



Centerra

77 Almaden Ave

San Jose, CA

±1,200 - 1,653 SF

RETAIL FOR LEASE

PROPERTY

HIGHLIGHTS



Centerra is a residential/retail mixed use project



±7,200 SF of ground floor retail



347 residential units



Shell condition



Directly adjacent to San Pedro Market Square



Easy access to Hwy 87 & Hwy 280

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	36,382	242,621	683,294
AVG. HOUSEHOLD INCOME	\$159,333	\$155,156	\$163,579
DAYTIME POPULATION	48,121	175,758	396,290

TRAFFIC COUNTS

Source: 2022 Esri.

CA-87	126,600 ADT
W SAINT JOHN ST	17,000 ADT
N MARKET ST	27,540 ADT
W SANTA CLARA ST	27,000 ADT

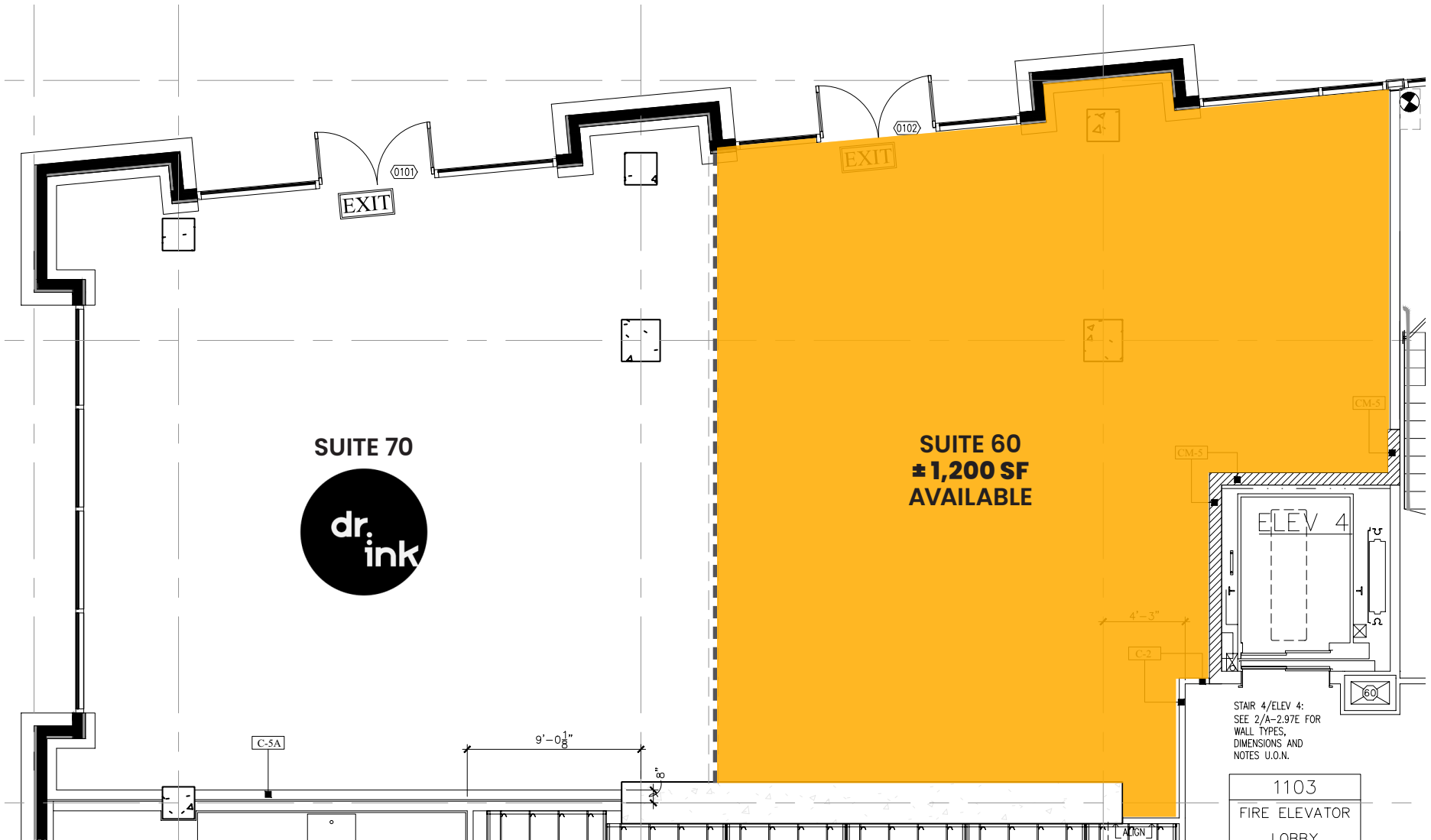


PROPERTY

SITE PLAN

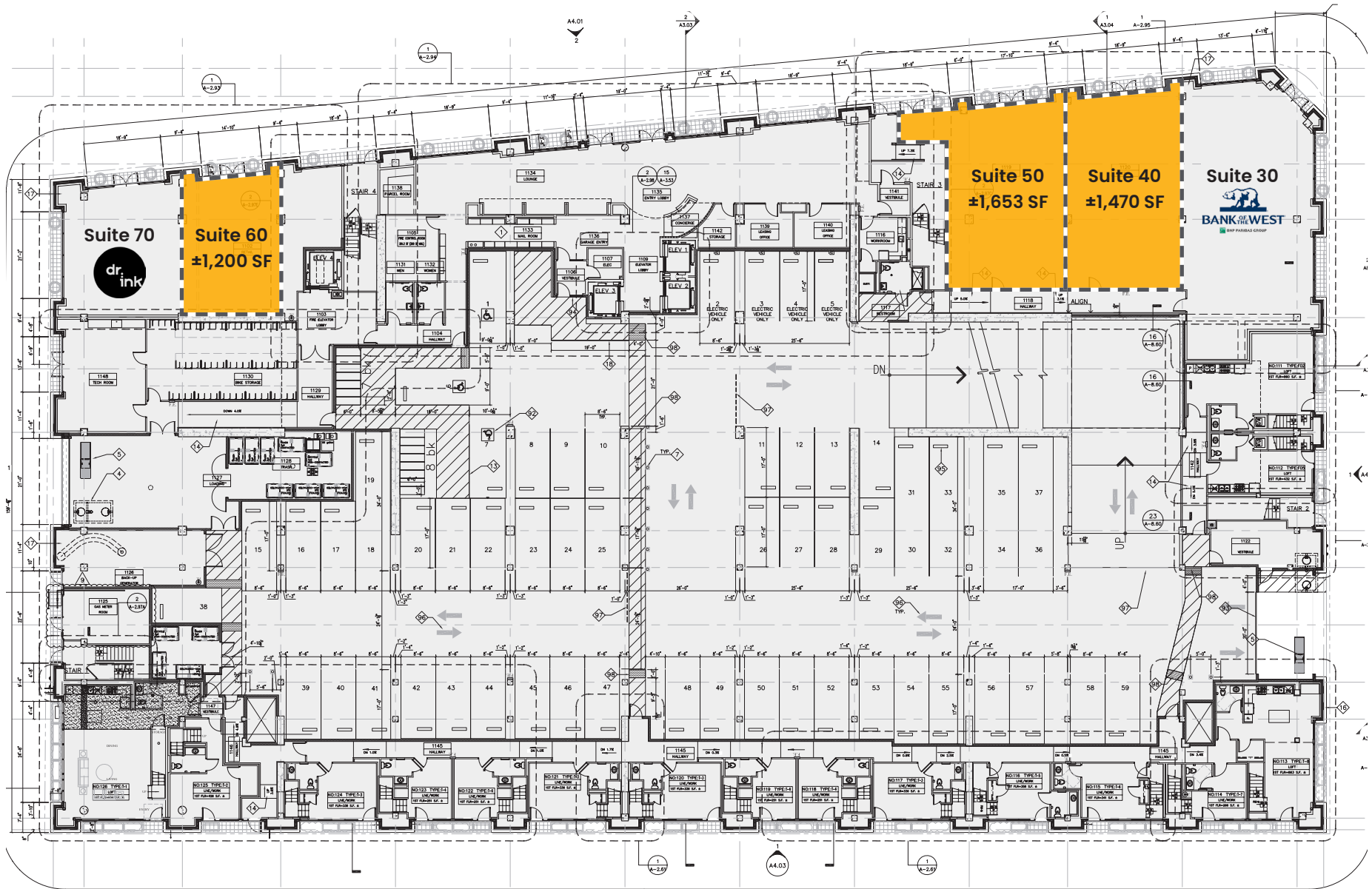


SITE PLAN

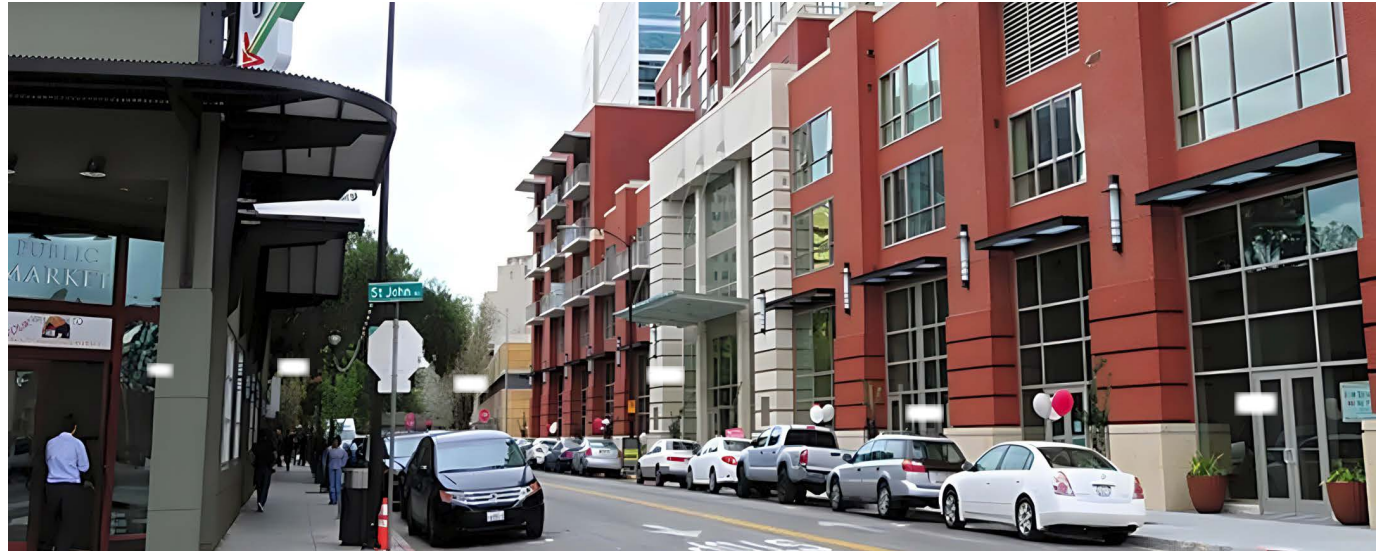


PROPERTY

FLOOR PLAN



PROPERTY
GALLERY



MARKET

AERIAL



237

680

TARGET

Walmart DOLLAR TREE ROSS
 Michaels BEST BUY PETSMART
 verizon AT&T redbox.

TRADER JOE'S

TARGET Walgreens
 STARBUCKS Jack In the box

GROCERY OUTLET
 Bargain Market

Levi's STADIUM

G4

GREAT MALL
 Burlington
 KOHL'S Levi's
 BANANA REPUBLIC Marshalls
 MICHAEL KORS GUESS
 DICK'S VICTORIA'S SECRET

COSTCO WHOLESALE
 99 CENTS RANCH MARKET

THE HOME DEPOT

WHOLE FOODS

SAFeway

LOWE'S HomeGoods SPROUTS FARMERS MARKET

101

COSTCO WHOLESALE

SAFeway

NORMAN Y. MINETA SAN JOSE INTERNATIONAL AIRPORT

SAFeway
 Michaels

Smart & Final Peet's Coffee
 Walgreens Panera BREAD
 The Habit BURGER GRILL CHIPOTLE MEXICAN GRILL

THE HOME DEPOT

82

EL CAMINO REAL

101

SANTA CLARA TOWN CENTER
 TARGET SPROUTS FARMERS MARKET T-Mobile
 Pizza Hut Starbucks BR bakery robbins Hallmark

MARIPOSA SHOPPING CENTER
 SAFeway redbox. ROSS DRESS FOR LESS
 SALLY BEAUTY CVS pharmacy ANYTIME FITNESS

SITE LOCATION

APPLE PARK

G2

WESTFIELD VALLEY FAIR
 NORDSTROM rack macy's OLD NAVY
 FOREVER 21 Apple kate spade NEW YORK

SAN JOSE MARKET CENTER
 TARGET Marshalls WORLD MARKET
 PETSMART Michaels SPROUTS FARMERS MARKET

280

87

Walmart DOLLAR TREE

Centerra

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