
Anchor Space For Lease



Almaden Via Valiente Plaza Anchor

6938 Almaden Expressway
San Jose, CA 95120



For Additional information, contact Exclusive Agent:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Property Description

Introducing an exceptional leasing opportunity at Almaden Via Valiente Plaza. This impressive 90,000 square foot drug store anchored center features 17 tenants and is anchored by CVS Pharmacy. With extensive exterior remodeling in 2013, the property boasts excellent visibility and signage along Almaden Expressway and Via Valiente. Monument signage and building signage offer maximum exposure and abundant parking. Don't miss the opportunity to make this premier location your new business home.

Property Highlights

- 90,000 Square Feet Drug Store Anchored Center with 17 Tenants.
- CVS Pharmacy Anchored Center.
- Extensive Exterior Remodel in 2013.
- Excellent Visibility and Signage along Almaden Expressway and Via Valiente.
- Monument Signage & Building Signage.
- Abundant Parking - 350 Standard and 13 Handicap Park Stalls.
- Over 20 Tenant Spaces.
- Near Bret Harte Middle School, Leland High School (approx. 3,050 students & staff), Almaden Country Club, Almaden Swim & Racquet Club, Almaden Quicksilver County Park.
- Fire Sprinklered Building.



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Location Description

Drug Store anchored center in a very high income residential neighborhood of Santa Clara County. Signalized intersection. Limited competition in the immediate trade area. High Barriers to entry. Almaden Via Valiente Plaza is a 95,000 square foot Neighborhood Shopping Center servicing Almaden Valley, Old Almaden and New Almaden areas. This Center is located along Almaden Expressway and Via Valiente/Rajkovich.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.52 SF/month - 2026
Number Of Units:	25
Available SF:	30,075 SF
Lot Size:	261,360 Acres
Building Size:	30,075 SF



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	30,075 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Size (SF)	Description
■ 6938 Almaden Expressway	30,075 SF	± 200' W x 150' D. All interior improvements, furniture, fixtures and equipment (FF&Es) have been removed. Building delivered in "cold shell" condition with all hazardous materials removed. Clear Height: 18' to 20'. Direct lease with Landlord. Monument signage on Almaden Expressway.



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Anchor Space

± 30,075 square feet ground floor area in addition to 2nd floor mezzanine area (±200' W x 150' D).
Total Land Area: 6.77 acres

Roof

Original roof – needs to be replaced.

Fire Sprinkler and Fire Monitoring System

Existing fire sprinklers and fire monitoring system.

Interior Roof Clearance

Center Point: 19' 5"
Lowest Height: 8' 9"
Average Height: 18' 1"
Rear Height: 11' 6"

Entrance

Two (2) entrance double sliding doors.

Parking

363 On-site parking stalls (350 standard and 13 handicap).

Restrooms

None

Electrical

Main: 1,200 Amps; 480/277 Amps; 3PH; 4 Wire

Hazardous Materials

Landlord performed a complete Hazardous Material test and abatement to the interior portion. Certificate verifying removal available.

Heating, Ventilation and Air Conditioning ("HVAC")

Original HVAC existing units located n Mezzanine area.

Water Supply

Existing floor drains, capped hot and cold. Water is 2.5" with shut-off valve.

Gas

Separate natural gas to the building. Gas pipe is 3".

Grease Traps

4 Interior grease traps.

Concrete Trash Enclosure

Secured, trash enclosure area with concrete pad.

Loading

Rear loading area access with rear driveway:
One (1) recessed truck loading
One (1) grade level loading dock door

Rear Building Access

Rear driveway
Rear parking
Access behind entire building



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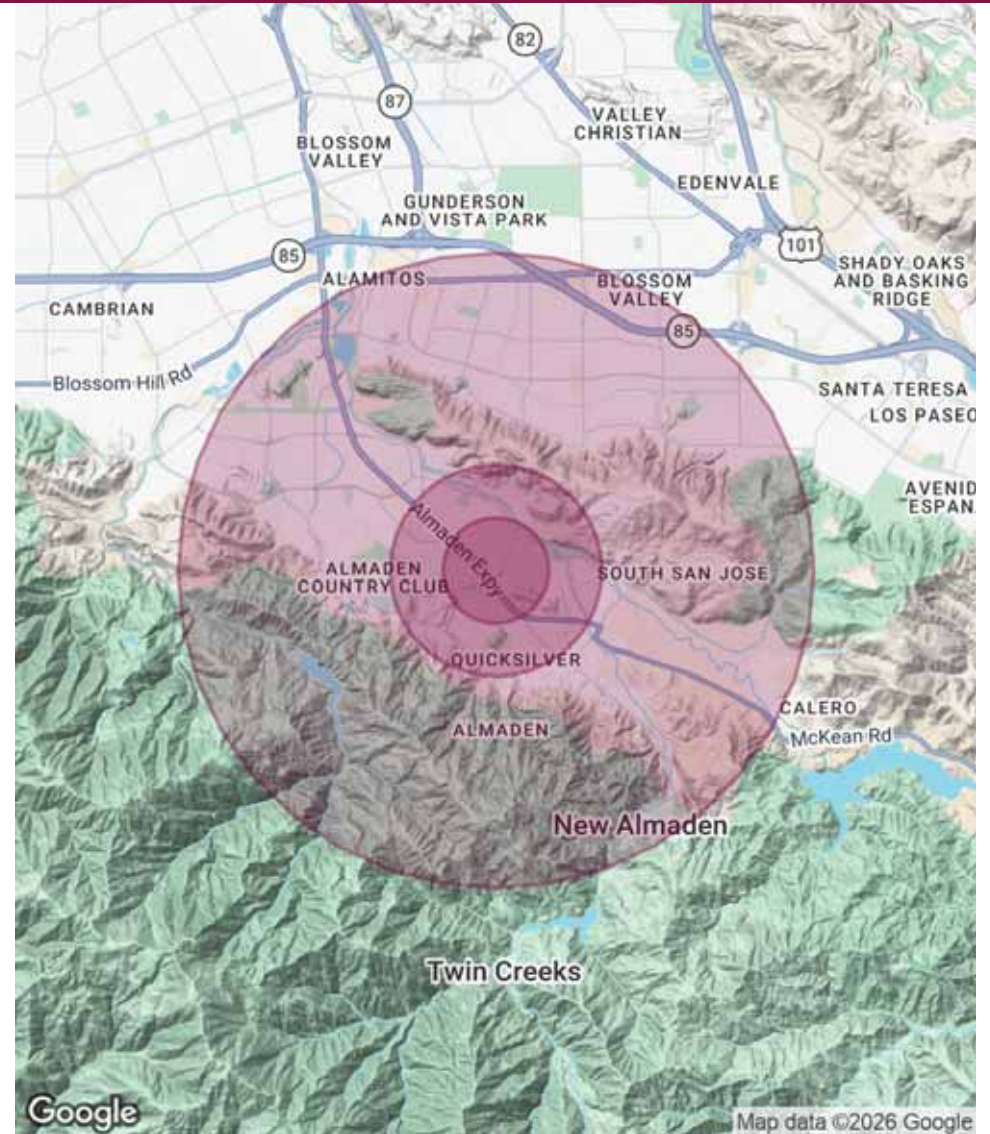
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Population	0.5 Miles	1 Mile	3 Miles
Total Population	4,033	12,053	81,873
Average Age	47.9	47.7	43.0
Average Age (Male)	48.1	47.8	41.6
Average Age (Female)	46.8	46.7	43.5

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	1,380	4,167	27,698
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$250,300	\$243,173	\$188,022
Average House Value	\$1,582,395	\$1,530,933	\$1,114,742

Traffic Counts 24 Hour ADT 2014

Almaden Expressway at Shadow Brook Drive	29,370
Almaden Expressway at McIntosh Creek Drive	17,480
Bret Harte Drive at Via Valiente	8,650



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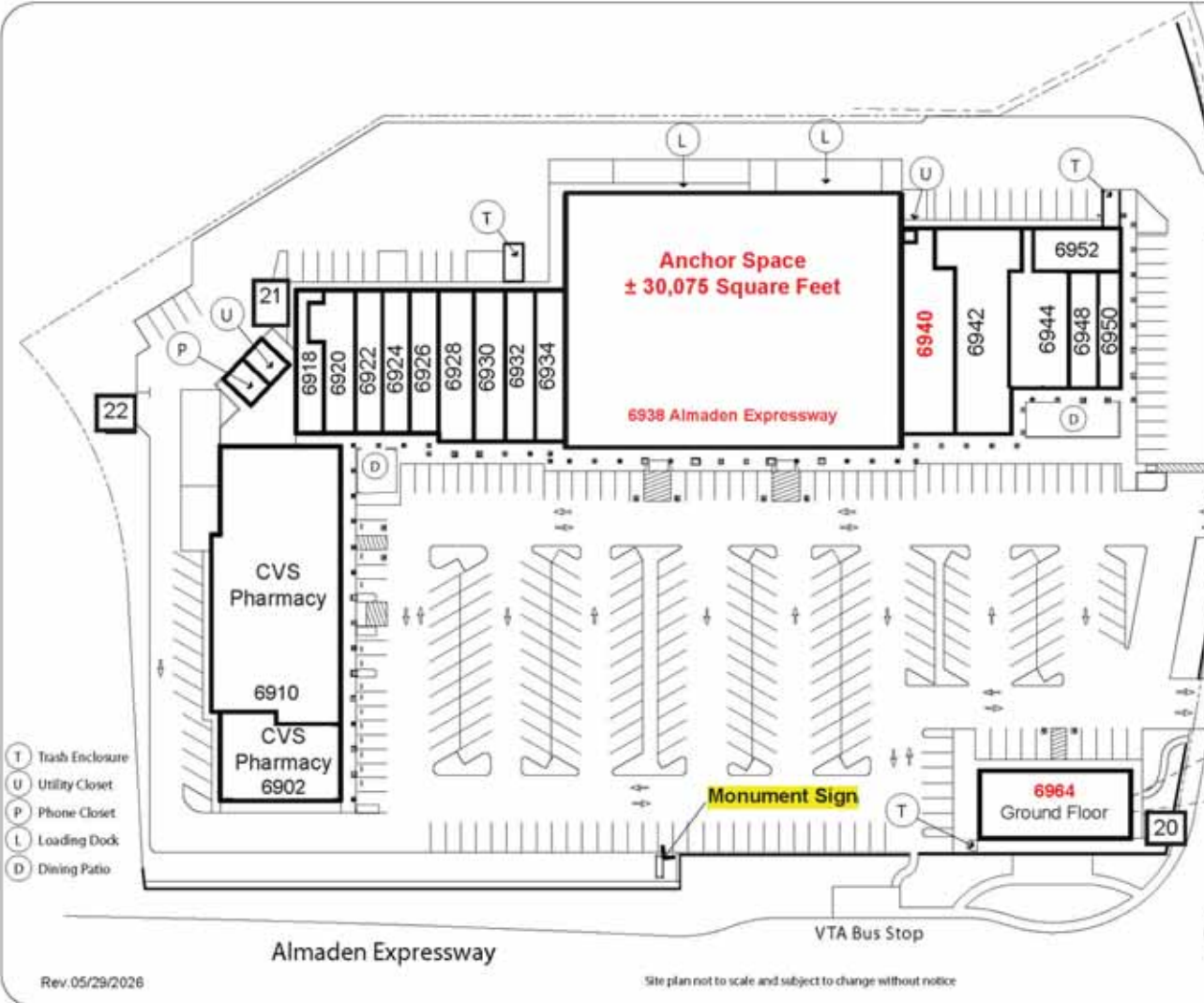
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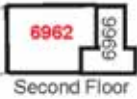
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 6902-6966 Almaden Expressway
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- 6918. Toddler Town Preschool
- 6920. Toddler Town Preschool
- 6922. Toddler Town Preschool
- 6924. Lin Garden Chinese Restaurant
- 6926. Almaden Academy of Music
- 6928. Ultra K9 Training
- 6930. Almaden Academy of Music
- 6932. Freshest Pizza
- 6934. Jax's Doggy Hotel and Spa
- 6940. 3,736 Square Feet**
- 6942. Almaden Valley Surfside Dental
- 6944. La Terraza Grill Restaurant
- 6948. Kumon Learning Center
- 6950. T4 Tea For U
- 6952. My's Nail Salon
- 6964. 2,198 Square Feet**
- 6962. 1,641 Square Feet**
- 6966. Jon Anderson Builds
- 20. Metro PCS Equipment Bldg.
- 21. Verizon Equipment Bldg.
- 22. AT & T Equipment Bldg.

- (T) Trash Enclosure
- (U) Utility Closet
- (P) Phone Closet
- (L) Loading Dock
- (D) Dining Patio



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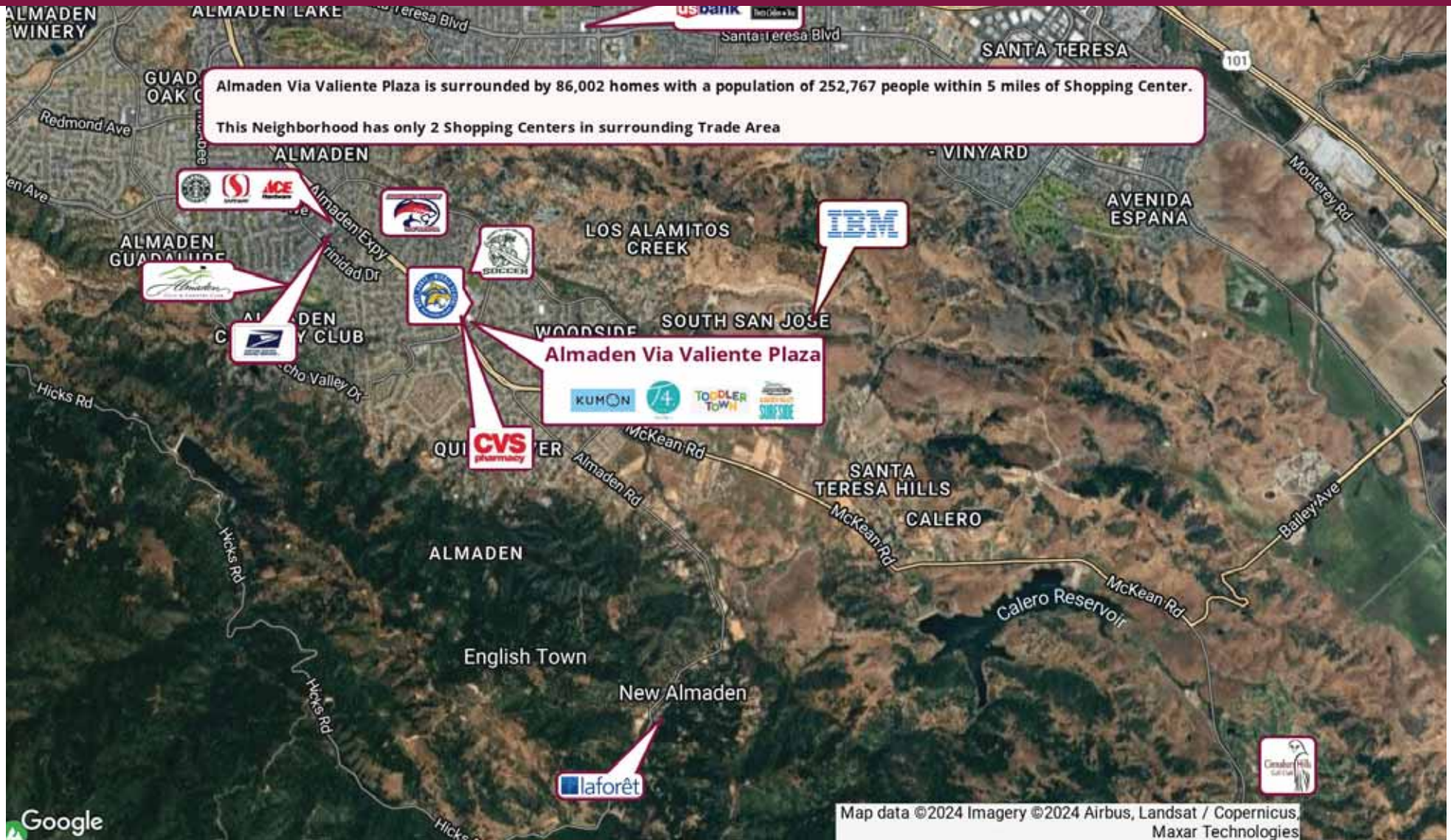
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