



For additional information, contact Exclusive Agents:

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Biagini Properties, Inc.
333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087-1969
11/14/2017

Property Profile & Property Highlights



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Property Profile & Property Highlights

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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, new HVAC, new Title 24 current code, new Title 24 electrical panel (100 amps), new drop t-bar ceiling 9' AFF (above finish floor), new 2' x 4' recessed fluorescent light fixtures, new sheetrock walls throughout, rear exit door and fire sprinklered. Available Now.

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.



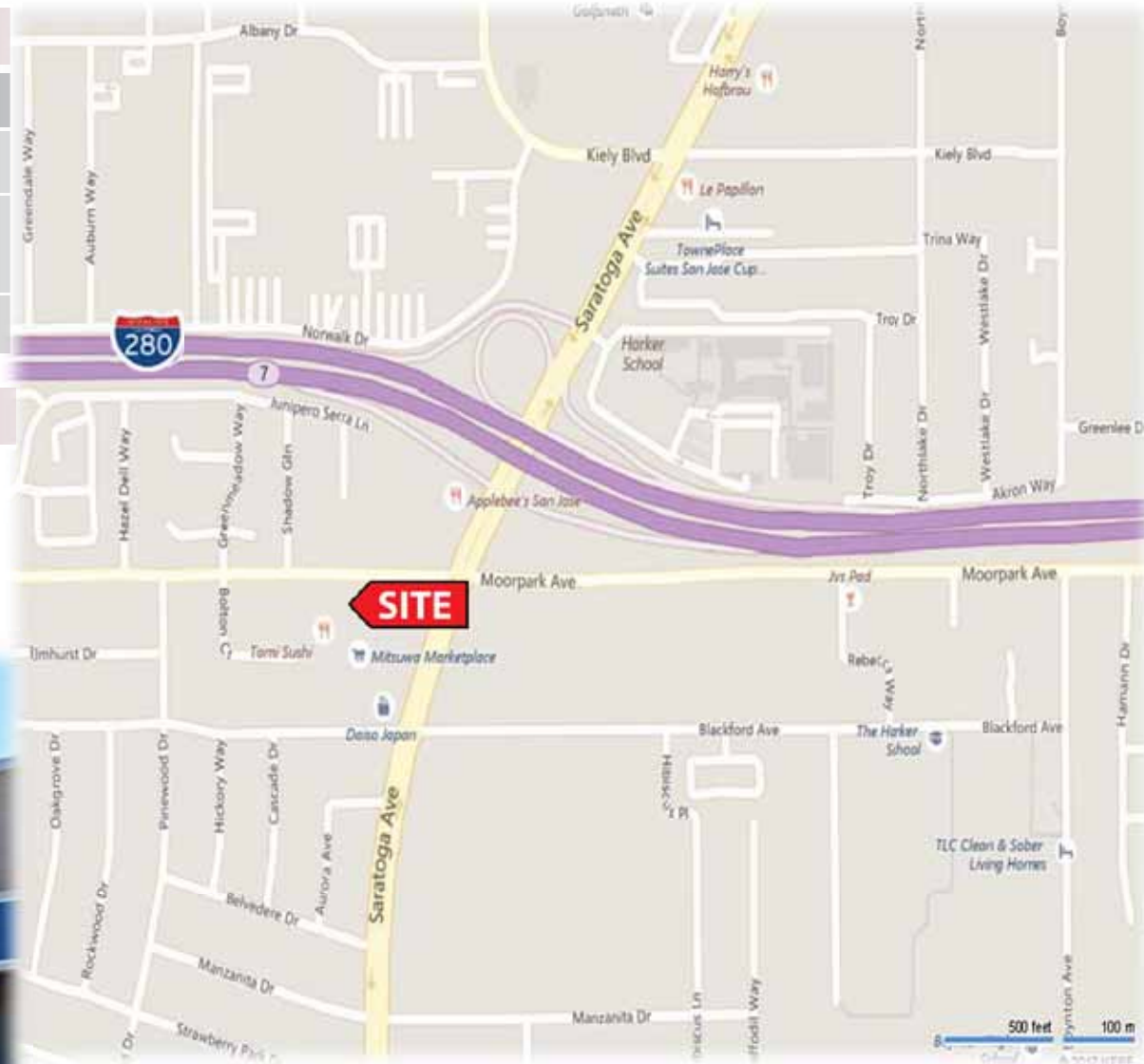
Demographics & Traffic Counts

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
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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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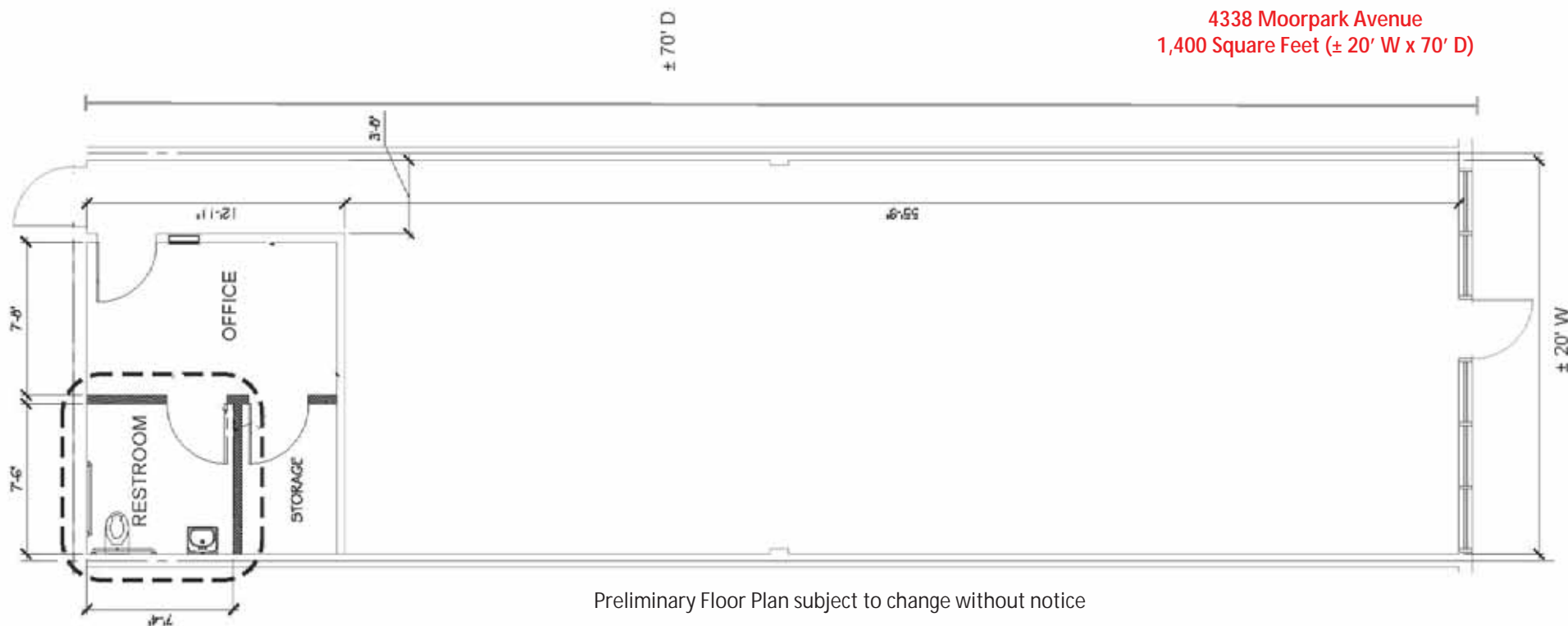
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- Full Height Glass Storefront
- New ADA Restroom
- New HVAC
- New Title 24 Current Code
- New Title 24 Electrical Panel (100 Amps)
- New Drop T-Bar Ceiling 9' AFF (Above Finish Floor)
- New 2' x 4' Recessed Fluorescent Light Fixtures
- New Sheetrock Walls Throughout
- Fire Sprinklered

Rev. 06/05/2017

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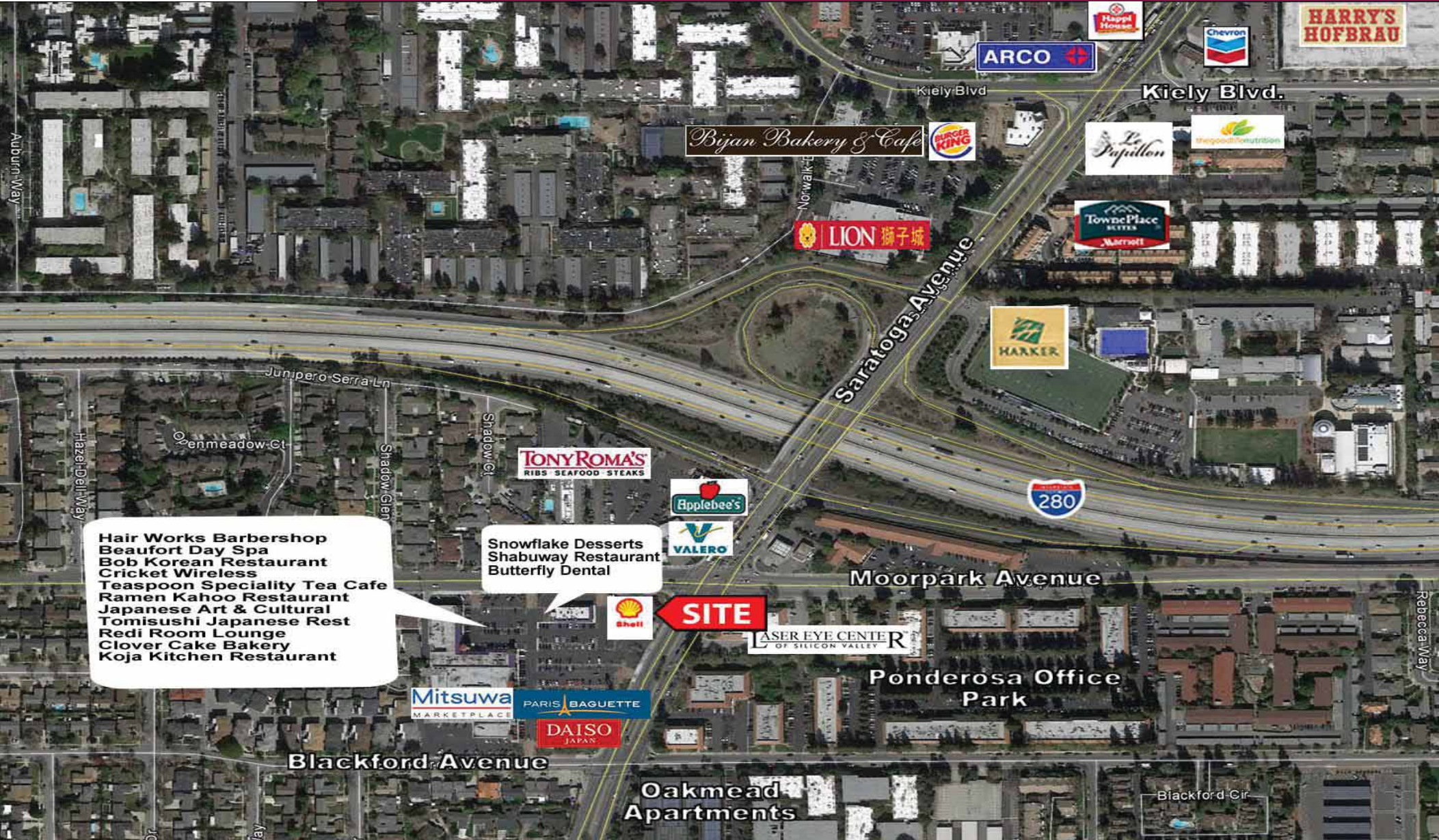
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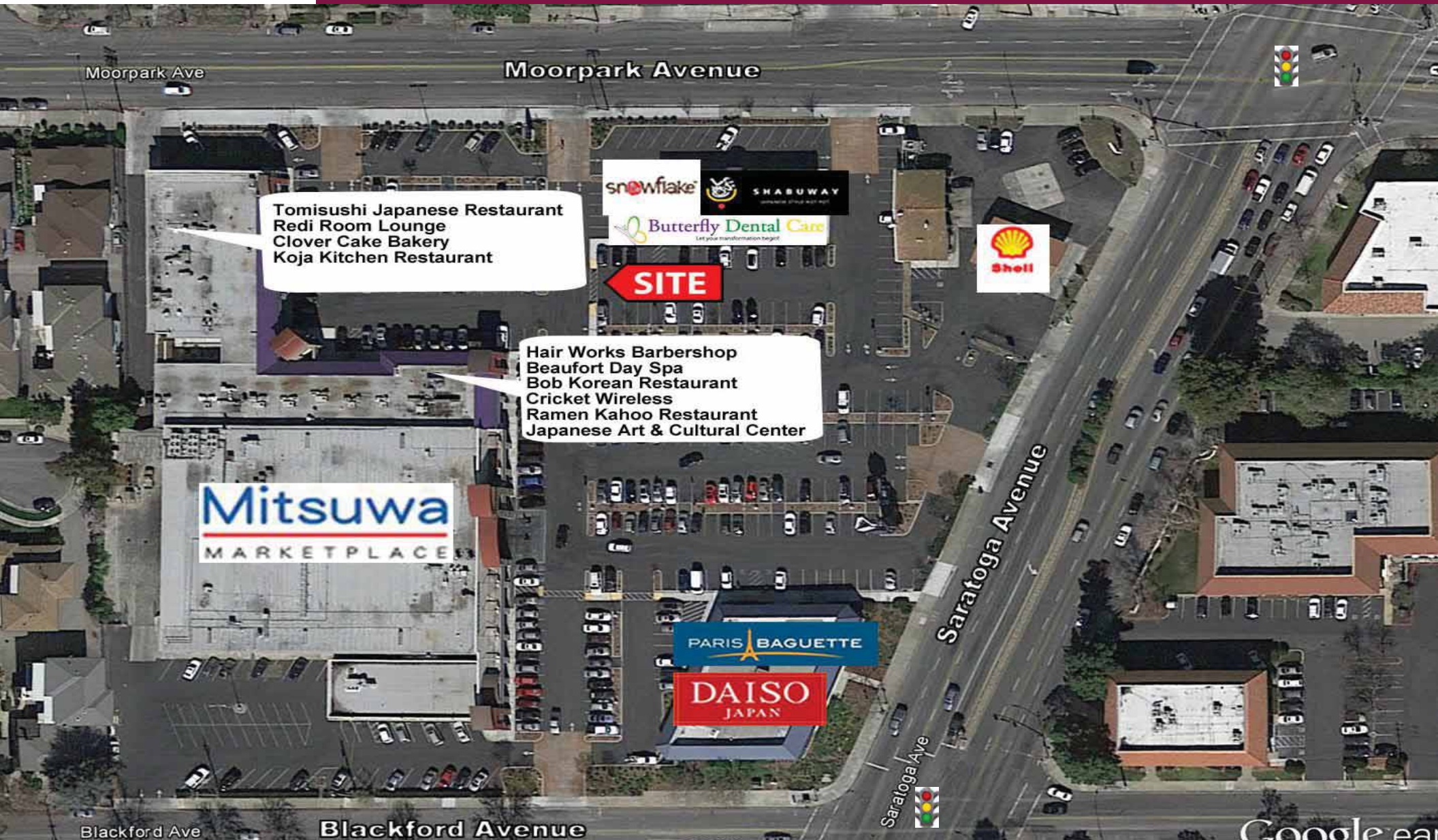
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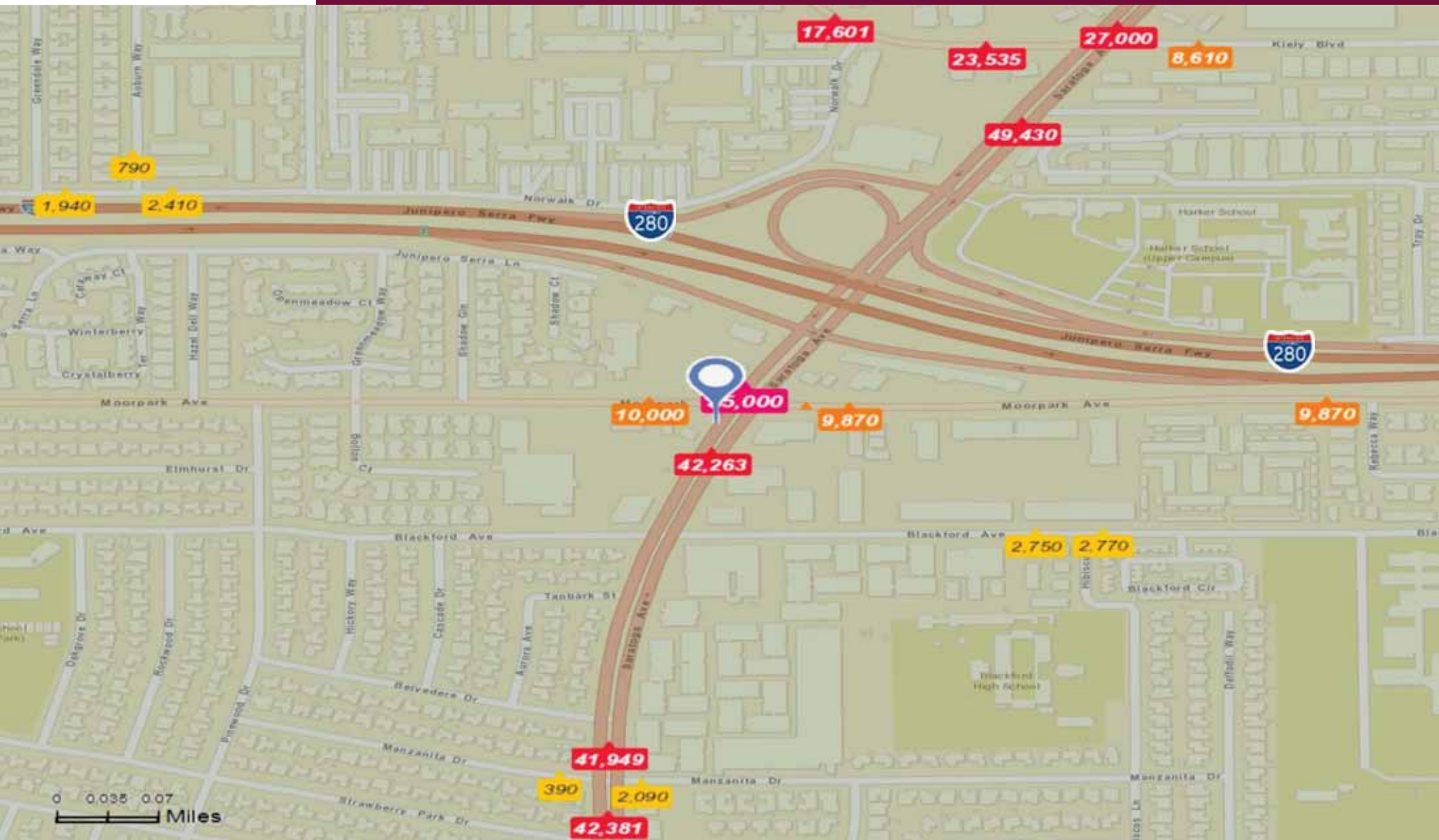
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