

5560

SANTA TERESA BLVD, SAN JOSE, CA 95123



OFFERING
MEMORANDUM

ÀCRE
PARTNERS


THE ASIA GROUP
american strategic investment advisors

FREESTANDING RESTAURANT
BUILDING FOR SALE

CONFIDENTIALITY DISCLAIMER

CONTACT

DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

CONFIDENTIALITY

The Potential Buyer acknowledges that all information and materials furnished from the Landlord or Agent concerning the Property is confidential and may not be used for any purpose other than the Potential Buyer's evaluation for a possible purchase. Access to any information furnished by the Agent or Landlord will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.

TABLE OF CONTENTS

4 EXECUTIVE SUMMARY

6 PROPERTY AERIAL

7 RETAIL MAP

8 DEMOGRAPHIC INFO

9 ABOUT SAN JOSE, CA

YUAN CHANG

Vice President
408.417.0099
YChang@AiCREPartners.com
DRE# 01352021

RONALD LIN

Director
909.859.9780
RLin@AiCREPartners.com
DRE# 01959413



AiCRE Partners
1981 N Broadway, Suite 250
Walnut Creek, CA 94596

www.AiCREPartners.com



5560 SANTA TERESA BLVD
SAN JOSE, CA



LOT SIZE
1.16 ACRES



TOTAL SF
6,494 SF

Exceptional opportunity to own a high-visibility freestanding restaurant building on a prime corner of Santa Teresa Boulevard, directly across from Westfield Oakridge Mall. This 6,494 SF building sits on a generous 1.16-acre lot, offering ample on-site parking and excellent frontage in one of San Jose's most trafficked corridors. Zoned C1, the property supports a wide range of commercial uses, making it an ideal fit for restaurateurs, retail operators, or investors seeking a versatile, high-exposure site. With immediate access to Highway 85, this location benefits from outstanding traffic counts, strong local demographics, and close proximity to established retail anchors. This is a rare chance to secure a prominent commercial asset in a thriving trade area with long-term growth potential. Key Highlights: 6,494 SF freestanding building on 1.16 acres Prime corner lot with exceptional visibility Directly across from Westfield Oakridge Mall Zoned C1 - flexible for various commercial uses High traffic counts and strong surrounding demographics Convenient access to Hwy 85 and major transit routes.

PROPERTY HIGHLIGHTS

- **Freestanding Property** - Standalone building with exclusive use, ideal for strong branding and operational flexibility.
- **High Traffic Counts** - Excellent exposure on a busy thoroughfare, boosting visibility and customer draw.
- **Ample Parking** - Generous on-site parking for customers and staff—convenient and accessible.
- **Corner Location** - Prime intersection spot with dual frontage and easy access, maximizing visibility.

PRICE:
\$6,950,000





HENRY T. GUNDERSON HIGH SCHOOL

NORMAN Y. MINETA HWY / W VALLEY FWY (161,700 VPD)



BLOSSOM HILL RD (39,000 VPD)

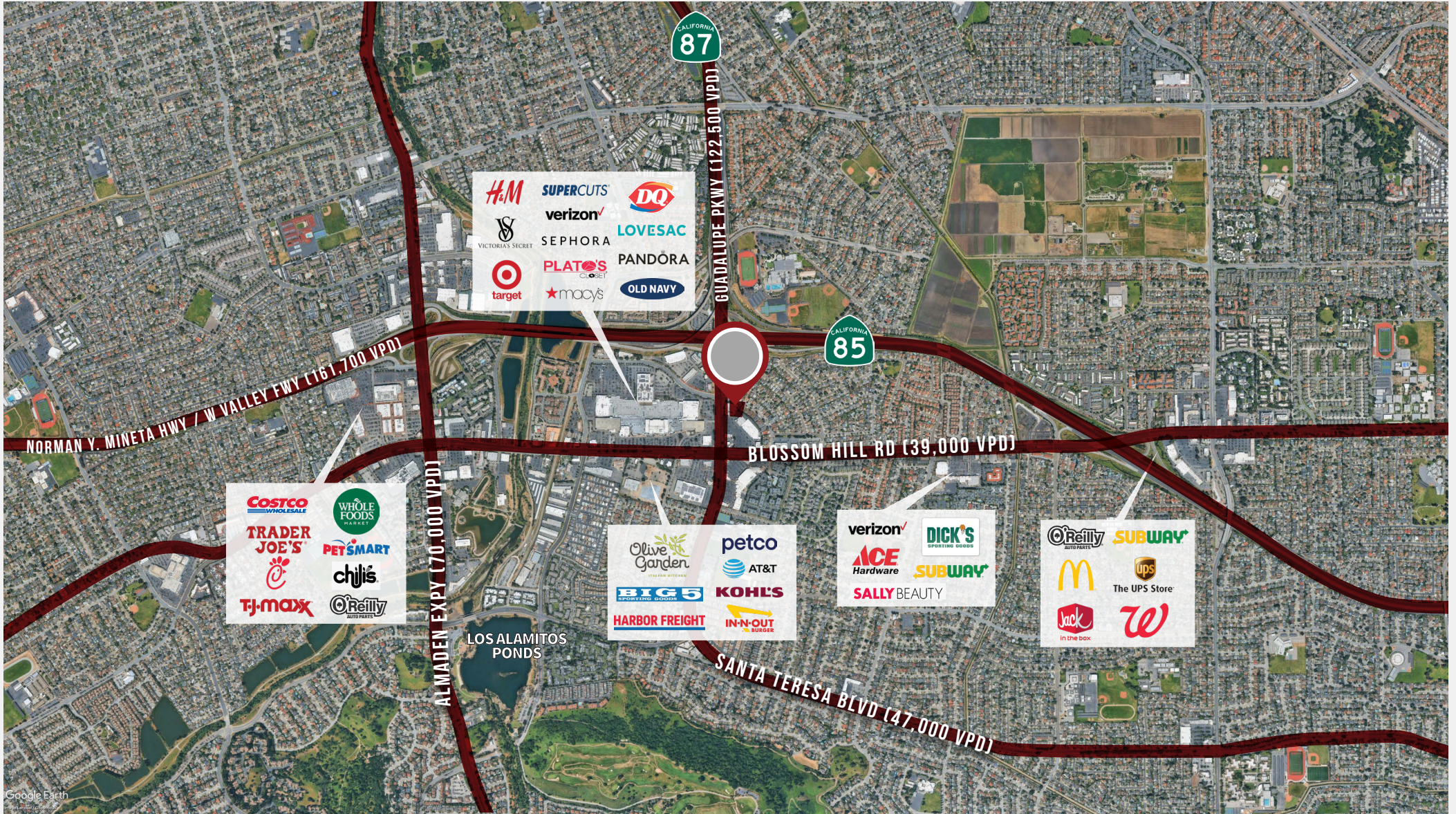
SANTA TERESA MAIN STREET SHOPPING CENTER

PATTY O'MALLEY SPORTS FIELD

SOUTH VALLEY FAMILY YMCA

SANTA TERESA BLVD (47,000 VPD)

RETAIL MAP



Google Earth
© 2014 Google

POPULATION AT A GLANCE



438,474

5-Mile
Population



\$196,677

5-Mile Average
Household Income



146,392

5-Mile
Households

DEMOGRAPHICS

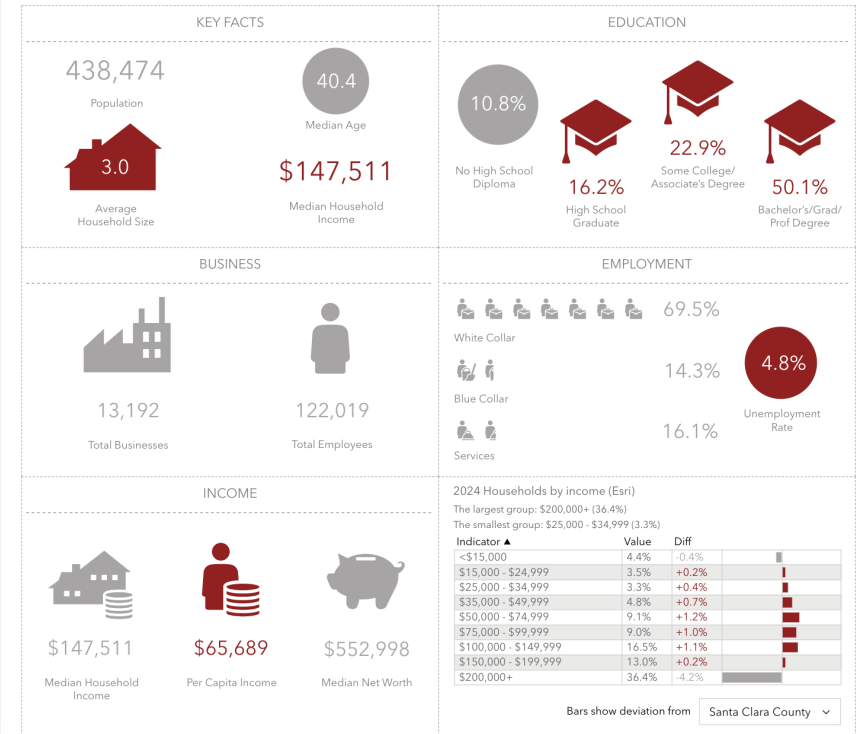
2024 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	23,725	211,889	438,474
Households	8,736	71,955	146,392
Families	5,988	53,584	108,379
Average Household Size	2.70	2.93	2.97
Owner Occupied Housing Units	4,836	45,226	90,814
Renter Occupied Housing Units	3,900	26,729	55,578
Median Age	40.7	40.2	40.4
Median Household Income	\$132,918	\$150,872	\$147,511
Average Household Income	\$172,615	\$195,607	\$196,677

2029 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	24,373	211,208	438,341
Households	9,017	72,635	148,274
Families	6,173	54,124	109,824
Average Household Size	2.68	2.89	2.93
Owner Occupied Housing Units	4,856	45,644	91,969
Renter Occupied Housing Units	4,161	26,992	56,305
Median Age	42.2	41.4	41.6
Median Household Income	\$159,844	\$172,026	\$168,571
Average Household Income	\$201,679	\$223,351	\$223,946

5 MILE DEMOGRAPHIC SUMMARY



“SAN JOSE IS THE HEART OF SILICON VALLEY AND THE CULTURAL AND TECHNOLOGICAL EPICENTER OF NORTHERN CALIFORNIA. WE'RE A GATEWAY TO THE GREATER BAY AREA AND ACCESSIBLE HUB FOR EXPLORATION AND TRAVEL.”

WWW.SANJOSE.ORG

SAN JOSE OVERVIEW

San Jose, California, is the dynamic heart of Silicon Valley and one of the most influential tech and innovation hubs in the world. As the largest city in Northern California and the third-largest in the state, San Jose blends urban energy with a high quality of life. Known for its diverse neighborhoods, thriving business ecosystem, and strong cultural identity, San Jose attracts families, professionals, and investors from across the globe. Once a quiet agricultural center, the city has transformed into a global technology capital while preserving its rich heritage and community spirit. With a revitalized downtown, highly rated schools, expansive parks, and excellent transportation links, San Jose continues to be a top destination for both residential and commercial growth.



SAN JOSE HIGHLIGHTS

- **Prime Silicon Valley Location** - Close to major tech employers such as Google, Apple, Adobe, and Cisco.
- **Established, Diverse Neighborhoods** - Safe, community-oriented areas with a mix of historic charm and modern development.
- **Excellent Schools** - Access to top-rated public and private schools, including San José Unified and Evergreen School Districts.
- **Vibrant Local Amenities** - Bustling downtown and neighborhood hubs with cafes, restaurants, boutiques, and entertainment.
- **Exceptional Connectivity** - Easy access to highways (101, 280, 680, 87) and public transit including VTA and Caltrain.
- **Strong Economic Fundamentals** - High median household income and consistently appreciating real estate values.
- **Abundant Outdoor Recreation** - Near parks and trails like Alum Rock Park, Los Gatos Creek Trail, and the Santa Cruz Mountains.

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