

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 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)

WE CANNOT HAVE ANYMORE RESTAURANTS, OR FOOD RELATED USES, NOR ENTERTAINMENT OR FITNESS USES, RESTRICTED BY ANCHOR TENANTS.

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

BUILDING 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 Summer 2025 in former Red Lobster pad.
AREA:

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

TRAFFIC Almaden Expressway: ± 75,000
COUNTS: 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

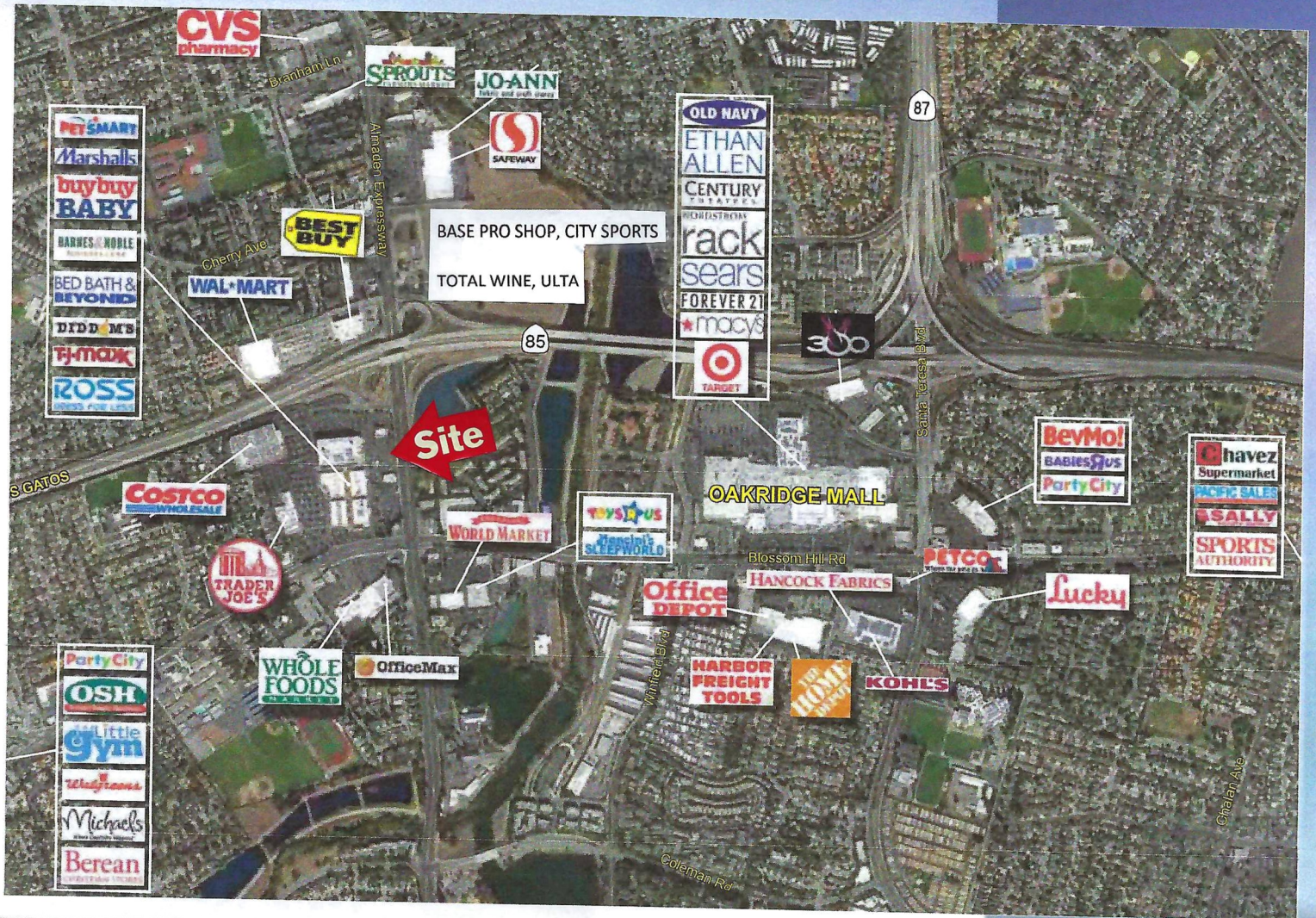
* 415-389-7900 *

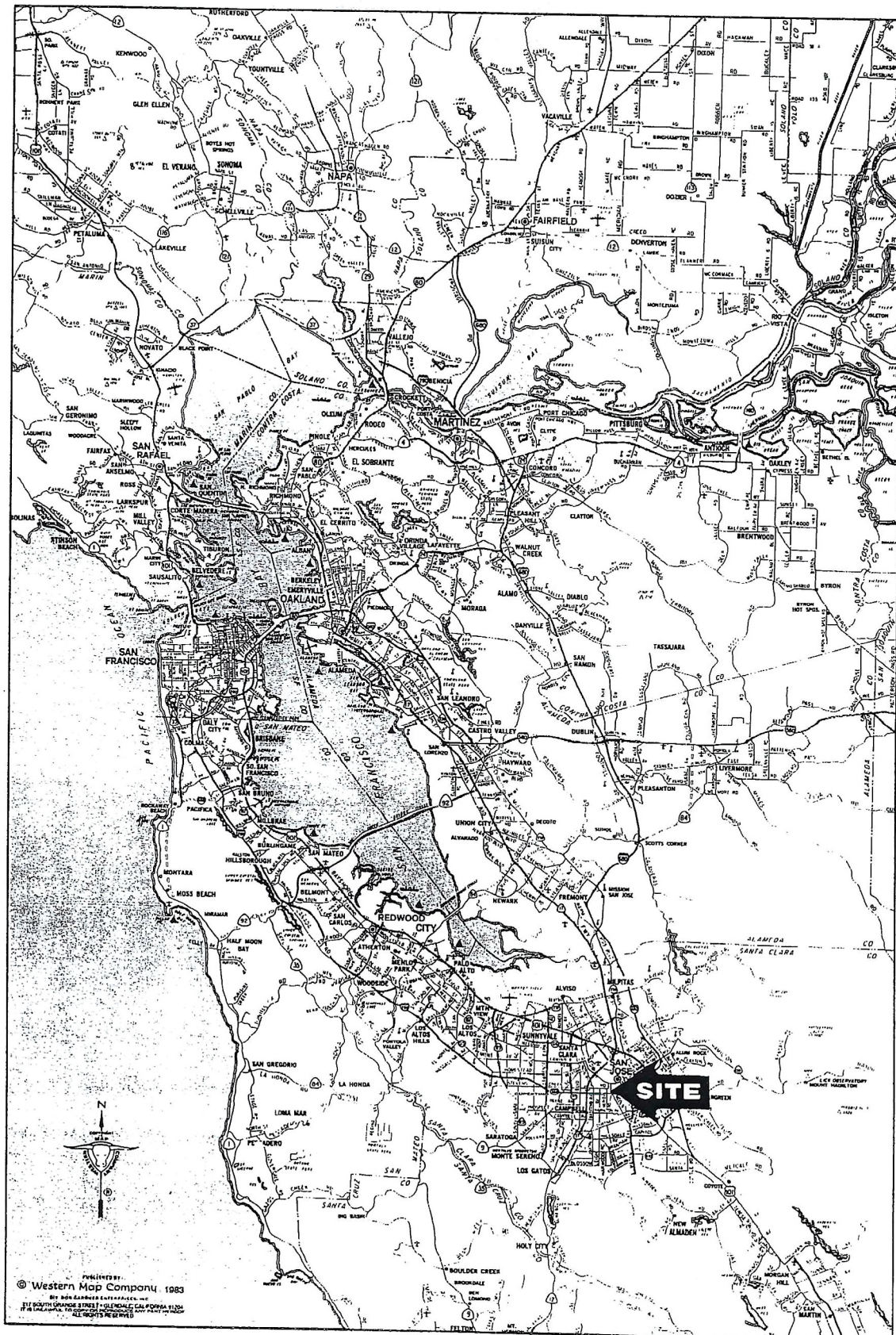
Email: fletchj@pacbell.net

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

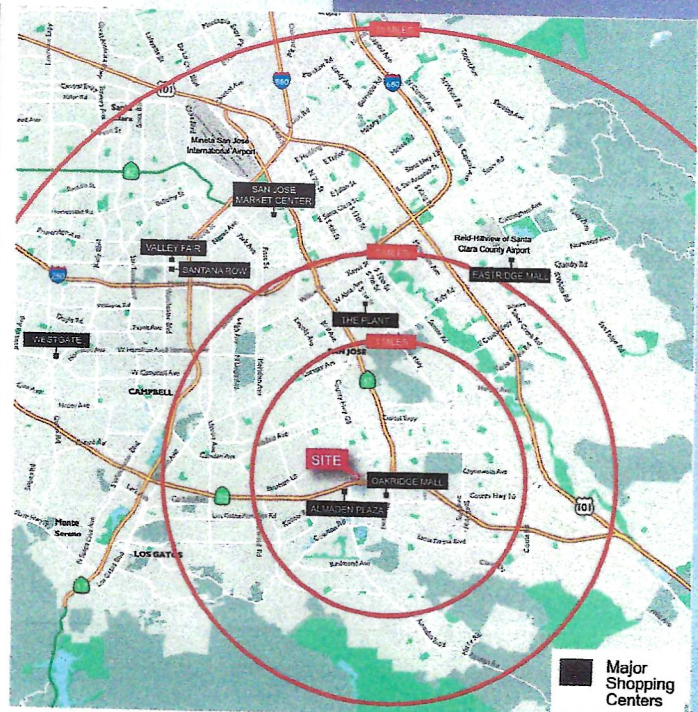




Jim Fletcher
Company, Inc.

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

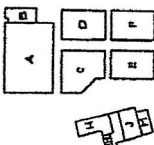
MILEAGE MAP



5353 ALMADEN EXPRESSWAY
SAN JOSE, CALIFORNIA
ALMADEN PLAZA CORP.



Ko Architects, Inc.
800 High Street, Suite 1
Palo Alto, CA 94301
p: 650.853.1908
f: 650.853.1845



KEY MAP



ON 2/2/93

1997

DATE _____

DATE PLACED IN



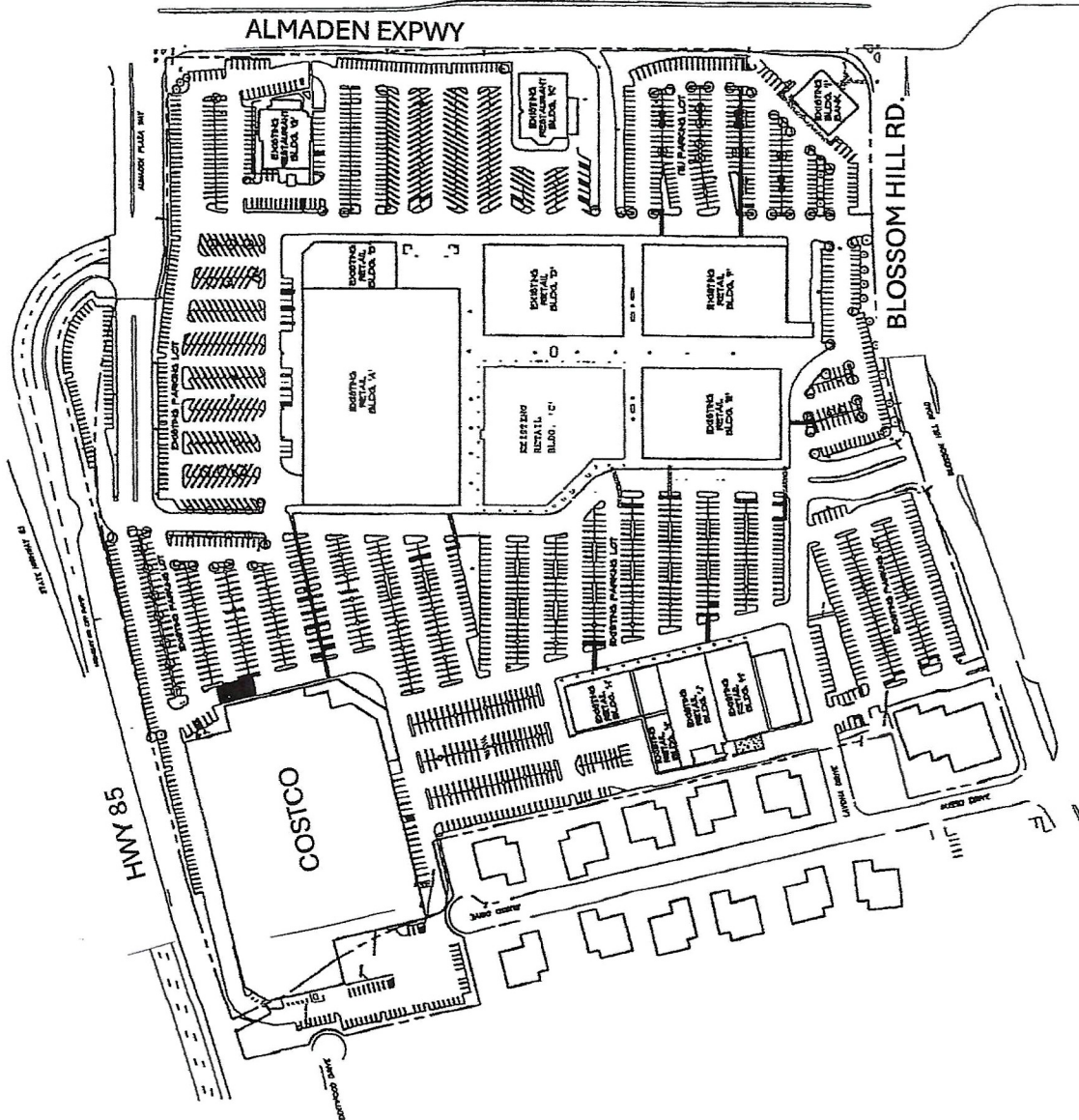
OVERALL &

133H8

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PLANS

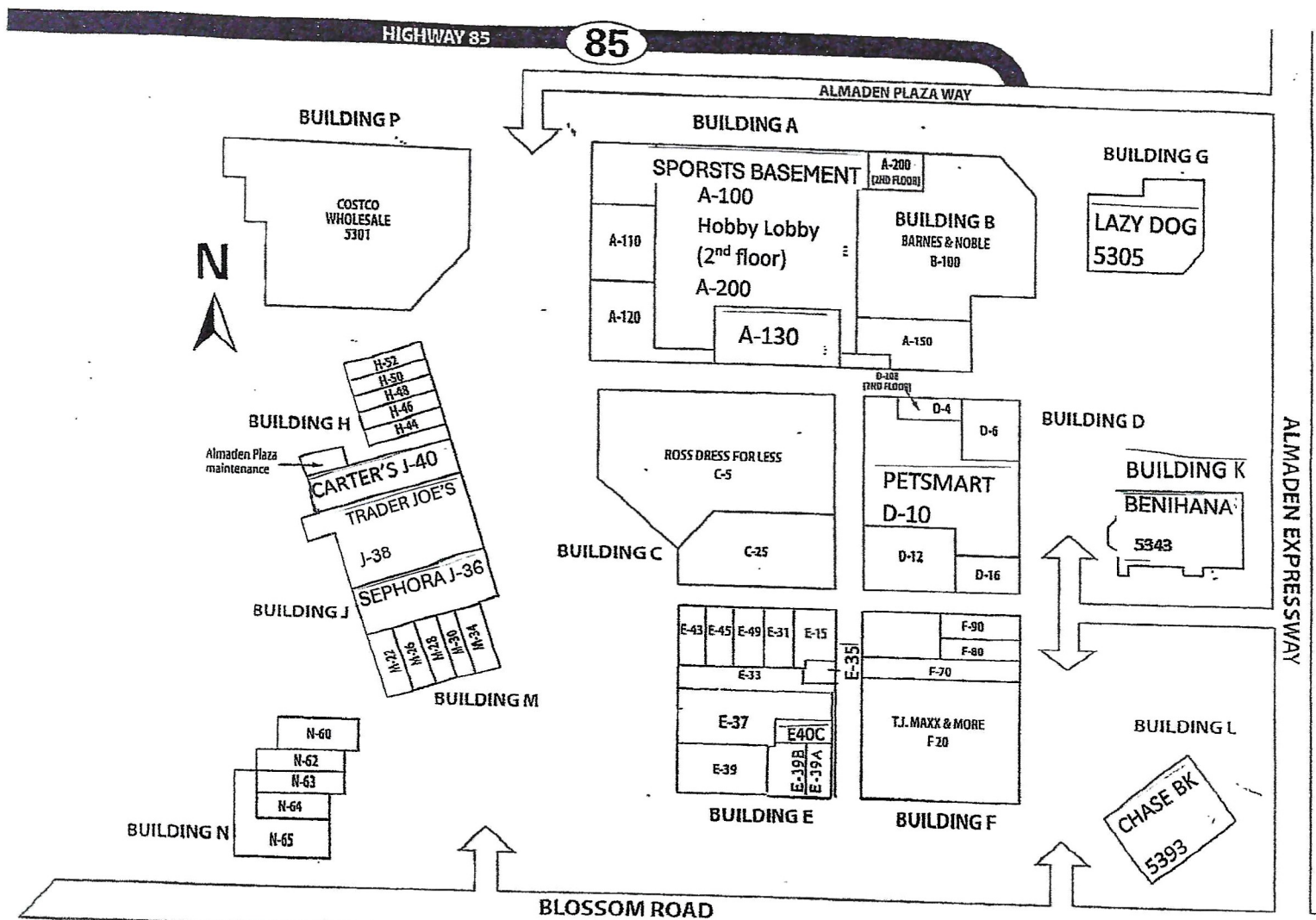
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OVERALL SITE PLAN

100

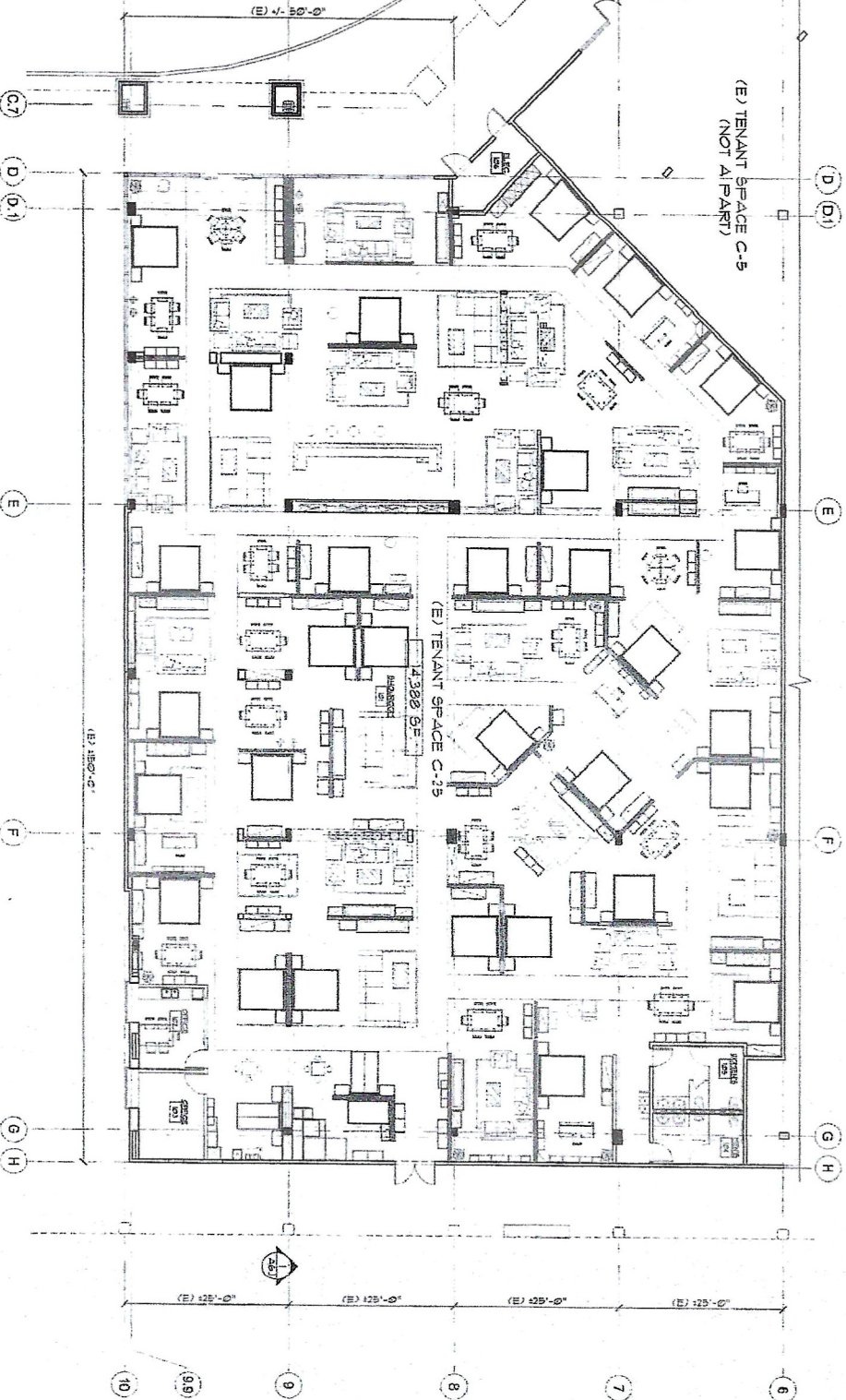
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ALMADEN PLAZA TENANTS

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
		E-35	1,593 SF VACANT	5343	Bldg K Benihana Restaurant, Spring 2025
A-200	Hobby Lobby 63,000 SF	E-37	Floor Store		
		E-39	Men's Wearhouse	M-22	Akita Sushi
		E-39-A	Boudin Bakery	M-26	Feng Cha Tea
		E-39-B	T'Leaf Burmese Restaurant	M-28	Subway
		E-40-C	Produce Storage	M-30	T-Mobile
		E-43	Viva Nail Salon	M-34	Baskin Robbins
		E-45	Almaden Dental		
		E-49	Management Office	N-60	5 Guys Gourmet Burgers
C-5	Ross Dress for Less	F-19	Wells Fargo ATM	N-62	Wing Stop
C-25	14,388 SF VACANT	F-20	TJ Maxx N More	N-63	House of Bagels
D-4	Util. Room	F-70	Medical Market	N-64	Crumbi Cookie
D-8	Almaden School of Music	F-80	Premier One Credit Union	N-65	Mirastar Federal Credit Union
D-6	Renu21	F-90	Yo Pop Yogurt		
D-10	Petsmart				
D-12	3,775 SF VACANT				
D-16	See's Candy				
		H-44/46	Real Produce		
		H-48	L&L Hawaiian BBQ		
		H-50	Pho Restaurant		
		H-52	Spectra Coffee/Tea		
		J-36	Sephora (Summer 2025)		
		J-38	Trader Joes		
		J-40	Carters Children Wear		

C-25 SPACE PLAN



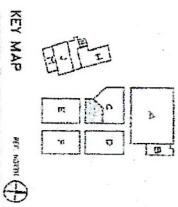
TENANT FURNITURE LAYOUT PLAN - REFERENCE ONLY

ANA FURNITURE
TENANT
IMPROVEMENT

SUITE C-25
ALMADEN PLAZA

5393 ALMADEN EXPRESSWAY,
SAN JOSE, CALIFORNIA
KIMWA USA INC.

KO Ko Architects, Inc.
900 High Street, Suite 1
San Jose, CA 95128
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PROJECT: BUILDING FURNITURE LAYOUT
DATE: JAN 21/20

PROJECT NO. 20-58
DATE: 12-1-20

SCALE: 1/8" = 1'-0"

TENANT FURNITURE
PLAN
REFERENCE ONLY
A2.3

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ALMADEN PLAZA - SUITE D-12
 EXISTING CONDITIONS
 12/09/2021 | Scale: 1/8" = 1'-0"

BRERETTON

