

2nd Generation Restaurant For Lease



Bloom Plaza Shopping Center

5625-5681 Snell Avenue
San Jose, CA 95123



For Additional information, contact Exclusive Agent:

408.331.2308

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Vice President

Mark Biagini DRE#00847403

Biagini Properties, Inc.

333 W. El Camino Real, Suite 240

Sunnyvale, CA 94087

Rev. April 10, 2026

www.biaginiproperties.com

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Property Description

Introducing a remarkable leasing opportunity at this premier property in San Jose. Anchored by CVS Pharmacy and Pet Club, this center enjoys high visibility with building signage visible to over 127,000 daily commuters on Highway 85. Its prime location parallel to Highway 85 and Light Rail lines ensures exceptional exposure and convenient access for tenants and customers. This property offers an ideal space for businesses seeking a prominent and adaptable location in a bustling commercial hub. Welcome to a space designed to elevate your business presence and drive success.



Offering Summary

Lease Rate:	\$3.95 SF/month
Estimated NNN Charges	\$1.16 (Phase II) SF/month - 2026
Number Of Units:	29
Available SF:	2,400 SF
Lot Size:	56,192 Acres
Building Size:	29,522 SF

Property Highlights

- CVS Pharmacy and Pet Club Anchored Center
- Building Signage Visible to Highway 85 (121,700 Cars Per Day)
- High Visibility and Foot Traffic
- Parallel to Highway 85 and Light Rail Lines
- Ample Parking and Easy Access
- Fire Sprinklered
- Separately Metered for Electricity and Natural Gas
- Separate Electrical Panel
- Separate 100% HVAC



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,400 SF	Lease Rate:	\$3.95 SF/month

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 5657 Snell Avenue	2,400 SF	NNN	\$3.95 SF/month	± 40' W x 60' D. 2nd Generation Restaurant (former Japanese restaurant). Full height storefront glass with double entrance doors, Type I exhaust hood 11' with ansul fire suppression system, in-ground grease interceptor, 2 & 3-compartment stainless steel (SS) sinks, single & dual SS hand sinks, mop sink, 2-ADA compliant restrooms, drop t-bar ceiling 9' AFF with LED lighting, 2 hot water heaters, separate electrical panel (225 Amp; 3 PH; 4 W; 208/120V), separate HVAC, storage room, 1 office, rear exit/deliveries door, fire sprinklered. Availability: Now



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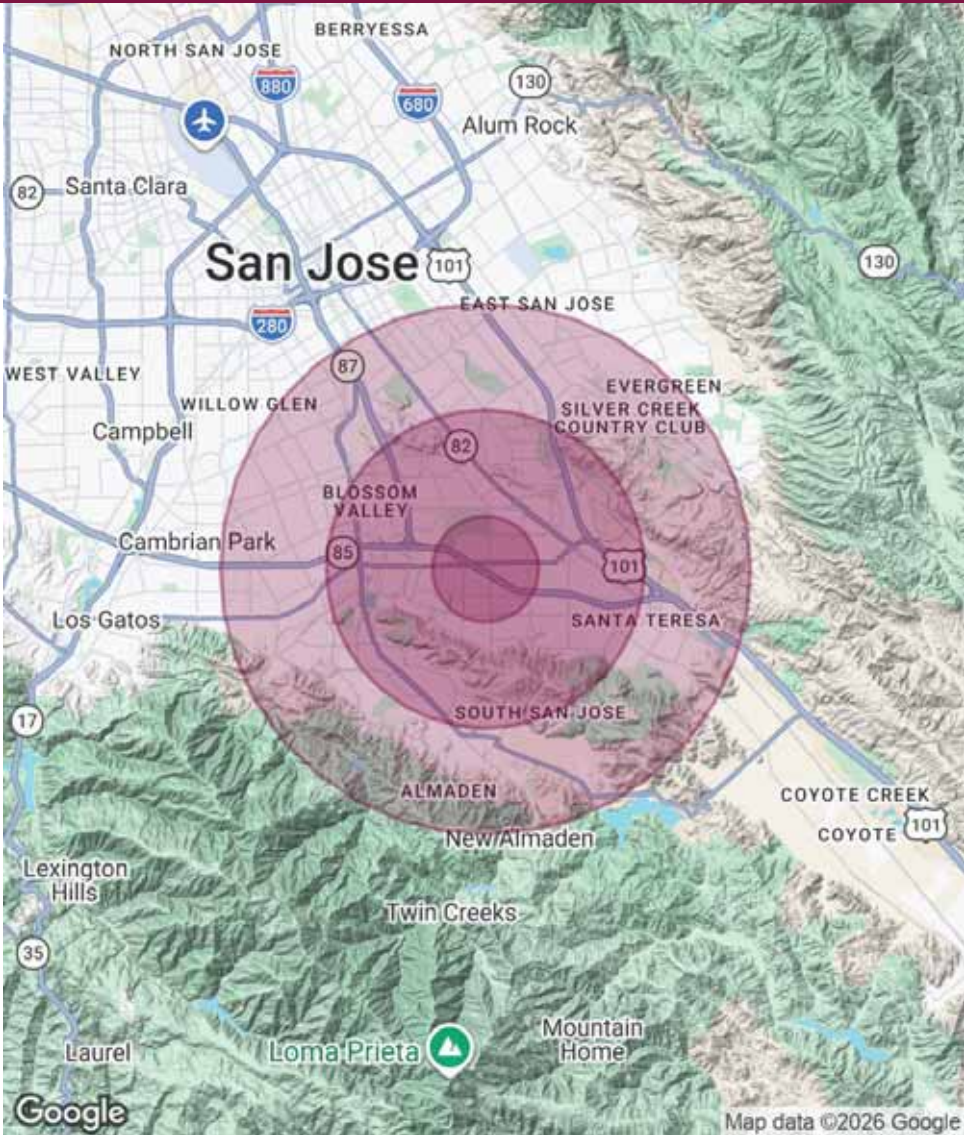
Population	1 Mile	3 Miles	5 Miles
Total Population	28,137	194,047	399,901
Average Age	36.6	38.7	40.0
Average Age (Male)	34.3	37.7	39.1
Average Age (Female)	39.0	39.9	40.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,045	63,338	129,215
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$177,197	\$178,829	\$196,454
Average House Value	\$1,064,948	\$1,159,600	\$1,296,192

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT 2018

Snell Avenue at VTA Park	23,000
Blossom Hill Road at Keymar Drive	38,180
Blossom Hill Road at Snell Avenue	46,276
Highway 85 at Blossom Hill Road	127,000



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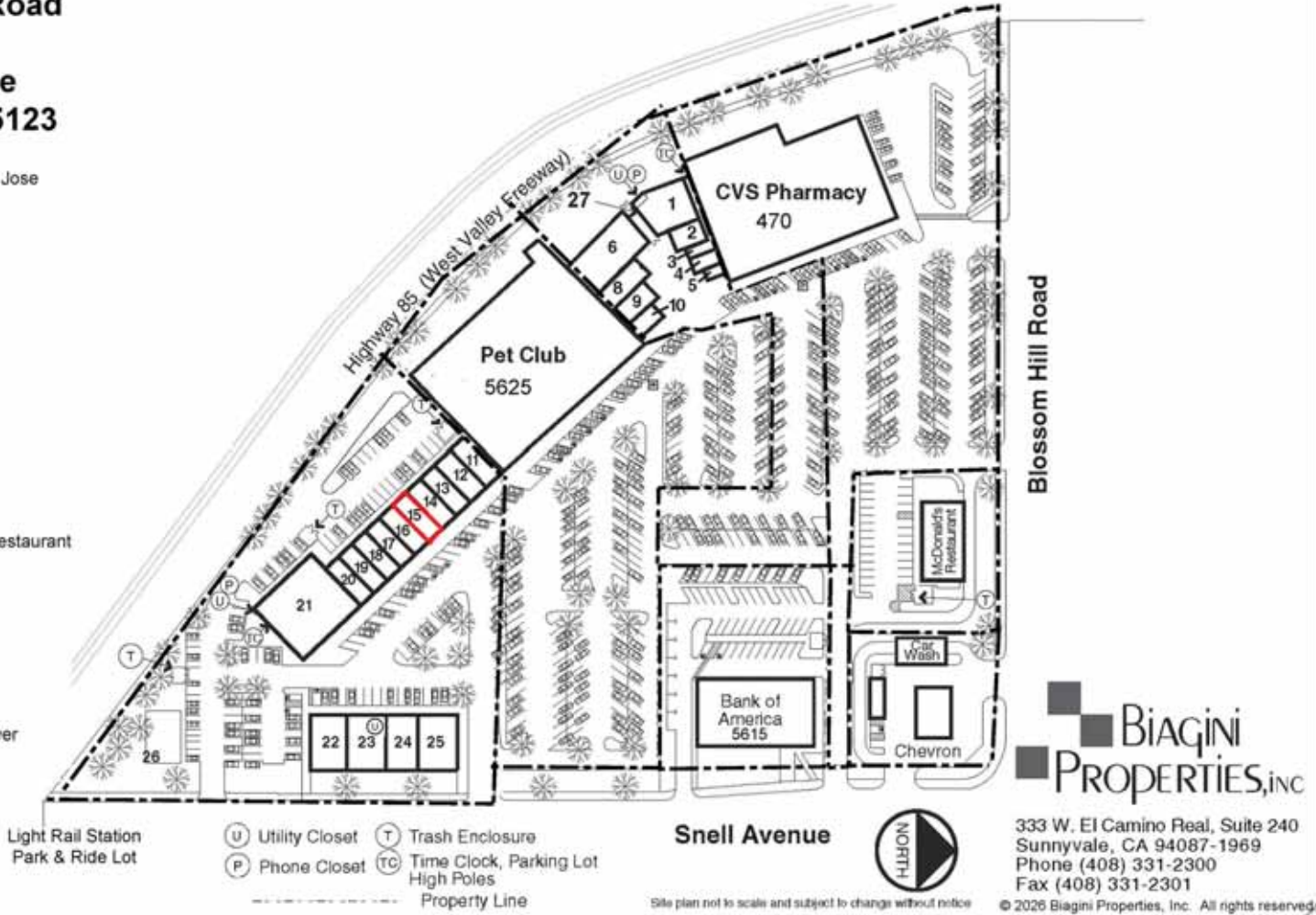
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Phase 1

- 1. 480-A DDR Jiu-Jitsu Academy of San Jose
- 2. 478 Doggie Stylezz
- 3. 476 Five Star Income Tax Services
- 4. 474 Latin Office Multiservices
- 5. 472 Blossom Hill Smoke & Vapor
- 6. 480 El Bumangues Restaurant
- 8. 484 Mimi's Kitchen Restaurant
- 9. 486 Kitchen Nail Bar
- 10. 488 Courtside Cleaners
- 27. T-Mobile Cell Tower-Roof Top Antenna

Phase 2

- 11. 5647 PetVet Care Centers
- 12. 5651 San Jose Dental Spa
- 13. 5653 The Golden Oak Tattoo Parlor
- 14. 5655 Imagine Hair Salon
- 15. 5657 **2,400 Square Feet**
- 16. 5661 Vienna Nails & Lashes
- 17. 5663 TukTuk Thai Chicken & Rice Restaurant
- 18. 5665 Cali Pizza
- 19. 5667 Alex's Barbershop
- 20. 5669 The UPS Store
- 21. 5675 Application Support Center
- 22. 5681 RT Training
- 23. 5681-#1 4Kids Tea House
- 24. 5679 Aquil's Cal-Mex Restaurant
- 25. 5677 Togo's Eatery
- 26. Sprint Spectrum Cell Tower-Cellular Tower



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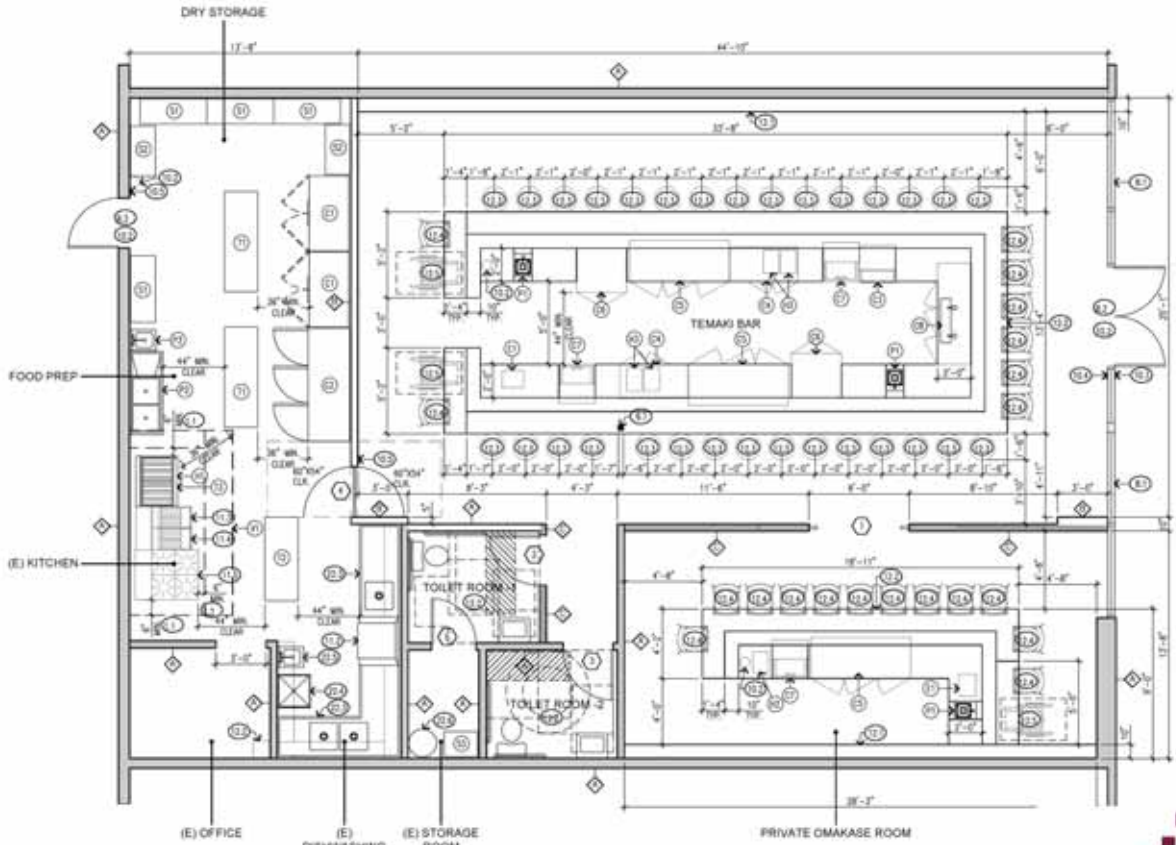
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BLOOM PLAZA II
5657 Snell Avenue | San Jose, CA 95123
± 2,400 SF (± 40' W x 60' D) – 2nd Generation Restaurant



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ITEM	DESCRIPTION	SUPPLIER / MAKE / MODEL	QUANTITY	UNIT PRICE	TOTAL PRICE	REMARKS
1	Commercial Range	GE JBP3030JSS	1	1,200.00	1,200.00	
2	Commercial Oven	GE JBO3030JSS	1	1,200.00	1,200.00	
3	Commercial Dishwasher	GE D365500JSS	1	1,500.00	1,500.00	
4	Commercial Refrigerator	GE D365500JSS	1	1,500.00	1,500.00	
5	Commercial Freezer	GE D365500JSS	1	1,500.00	1,500.00	
6	Commercial Sink	GE D365500JSS	1	1,500.00	1,500.00	
7	Commercial Hood	GE D365500JSS	1	1,500.00	1,500.00	
8	Commercial Exhaust Fan	GE D365500JSS	1	1,500.00	1,500.00	
9	Commercial Faucet	GE D365500JSS	1	1,500.00	1,500.00	
10	Commercial Mixer	GE D365500JSS	1	1,500.00	1,500.00	
11	Commercial Blender	GE D365500JSS	1	1,500.00	1,500.00	
12	Commercial Food Processor	GE D365500JSS	1	1,500.00	1,500.00	
13	Commercial Toaster	GE D365500JSS	1	1,500.00	1,500.00	
14	Commercial Coffee Maker	GE D365500JSS	1	1,500.00	1,500.00	
15	Commercial Dish Rack	GE D365500JSS	1	1,500.00	1,500.00	
16	Commercial Dish Tray	GE D365500JSS	1	1,500.00	1,500.00	
17	Commercial Dish Towel	GE D365500JSS	1	1,500.00	1,500.00	
18	Commercial Dish Mat	GE D365500JSS	1	1,500.00	1,500.00	
19	Commercial Dish Soap	GE D365500JSS	1	1,500.00	1,500.00	
20	Commercial Dish Brush	GE D365500JSS	1	1,500.00	1,500.00	

Equipment Schedule ⑦

Floor Plan ⑤

Equipment Notes ⑩

Storage Shelving Chart ④

Sheet Notes ③

Wall Legend ②

Legend

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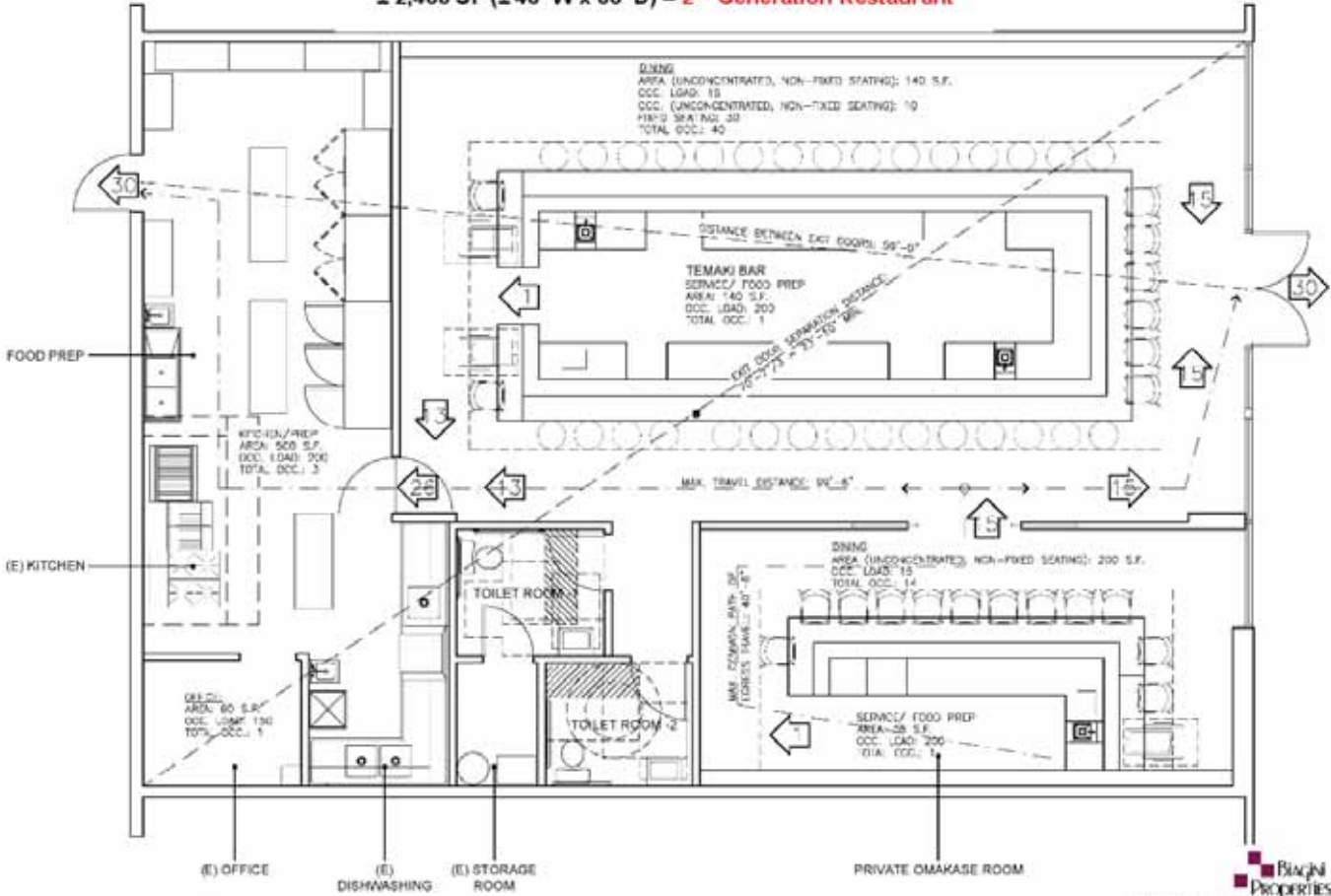
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Type I Exhaust Hood 11' with Ansul Fire Suppression System



In-Ground Grease Interceptor



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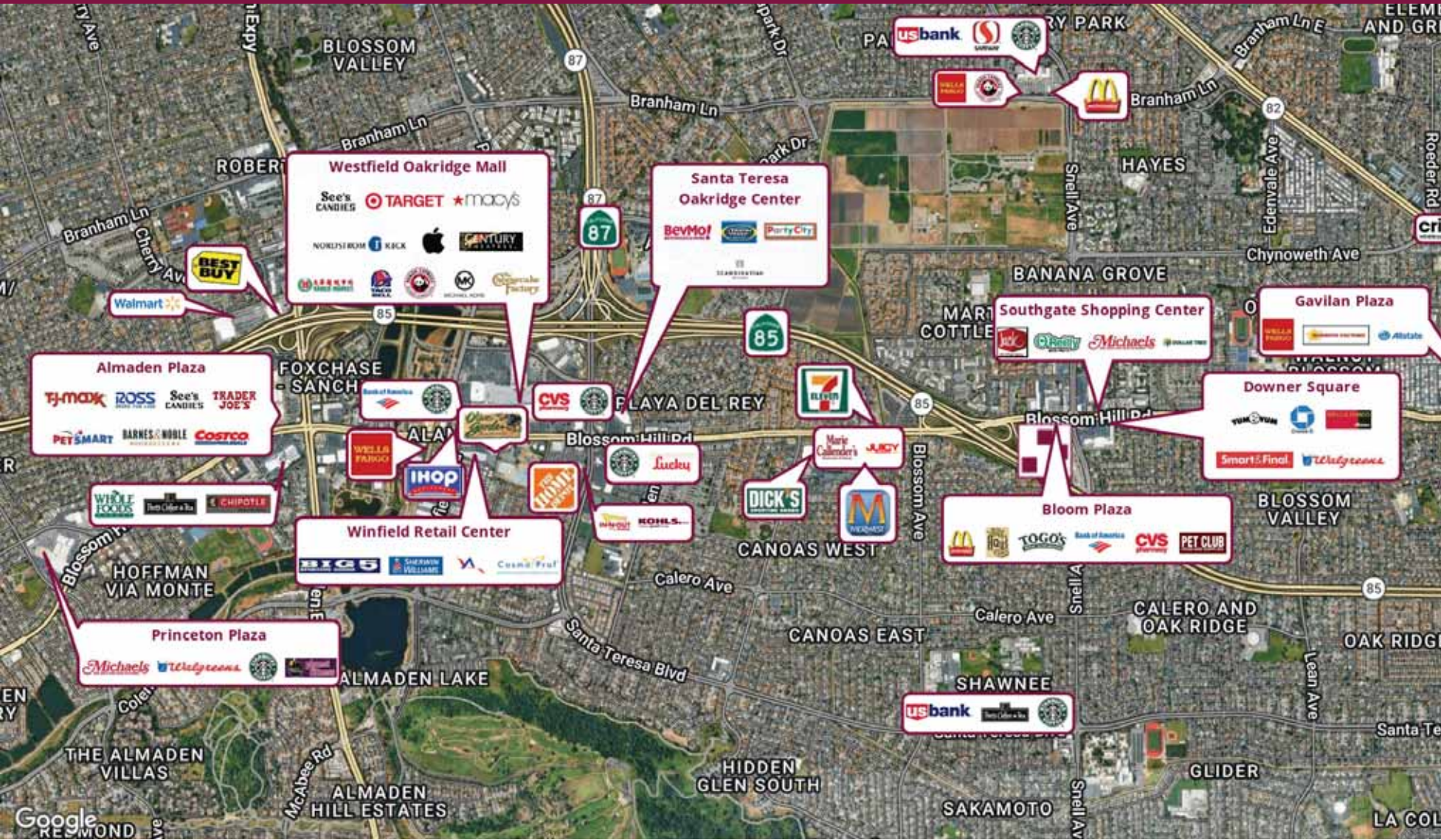
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