

VILLAGE OAKS

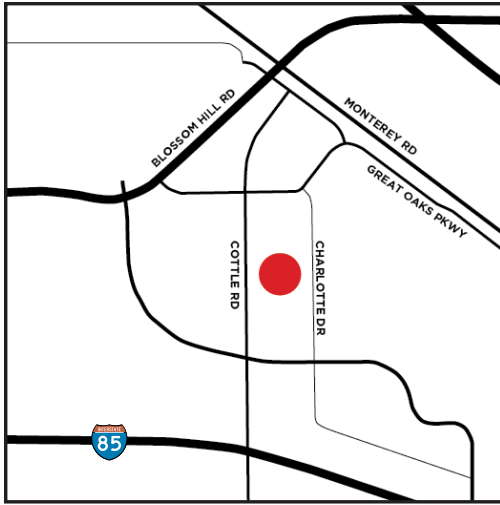
5630-5770 COTTLE RD, SAN JOSE, CA 95123



IT TAKES A VILLAGE



PROPERTY HIGHLIGHTS



- Target and Safeway anchored shopping center with regional access off of Highway 85
- Retail hub opportunity with Blossom Hill corridor 4-5 miles away
- Major linear street sidelines offering substantial signature property qualities
- Immediate trade area is significantly under served void of dining, shopping and entertainment uses
- Cottle at Great Oaks Parkway ranks higher in both residential density and daytime population in 1,2,3 mile demographic analysis compared to other regional intersections in Santa Clara County
- Primary trade area is made up of affluent population with average household incomes north of \$97,000 (1 mile) and over \$115,000 (3 mile)

DEMOGRAPHICS



POPULATION

1 MILE
32,874

2 MILES
150,646

3 MILES
344,080



AVE. HH INCOME

1 MILE
\$107,795

2 MILES
\$116,764

3 MILES
\$122,371



DAYTIME POPULATION

1 MILE
5,981

2 MILES
33,055

3 MILES
74,940

TRAFFIC COUNTS



TRAFFIC COUNTS

COTTLE RD
@ HWY 85
49,000 ADT

HWY 85
@ COTTLE RD
121,700 ADT

Data Source: 2010 census, 2021 estimates, 2026 projections: Esri

SITE PLAN



SUITE #	TENANT	SF
50	TARGET	139,182
100	FIVE BELOW	10,944
125	ULTA BEAUTY	10,147
150	PETCO	14,500
175	MARSHALLS	23,000
200	VITALITY BOWLS	1,023
210	AT&T	1,800
220	FIVE GUYS BURGERS AND FRIES	2,508
230	CHIPOTLE MEXICAN GRILL	2,208
240	DAVE'S HOT CHICKEN	2,644
250	STARBUCKS	1,600

SUITE #	TENANT	SF
260	APPLEBEE'S GRILL & BAR	5,600
265	CRUMBL COOKIES	1,241
270	CHASE BANK	3,859
275	EUROPEAN WAX CENTER	1,430
280	SUPER CUT	1,187
290	YOGURTLAND	1,400
300	BANK OF AMERICA	4,500
320	PANERA BREAD	4,501
330	PANDA EXPRESS	1,504
340	SENRO SUSHI	2,755
350	L & L HAWAIIAN BBQ	1,500

SUITE #	TENANT	SF
360	WINGSTOP	1,501
370	FEDEX OFFICE	1,318
380	JUMPSTART	1,419
385	AVAILABLE	2,036
390	EZ DENTAL	2,210
400	SAFWAY	54,804
450	AVAILABLE	1,050
460	DIVA NAIL SALON	1,518
470	MATTRESS FIRM	3,125
500	SAFWAY GAS	5,000

AERIAL

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FOR MORE INFORMATION, CONTACT



the **econic** company®

JAMES CHUNG

Founder & Principal
(408) 400-7017

jchung@theeconiccompany.com

CalDRE License #01408190

MARISA DELGADO

Director, Transactions & Marketing
(408) 400-7014

mdelgado@theeconiccompany.com

CalDRE License #01917354