



FOR SUBLEASE

28,845 SF Anchor Space

Willow Glen Plaza | 2306 Almaden Rd | San Jose, CA



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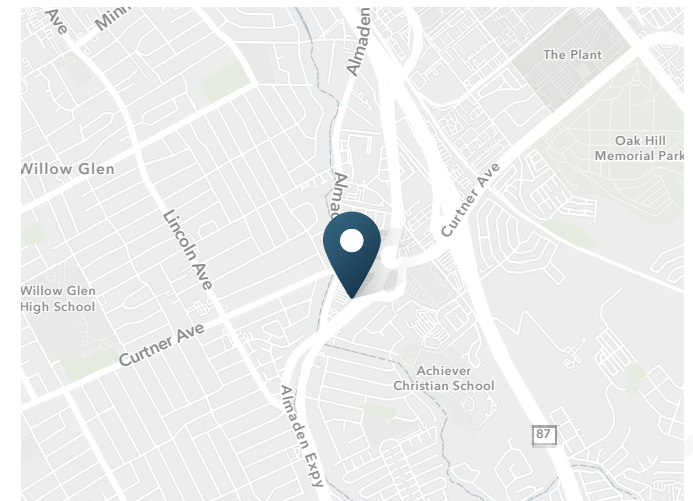
28,845 SF
Building

6/1/2028
Lease End Date

Contact Broker
Asking

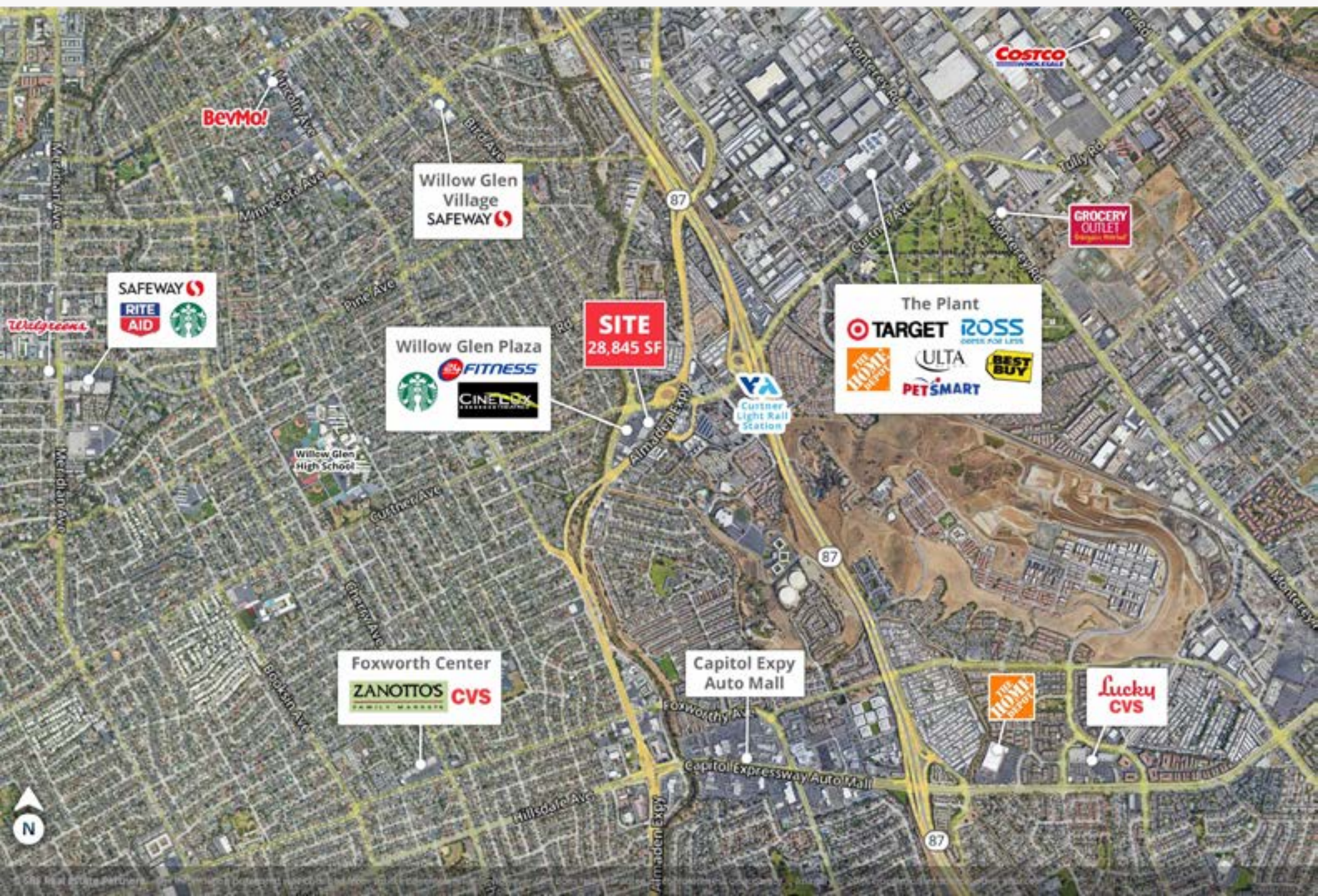
ABOUT THE PROPERTY

- Call to tour
- Remodeled in 2017 with new HVAC, Sprinklers and ADA upgrades
- Co-tenancy with 24 Hour Fitness, Cinelux Theaters, Starbucks, Burger King and Mountain Mike's
- 442 on-site parking spaces
- Monument signage
- Located at the crossroads of Almaden Expy, Almaden Rd & Curtner Ave



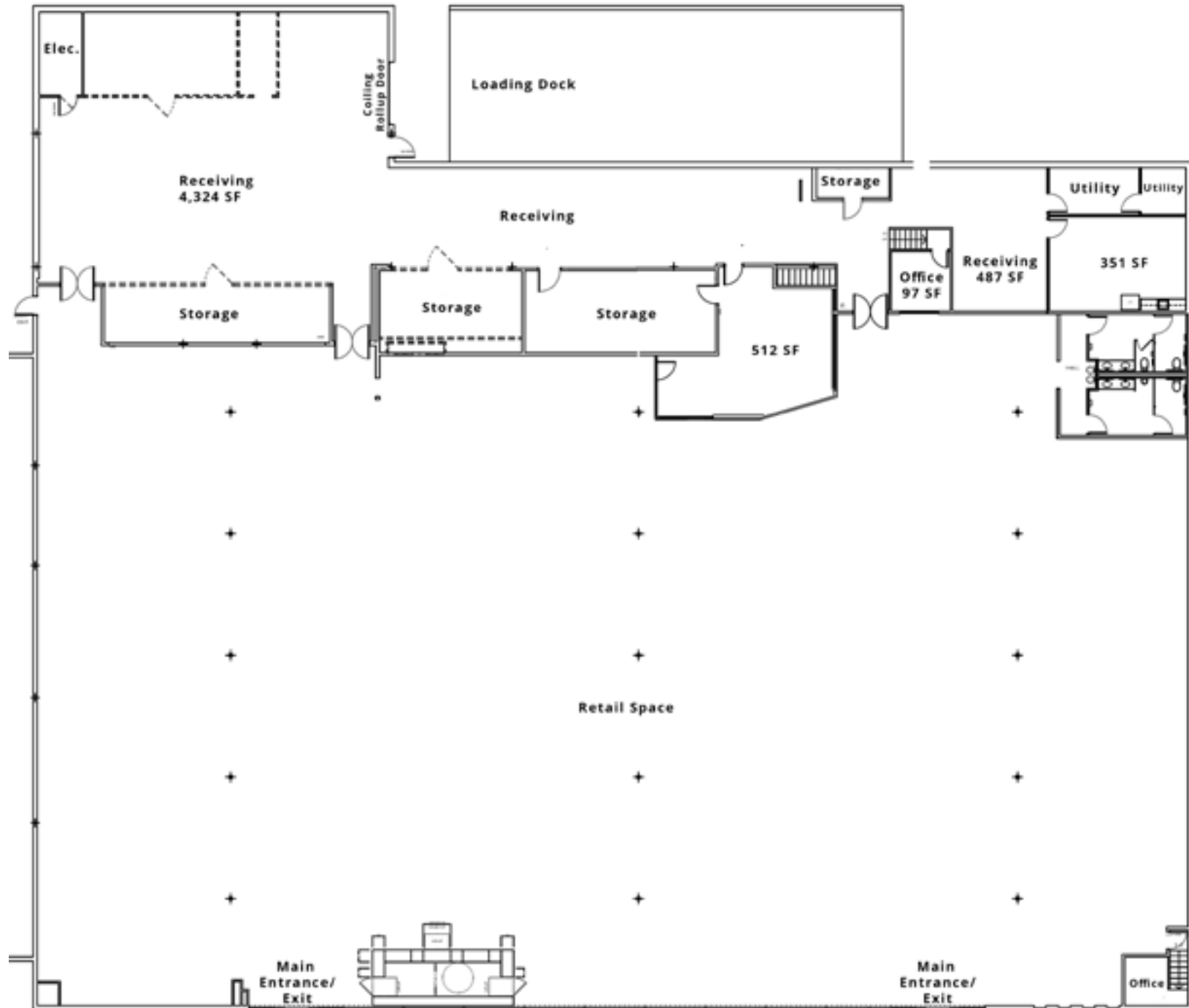
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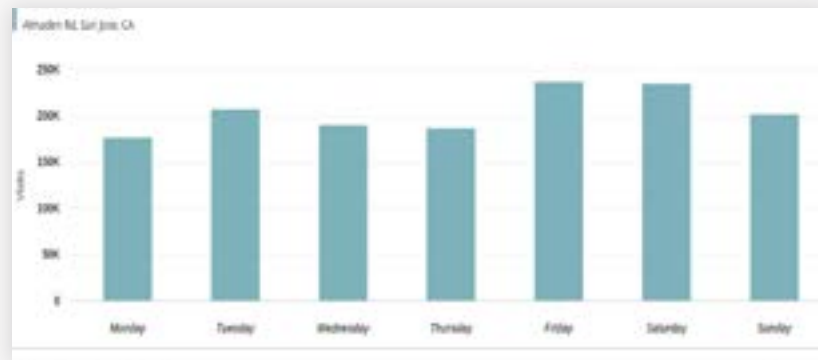


MOBILE DATA & FOOT TRAFFIC INSIGHTS

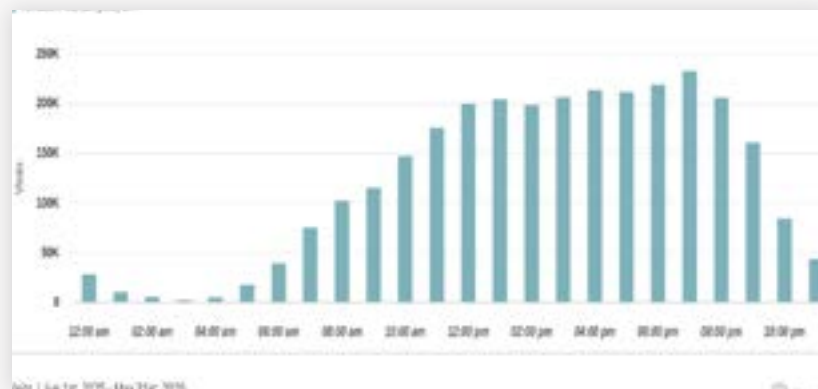
Estimated Annual Visits June 1, 2025 - May 31, 2026

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
386.8K	1.4M	3.71

Daily Visits



Hourly Visits



Customer Journey



> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2026 Estimated Population	24,186	245,447	669,715
2031 Projected Population	24,400	248,834	673,860
Projected Annual Growth 2026 to 2031	0.18%	0.27%	0.12%

2026 Daytime Population

Daytime Population	19,214	233,112	631,408
Workers	7,701	117,950	315,256
Residents	11,513	115,162	316,152

2026 Income

Average Household Income	\$234,513	\$203,349	\$205,853
Median Household Income	\$148,590	\$135,454	\$145,362

Households & Growth

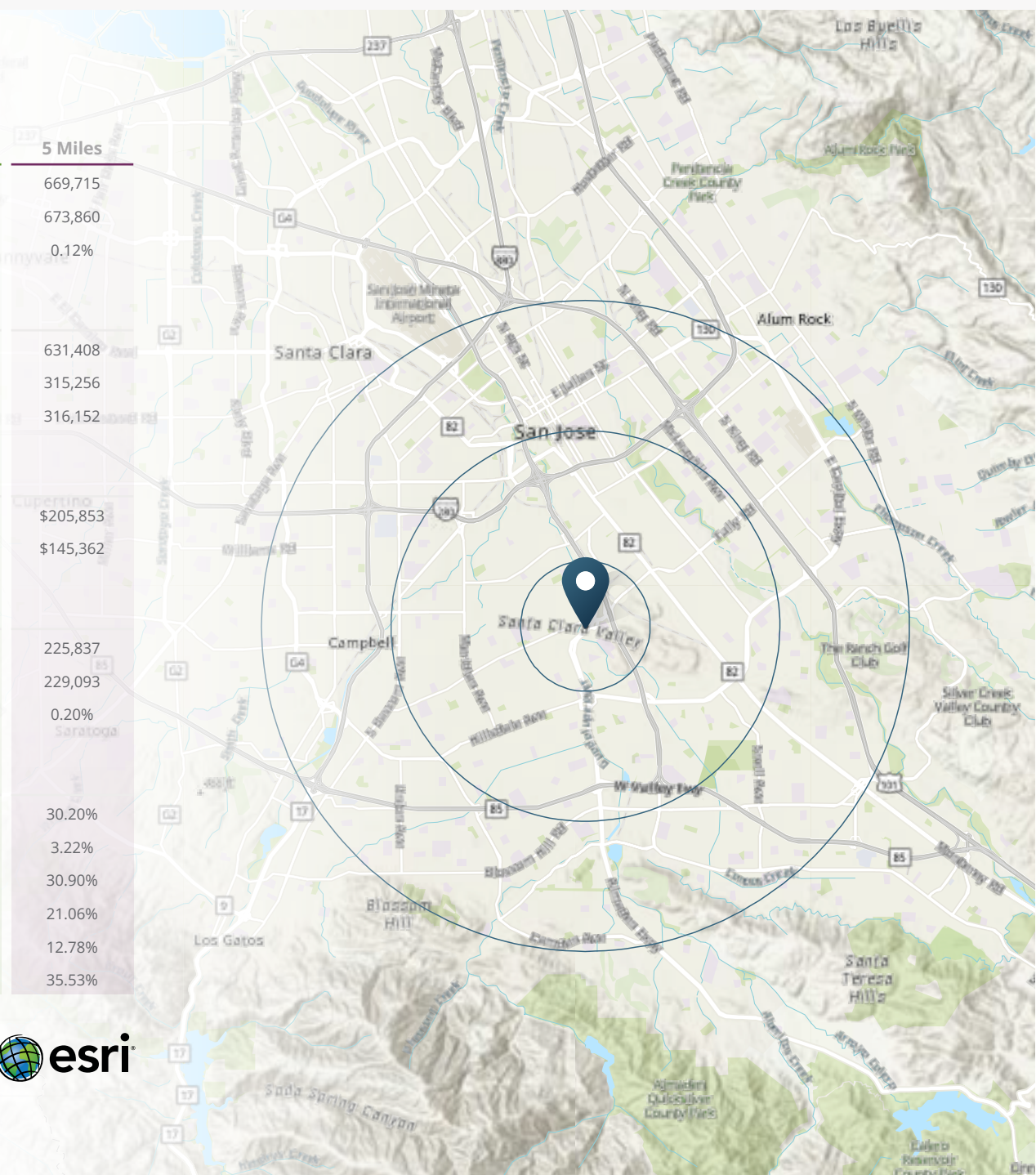
2026 Estimated Households	9,120	87,715	225,837
2031 Projected Households	9,238	89,695	229,093
Projected Annual Growth 2026 to 2031	0.23%	0.33%	0.20%

2026 Race & Ethnicity

White	39.42%	32.71%	30.20%
Black or African American	4.56%	3.70%	3.22%
Asian or Pacific Islander	24.57%	28.32%	30.90%
Other Race	16.88%	20.75%	21.06%
Two or More Races	13.21%	12.79%	12.78%
Hispanic	30.22%	35.11%	35.53%

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SOURCE





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