

**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** Lazy Dog Restaurant opens on Pad G in Spring 2121, in former Chevy's building which will be taken down in spring, 2020.

D-12- 3,775 sf, Vacant KB Fit, see site plan

E-33-A- 1,593 sf, inside open air mall – see site plan & space plan attached

E-40C- 1,560 sf–vacant– inside open air mall – see site plan & space plan attached

**WE CANNOT HAVE ANYMORE RESTAURANTS OR FOOD RELATED  
USES, RESTRICTED BY ANCHOR TENANTS**

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

**BUILDING AREA  
&MAJOR RETAILERS:** Approximately 560,000 square feet of retail space anchored by Costco, Barnes & Noble, Bed Bath & Beyond, Ross Dress for Less, T.J. Maxx N More, Trader Joe's, Tilly's Sportswear, Buy, Buy, Baby, PetSmart, Red Lobster, Lazy Dog Restaurant opens Spring, 2121..

**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	± 538,000
Daytime Population:	± 42,000	± 155,000
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**

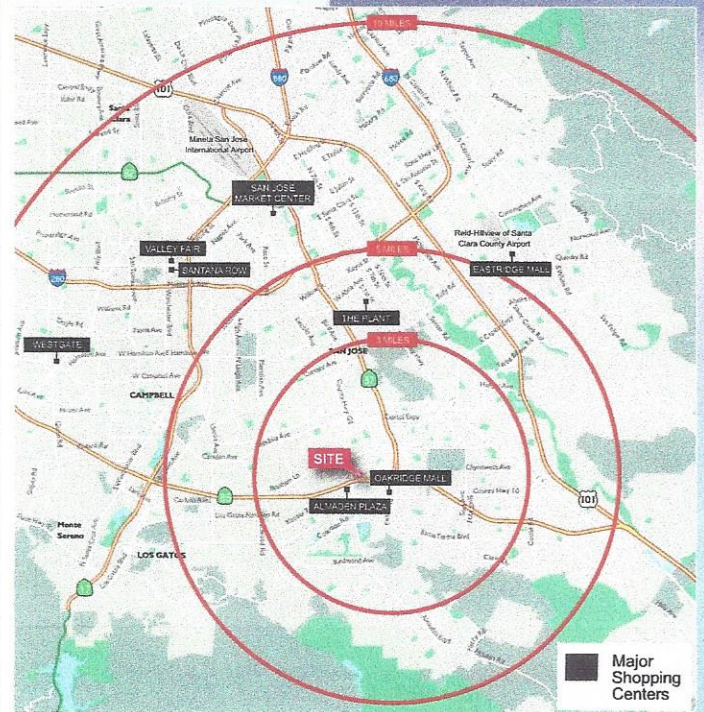
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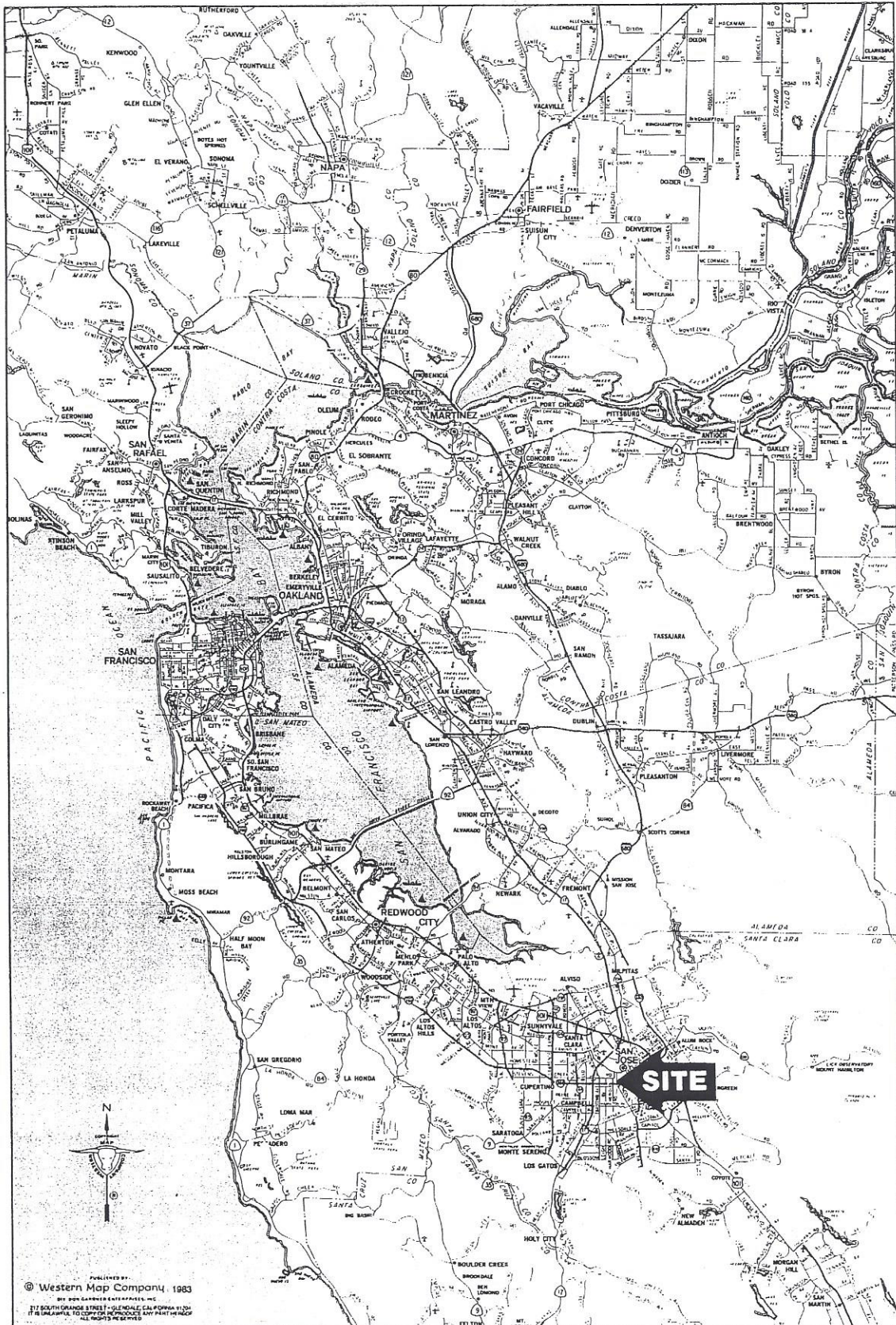
COMPETITION AERIAL



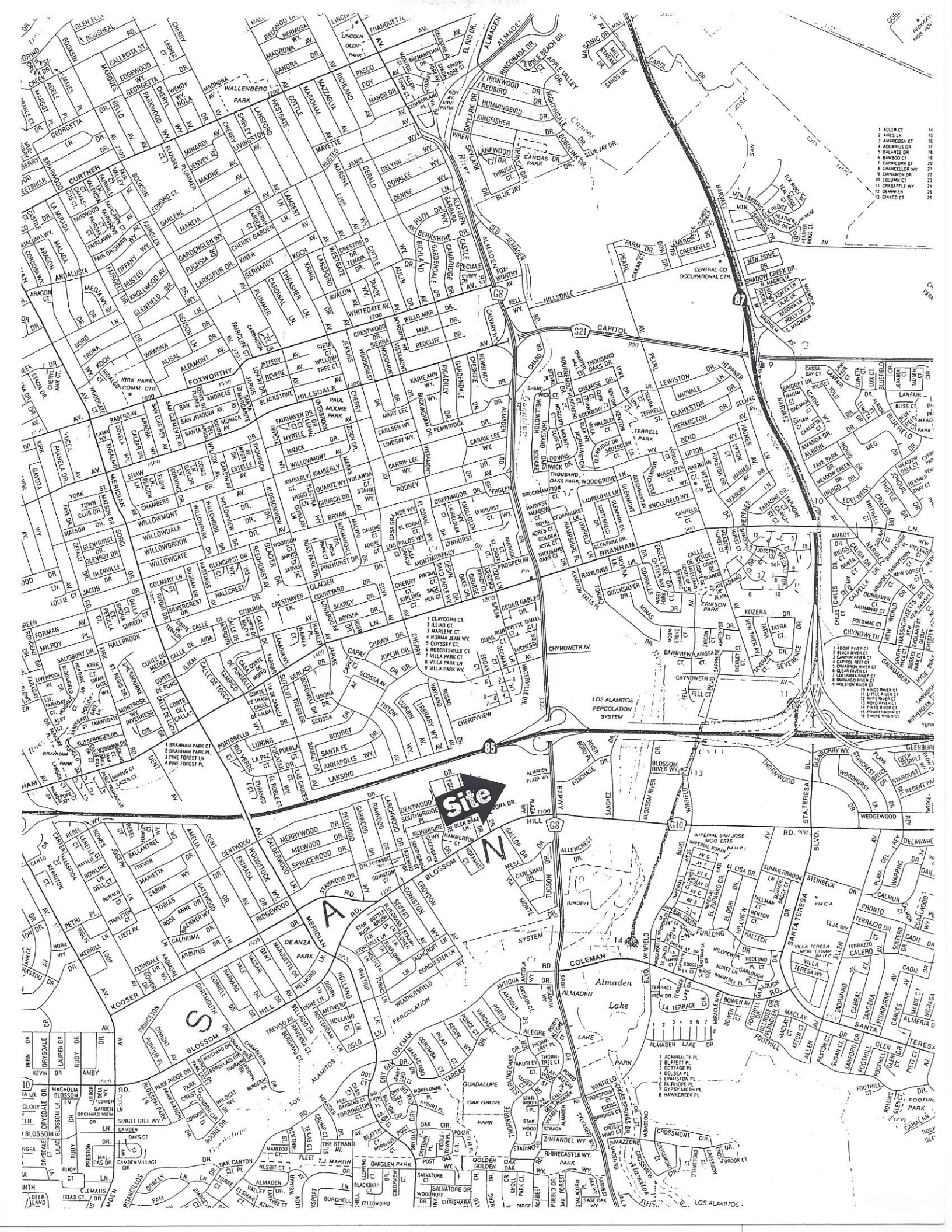
DEMOGRAPHICS (2014)	3 Miles	5 Miles	10 Miles
2014 Total Population	202,904	501,400	1,263,675
2019 Total Population	217,684	537,803	1,354,960
Total Daytime Population	41,688	154,709	524,916
Total Businesses	5,305	17,492	48,528
Median Age Total Population	38.1	36.8	36.6
Total Households	70,735	107,788	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





Jim Fletcher  
Company, Inc.



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**Site**

**A**

**Almaden Lake**

**Almaden Lake**

**Almaden Lake**

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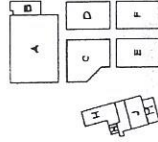
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# ALMADEN PLAZA

5353 ALMADEN EXPRESSWAY  
SAN JOSE, CALIFORNIA  
ALMADEN PLAZA CORP.



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KEY MAP

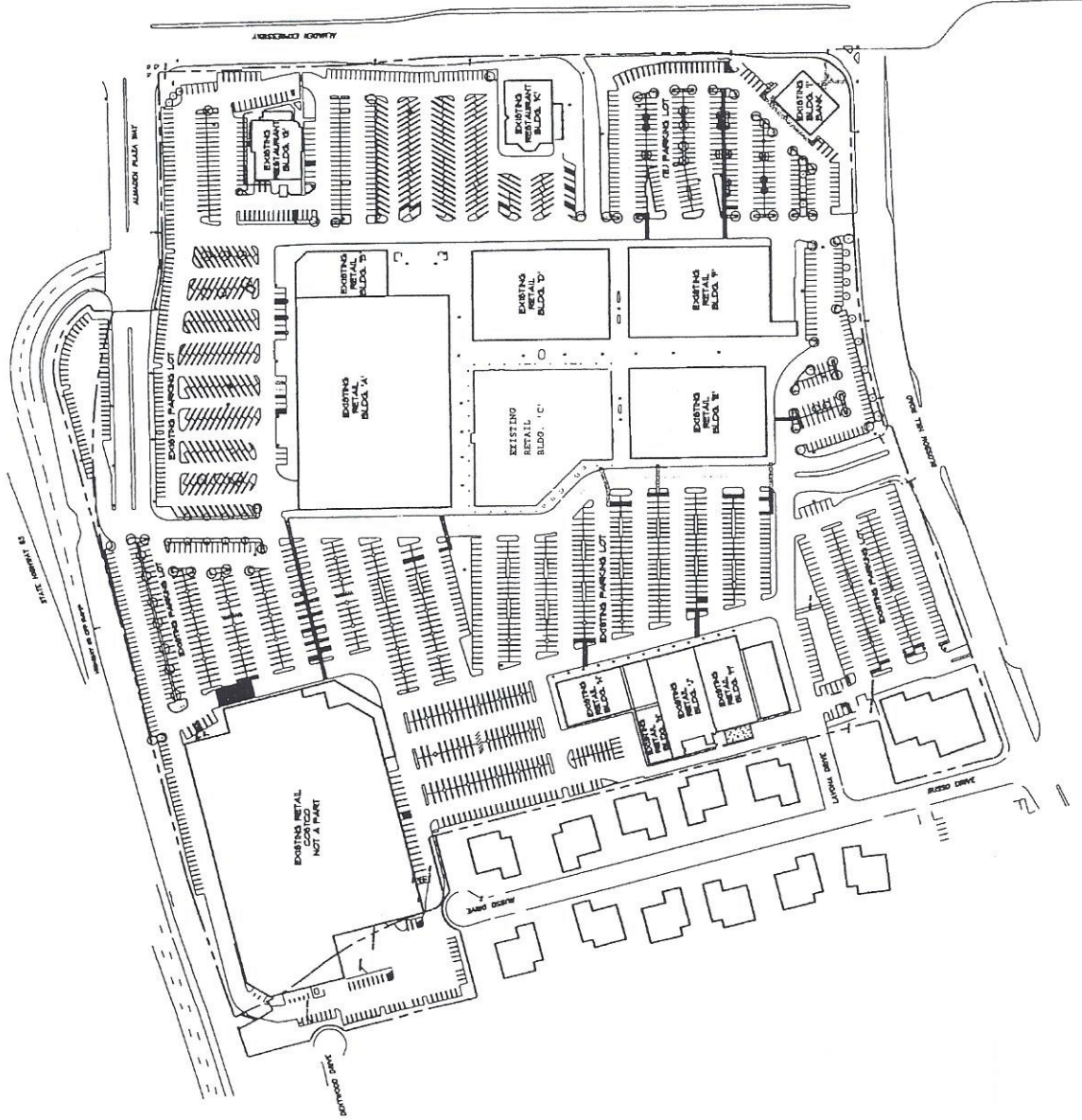
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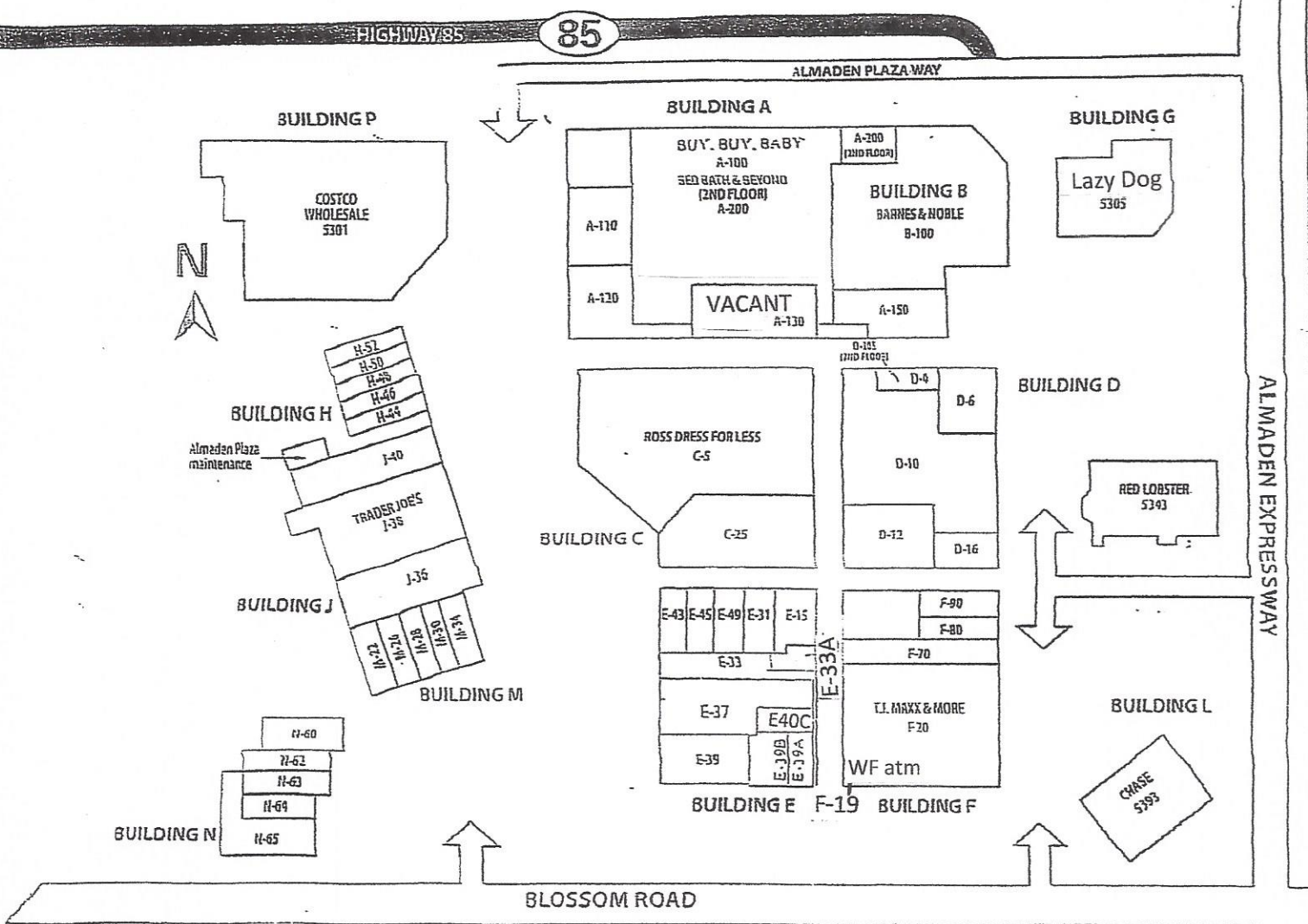


PROJECT NO.	
DATE	
DRAWN BY	
SCALE	AS NOTED

OVERALL & ENLARGED SITE PLANS  
SHEET  
**A1.0**

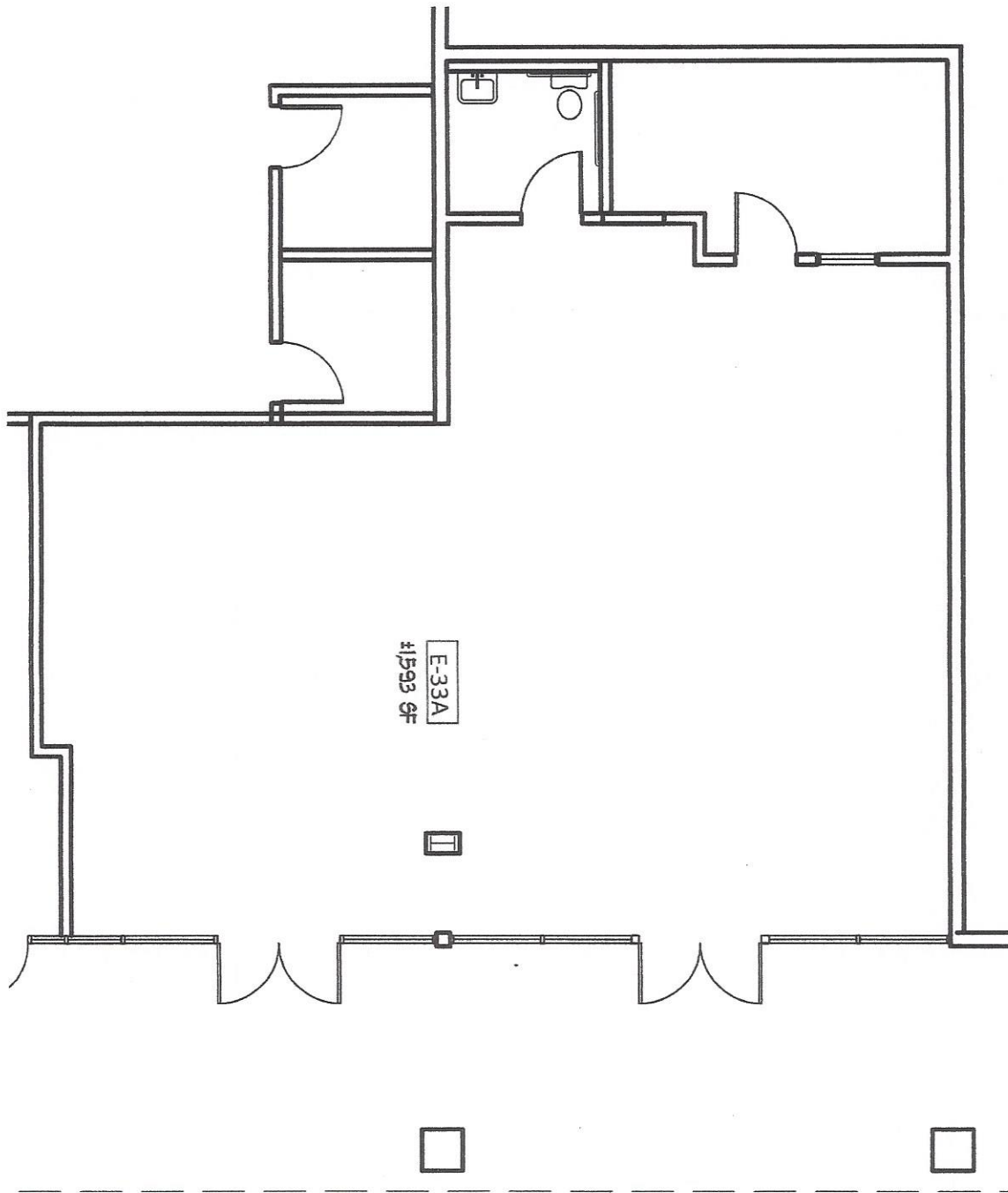
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Almaden Plaza Tenants

<u>Space</u>	<u>Tenant</u>	<u>Space</u>	<u>Tenant</u>	<u>Space</u>	<u>Tenant</u>
A-100	Buy Buy Baby	E-15	Almaden Yoga	5301	Costco
A-110	Work World-Mens	E-31	Almaden Yoga	5305	Bldg.G-Lazy Dog Restaurant, opens Spring, 2121
A-120	Oceanic Foot Spa	E-33	National Vision	5343	Red lobster
A-130	Vacant-7089 SF	E-33A	Vacant 1,593 SF	5393	Washington Mutual
A-150	Alain Pinel Realtor	E-37	Floor Store		
A-200	Bed Bath & Beyond(2 <sup>nd</sup> level)	E-39	Men's Wearhouse	M-22	Happi House
B-100	Barnes & Noble Booksellers	E-39-A	Boudin Bakery	M-26	Hair Salon-Creative Hair
		E-39-B	Blaze Pizza	M-28	Subway
		E-40-C	Vacant 1,560 SF	M-34	Baskin Robbins
		E-43	Nail Salon	N-60	5 Guys Gourmet Burgers
C-5	Ross Dress for Less	E-49	Management Office	N-62	Wing Stop
C-25	ANA Furniture	F-19	Wells Fargo ATM	N-63	House of Bagels
D-4	Util. Room	F-20	TJ Maxx N More	N-64	Weight Watchers
D-208	Almaden School of Music	F-70	Medical Market	N-65	Santa Clara Co. Credit Union
D-6	Renu21	F-80	National 1 <sup>st</sup> Credit Union		
D-10	Petsmart	F-90	Yo Pop Yogurt		
D-12	VACANT K.B. Fit-3,775 SF	H-44/46	Real Produce		
D-16	See's Candy	H-48	L&L Hawaiian BBQ		
		H-50	Vietnamese Restaurant		
		H-52	Spectra Coffee/Tea		
		J-36	Tilly's Sportswear		
		J-38	Trader Joes		
		J-40	Carters Children Wear		



E-33A  
#1593 9F



