

UMETea, Paris Baguette & The Posh Bagel
Coming Soon!



CAMDEN PARK SHOPPING CENTER

FOR LEASE

Located at the Northwest corner of Camden and Union Avenues in San Jose

CONTACT INFO:

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COMMERCIAL REAL ESTATE SERVICES

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12/18/2025

SHOPPING CENTER SPACES AVAILABLE

CAMDEN PARK SHOPPING CENTER
Camden Ave. @ Union Ave. | San Jose



SPACES AVAILABLE

- *690 RSF Available - (\$3.25 NNN)
- *1,548 RSF Available - (\$3.25 NNN)
- 1,498 RSF Available - (\$3.75 NNN)
- 1,902 RSF Available - (\$5.00 NNN)

(Do Not Disturb Tenants)

- NNN est. - \$1.34 PSF per month

*Suites can be combined for a total of 2,238 RSF

LOCATION HIGHLIGHTS

- Neighborhood Grocery Center with best quality eateries!
- Parking: 610 car spaces (5/1000 ratio)
- Present tenants include: Lucky's, CVS, Peet's Coffee, Jamba Juice, Chipotle, US Bank, Five Guys, Al Castello Ristorante, Crumbl and Pizza My Heart
- Five minutes south of Campbell Pruneyard; Award-winning design with individual storefronts; high-profile project serving the Camden & Campbell neighborhoods; anchored by market/drug stores and the largest fast casual eatery lineup in the trade area.

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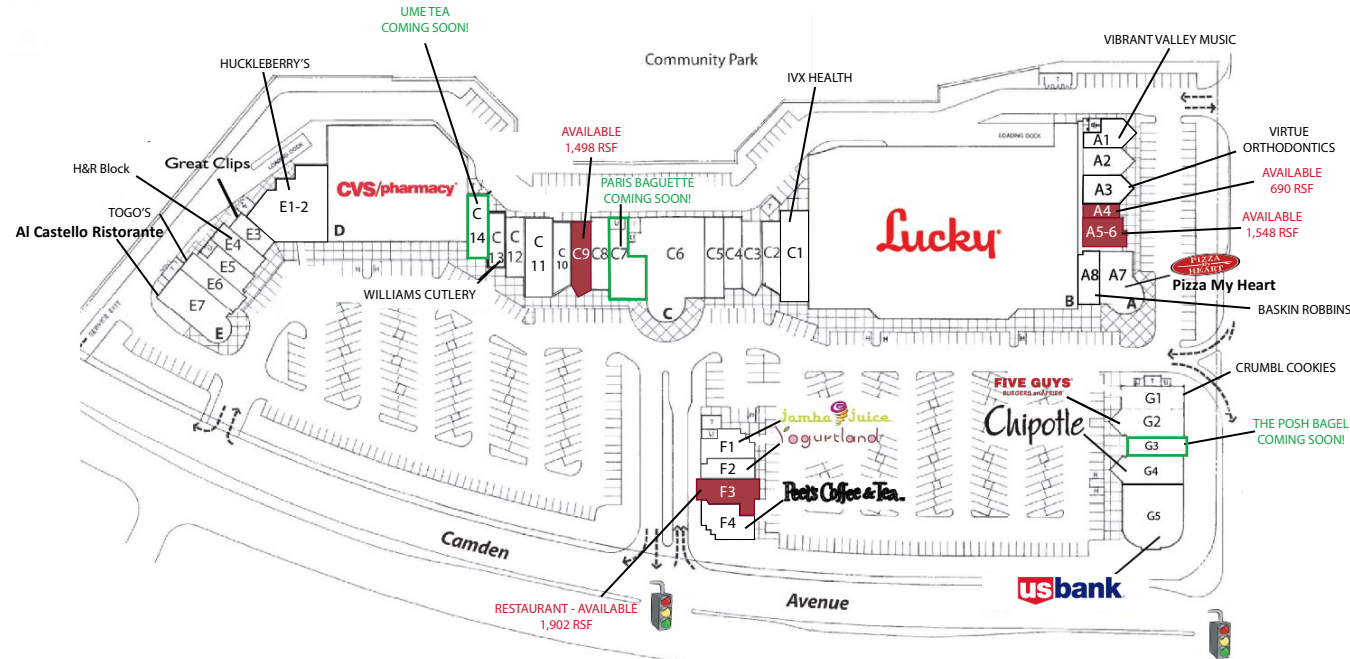
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SITE MAP

Bldg	Address	Tenant	Available RSF
A1	2011	Vibrant Valley Music	±1,251
A2	2013	Dream Dinners	1,550
A3	2015	Virtue Orthodontics	1,549
A4	2017	AVAILABLE - (Do Not Disturb Tenant)	690
A5-6	2019	Happiness Nails - AVAILABLE	1,548
A7	2023	Pizza My Heart	2,440
A8	2025	Baskin Robbins	1,344
C1	2039	IVX Health	2,804
C2	2041	Shima Sushi	1,475
C3	2043	Lanna Thai Restaurant	1,497
C4	2045	Australian Tans	1,544
C5	2047	Radiant Waxing	1,694
C6	2049	Bank of America	6,490
C7	2053	Paris Baguette - Coming Soon!	2,788
C8	2055	Burrito Factory	1,496
C9	2057	AVAILABLE	1,498
C10	2059	The UPS Store	1,413
C11	2061	Wells Fargo	2,453
C12	2063	EyeC Optometry	1,176
C13	2065	Williams Cutlery	1,126
C14	2067	UME Tea - Coming Soon!	±1,301
E1-2	2071	Huckleberry's	5,155
E3	2075	Great Clips	1,004
E4	2077	H&R Block	1,183
E5	2079	The Joint	1,134
E6	2081	Togo's	1,705
E7	2083	Al Castello Ristorante	3,194
F1	2029	Jamba Juice	1,692
F2	2031	Yogurtland	1,237
F3	2033	Restaurant - AVAILABLE	1,902
F4	2035	Peet's Coffee	1,787
G1	2007-ste80	Crumbl Cookies	±1,450
G2	2007-ste70	Five Guys	2,303
G3	2007-ste60	The Posh Bagel - Coming Soon!	1,326
G4	2007-ste50	Chipotle Mexican Grill	2,280
G5	2007-ste10	US Bank	4,181
B	2025	Lucky's Supermarket	48,928
D	2069	CVS/pharmacy	16,910
TOTAL ANCHOR SPACE			±65,838rsf
TOTAL SHOPPING CENTER			±136,534rsf



690 RSF Space & 1,548 RSF Space



1,902 RSF Space

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DEMOGRAPHICS

Source: Esri 2023

CAMDEN AVE & UNION AVE, SAN JOSE	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	24,254	191,781	468,844
2028 Projected Population	24,095	192,514	474,667
2020 Census Population	23,968	189,336	461,892
2010 Census Population	22,401	178,640	434,004
Annual Rate 2023-2028	-0.13%	0.08%	0.25%
Annual Rate 2020-2023	0.37%	0.40%	0.46%
Annual Rate 2010-2020	0.68%	0.58%	0.62%
2023 Estimated Population Density	7,726.4	6,784.4	5,970.4
HOUSEHOLDS			
2023 Estimated Households	8,518	69,767	173,076
2028 Projected Households	8,465	70,158	175,582
2020 Census Households	8,508	69,001	170,321
2010 Census Households	8,408	67,607	163,691
Annual Rate 2023-2028	-0.12%	0.11%	0.29%
Annual Rate 2020-2023	0.04%	0.34%	0.49%
Annual Rate 2010-2020	0.12%	0.20%	0.40%
INCOME			
2023 Estimated Average Household Income	\$203,663	\$202,147	\$199,372
2028 Projected Average Household Income	\$228,236	\$227,536	\$223,663
Annual Rate 2023-2028	2.30%	2.39%	2.33%
BUSINESS EMPLOYEES			
2023 Estimated Total Businesses	1,139	8,100	19,556
2023 Estimated Total Employees	8,559	78,908	177,965
2023 Estimated Total Residential	24,254	191,781	468,844
Employee Population per Business	7.5 to 1	9.7 to 1	9.1 to 1
Residential Population per Business	21.3 to 1	23.7 to 1	24.0 to 1

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