



Almaden Via Valiente Plaza

6902-6966 Almaden Expressway
San Jose, CA 95120



For Additional information, contact Exclusive Agent:

408.331.2308

Mark@BiaginiProperties.com

Vice President

Mark Biagini DRE#00847403

Biagini Properties, Inc.

333 W. El Camino Real, Suite 240

Sunnyvale, CA 94087

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www.biaginiproperties.com



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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Property Description

Presenting an exceptional leasing opportunity at Almaden Via Valiente Plaza. This impressive 90,000 square foot CVS/Pharmacy anchored center is home to 17 tenants. The property underwent an extensive exterior remodel in 2013, ensuring a modern and inviting exterior. With excellent visibility and signage along Almaden Expressway and Via Valiente, including monument and building signage, this property offers maximum exposure for businesses. Boasting abundant parking with 350 standard and 13 handicap park stalls and is fire sprinklered. This property is an ideal leasing choice.

Property Highlights

- 90,000 Square Feet Drug Store Anchored Center with 17 Tenants.
- CVS Pharmacy Anchored Center.
- Extensive Exterior Remodel in 2013.
- Excellent Visibility and Signage along Almaden Expressway and Via Valiente.
- Monument Signage & Building Signage.
- Abundant Parking – 350 Standard and 13 Handicap Park Stalls.
- Over 17 Tenant Spaces.
- Near Bret Harte Middle School, Leland High School (approx. 3,050 students & staff), Almaden Country Club, Almaden Swim & Racquet Club, Almaden Quicksilver County Park.
- Fire Sprinklered Building.



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Location Description

Drug Store anchored center in a very high income residential neighborhood of Santa Clara County. Signalized intersection. Limited competition in the immediate trade area. High Barriers to entry.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.62 SF/month - 2026
Number Of Units:	25
Available SF:	1,530 - 3,736 SF
Lot Size:	6.83 Acres
Building Size:	77,191 SF



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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 6934 Almaden Expy	Available	1,530 SF	NNN	Negotiable	±17' W x 90' D. Former Pavel Cleaners. Full height storefront glass, 100% t-bar ceiling in front reception area with 2' x 4' drop-in fluorescent lights, open beam ceiling in dry cleaning area, 1 restroom, swamp cooler, separate electrical, rear door. Available Now.
■ 6940 Almaden Expy	Available	3,736 SF	NNN	Negotiable	± 31' W x 121' D. Former Martial Arts Studio. Large workout room w/full height mirrored walls, 2nd smaller workout room w/picture window & full height mirrored wall, 1 private manager's office w/windows, 1 employee breakroom w/picture window, full height storefront glass w/double glass entrance doors, 1 ADA restroom w/shower & ceramic tile floor, 100% t-bar ceiling, 12' AFF, hardwood flooring, HVAC & electrical (225 Amps; 3PH; 4W; 120/208V). Available Now.
■ 6964 Almaden Expy	Available	2,198 SF	NNN	Negotiable	Ground Floor. Ideal corner location. ± 70' W x 35' D. Former HS2 Academy. Reception area, large open area with hardwood flooring, 5 offices with picture windows and carpeting, 2 private restrooms, storage room, 100% drop t-bar ceiling, 2' x 4' drop-in fluorescent lights, separate thermostatic controls, no fire sprinklers, electrical, gas and water on shared meter. Available Now.



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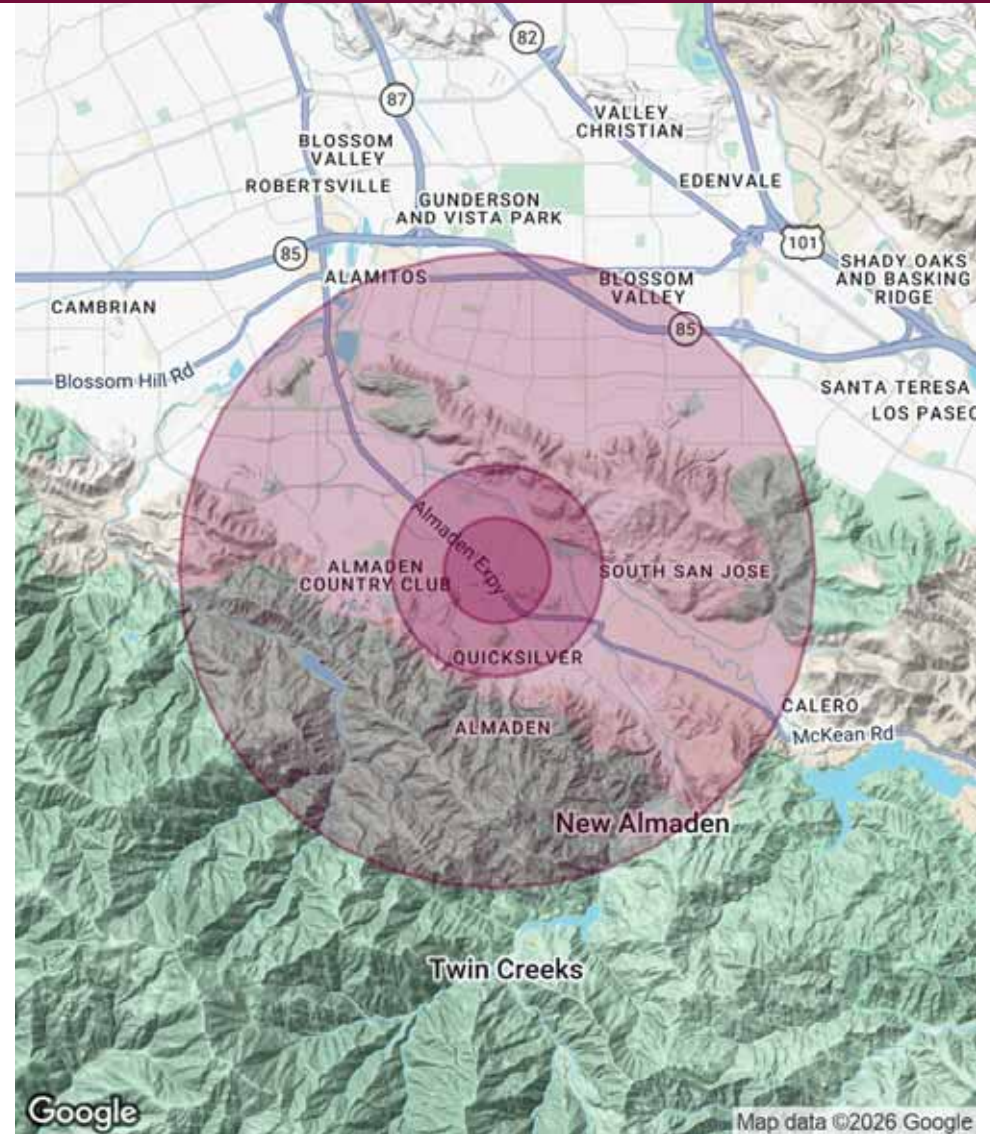
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Population	0.5 Miles	1 Mile	3 Miles
Total Population	3,807	12,003	80,788
Average Age	47.9	47.7	43.1
Average Age (Male)	48.2	47.8	41.7
Average Age (Female)	46.8	46.7	43.6

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	1,304	4,144	27,349
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$250,719	\$243,520	\$188,670
Average House Value	\$1,572,261	\$1,531,805	\$1,119,353

Traffic Counts 24 Hour ADT 2014

Almaden Expressway at Shadow Brook Drive	29,370
Almaden Expressway at McIntosh Creek Drive	17,480
Bret Harte Drive at Via Valiente	8,650



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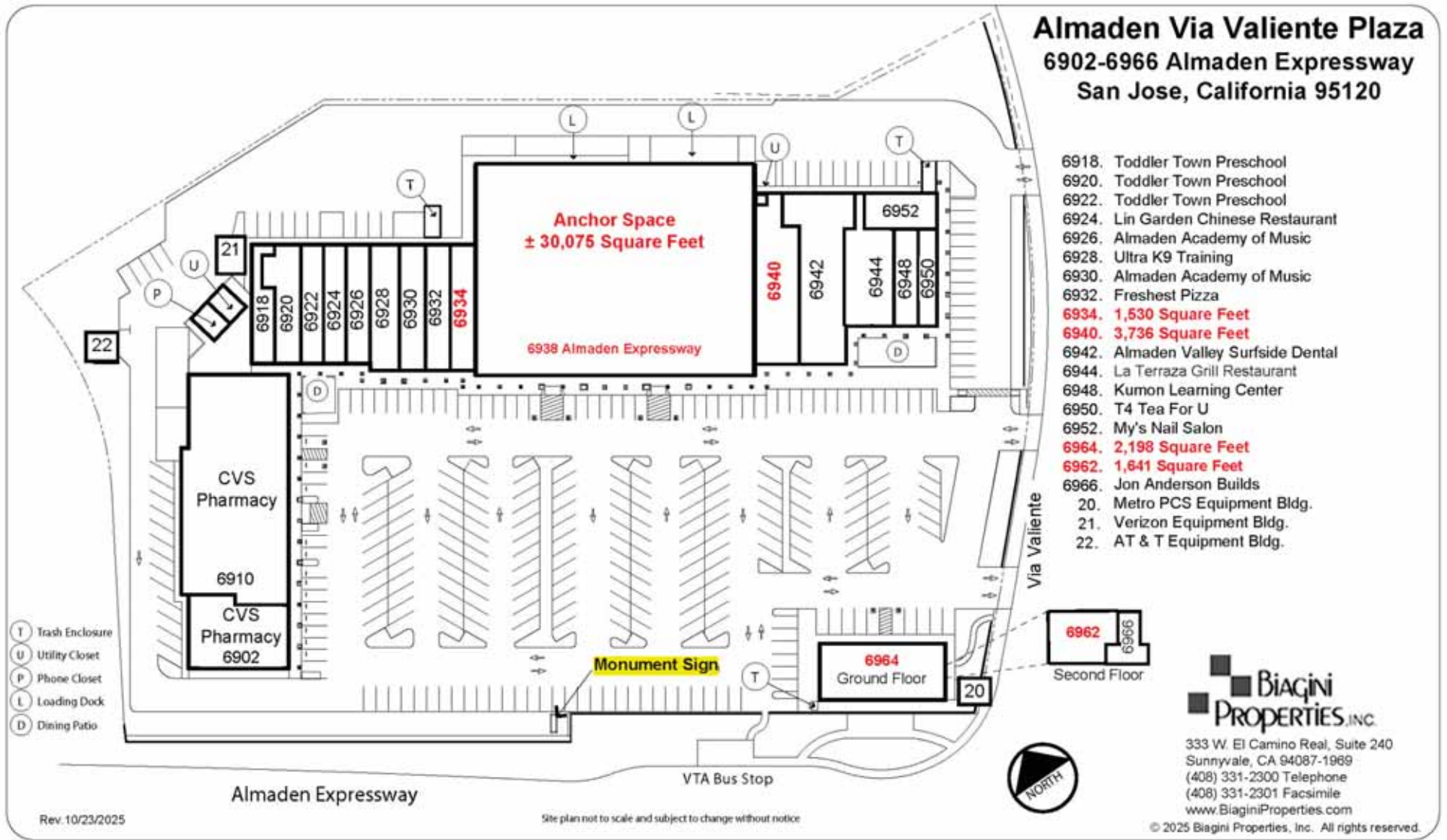
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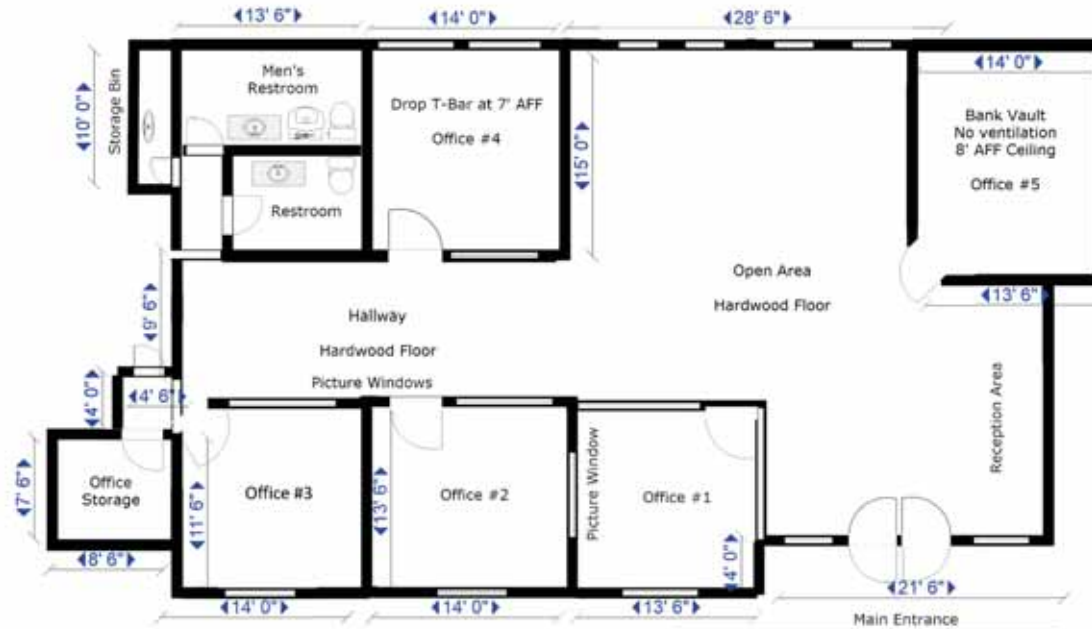
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6964 Almaden Expressway | San Jose, CA 95120± 2,198
 Square Feet (±70' W x 35' D)

FLOOR PLAN



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- Reception Area
- Lots of Natural Light
- 5 Offices
- 2 Private Restrooms with Carpeting
- Storage Room
- 100% Drop T-Bar with 2' x 4' Drop-in Fluorescent Lights
- Separate Thermostatic Controls
- Hardwood Flooring in Hallways & Open Area
- No Fire Sprinklers
- Electrical, Gas & Water on Shared Meter

6964 Almaden Expressway ± 2,198 SF



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