



For additional information, contact Exclusive Agents:

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Biagini Properties, Inc.
333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087-1969
11/16/2017

Property Profile & Property Highlights



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Property Profile & Property Highlights

Property Profile

Location Southwest corner of Saratoga Avenue at Moorpark Avenue near I-280 off-ramp.

Available Space

4338 Moorpark Avenue: 1,400 Square Feet

± 20' W x 70' D. New standard retail finish, full height glass storefront, new ADA restroom, 4-ton HVAC, new Title 24 current code, new Title 24 electrical panel (100 amps), new drop t-bar ceiling 9' AFF (above finish floor), new Title 24 2' x 4' recessed light fixtures, ear exit door and fire sprinklered. Available Now.

Tenant is required to obtain occupancy permit from the City of San Jose.

Property Highlights

Co-Tenants: Mitsuwa Marketplace, Daiso, Paris Baguette, Shabuway Restaurant, Teaspoon Specialty Tea Cafe, Bob Korean Restaurant, Cricket Wireless, Ramen Kahoo Restaurant, Tomisushi Japanese Restaurant, Snowflake Desserts Café and Japanese Art & Cultural Center.

Signage: Two (2) monument signs along Saratoga Avenue and on Moorpark Avenue plus building signage.

Comments: Asian-themed center. This is one of the most heavily traveled intersections in San Jose. Site is surrounded by a good mix of office buildings, apartments and single family homes.



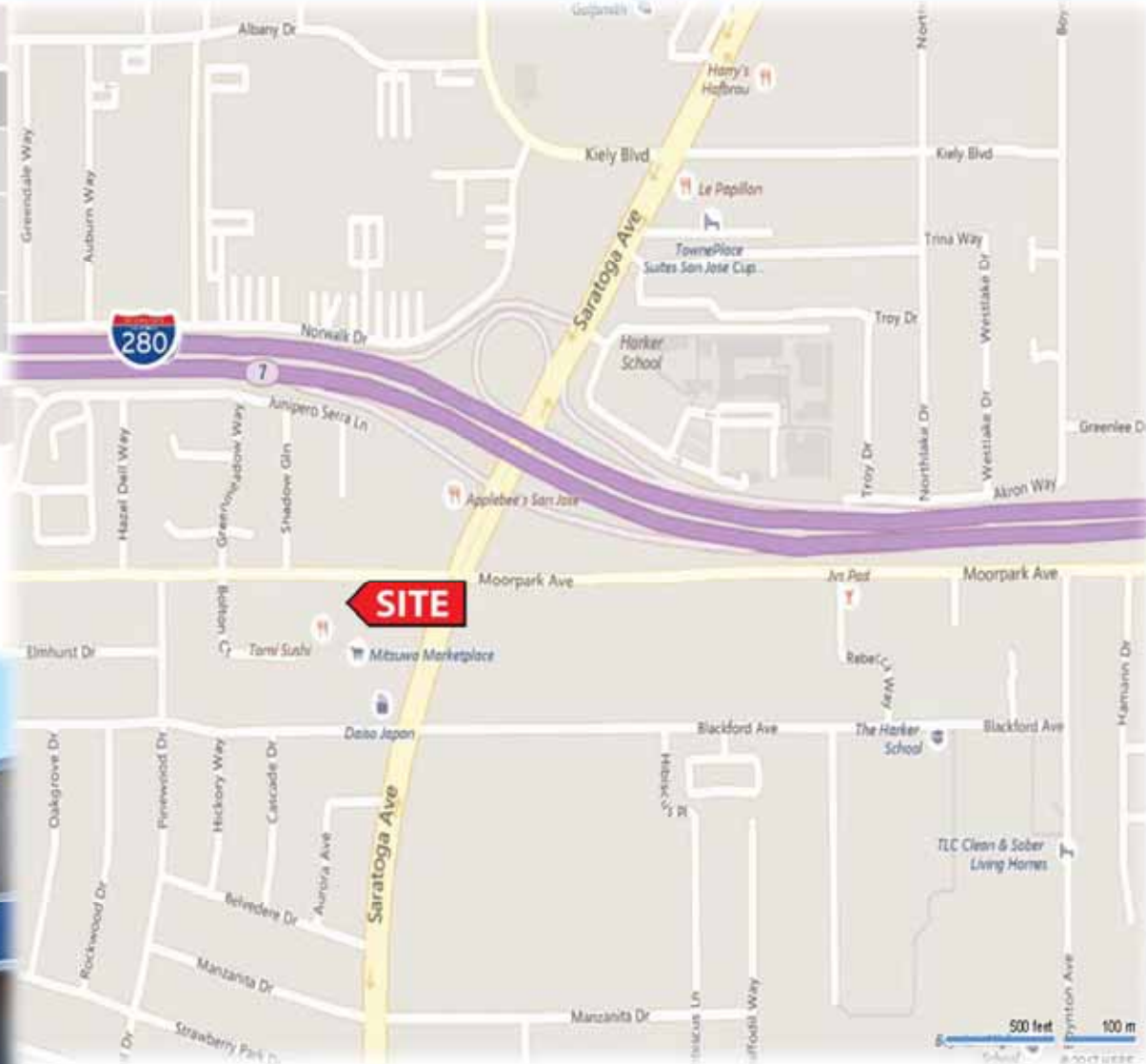
Demographics & Traffic Counts

Demographics

2017	1-Mile	3-Mile	5-Mile
Population	36,970	253,812	549,386
Daytime Population	10,155	105,142	344,342
Avg. HH Income	\$102,538	\$116,709	\$128,824

Traffic Counts (24 Hour ADA 2012)

Saratoga Avenue at Moorpark Avenue NE	42,263
Saratoga Avenue at Moorpark Avenue S	55,000
Saratoga Avenue at Kiely Blvd.	49,430



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Strawberry Park Shopping Center 651-685 Saratoga Avenue 4302-4342 Moorpark Avenue San Jose, CA 95129

1. Mitsuwa MarketPlace
2. Mitsuwa MarketPlace
3. Mitsuwa MarketPlace
4. Mitsuwa MarketPlace
5. Wells Fargo Bank ATM
6. Hair Works Barbershop
7. Beaufort Day Spa
8. Bob Korean Restaurant
9. Cricket Wireless
10. Teaspoon Specialty Tea Cafe
11. Ramen Kahoo Restaurant
12. Japanese Art & Cultural Center
13. Tomisushi Japanese Restaurant
- 14. 1,400 Square Feet**
15. Redi Room Lounge
16. Clover Cake Bakery
17. Koja Kitchen Restaurant
18. Snowflake Desserts Cafe
19. Shabuway Restaurant
20. Butterfly Dental Care
21. Daiso Japan Dollar Store
22. Paris Baguette Cafe

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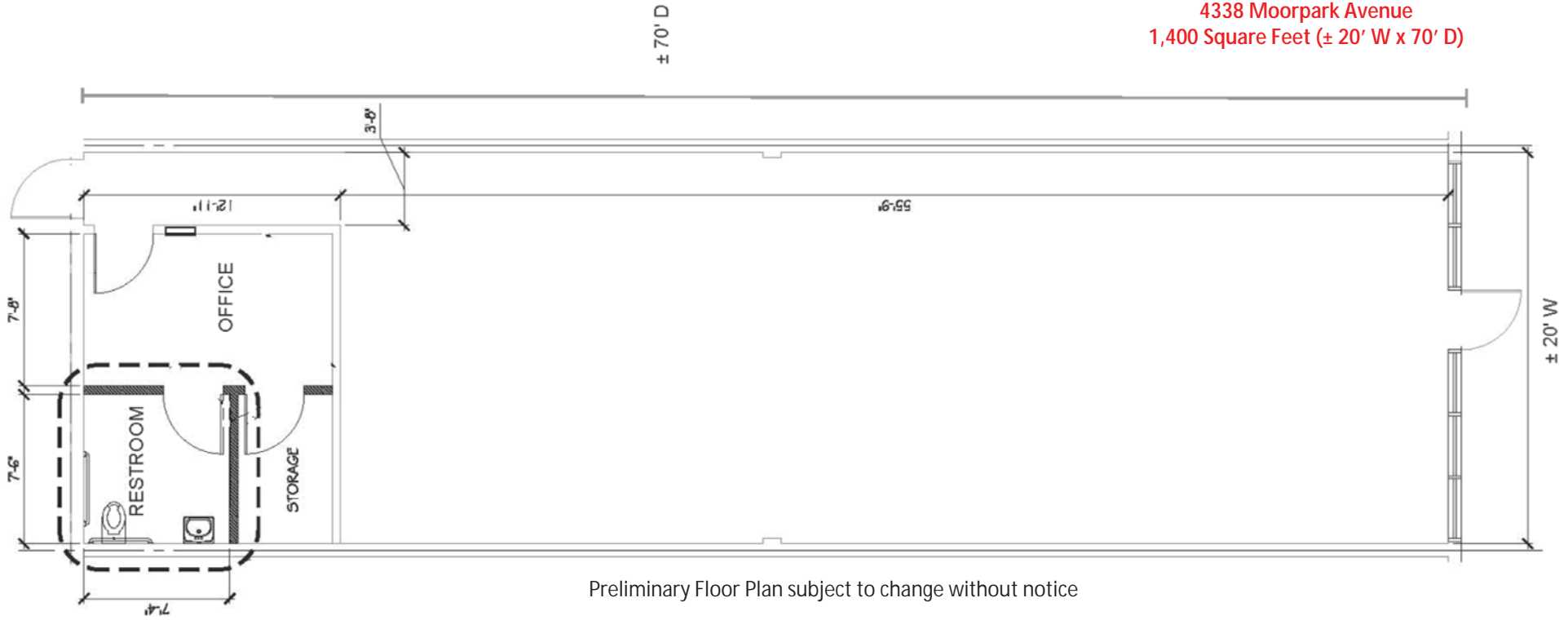
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- Full Height Glass Storefront
- New ADA Restroom
- 4-Ton HVAC (with new ducting, diffusers, thermostat)
- New Title 24 Current Code
- New Title 24 Electrical Panel (100 Amps)
- New Drop T-Bar Ceiling 9' AFF (Above Finish Floor)
- New Title 24 2' x 4' Recessed Light Fixtures
- Fire Sprinklered

Rev. 06/05/2017

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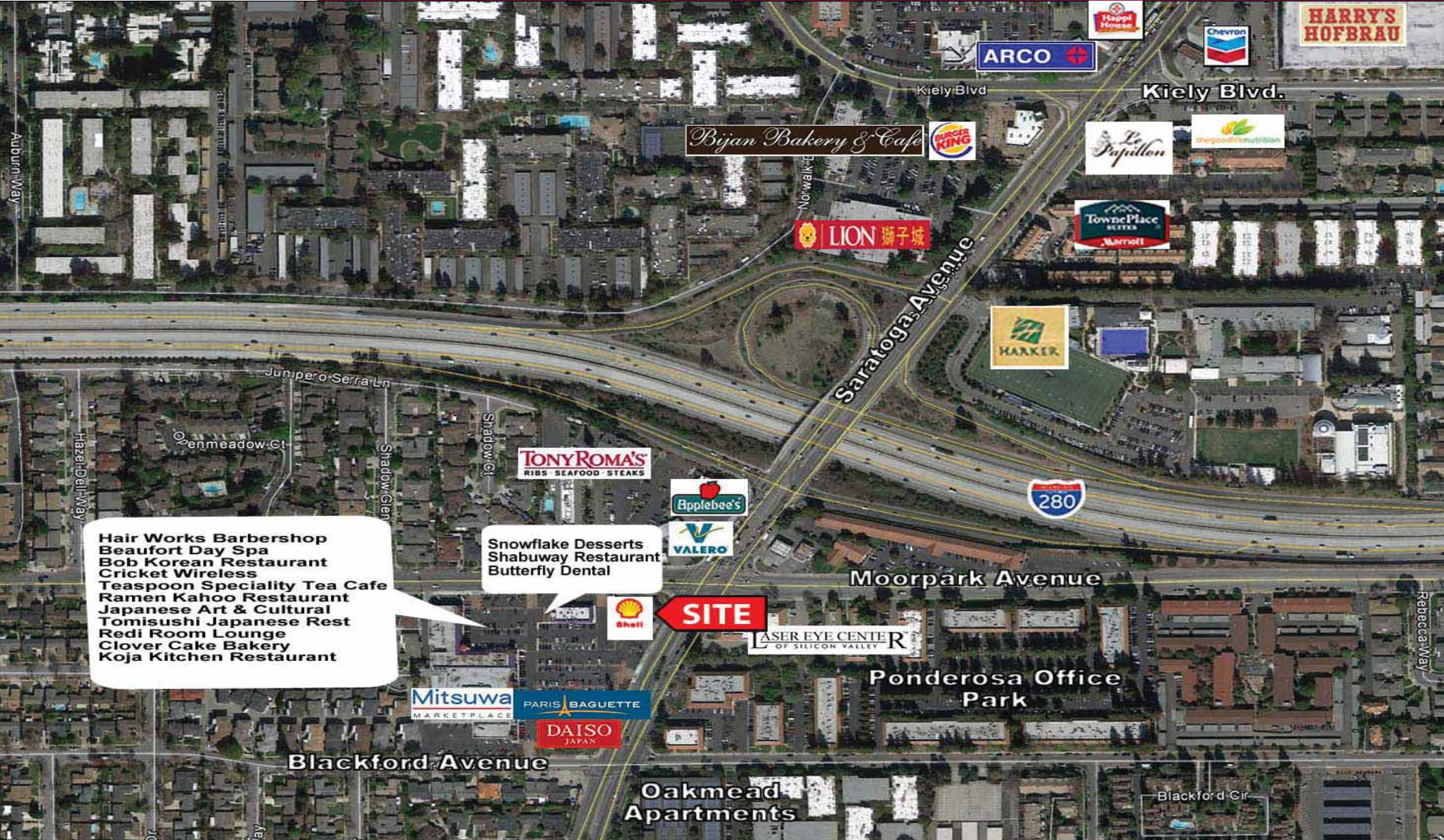
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Hair Works Barbershop
Beaufort Day Spa
Bob Korean Restaurant
Cricket Wireless
Teaspoon Speciality Tea Cafe
Ramen Kahoo Restaurant
Japanese Art & Cultural
Tomisushi Japanese Rest
Redi Room Lounge
Clover Cake Bakery
Koja Kitchen Restaurant

Snowflake Desserts
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Butterfly Dental

SITE

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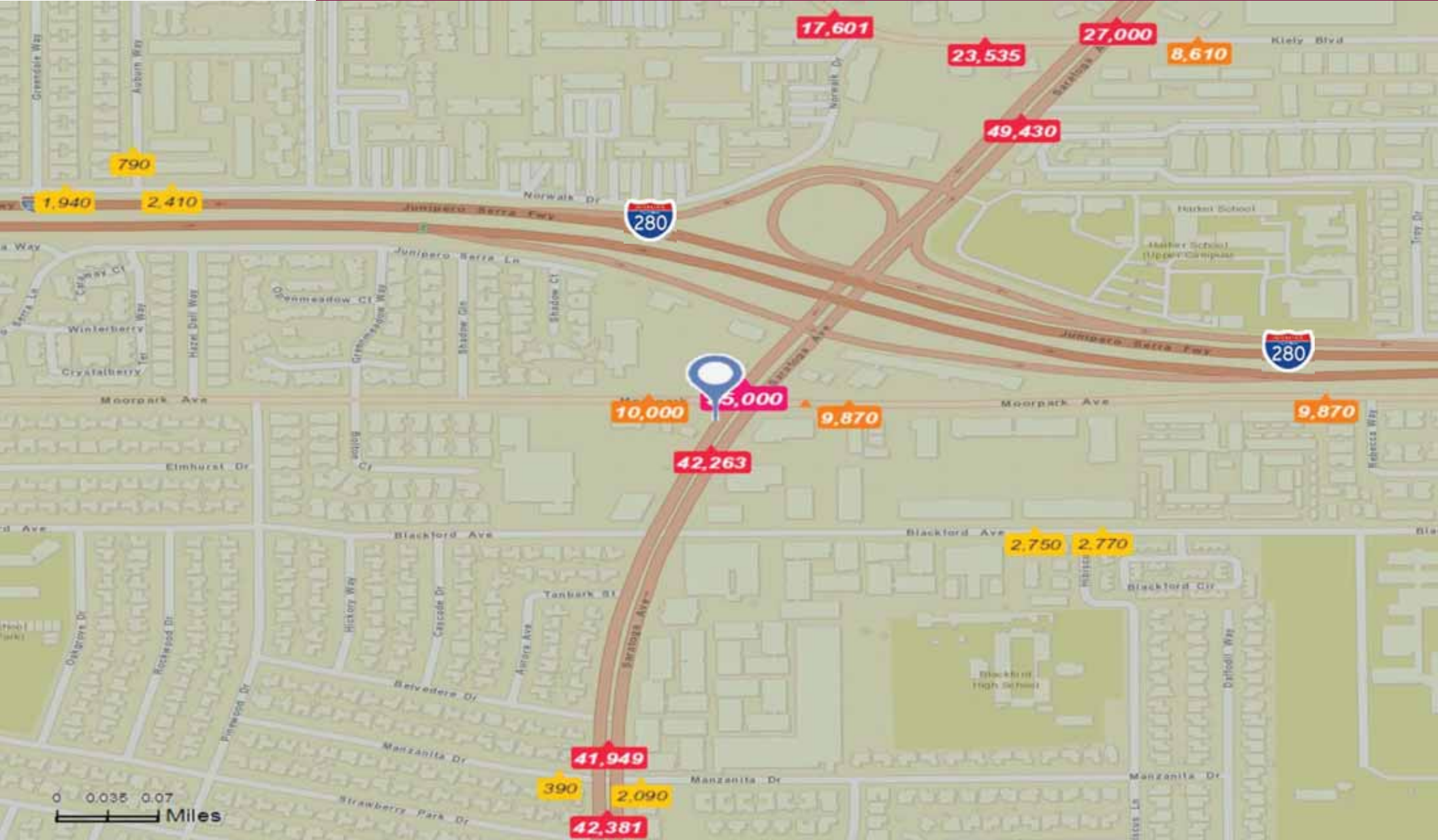
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