



FOR SUBLEASE

28,845 SF Anchor Space

Willow Glen Plaza | 2306 Almaden Rd | San Jose, CA



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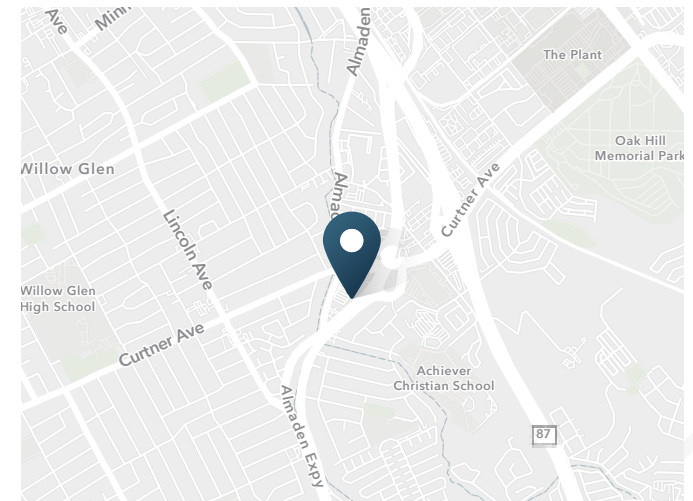
28,845 SF
Building

6/1/2028
Lease End Date

Contact Broker
Asking

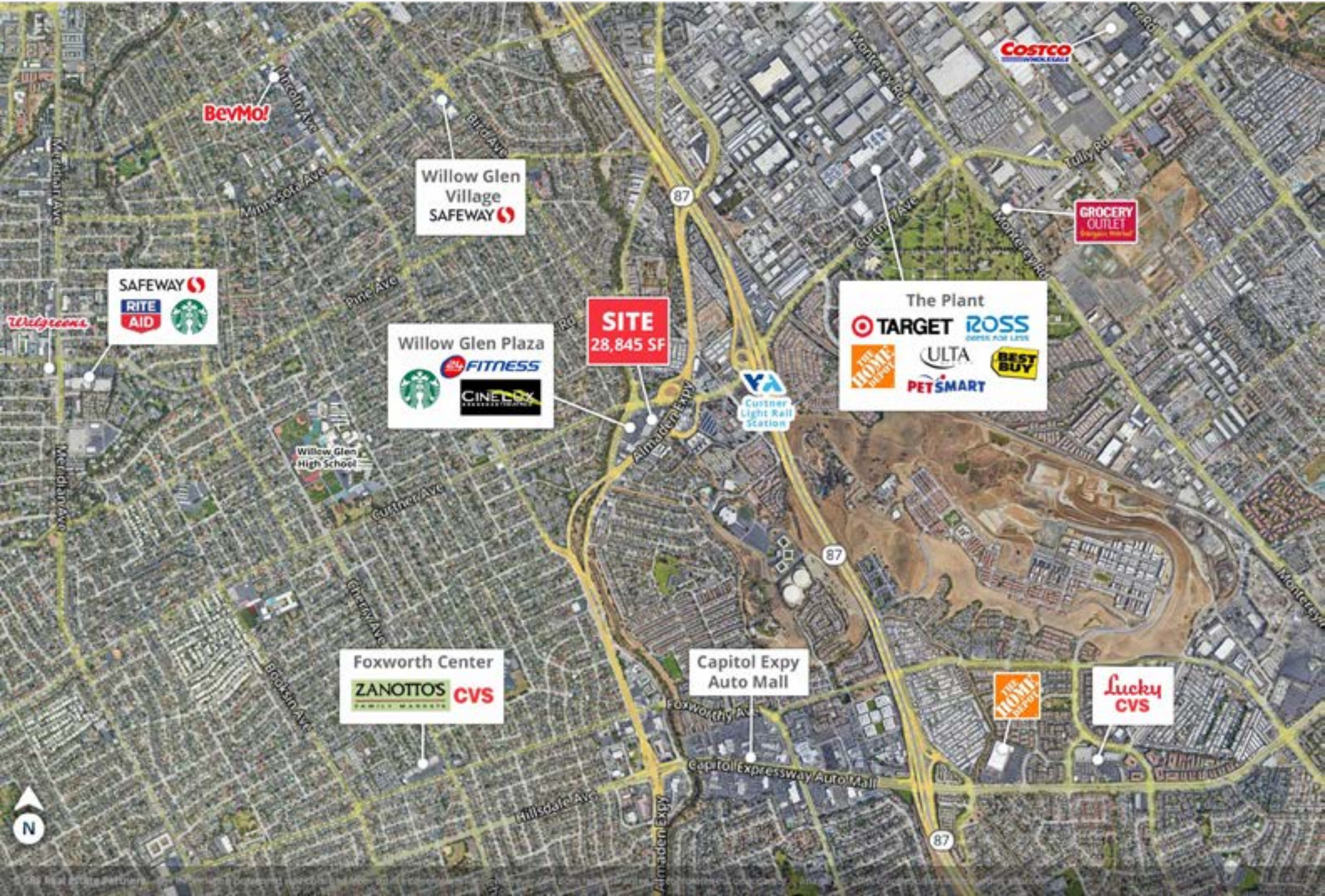
ABOUT THE PROPERTY

- Call to tour
- Remodeled in 2017 with new HVAC, Sprinklers and ADA upgrades
- Co-tenancy with 24 Hour Fitness, Cinelux Theaters, Starbucks, Burger King and Mountain Mike's
- 442 on-site parking spaces
- Monument signage
- Located at the crossroads of Almaden Expy, Almaden Rd & Curtner Ave



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BevMo!

Willow Glen Village
SAFeway

SAFeway
RITE AID
Starbucks

SITE
28,845 SF

Willow Glen Plaza
Starbucks
FITNESS
CINELUX

The Plant
TARGET ROSS
THE HOME DEPOT
ULTA
BEST BUY
PETSMART

COSTCO

GROCERY OUTLET

Willow Glen High School

Curtner Light Rail Station

Foxworth Center
ZANOTTOS
FAMILY MARKET
CVS

Capitol Expy Auto Mall

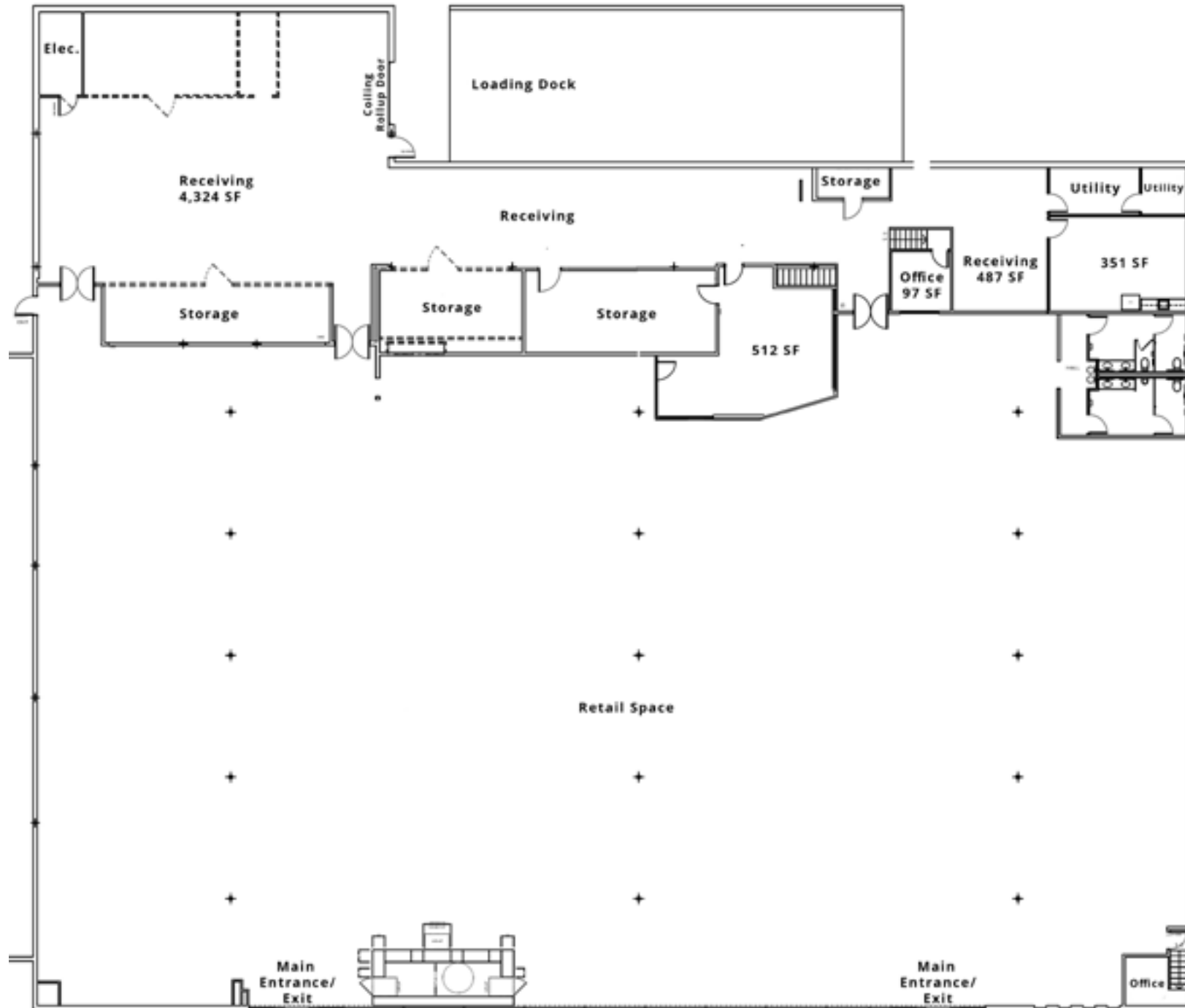
THE HOME DEPOT

Lucky
CVS



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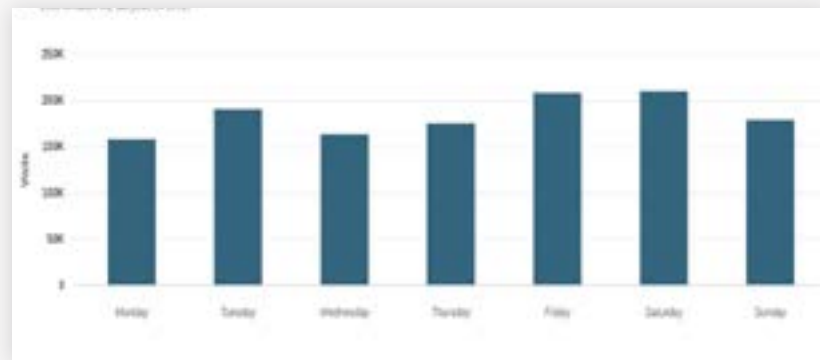


MOBILE DATA & FOOT TRAFFIC INSIGHTS

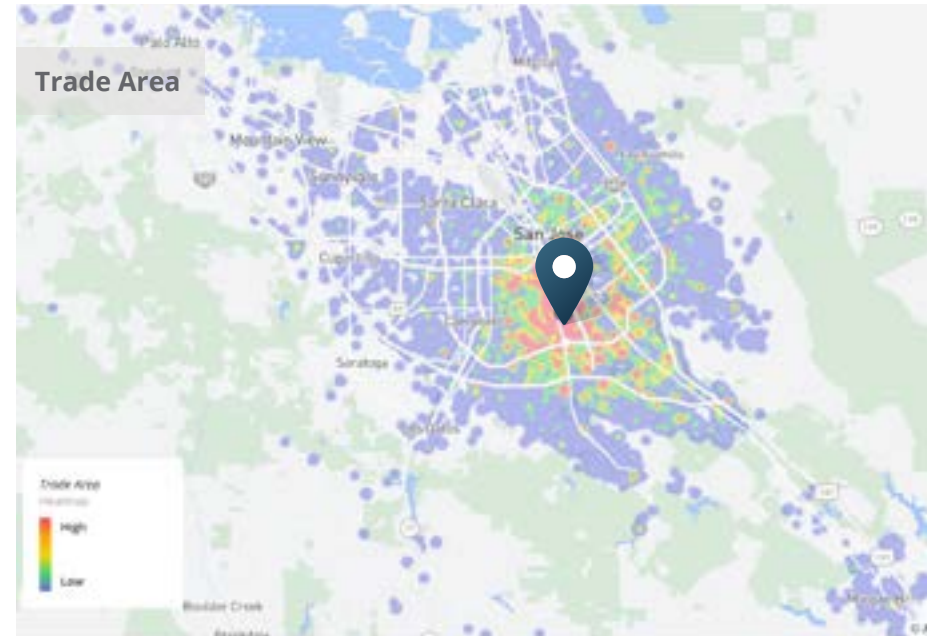
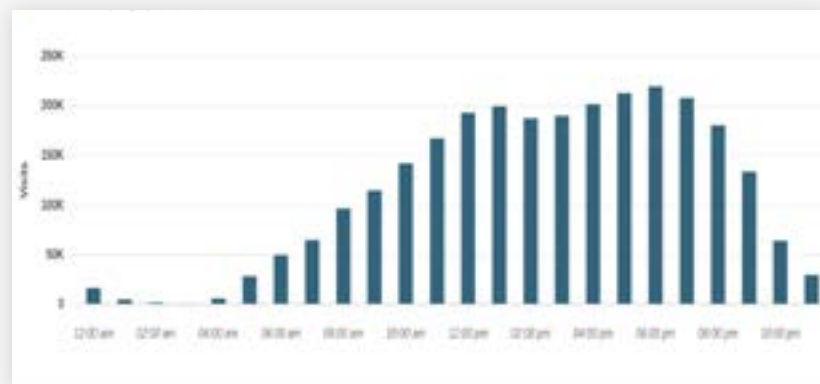
Estimated Annual Visits Oct 1, 2023 - Sep 30, 2024

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
324.8K	1.3M	3.95

Daily Visits



Hourly Visits



Customer Journey



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	24,339	240,236	664,948
2029 Projected Population	24,617	246,205	674,352
Projected Annual Growth 2024 to 2029	0.23%	0.49%	0.28%

2024 Daytime Population

	1 Mile	3 Miles	5 Miles
Daytime Population	18,962	219,559	603,570
Workers	7,445	108,954	295,162
Residents	11,517	110,605	308,408

2024 Income

	1 Mile	3 Miles	5 Miles
Average Household Income	\$196,126	\$174,411	\$178,903
Median Household Income	\$135,737	\$122,330	\$129,291

Households & Growth

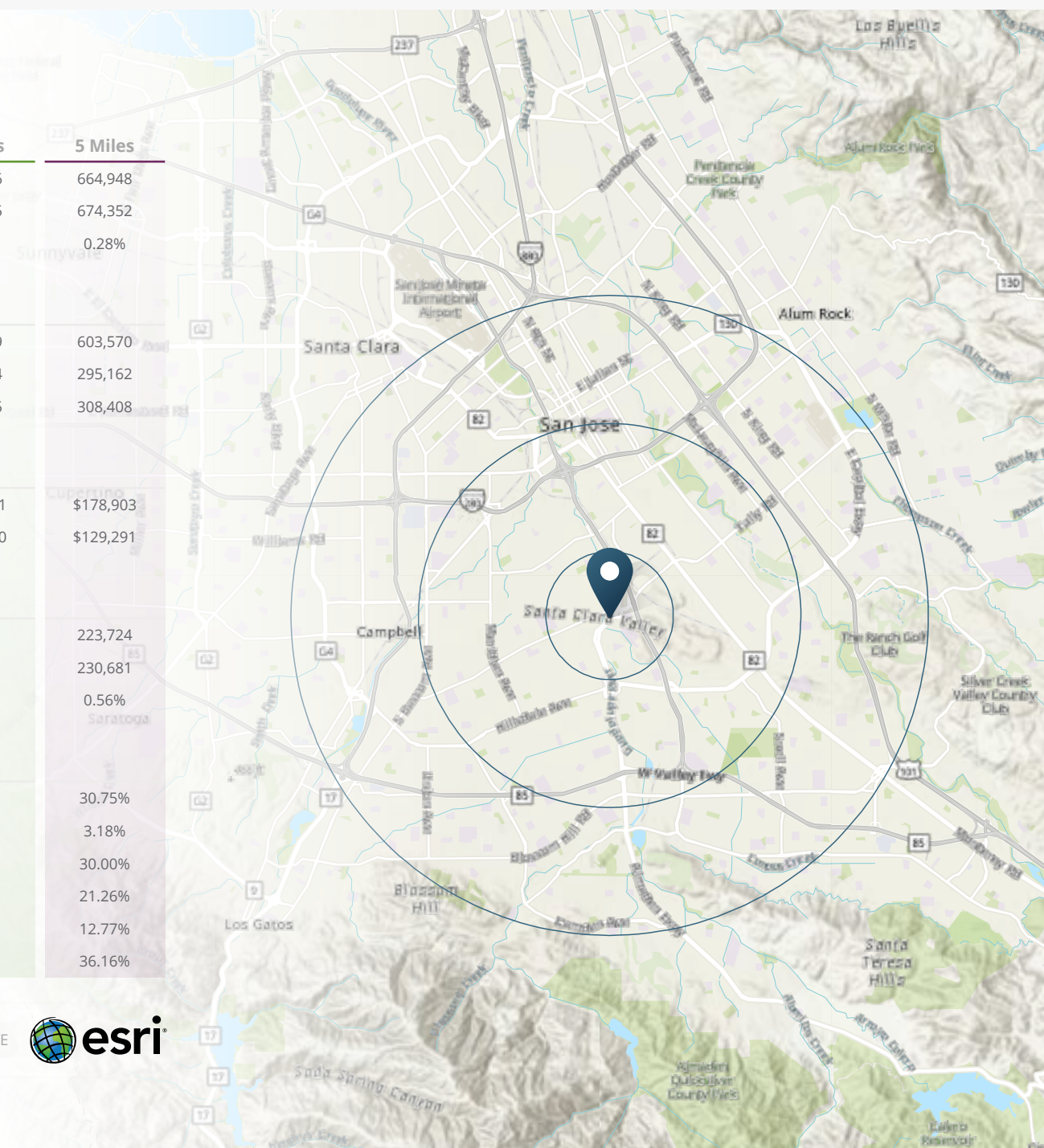
	1 Mile	3 Miles	5 Miles
2024 Estimated Households	9,156	85,697	223,724
2029 Projected Households	9,363	89,349	230,681
Projected Annual Growth 2024 to 2029	0.47%	0.73%	0.56%

2024 Race & Ethnicity

	1 Mile	3 Miles	5 Miles
White	40.97%	33.44%	30.75%
Black or African American	4.41%	3.63%	3.18%
Asian or Pacific Islander	23.29%	27.22%	30.00%
Other Race	16.58%	20.99%	21.26%
Two or More Races	13.25%	12.81%	12.77%
Hispanic	30.33%	35.81%	36.16%

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SOURCE esri





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