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# New Retail Pad Building For Lease



## Strawberry Park Shopping Center

603, 651-686 Saratoga Avenue  
4302-4342 Moorpark Avenue  
San Jose, CA 95129



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For Additional information, contact Exclusive Agent:

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## Property Description

NEW RETAIL PAD BUILDING! Strawberry Park Shopping Center, Asian-themed center anchored by Mitsuwa Marketplace, Paris Baguette, Daiso Japan and Japanese Restaurants (21 tenants).

Single story wood frame and stucco with full height storefront glass, separately metered utilities, separate HVAC, separate electrical and restrooms for each unit.

One of the most heavily traveled intersections in San Jose. Tenant turnover has been very low as the site is surrounded by a good mix of office buildings, apartments and single-family homes.

## Location Description

Located at a prominent gateway signalized intersection of Saratoga Avenue at Moorpark Avenue near I-280 off-ramp. Great freeway access, huge monument signage, convenient storefront parking. Close to Stevens Creek Auto Row, blocks from Westfield Valley Fair, Santana Row and major commute route.



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**Property Highlights**

- NEW RETAIL PAD BUILDING
- Asian Themed Shopping Center Anchored by Mitsuwa Marketplace, Paris Baguette and Daiso Japan
- One of the Busiest Signalized Intersections in San Jose!
- High Traffic
- Freeway Off Ramp Location
- Ample Parking
- Building Signage Available on Both Sides of New Pad Building

**Offering Summary**

Lease Rate:	\$70.00 SF/yr
Estimated NNN Charges	.98 SF/month - 2024
Available SF:	2,620 SF
Lot Size:	304,920 Acres
Building Size:	92,820 SF

**Co-Tenants**

Mitsuwa Marketplace, Daiso, Paris Baguette, Shabuway Restaurant, Teaspoon Specialty Tea Cafe, Curry Life Restaurant, Ramen Zero Restaurant, Tomisushi Japanese Restaurant, N7 Tea & Coffee, Club Pilates, Fugetsu USA Restaurant, Coffee Water Lab, Rocket Burger Station, 2nd Street USA



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## Lease Information

Lease Type:	NNN
Total Space:	2,620 SF

Lease Term:	Negotiable
Lease Rate:	\$70.00 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 603-#50 Saratoga Avenue	Available	2,620 SF	NNN	\$70.00 SF/yr	New Retail Pad Building. Building shell completed.



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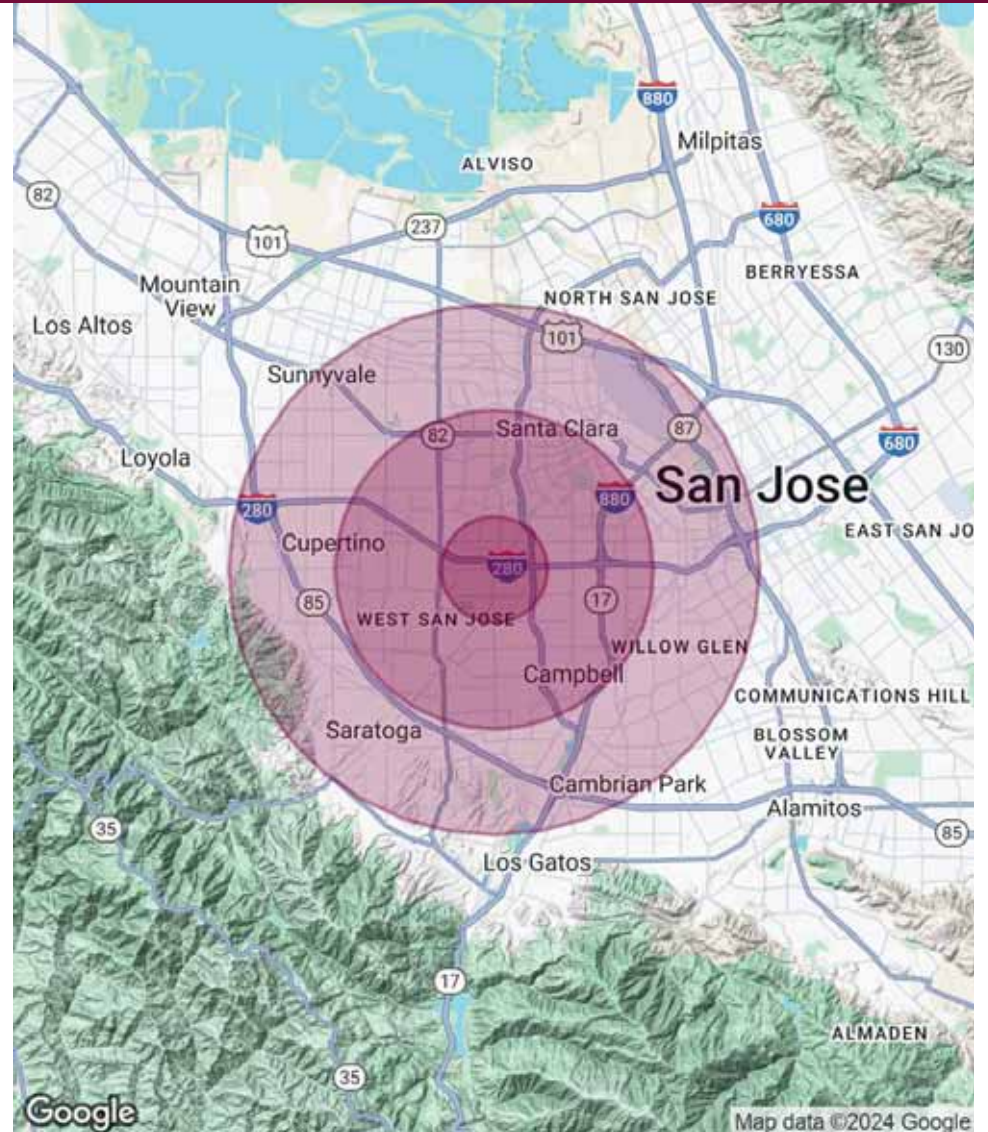
Population	1 Mile	3 Miles	5 Miles
Total Population	35,433	251,179	550,672
Average Age	37.3	38.7	39.1
Average Age (Male)	35.9	37.7	38.4
Average Age (Female)	39.0	39.8	39.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	13,950	96,520	212,788
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$132,857	\$159,730	\$171,016
Average House Value	\$1,003,378	\$1,179,164	\$1,225,997

\* Demographic data derived from 2020 ACS - US Census

### Traffic Counts 24 Hour ADT 2018

Saratoga Avenue at Moorpark Avenue NE	42,263
Saratoga Avenue at Moorpark Avenue S	55,000
Saratoga Avenue at Kiely Blvd.	49,430
Saratoga Avenue at Belvedere Drive	41,949
Saratoga Avenue at 280	201,400



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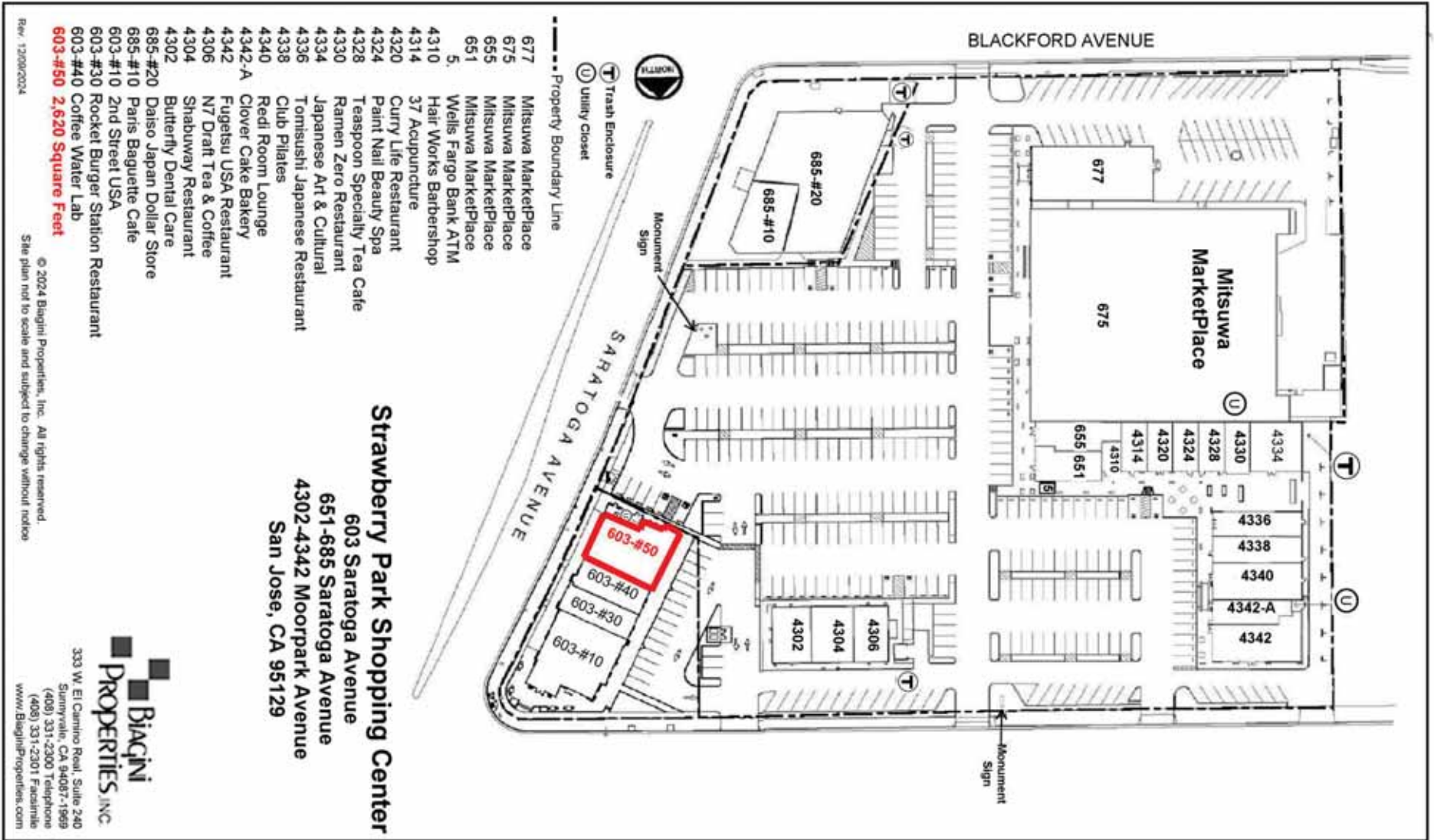
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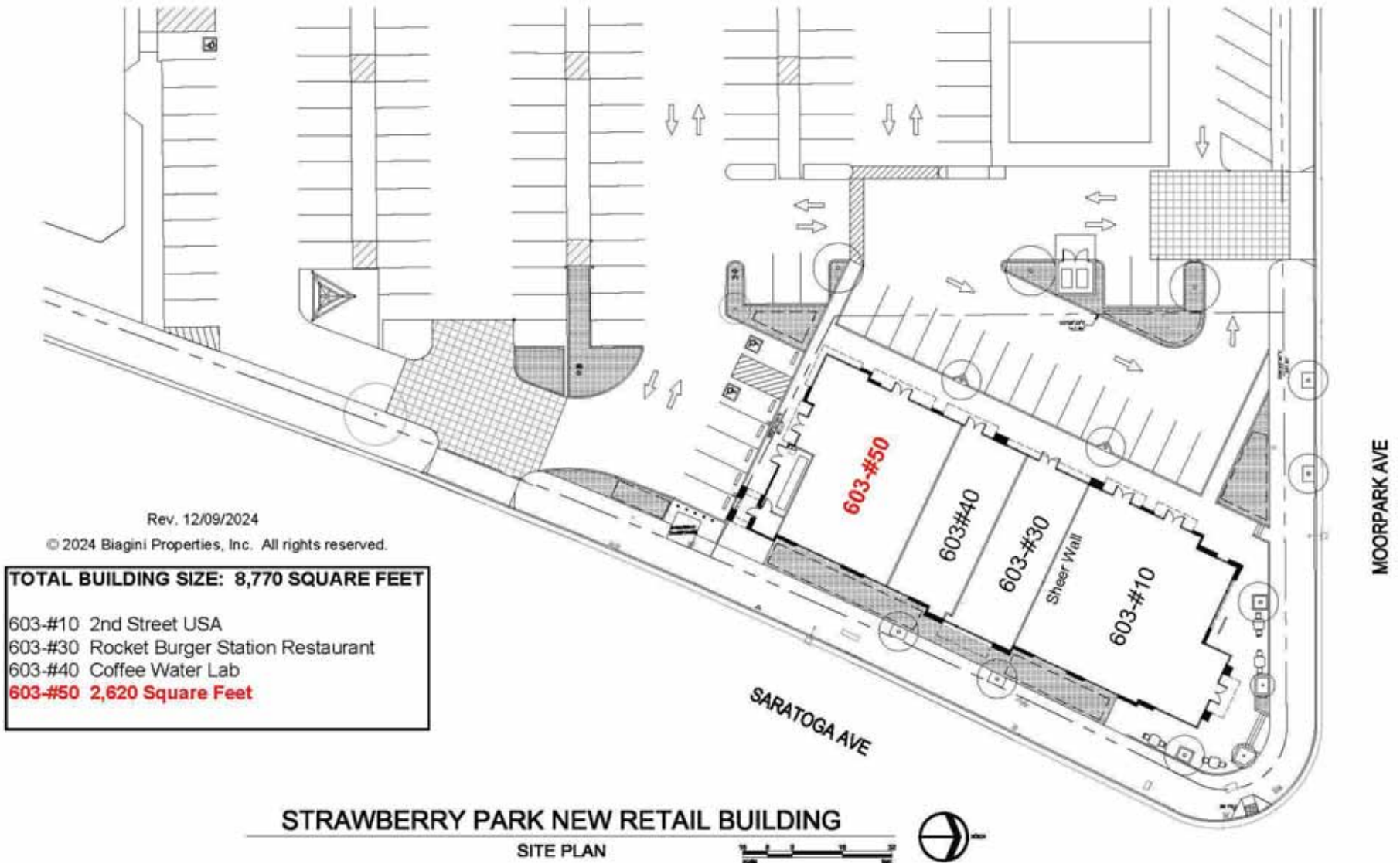
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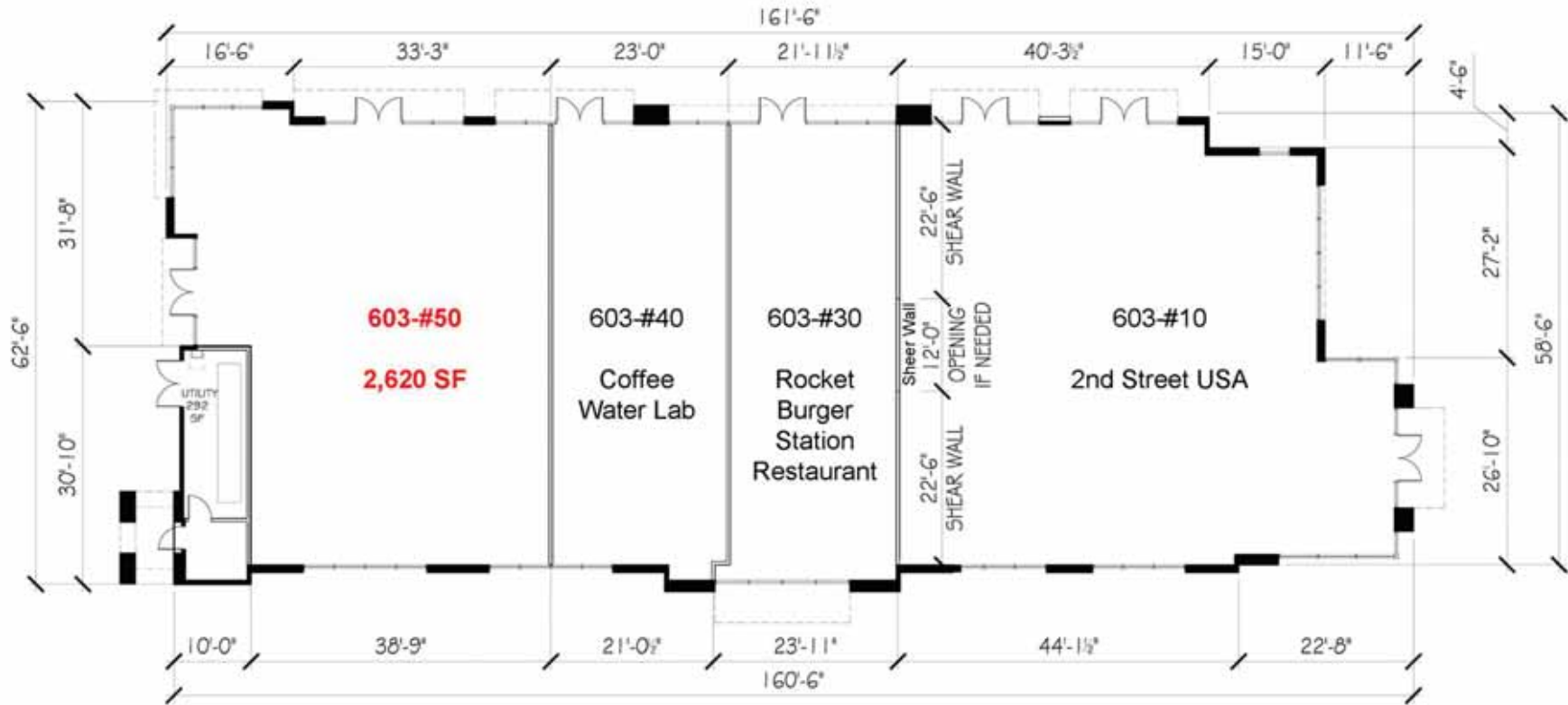
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603-#10-#50 Saratoga Avenue  
San Jose, CA 95129



<b>TOTAL BUILDING SIZE: 8,770 SQUARE FEET</b>	
603-#10	2nd Street USA
603-#30	Rocket Burger Station Restaurant
603-#40	Coffee Water Lab
<b>603-#50</b>	<b>2,620 Square Feet</b>

**STRAWBERRY PARK NEW RETAIL BUILDING**

**LEASING PLAN**

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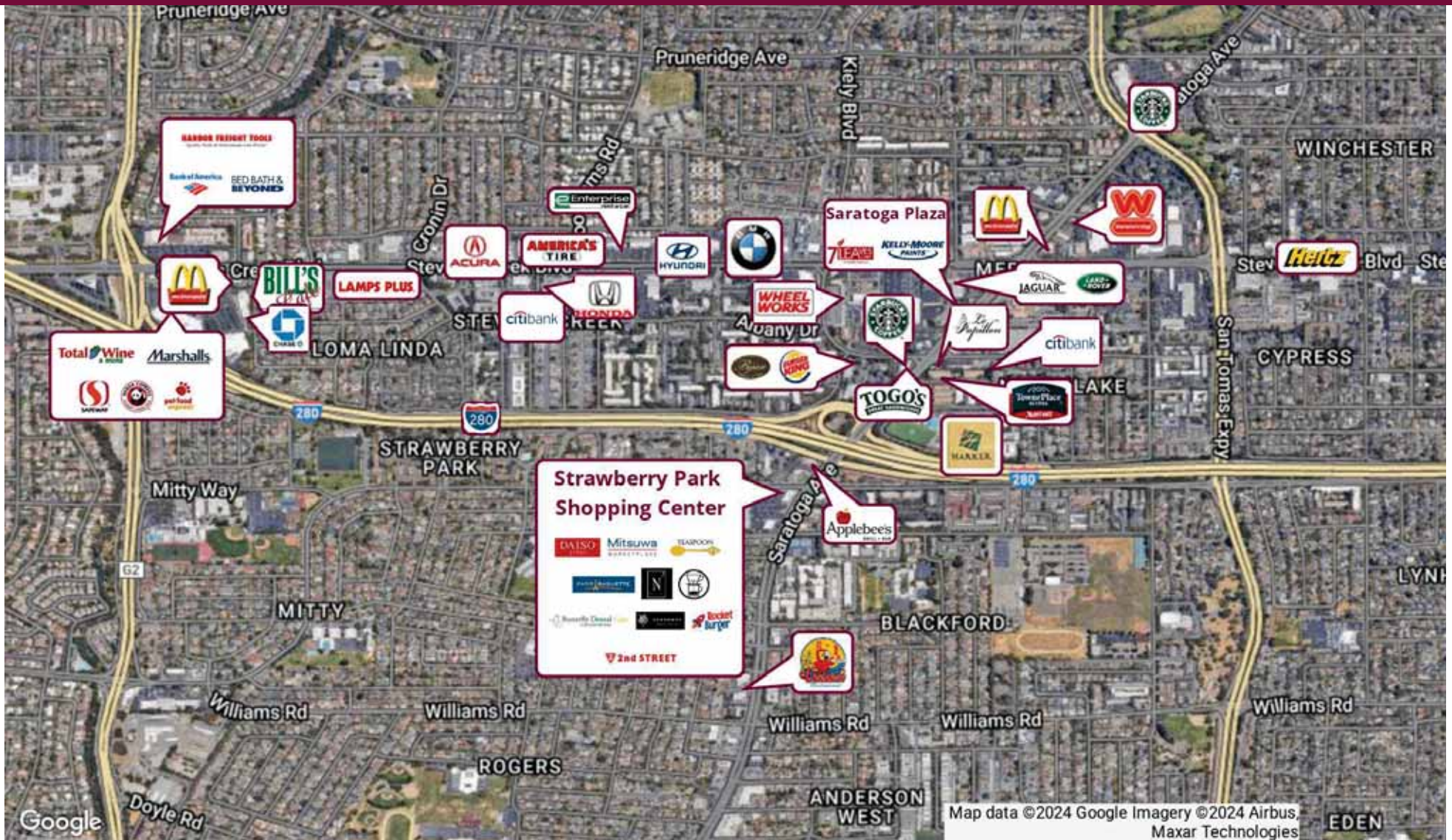
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