FULLY LEASED

ALMADEN RANCH

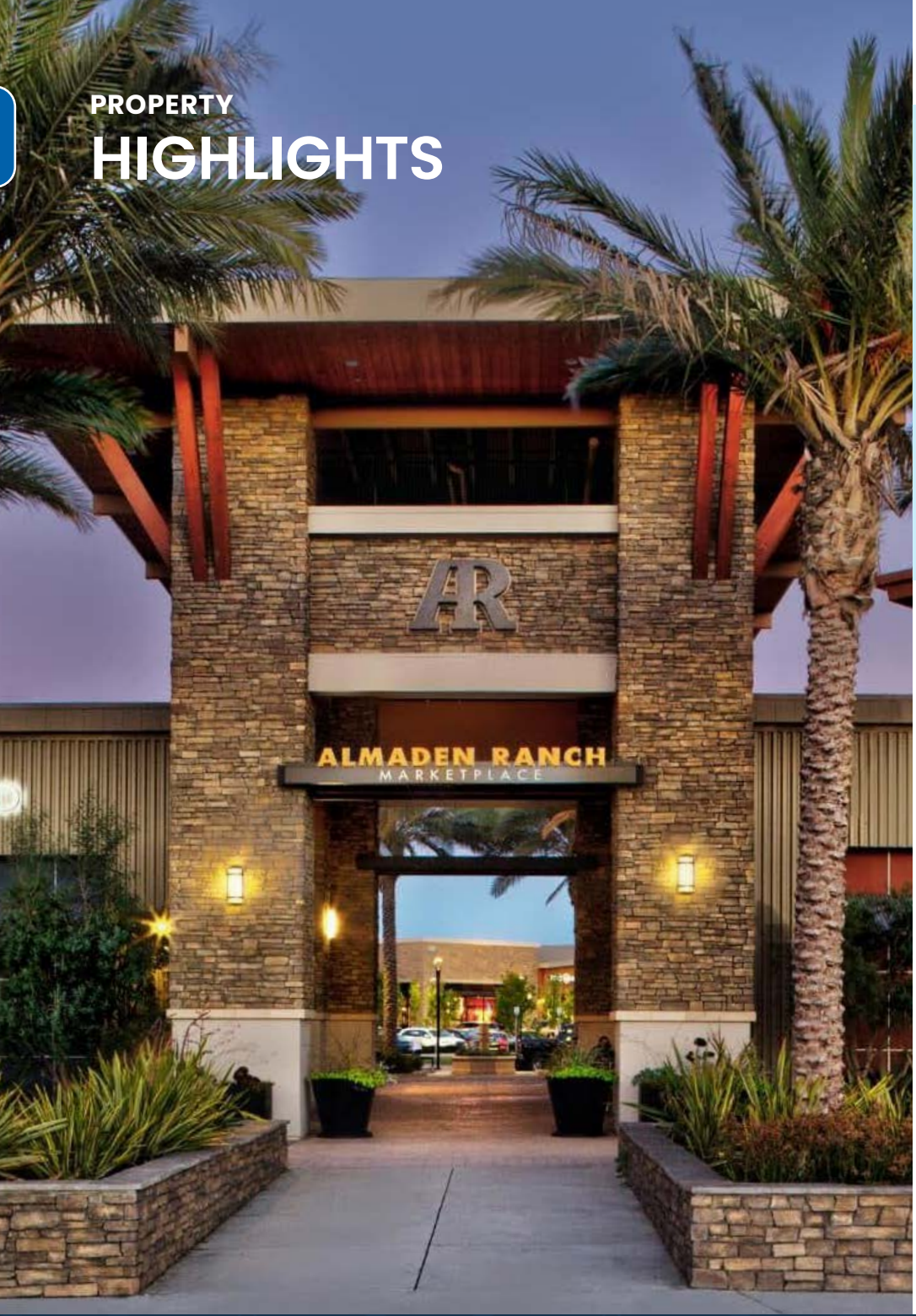
5130 Cherry Avenue | San Jose, CA



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PROPERTY

HIGHLIGHTS

Anchored by Bass Pro Shops, **Almaden Ranch** is the destination retail center in the San Jose metro market, pulling customers all over the Bay Area.

Located at the traffic intersection of Almaden Expy and HWY 85, Almaden Ranch has superb visibility and access and is located in the Blossom Hill trade area, one of the most successful and established retail submarkets anywhere in the Bay Area.

The project was developed by **Hunter Properties** and **Arcadia Development Company**.

- Prominent End-Cap Restaurant Space
- 100 Ft Pylon Sign visible from Hwy 85. The sign includes 5 Major Tenants and an LED Display to be shared by Tenants.
- Multiple Monument Signs on Almaden Expy & directional signage throughout Cherry Ave
- The project is parked at approximately 5/1000
- The project is accessed via two entry points; Cherry Ave off of Almaden Expy and Sanchez Dr which connects Cherry Ave to Blossom Hill Rd.
- Almaden Ranch has a convenient interchange at Hwy 85 and Almaden Expy
- Almaden Expy is heavily trafficked commuter route from Almaden Valley into Downtown San Jose

THE ANCHOR

BASS PRO SHOPS

THE HISTORY:

In 1971, young Johnny Morris by the lack of tackle in local stores, rented a U-Haul trainer and took off across the country filling it with the newest premium fishing tackle he could find.

In 1974, in response to this demand , he printed and mailed his first Bass Pro Shops catalog. Today, outdoor enthusiasts around the world look forward to opening the mall and getting their favorite Bass Pro Shops catalog, while many enjoy visiting and shopping basspro.com. In 1978, Johnny introduced the first professionally rigged boat, motor and trailer fish-ready "package". The Bass Tracker boat package revolutionized the marine industry.

From that simple beginning, Bass Pro Shops has become one of America's premier outdoor retailers with destination outdoor retail stores across America and Canada, serving over 75 million sportsmen a year.

As the times have changed, so have we. Today, huge boat showrooms are featured in every Bass Pro Shops store...but Bass Pro Shops isn't just about fishing anymore. We're also a leading outdoor retailer in hunting, camping, nature gifts, outdoor cooking, and much more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Daytime Population	23,166	140,259	372,048
Population	19,285	186,095	432,925
Avg. HH Income	$161,752	$203,822	$190,340
Median HH Income	$109,464	$155,402	$137,561

TRAFFIC COUNTS

Almaden Expy	61,000 ADT
Coleman Rd	30,000 ADT
Blossom Hill Rd.	46,000 ADT

Source: 2023 Esri.

THE STORE AT ALMADEN RANCH



132,600 SF Bass Pro Shop Outdoor World



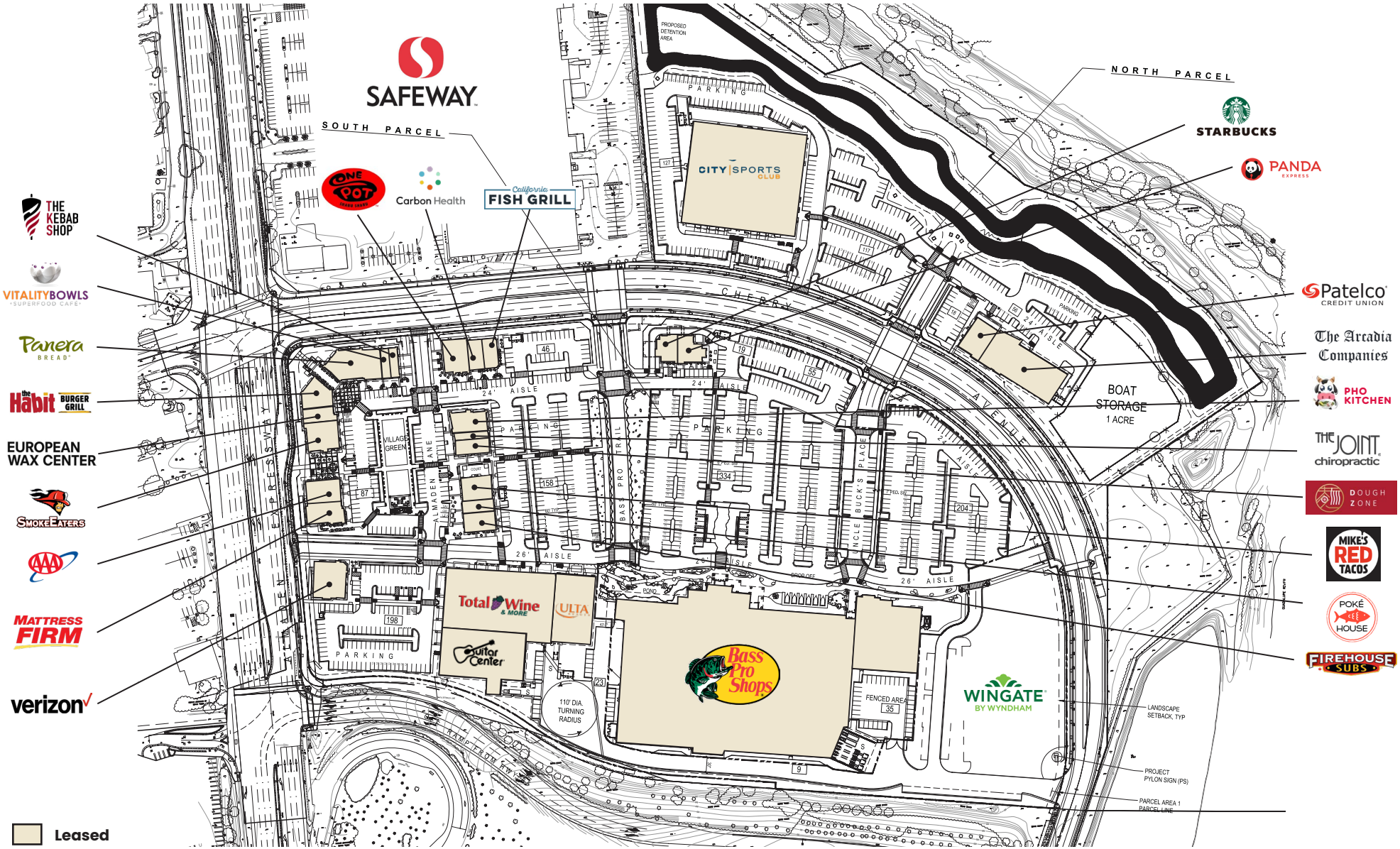
Outdoor Ponds for **Fishing and Boat Demonstrations**



17,400 SF Uncle Buck's Fish Bowl Restaurant

PROPERTY

SITE PLAN



MARKET

AERIAL



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PROPERTY

GALLERY











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