



1199 & 1205 S. DE ANZA BOULEVARD, SAN JOSE, CA

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CENTER HIGHLIGHTS

UP TO ±2,117 SF AVAILABLE FOR LEASE

- New Construction
- Excellent Customer Parking
- Great Signage Visibility
- Easy Customer Access To and From Hwy 85
- Located at Full Interchange





85

110,000 ADT



KENTWOOD AVENUE

S. DE ANZA BLVD. - 35,040 ADT



BARK LANE

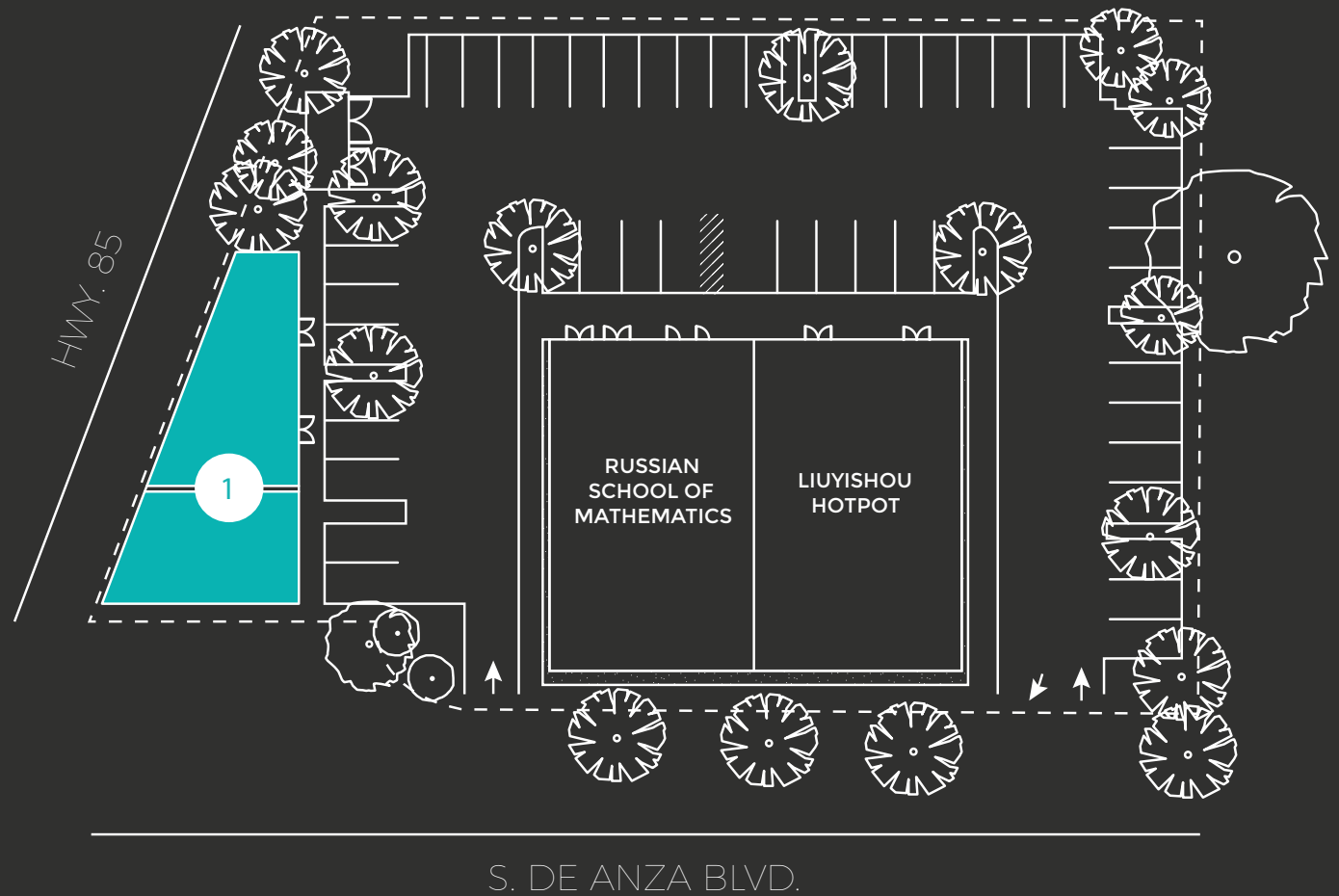


BLUE HILL DRIVE



SITE PLAN

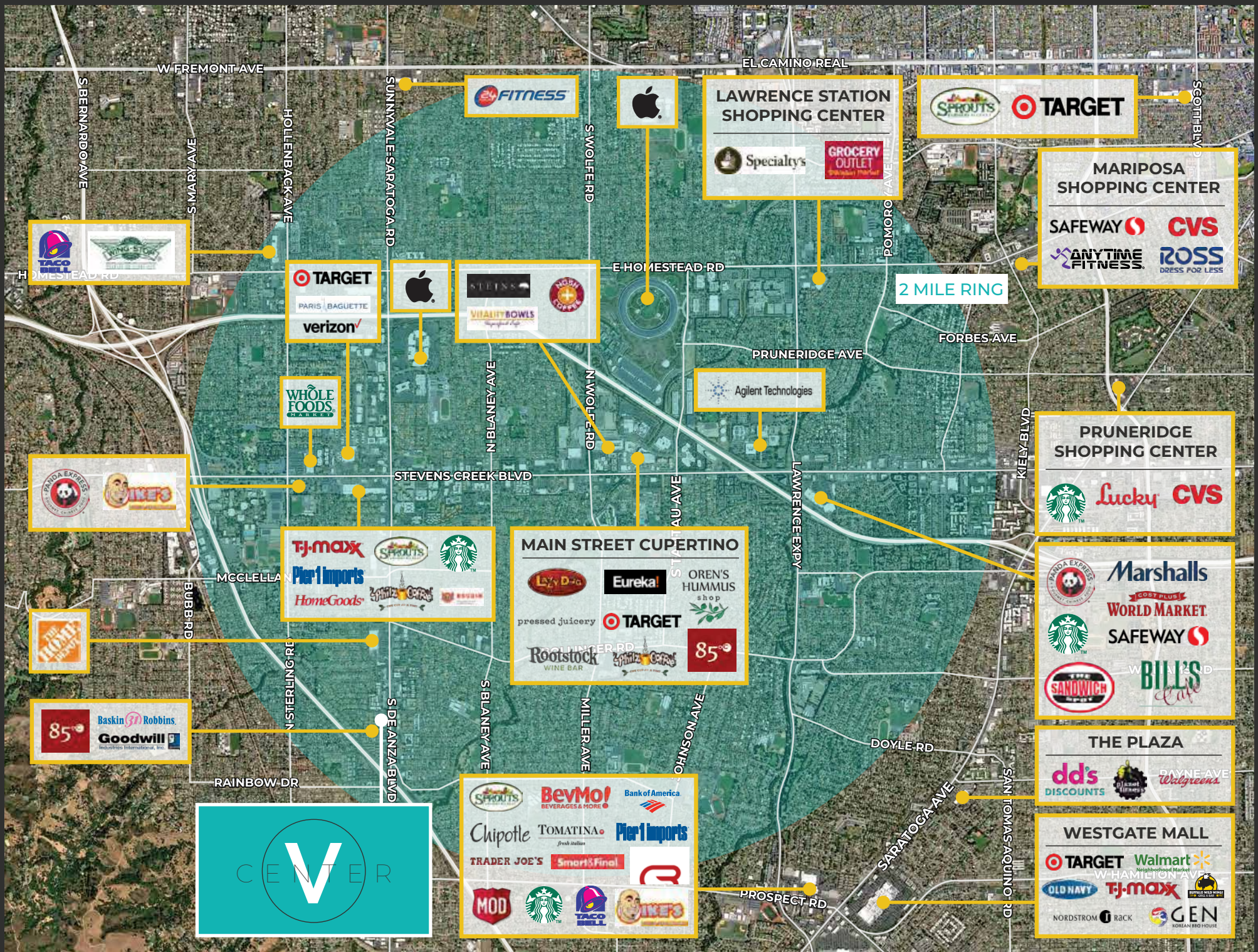
Site 1: ±2,117 SF (Divisible)





DEMOGRAPHICS

	ONE MILE	TWO MILES	THREE MILES
 POPULATION	24,116	72,134	152,581
 AVG. HH INCOME	\$199,377	\$198,129	\$183,592
 TOTAL HOUSEHOLDS	7,899	24,038	52,572
 DAYTIME POPULATION	18,308	64,037	130,200



FITNESS



LAWRENCE STATION SHOPPING CENTER

Specialty's GROCERY OUTLET

SPROUTS **TARGET**

MARIPOSA SHOPPING CENTER

SAFEWAY CVS ANYTIME FITNESS ROSS DRESS FOR LESS

TACO BELL **WINGS**

TARGET PARIS BAGUETTE verizon



STEINS **VITALITY BOWLS** **WAGON WHEELS**

Agilent Technologies

2 MILE RING

PANDA EXPRESS **WINGS**

WHOLE FOODS MARKET

PRUNERIDGE SHOPPING CENTER

Starbucks Lucky CVS

TJ-maxx **SPROUTS** **Starbucks** **Pier 1 Imports** **HomeGoods** **WINGS** **WAGON WHEELS**

MAIN STREET CUPERTINO

Lazy D's Eureka! OREN'S HUMMUS shop pressed juicery TARGET Rootstock WINE BAR 85°

PANDA EXPRESS **Starbucks** **Marshall's** **COST PLUS** **WORLD MARKET** **SAFEWAY** **WILL'S** **SANDWICH**

THE HOME DEPOT

85° **Baskin Robbins** **Goodwill**



SPROUTS **BevMo!** **Bank of America** **Chipotle** **TOMATINA** **Pier 1 Imports** **TRADER JOE'S** **Smart Final** **MOD** **Starbucks** **TACO BELL** **WINGS**

THE PLAZA

dd's DISCOUNTS **Walgreens**

WESTGATE MALL

TARGET Walmart Neighborhood Market W HAMILTON AVE TJ-maxx OLD NAVY NORDSTROM RACK GEN KOREAN BBQ HOUSE



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