



Hillsdale Ross Retail

1795 Hillsdale Avenue
San Jose, CA 95124



For Additional information, contact Exclusive Agent:

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Biagini Properties, Inc.

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Rev. December 10, 2024

2nd Generation Restaurant For Lease



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Location Description

Situated in San Jose, the bustling area surrounding Hillsdale Ross Retail is an ideal setting for prospective Retail tenants. Nearby, you'll find the well-established Westfield Oakridge Mall and The Pruneyard Shopping Center, ensuring regular foot traffic and visibility. This prime location provides easy access to a wide array of amenities, making it an attractive opportunity for retailers seeking a high-traffic location in a dynamic and vibrant community.

Offering Summary

Lease Rate:	\$5.50 SF/month
Estimated NNN Charges	\$1.87 SF/month - 2024
Number Of Units:	6
Available SF:	1,142 SF
Lot Size:	34,412 SF
Building Size:	8,702 SF



Property Highlights

- Across from Target at the corner of Ross and Hillsdale Avenues at Signalized Intersection
- High Visibility Multi-Tenant Pad Building
- High Traffic Counts
- ADA Compliant Parking Lot
- Near Home Depot, Smart & Final, Target, TJ Maxx
- Convenient Storefront Parking
- Fire Sprinklered Building



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Lease Information

Lease Type:	NNN
Total Space:	1,142 SF

Lease Term:	Negotiable
Lease Rate:	\$5.50 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1795-#60 Hillsdale Avenue	Available	1,142 SF	NNN	\$5.50 SF/month	± 23' 6" W x 48' 8". 2nd Generation Restaurant. Stainless steel Type 1 exhaust hood (13' W) with Ansul fire system, in-ground grease trap, walk-in cooler, 1 & 3 stainless steel compartment sinks, hand sink, mop sink, electric hot water heater, full height storefront glass with double glass entrance doors, 100% drop t-bar ceiling 10' AFF (above finish floor) with fluorescent lighting, tile flooring, 2 ADA restrooms, separate HVAC and 2 electrical subpanels (Panel A: 200 Amp; 3PH; 4W; 120/240V and Panel B: 100 Amp; 3PH; 4W; 120/240V), rear door. Available Now.



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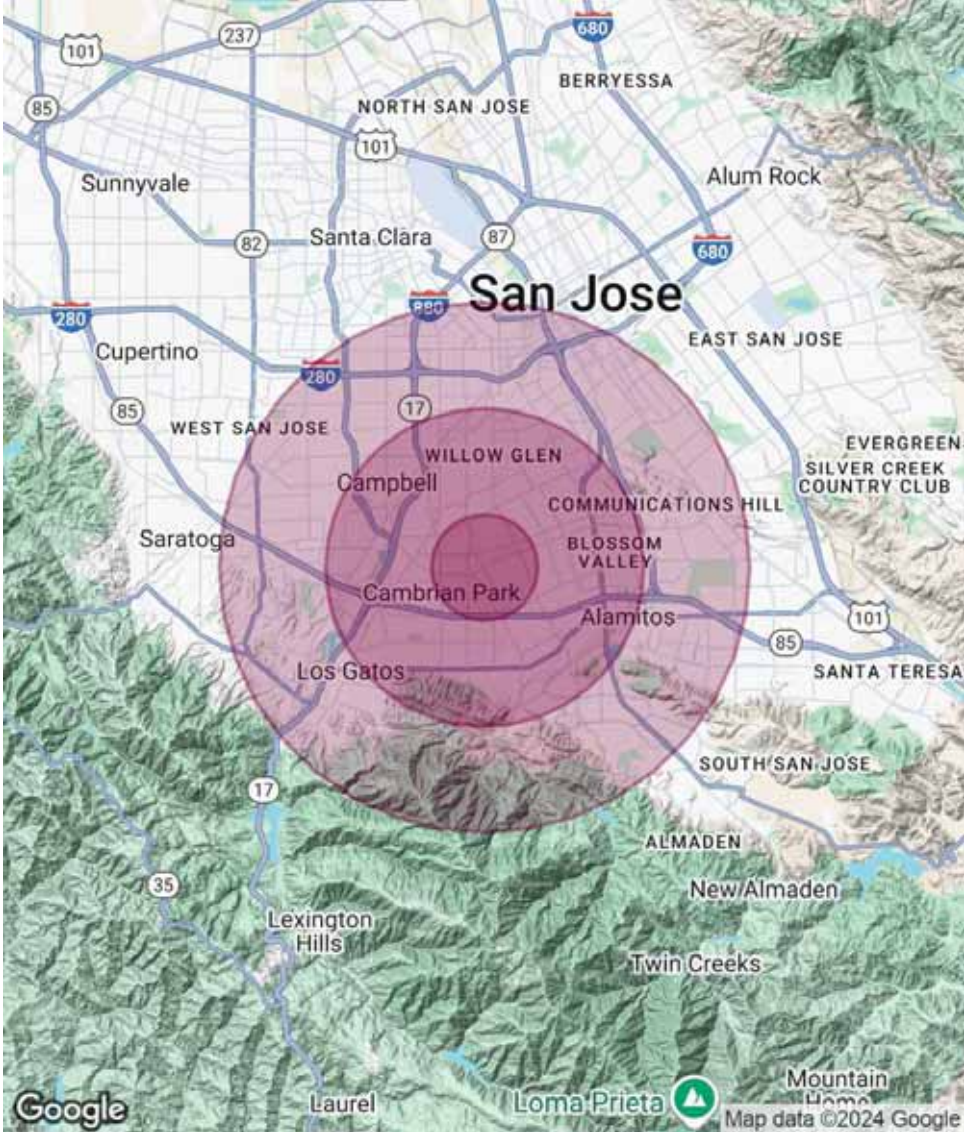
Population	1 Mile	3 Miles	5 Miles
Total Population	22,486	194,078	432,675
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,602	71,784	157,217
# of Persons per HH	3	2.7	2.8
Average HH Income	\$245,009	\$222,633	\$216,722
Average House Value	\$1,605,223	\$1,524,490	\$1,468,232

* Demographic data derived from 2020 ACS - US Census

Traffic Counts - 24 Hour ADT 2014

Hillsdale Avenue at Ross Avenue NE	20,175
Hillsdale Avenue at Quinto Way E	25,420
Hillsdale Avenue at Ross Avenue SW	27,728
Camden Avenue at Leigh Avenue E	37,423
Camden Avenue at Leigh Avenue W	47,760



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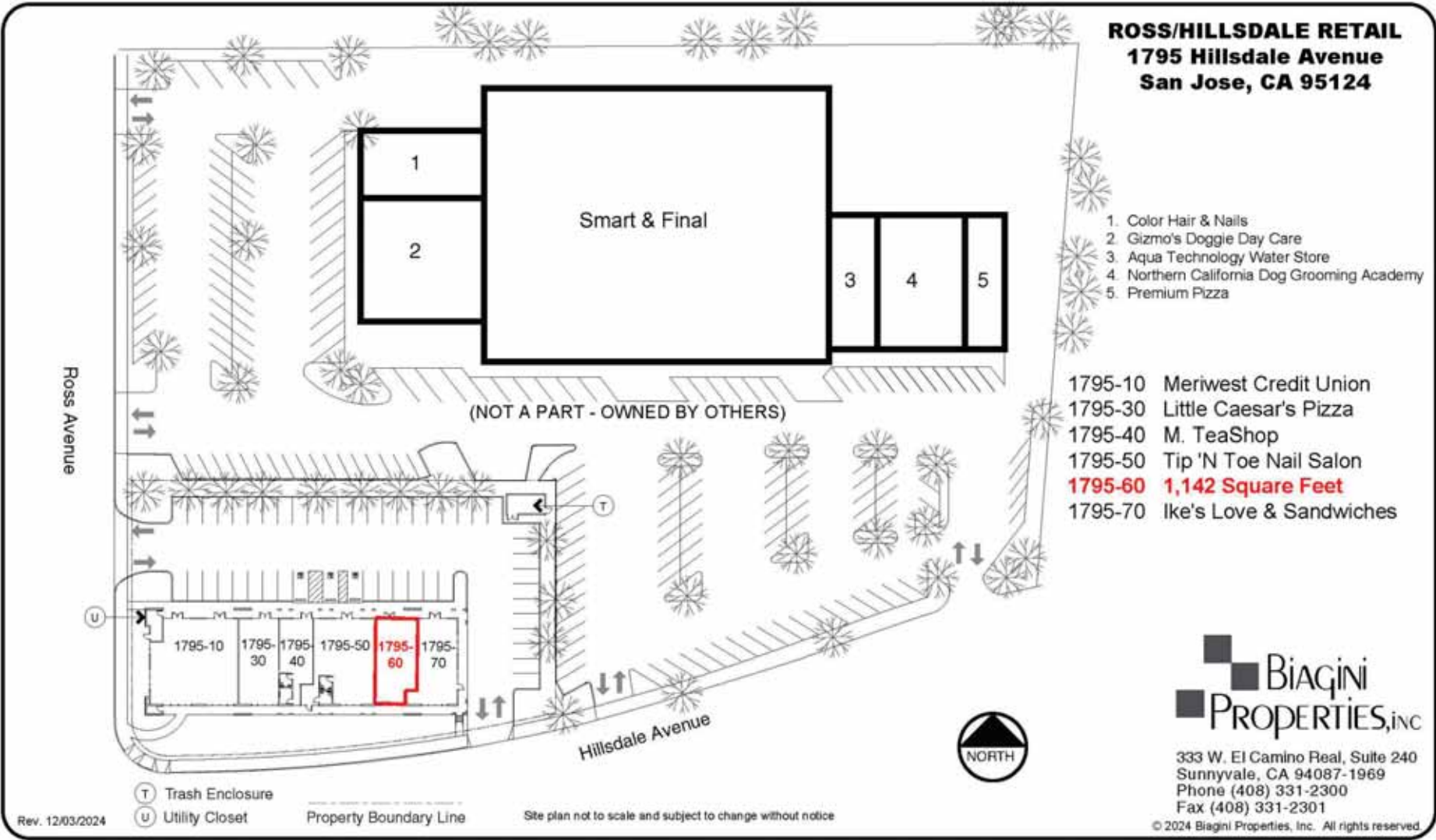
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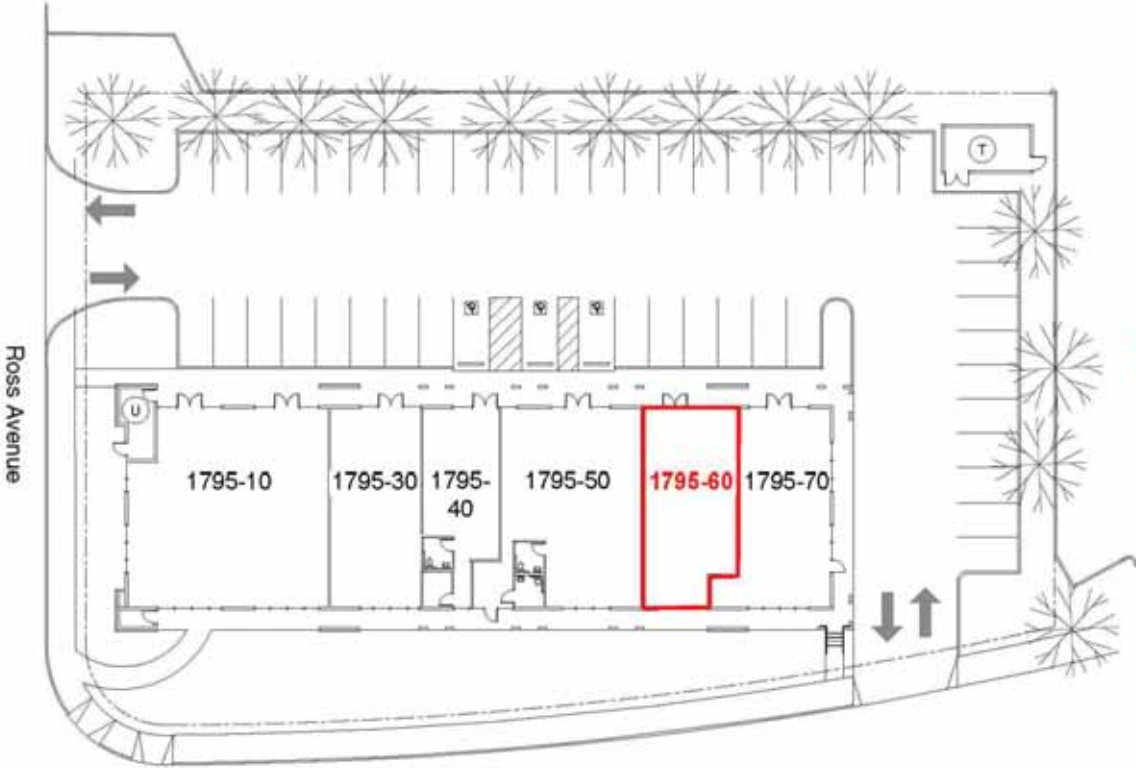
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ROSS/HILLSDALE RETAIL
1795 Hillside Avenue
San Jose, CA 95124



- 1795-10 Meriwest Credit Union
- 1795-30 Little Caesar's Pizza
- 1795-40 M. TeaShop
- 1795-50 Tip 'N Toe Nail Salon
- 1795-60 1,142 Square Feet**
- 1795-70 Ike's Love & Sandwiches



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(T) Trash Enclosure
(U) Utility Closet

Property Boundary Line

Site plan not to scale and subject to change without notice

Rev. 12/03/2024



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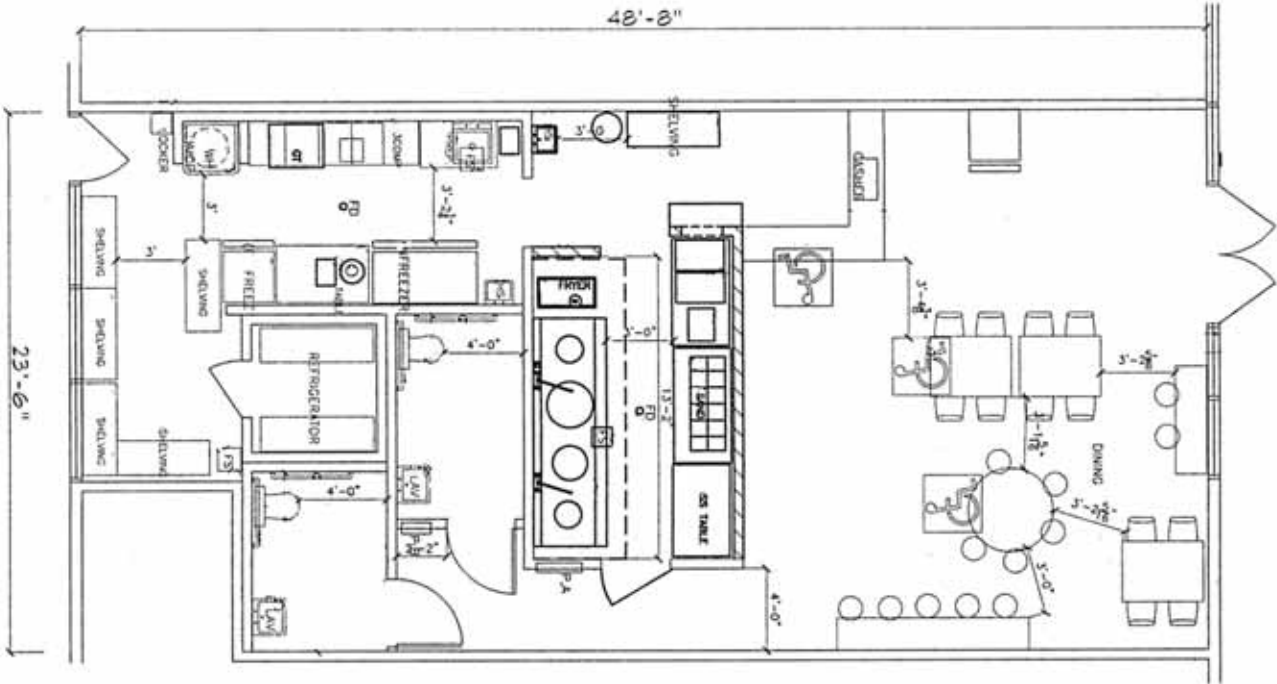
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HILLSDALE ROSS RETAIL
1795-#60 Hillsdale Avenue @ Ross | San Jose, CA 95124
± 1,142 Square Feet (± 23' 6" W x 48' 8" D)



Rev: 11/15/2009

- Full Height Storefront Glass with Double Glass Entrance Doors
 - 100% Drop T-bar Ceiling 10' AFF (Above Finish Floor) with Fluorescent Lighting
 - Tile Flooring
 - Dining Area up to 26 Seats
 - Stainless Steel Type 1 Exhaust Hood (13' W) with Ansul Fire System
 - In-ground Grease Trap
 - Walk-in Cooler
 - 1 & 3 Stainless Steel Compartment Sinks
 - Hand Sinks
 - Mop Sink
 - 2 ADA Restrooms
 - Separate HVAC
 - 2 Electrical Subpanels
 Panel A: 200 Amp; 3PH; 4W; 120/240V
 Panel B: 100 Amp; 3PH; 4W; 120/240V
 - Rear Door
- FD = Floor Drain
 WH = Water Heater
 GT = Grease Trap
 FS = Floor Sink
 HS = Hand Sink

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2nd Generation Restaurant For Lease



1795-#60 Interior



1795-#60 Interior



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2nd Generation Restaurant For Lease



1795-#60 - Type 1 Stainless Steel Exhaust Hood



1795-#60 - Type 1 Stainless Steel Exhaust Hood



1795-#60 - In-Ground Grease Trap & Stainless Steel Sink



1795-#60 - Walk-In Cooler



1795-#60 - 3 Compartment Stainless Steel & Hand Sinks



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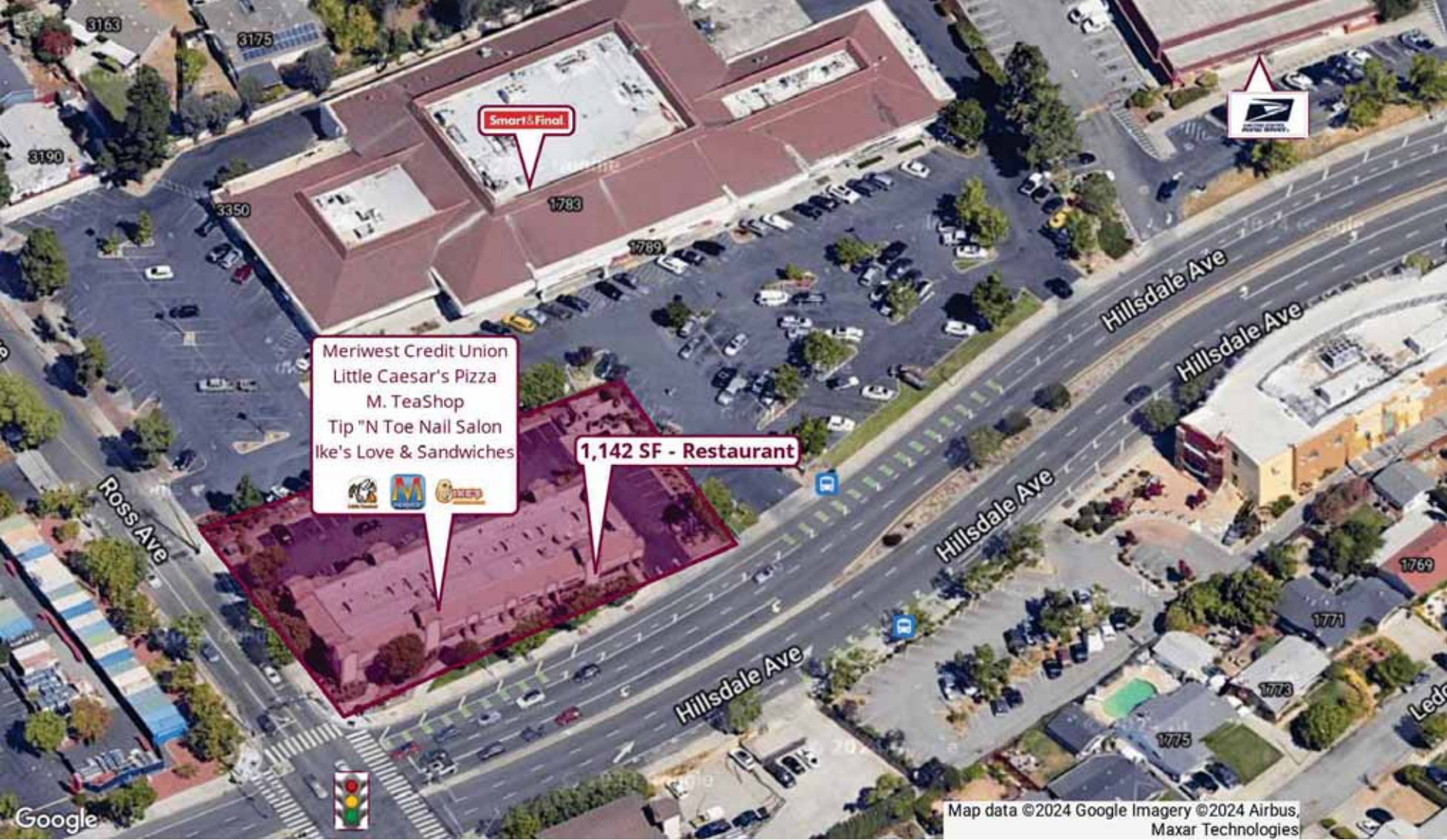
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