

ALMADEN PLAZA
5353 Almaden Expwy., San Jose
95118

LOCATION: At the Southwest corner of Highway 85 and Almaden Expressway and Blossom Hill Road, both major traffic arterials in San Jose, California. The center is situated in a densely populated residential area of San Jose with excellent visibility from Highway 85 at the off-ramp for Highway 85 and Almaden Expressway.

SPACE AVAILABLE 2,577 SF-space E-39B, former Blaze Pizza-space available 3/1/25
14,388 SF, space C-25 Vacant ANA Furniture, see site plan & space plan attached, owner will deliver in vanilla shell.
Spaces D-12 3,775 SF, & E-35 1,593 SF are located inside open air mall, no signing or visibility from street or parking lot. Best use would be office space (see site & space plans attached)

EXCEPT FOR BLAZE PIZZA SPACE, WE CANNOT HAVE ANYMORE RESTAURANTS, OR FOOD RELATED USES, NOR ENTERTAINMENT OR FITNESS USES, RESTRICTED BY ANCHOR TENANTS.

SITE AREA PARKING: Approximately 40 acres with over 2425 parking stalls.

BUILDING AREA: Approximately 560,000 square feet of retail space anchored by Costco, Barnes & Noble, Hobby Lobby, Ross Dress for Less, T.J. Maxx N More Super Store, Trader Joe's, Lazy Dog Restaurant, Petsmart, Sports Basement (2025) 81,000 SF (Will occupy A100, A130 & A150 spaces, including B100 Barnes & Noble.) Sephora will open in space J-36, Summer 2025. Benihana Restaurant will open in Spring 2025 in former Red Lobster pad.

EXISTING RETAIL MARKET: Existing within the trade area are over 15 million square feet of retail space, encompassing neighborhood, community and regional shopping centers.

TRAFFIC COUNTS:

Almaden Expressway:	± 75,000
Blossom Hill Road:	± 65,000
Highway 85:	± 150,000

DEMOGRAPHICS:

	<u>3 Mile</u>	<u>5 Mile</u>
Population:	± 217,000	± 1,355,000
Daytime Population:	± 45,000	± 160,000
Average HH Income:	\$129,000	\$120,000

For leasing information, please contact:

EXCLUSIVE AGENT:

Jim Fletcher

Jim Fletcher Company, Inc.

Cal. Lic. #00875924

* 415-389-7900 *

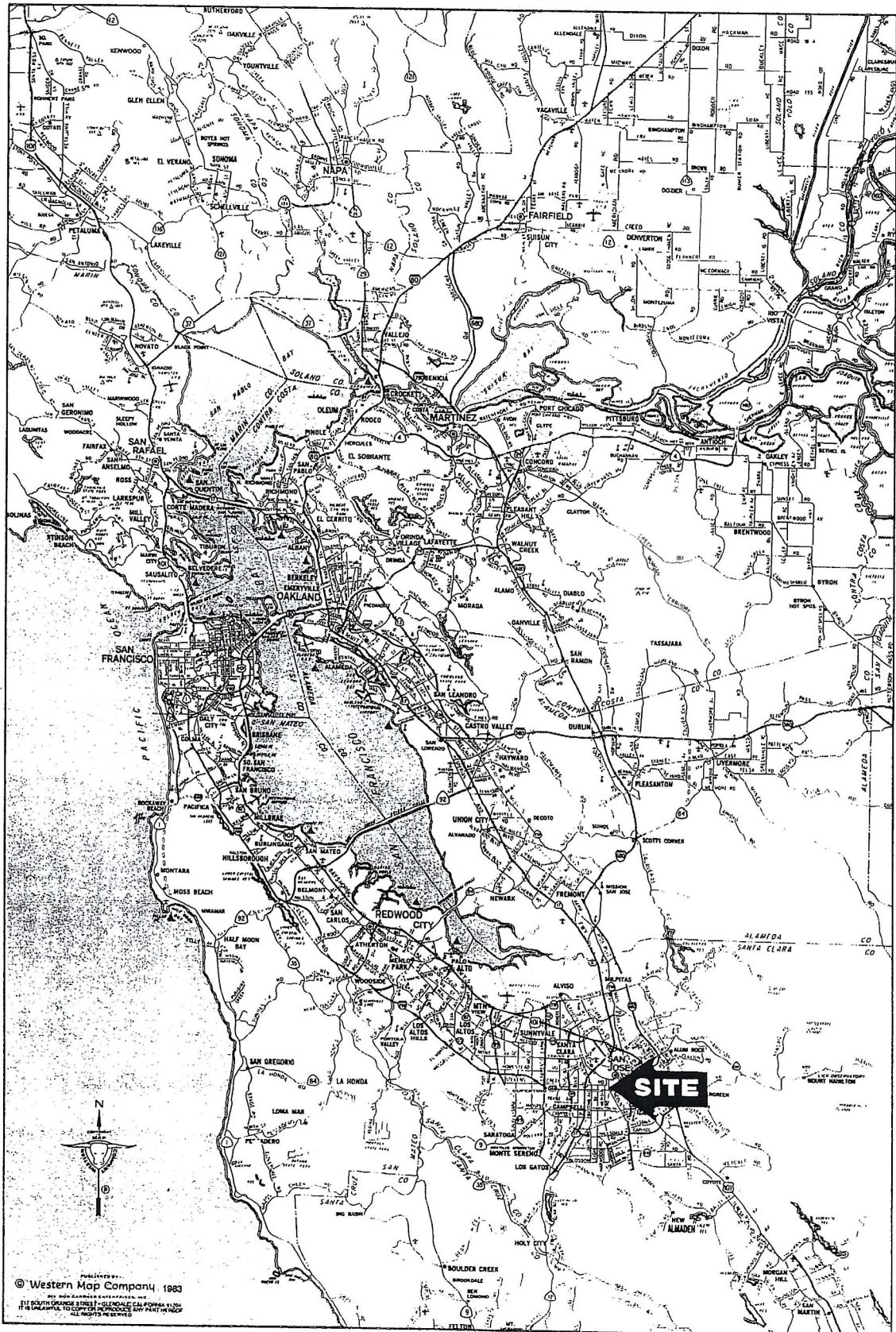
Email: fletchj@pacbell.net

PLEASE READ CAREFULLY

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This offering is subject to change, errors, omissions, prior or pending sale, lease, exchange or withdrawal without notice.

COMPETITION AERIAL

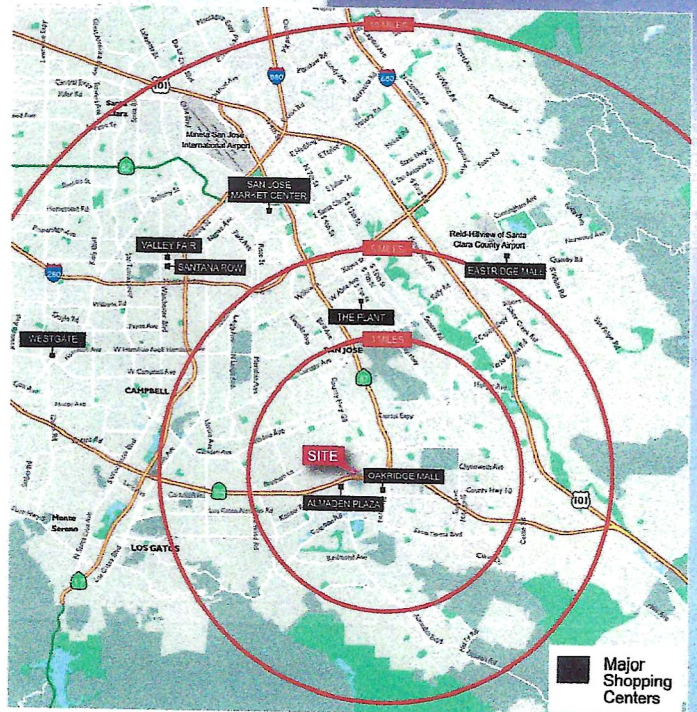




Jim Fletcher
Company, Inc.

DEMOGRAPHICS (2014)	3 Miles	5 Miles	10 Miles
2014 Total Population	202,904	501,400	1,263,675
2019 Total Population	217,684	537,803	1,354,960
Total Daytime Population	41,688	154,709	524,916
Total Businesses	5,305	17,492	48,528
Median Age Total Population	38.1	36.8	36.6
Total Households	70,735	107,788	407,648
Total Occupied Housing Units	70,735	107,788	407,648
Total Owner Occupied Housing Units	48,344	102,625	244,039
Total % Owner Occupied Housing Units	68.3%	61.1%	59.9%
Average Household Income	\$128,416	\$119,982	\$125,450
Median Household Income	\$115,671	\$107,533	\$110,872
Per Capita Income	\$39,486	\$35,343	\$35,428
Pop 25 yrs + 4+ yrs College	57,426	126,662	339,909
% Pop 25 yrs + 4+ yrs College	41.4%	37.8%	40.6%
% White Collar Occupations	71.8%	66.4%	66.8%
% Blue Collar Occupations	28.2%	33.6%	33.2%
Average Household Size	3.3	3.4	3.4

MILEAGE MAP

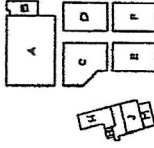


ALMADEN PLAZA

5553 ALMADEN EXPRESSWAY
SAN JOSE, CALIFORNIA
ALMADEN PLAZA CORP.



IKO Architects, Inc.
1000 California Street, Suite 1
Palo Alto, CA 94301
P: 650.853.1000
F: 650.853.1946



KEY MAP

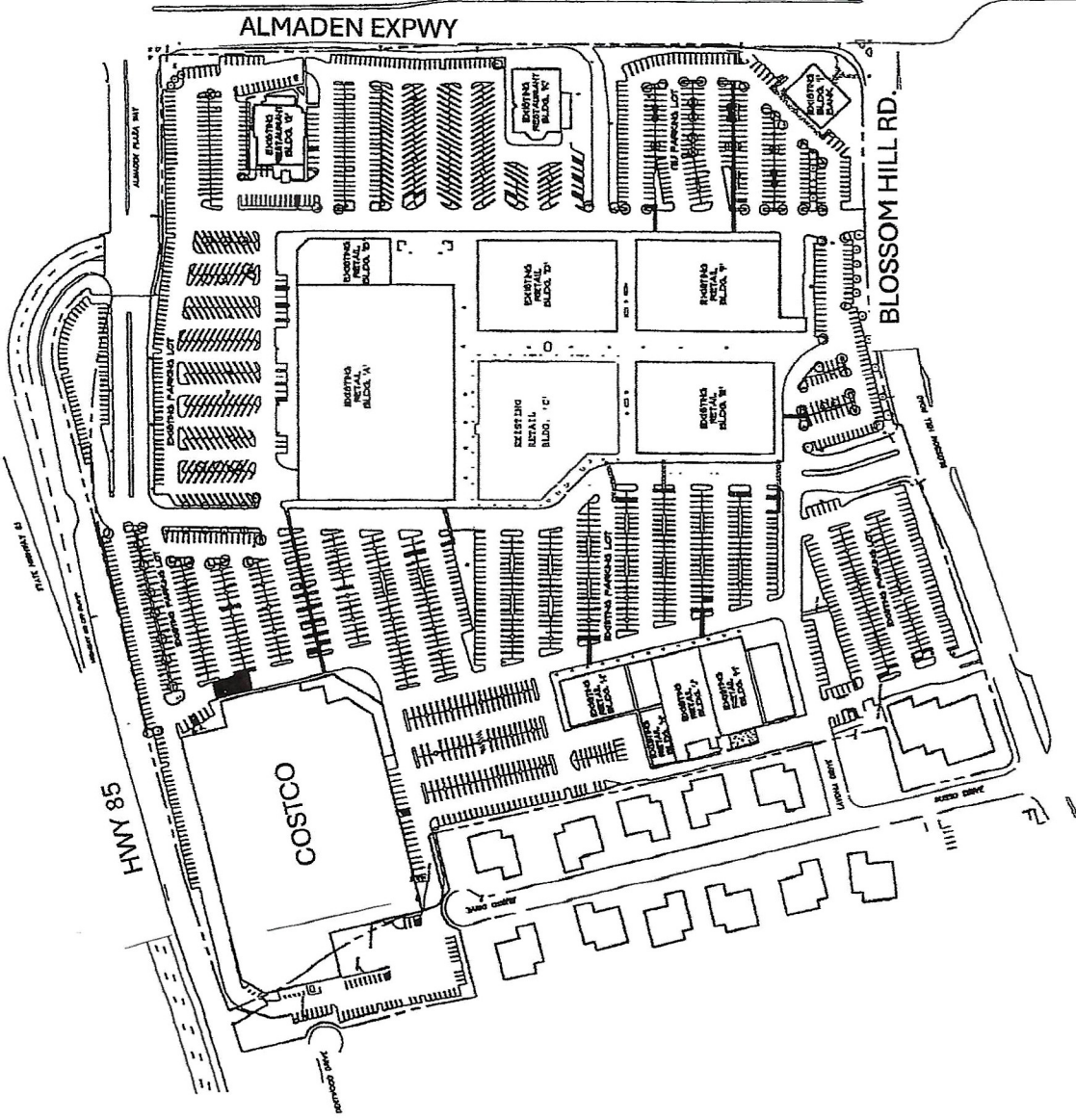


PROJECT NO.	
DATE	
DRAWN BY	
SCALE	AS NOTED

OVERALL & ENLARGED SITE PLANS

SHEET
A1.0

© I. K. O. ARCHITECTS INC.

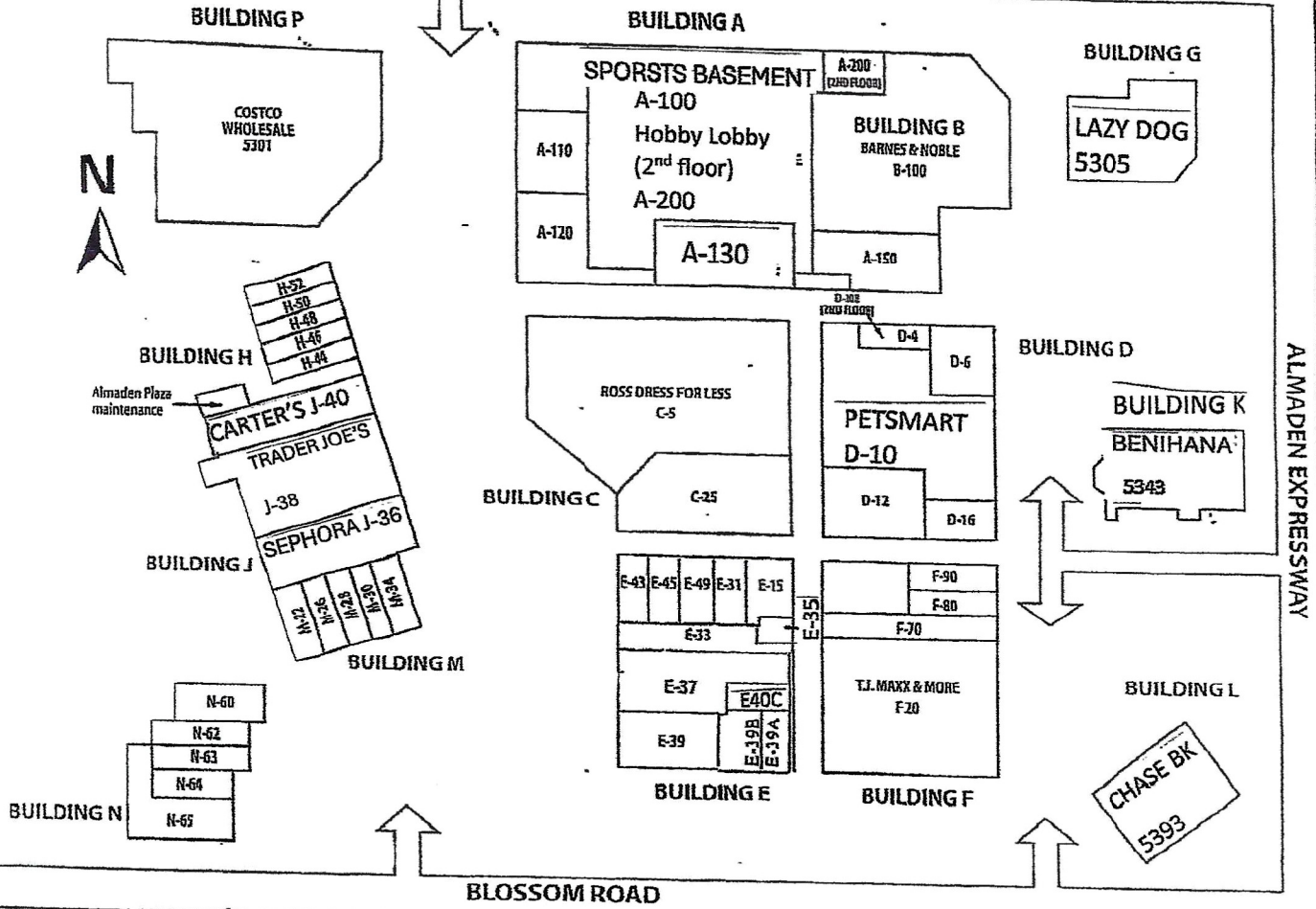


OVERALL SITE PLAN 1" = 100'

HIGHWAY 85

85

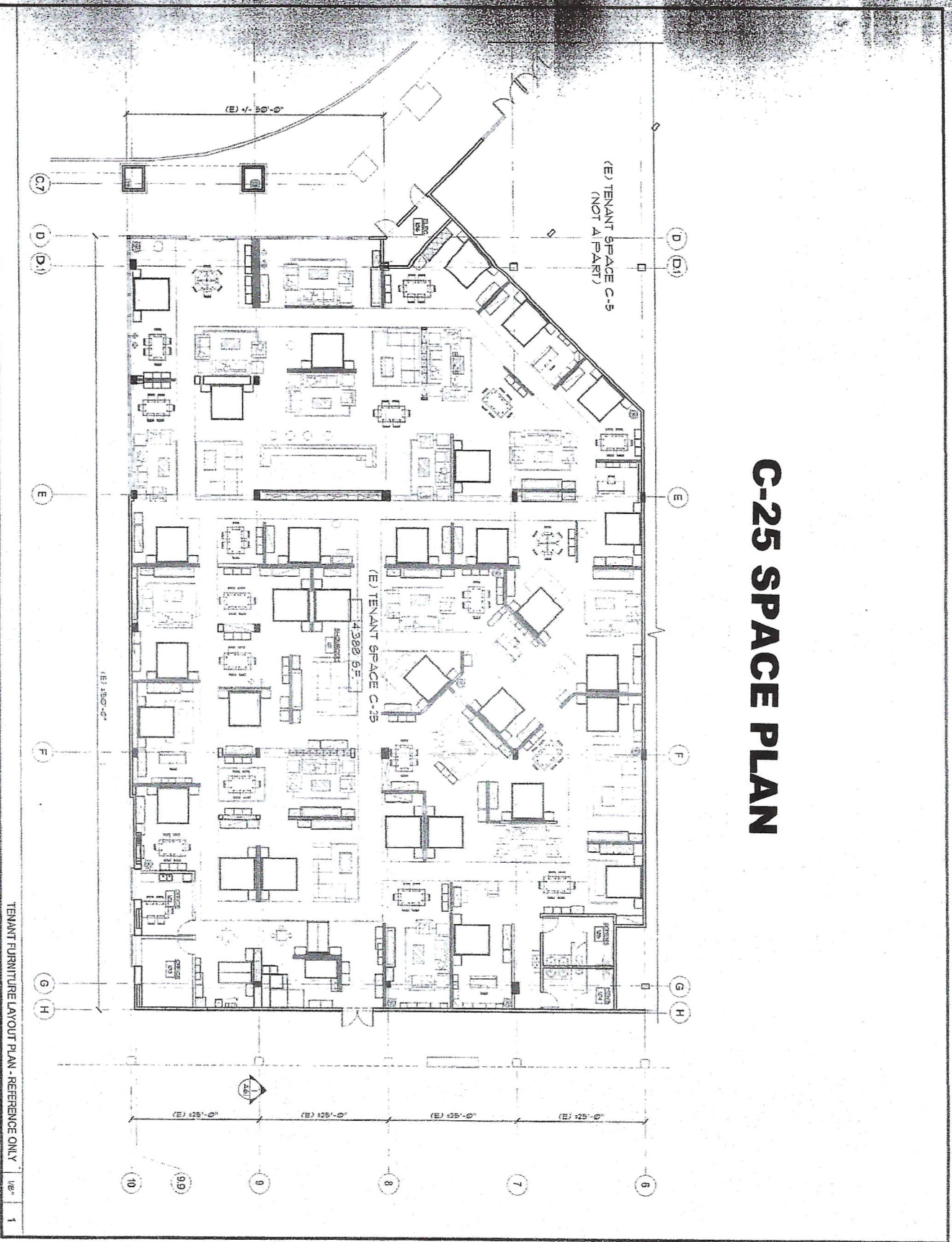
ALMADEN PLAZA WAY



ALMADEN PLAZA TENANTS

Space	Tenant	Space	Tenant	Space	Tenant
A-100	Sports Basement leased 81,000 SF (spaces A100,B100,A130 & A150, opens Fall 2025)	E-15	Almaden Yoga	5301	Costco
A-110	Work World-Mens	E-31	Almaden Yoga	5305	Bldg G Lazy Dog Restaurant
A-120	Massage Zen	E-33	Xfinity/Comcast	5393	Bldg L Chase Bank
A-200	Hobby Lobby 63,000 SF	E-35	1,593 SF VACANT	5343	Bldg K Benihana Restaurant, Spring 2025
C-5	Ross Dress for Less	E-37	Floor Store	M-22	Akita Sushi
C-25	14,388 SF VACANT	E-39	Men's Warehouse	M-26	Feng Cha Tea
D-4	Util. Room	E-39-A	Boudin Bakery	M-28	Subway
D-8	Almaden School of Music	E-39-B	2,577 SF VACANT Blaze Pizza	M-30	T-Mobile
D-6	Renu21	E-40-C	Produce Storage	M-34	Baskin Robbins
D-10	Petsmart	E-43	Viva Nail Salon	N-60	5 Guys Gourmet Burgers
D-12	3,775 SF VACANT	E-45	Almaden Dental	N-62	Wing Stop
D-16	See's Candy	E-49	Management Office	N-63	House of Bagels
H-44/46	Real Produce	F-19	Wells Fargo ATM	N-64	Crumbi Cookie
H-48	L&L Hawaiian BBQ	F-20	TJ Maxx N More	N-65	Mirastar Federal Credit Union
H-50	Pho Restaurant	F-70	Medical Market		
H-52	Spectra Coffee/Tea	F-80	Premier One Credit Union		
J-36	Sephora (Summer 2025)	F-90	Yo Pop Yogurt		
J-38	Trader Joes				
J-40	Carters Children Wear				

C-25 SPACE PLAN

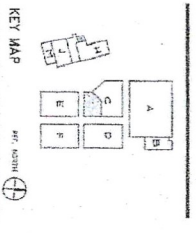


TENANT FURNITURE LAYOUT PLAN - REFERENCE ONLY 1/8" = 1'

ANA FURNITURE
TENANT
IMPROVEMENT

SUITE C-25
ALMADEN PLAZA
5383 ALMADEN EXPRESSWAY,
SAN JOSE, CALIFORNIA
Kinwai USA Inc.

KO
Ko Architects, Inc.
800 High Street, Suite 1
Palo Alto, CA 94301
P: 650.851.1846
F: 650.851.1846



REVISION	
BUILDING PERMIT SUBMITTAL	JAN. 02, 2025
PROJECT NO.	0-59
DATE	01-14-2025
DRAWN BY	
CHECK	1/8" = 1'-0"
SHEET	A2.3
TENANT FURNITURE PLAN	
REFERENCE ONLY	

