

±3,000-6,479 SF

Available for Lease in
New Grocery Anchored Center

SPROUTS
FARMERS MARKET



Suite 1
±3,000 SF

Suite 2
±3,479 SF

5651

Cottle Road

SAN JOSE, CA

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Highlights

-  **New grocery-anchored redevelopment:** Sprouts Farmers Market (±24,660 SF) anchoring a former Orchard Supply Hardware
-  **Two available suites:** Suite 1 (±3,000 SF) and Suite 2 (±3,479 SF) combinable to ±6,479 SF
-  Strong daytime population and household income within 1/3/5-miles
-  **Heavy co-tenancy & nearby traffic drivers:** Target, Lowe's, In-N-Out, Costco, Safeway, Panera, Kaiser Permanente, Western Digital HQ nearby
-  **High-traffic intersection:** Cottle Rd (30,000 ADT) at Hwy 85 (94,700 ADT), near the Hwy 85/101 interchange (127,000 ADT on Hwy 101)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	34,503	152,913	348,346
Avg. Household Income	\$164,406	\$194,921	\$202,661
Daytime Population	24,356	118,277	277,611

TRAFFIC COUNTS	SOURCE: 2026 ESRI.
Cottle Road	30,000 ADT
Monterey Road	56,000 ADT
Hwy 85	94,700 ADT
Hwy 101	127,000 ADT







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