

# North Park Plaza

1702-1712 Oakland Road,  
San Jose, CA 95131

**James Chung** | [jchung@theconiccompany.com](mailto:jchung@theconiccompany.com) | (408) 400-7017 | CA RE License #01408190

**Matt Sweeney** | [msweeney@theconiccompany.com](mailto:msweeney@theconiccompany.com) | (408) 863-1444 | CA RE License #01746896

**Marisa Delgado** | [mdelgado@theconiccompany.com](mailto:mdelgado@theconiccompany.com) | (408) 400-7014 | CA RE License #01917354



Perform  
Properties

# PROPERTY DETAILS

## Overview

Located at one of San Jose's most accessible corridors, offering prime visibility on Oakland Road, with easy access to major freeways, including Interstate 880 and Highway 101, providing connectivity to key business hubs in the region.

Close to tech giants and global companies in the Silicon Valley area, including Cisco Systems, PayPal, and Adobe, creating a prime location for businesses targeting professionals and tech-savvy consumers.

In a rapidly growing area with an influx of new residential developments and businesses, this space offers excellent growth potential in one of the nation's most dynamic markets.

## Tenant Mix

H-Mart, California Fish Grill, McDonald's, Starbucks, Panda Express, Club Pilates, Cathay Bank

## Shopping Center GLA

±76,697 SF

## Availability

Suite 171212 - ±2,100 SF



## Demographics

|                               | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| 2025 Total Population         |           | 200,461   | 544,636   |
| 2025 Daytime Population       | 35,677    | 272,807   | 685,522   |
| 2025 Average Household Income | \$205,859 | \$204,759 | \$190,116 |

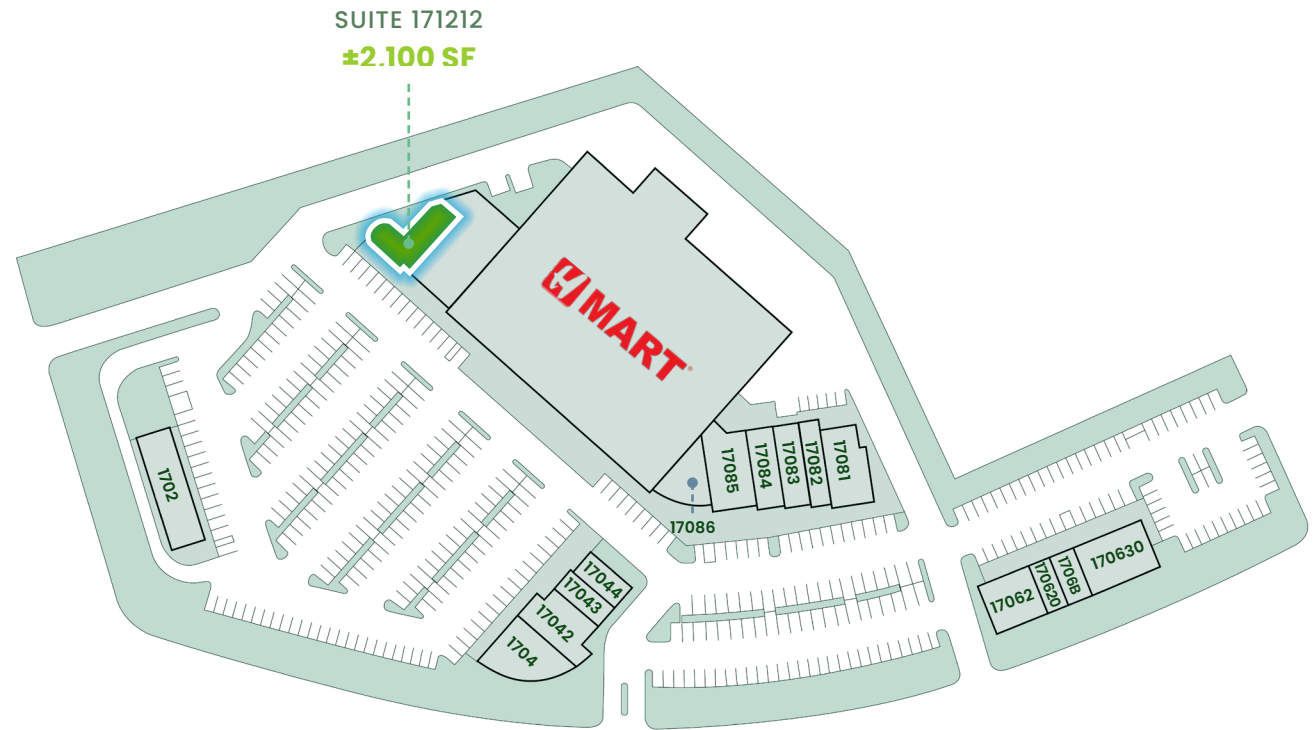
## Traffic Counts

|             | AVG DAILY TRAFFIC |
|-------------|-------------------|
| Murphy Ave  | 45,000 ADT        |
| E Brokaw Rd | 49,000 ADT        |
| Oakland Rd  | 31,000 ADT        |

Source: ©2025 Esri.

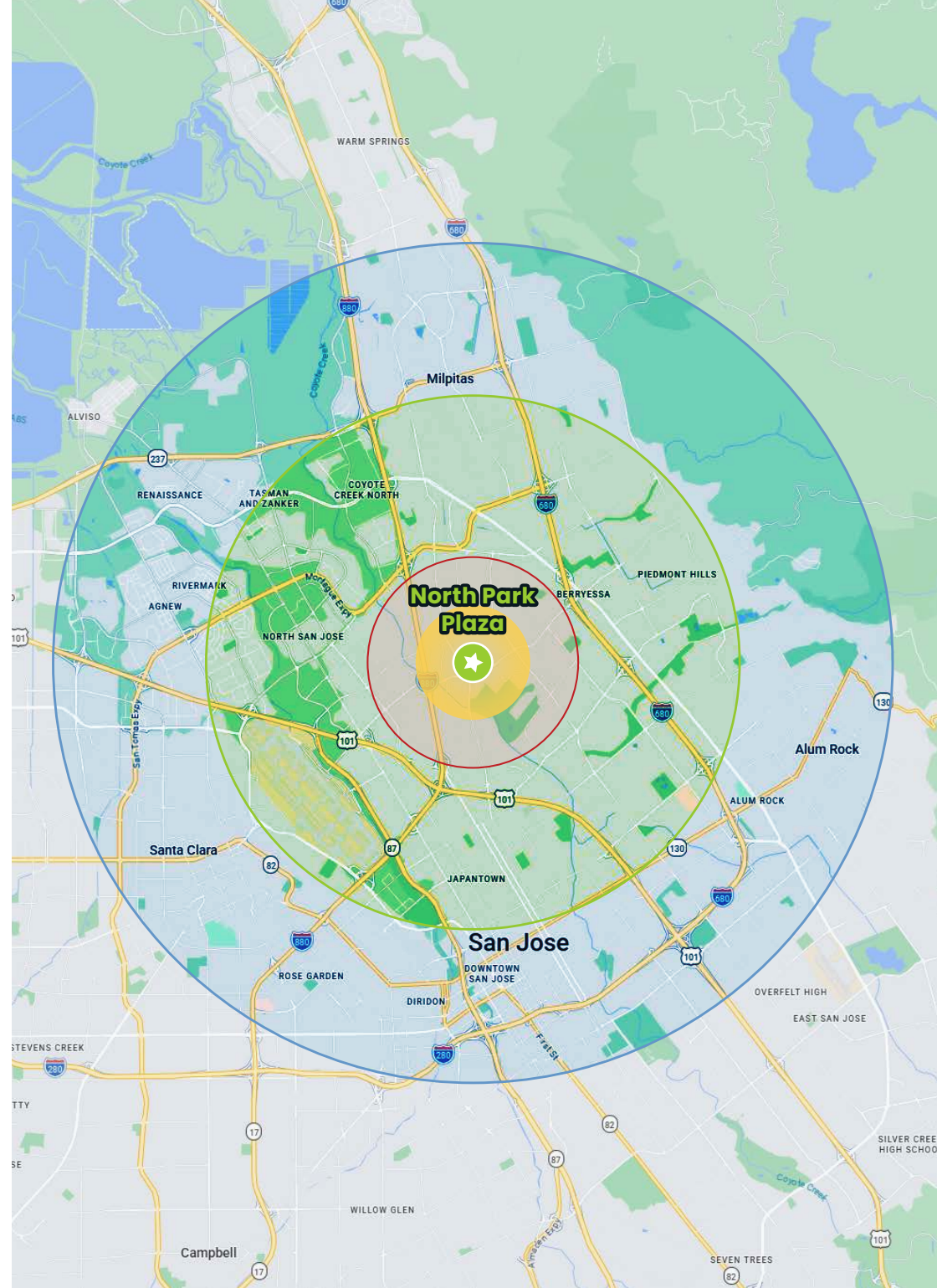
# SITE PLAN & AVAILABILITY

| Suite         | Tenant                | SF              |
|---------------|-----------------------|-----------------|
| 17081         | Baja Fresh            | 1,915 SF        |
| 17083         | BBQ Chicken Cypress   | 1,526 SF        |
| 170630        | California Fish Grill | 2,890 SF        |
| 17084         | Cathay Bank           | 1,507 SF        |
| 170620        | Chick N Out           | 720 SF          |
| 17082         | Club Pilates          | 1,402 SF        |
| 1712          | Fedex Office & Print  | 4,211 SF        |
| 1710          | H-Mart                | 42,640 SF       |
| 17086         | Main Street Bagel     | 1,826 SF        |
| <b>171212</b> | <b>Available</b>      | <b>2,100 SF</b> |
| 17042         | Matcha Town           | 1,441 SF        |
| 1702          | McDonald's            | 4,058 SF        |
| 17062         | Ono Hawaiian BBQ      | 1,885 SF        |
| 1704          | Panda Express         | 2,782 SF        |
| 17085         | Pizza California      | 2,278 SF        |
| 17044         | Starbucks             | 1,230 SF        |
| 1706B         | Ume Tea               | 946 SF          |
| 17043         | Ume Tea               | 976 SF          |



# 2025 DRIVE TIME

| DEMOGRAPHICS                        | 1 MILE      | 3 MILES     | 5 MILES     |
|-------------------------------------|-------------|-------------|-------------|
| Daytime Population                  | 35,677      | 272,807     | 685,522     |
| 2025 Total Population               | 17,560      | 200,461     | 544,636     |
| 2030 Total Population (Estimate)    | 17,487      | 202,762     | 552,808     |
| Median Age                          | 38.8        | 36.3        | 36.4        |
| 2025 Total Households               | 5,921       | 69,187      | 181,103     |
| Total Occupied Housing Units        | 6,129       | 72,890      | 192,064     |
| Total Owner Occupied Housing Units  | 55.0%       | 42.4%       | 42.5%       |
| Total Renter Occupied Housing Units | 45.0%       | 57.6%       | 57.5%       |
| Average Household Income            | \$205,859   | \$204,7549  | \$190,116   |
| Median Household Income             | \$168,256   | \$166,270   | \$147,870   |
| Per Capita Income                   | \$68,802    | \$70,722    | \$63,360    |
| Median Home Value                   | \$1,157,927 | \$1,230,676 | \$1,249,357 |
| % Population 25 yrs + Some College  | 9.7%        | 10.2%       | 11.7%       |
| % White Collar Occupations          | 72.1%       | 74.8%       | 67.7%       |
| % Blue Collar Occupations           | 14.9%       | 12.3%       | 16.1%       |
| Average Household Size              | 2.89        | 2.82        | 2.91        |



# CUSTOMER PROFILE

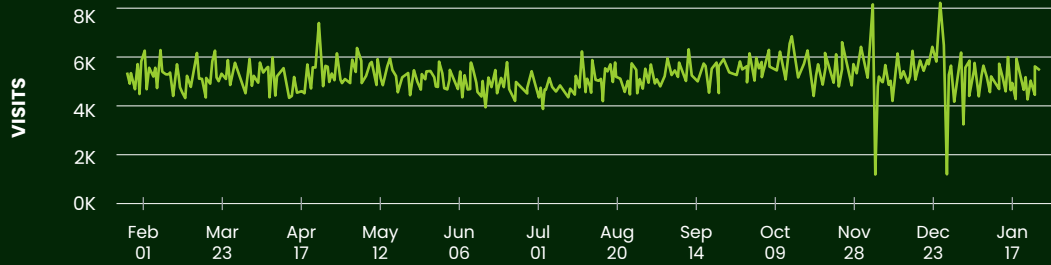
## Audience Overview

|                             |       |
|-----------------------------|-------|
| Bachelor's Degree or Higher | 42.9% |
| Median Age                  | 35.8  |
| Persons per Household       | 3.11  |

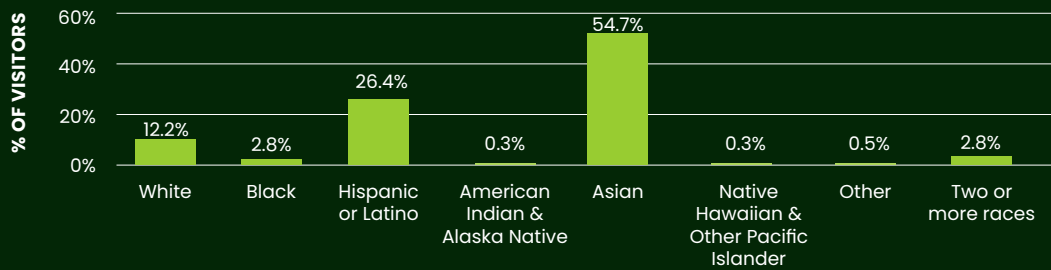
## Metrics

|                    |             |
|--------------------|-------------|
| Visits             | 3.4 MILLION |
| Visitors           | 750.1K      |
| Visitors Frequency | 4.47        |

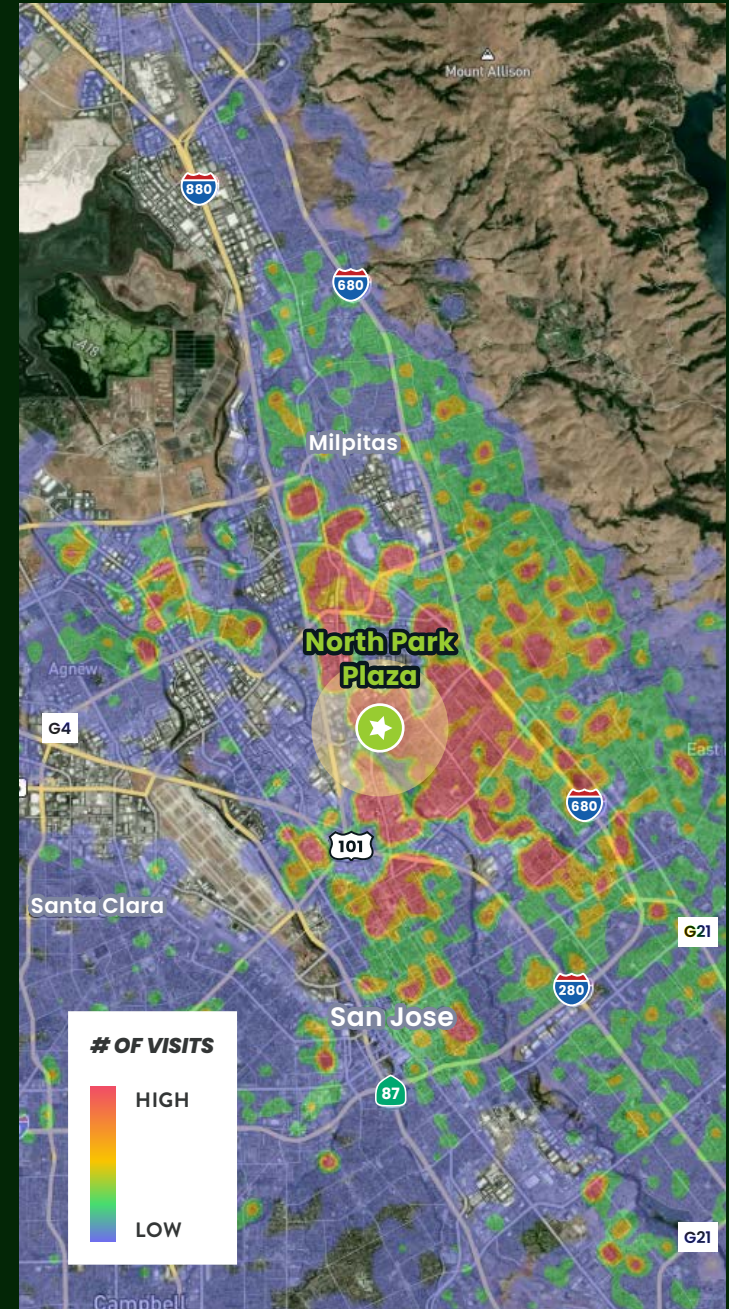
## Visits / Weekly



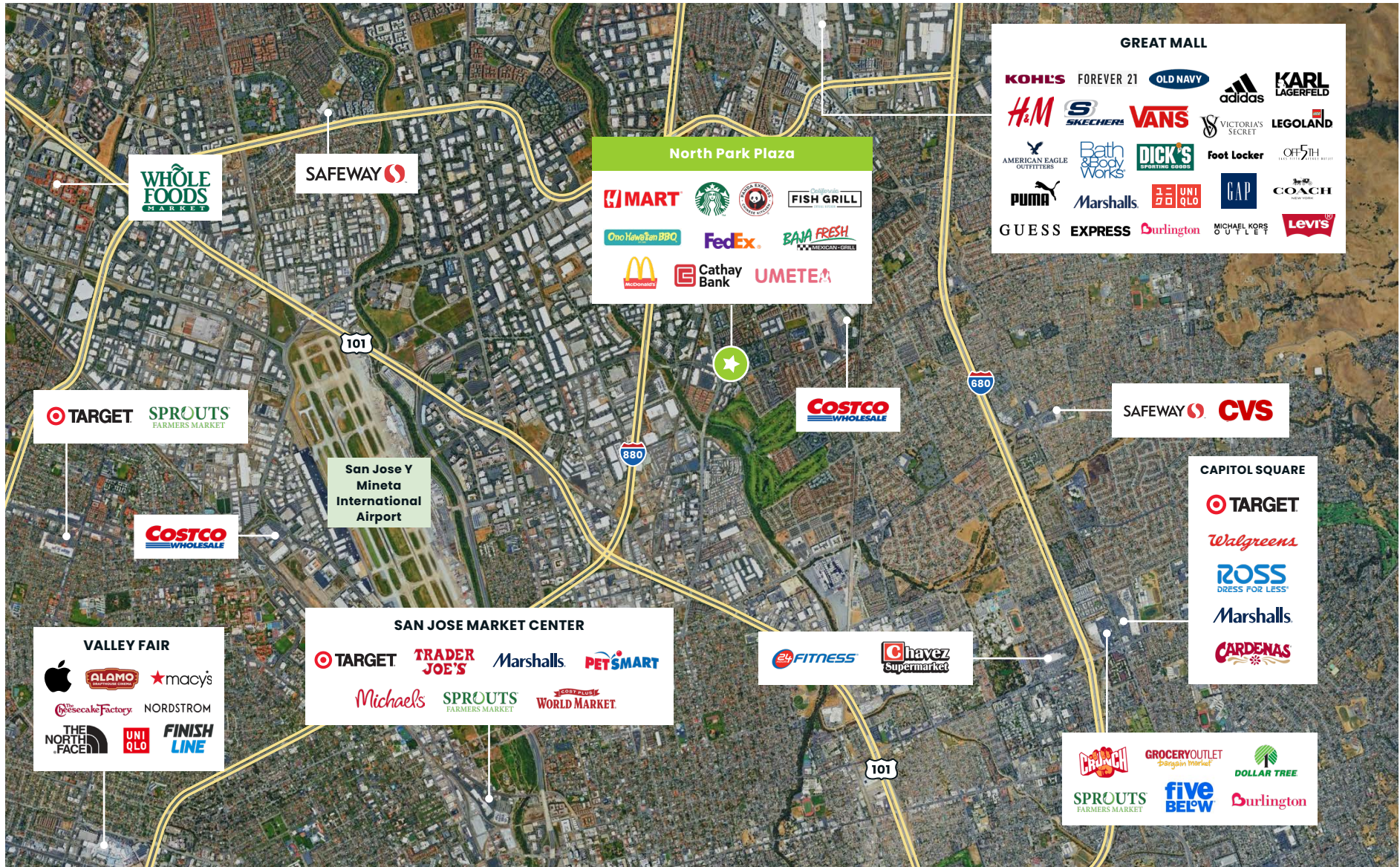
## Most Common Ethnicity



Data provided by Placer Labs, Inc.



# IMMEDIATE TRADE AREA



# PHOTO GALLERY



# North Park Plaza

---

1702-1712 Oakland Rd, San Jose, CA 95131

**James Chung** [jchung@theeoniccompany.com](mailto:jchung@theeoniccompany.com) | (408) 400-7017 | CA RE License #01408190

**Matt Sweeney** [msweeney@theeoniccompany.com](mailto:msweeney@theeoniccompany.com) | (408) 863-1444 | CA RE License #01746896

**Marisa Delgado** [mdelgado@theeoniccompany.com](mailto:mdelgado@theeoniccompany.com) | (408) 400-7014 | CA RE License #01917354

Perform  
Properties

