

# SAFEWAY CENTER - ALMADEN EXPRESSWAY

4950 ALMADEN EXPWY

SAN JOSE, CALIFORNIA 95118

**LOCATION:** Northwest corner of Almaden Expressway and Cherry Ave. The center is situated in a densely populated residential area of San Jose one block off Highway 85 on Almaden Expressway.

**SPACE AVAILABLE:** Vacant Jo-Ann Store  
23,563 SF-space has loading dock, 70 tons HVAC, 800 amps  
Pylon sign

**SITE AREA PARKING:** Approximately 14 acres with adequate parking - 4.5 car/1,000 sf

**BUILDING AREA:** Approximately 155,000 square feet of retail space anchored by Safeway, Savers, and McDonalds. Center recently remodeled with new facia for anchor tenants.

**EXISTING RETAIL MARKET:** The Blossom Hill Corridor is considered to be one of the three most desirable retail areas in Santa Clara County. Existing within the trade area are over 15 million square feet of retail space, encompassing neighborhood, community and regional shopping centers. Almaden Ranch anchored by Bass Pro-Shop across Cherry Ave.

**TRAFFIC COUNTS:** Almaden Expressway: ± 75,000  
Highway 85: ± 200,000

**DEMOGRAPHICS:**

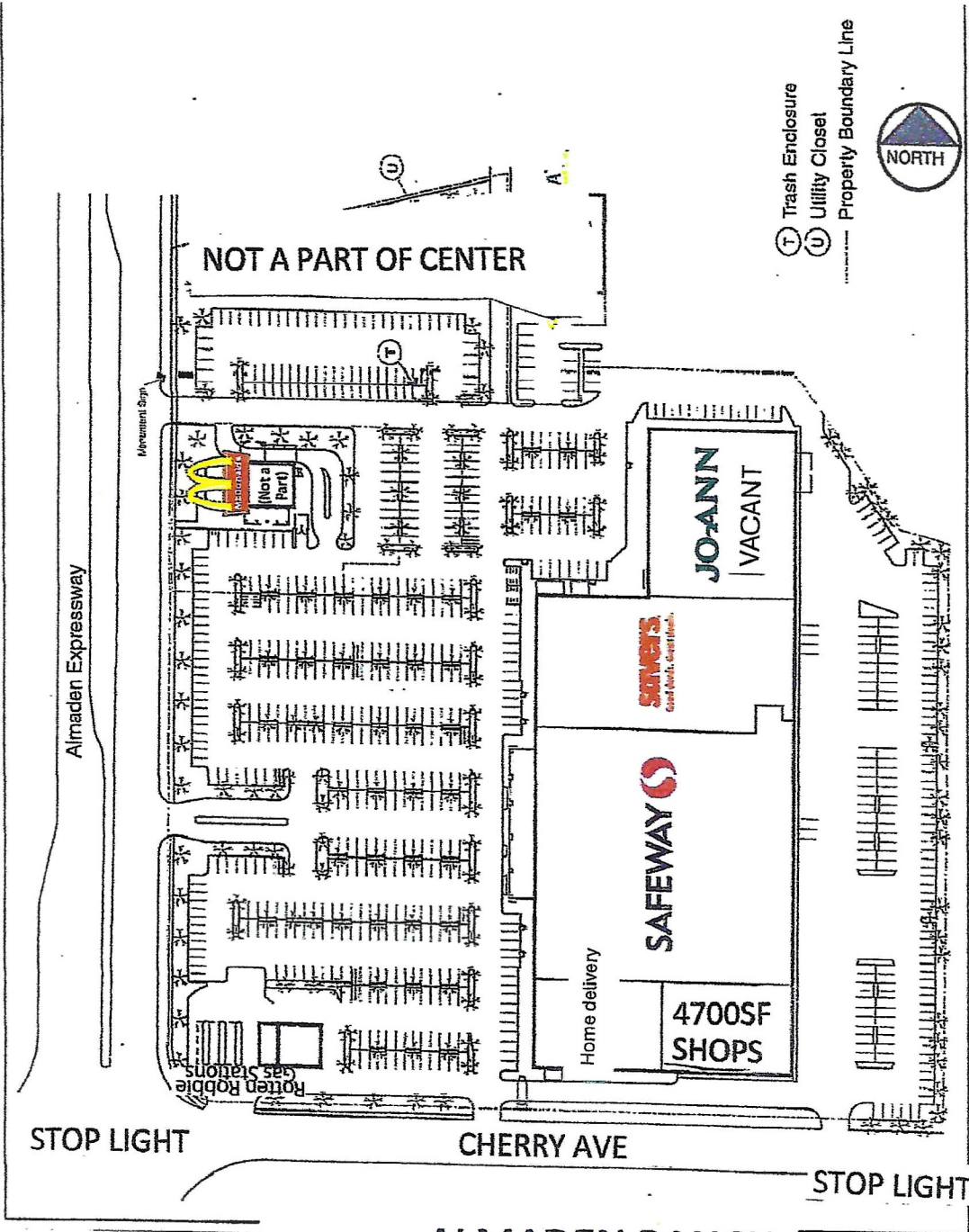
	<u>3 Mile</u>	<u>5 Mile</u>
Population:	± 210,000	± 510,000
Average HH Income:	\$223,000	\$208,000

*For leasing information, please contact:*

EXCLUSIVE AGENT:  
**Jim Fletcher**  
**Jim Fletcher Company, Inc.**  
Lic. #00875924  
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## 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.



ALMADEN RANCH

BASS PRO SHOP

CITY SPORTS

WINE STORE N MORE

ULTA

COMPETITION AERIAL



# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.26/-121.8744

4950 Almaden Expy San Jose, CA 95118	1 mi radius	2 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
Estimated Population (2025)	24,878	95,701	209,183	508,922
Projected Population (2030)	24,489	92,007	200,374	491,921
Census Population (2020)	24,075	94,400	207,031	513,071
Census Population (2010)	23,640	93,311	203,337	487,787
Projected Annual Growth (2025-2030)	-389 -0.3%	-3,694 -0.8%	-8,809 -0.8%	-17,001 -0.7%
Historical Annual Growth (2020-2025)	803 0.7%	1,301 0.3%	2,152 0.2%	-4,149 -0.2%
Historical Annual Growth (2010-2020)	435 0.2%	1,089 0.1%	3,694 0.2%	25,284 0.5%
Estimated Population Density (2025)	7,923 psm	7,620 psm	7,402 psm	6,481 psm
Trade Area Size	3.1 sq mi	12.6 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>				
Estimated Households (2025)	9,216	34,249	72,591	175,431
Projected Households (2030)	9,267	33,696	71,017	172,543
Census Households (2020)	8,943	34,405	73,534	175,244
Census Households (2010)	8,748	33,527	71,324	165,248
Projected Annual Growth (2025-2030)	51 0.1%	-553 -0.3%	-1,575 -0.4%	-2,887 -0.3%
Historical Annual Change (2010-2025)	468 0.4%	721 0.1%	1,267 0.1%	10,182 0.4%
<b>Average Household Income</b>				
Estimated Average Household Income (2025)	\$182,743	\$206,879	\$222,856	\$208,068
Projected Average Household Income (2030)	\$180,741	\$204,203	\$219,703	\$205,017
Census Average Household Income (2010)	\$83,765	\$96,181	\$102,231	\$97,097
Census Average Household Income (2000)	\$78,327	\$86,794	\$91,198	\$87,556
Projected Annual Change (2025-2030)	-\$2,003 -0.2%	-\$2,676 -0.3%	-\$3,153 -0.3%	-\$3,050 -0.3%
Historical Annual Change (2000-2025)	\$104,416 5.3%	\$120,084 5.5%	\$131,658 5.8%	\$120,512 5.5%
<b>Median Household Income</b>				
Estimated Median Household Income (2025)	\$144,504	\$160,794	\$170,646	\$158,932
Projected Median Household Income (2030)	\$143,503	\$159,924	\$169,644	\$157,888
Census Median Household Income (2010)	\$72,320	\$80,046	\$84,224	\$79,457
Census Median Household Income (2000)	\$71,040	\$76,471	\$78,628	\$74,419
Projected Annual Change (2025-2030)	-\$1,001 -0.1%	-\$870 -0.1%	-\$1,002 -0.1%	-\$1,044 -0.1%
Historical Annual Change (2000-2025)	\$73,464 4.1%	\$84,323 4.4%	\$92,018 4.7%	\$84,513 4.5%
<b>Per Capita Income</b>				
Estimated Per Capita Income (2025)	\$67,767	\$74,148	\$77,450	\$71,897
Projected Per Capita Income (2030)	\$68,469	\$74,902	\$77,987	\$72,091
Census Per Capita Income (2010)	\$30,984	\$34,560	\$35,863	\$32,898
Census Per Capita Income (2000)	\$28,991	\$30,845	\$31,863	\$29,054
Projected Annual Change (2025-2030)	\$702 0.2%	\$754 0.2%	\$536 0.1%	\$193 -
Historical Annual Change (2000-2025)	\$38,776 5.4%	\$43,303 5.6%	\$45,588 5.7%	\$42,843 5.9%
Estimated Average Household Net Worth (2025)	\$1.93 M	\$2.16 M	\$2.32 M	\$2.07 M