



De Anza 85 Shopping Center

1131-1183 S De Anza Blvd.
San Jose, CA 95129



For Additional information, contact Exclusive Agent:

408.331.2308

Mark@BiaginiProperties.com

Vice President

Mark Biagini DRE#00847403

Biagini Properties, Inc.

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Rev. September 15, 2026

www.biaginiproperties.com



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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Location Description

Explore the vibrant surroundings of De Anza 85 Shopping Center, nestled within the dynamic city of San Jose. This bustling area is known for its diverse blend of tech companies, affluent residential communities, and thriving business activity. Nearby attractions such as Westfield Valley Fair, Santana Row, and Cupertino Village offer an array of upscale shopping, dining, and entertainment options, attracting a steady flow of local and visiting patrons. With convenient access to major highways and public transit, this prime location ensures a constant stream of potential customers. As a Neighborhood Center tenant, you'll benefit from the dynamic energy and diverse opportunities that the surrounding area has to offer.

Offering Summary

Lease Rate:	\$6 SF/month
Estimated NNN Charges	\$1.52 SF/month 2026
Number Of Units:	22
Available SF:	1,475 SF
Lot Size:	4.44 Acres
Building Size:	62,365 SF



Property Highlights

- H Mart Supermarket Anchored Center
- Close to Highway 85 & S. De Anza Blvd. Exits
- Signalized Intersection
- Cupertino/Saratoga Trade Area – Close to Apple
- Monument & Building Signage
- Plumbing Stubbed for Common 1,500-Gallon Inground Grease Interceptor
- Ample Parking
- Fire Sprinklered Building



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Lease Information

Lease Type:	NNN
Total Space:	1,475 SF

Lease Term:	Negotiable
Lease Rate:	\$6 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1153 S. De Anza Blvd.	Available	1,475 SF	NNN	\$6.00 SF/month	End cap unit. Currently occupied by AT&T Wireless. Glass entrance door, 2' x 2' upgraded drop t-bar ceiling at 10' 6" AFF (Above Finish Floor), 2' x 4' drop-in recessed LED lights, upgraded track lights in showroom, 1 ADA-compliant restroom plus utility sink, storage room, separate HVAC unit, electrical panel rated: 200 Amp; 120/208V; 3 PH; 4W (can be upgraded to 400 Amps), rear exit door. Availability: Contact Mark Biagini. Please <u>DO NOT</u> disturb the occupant or its employees.



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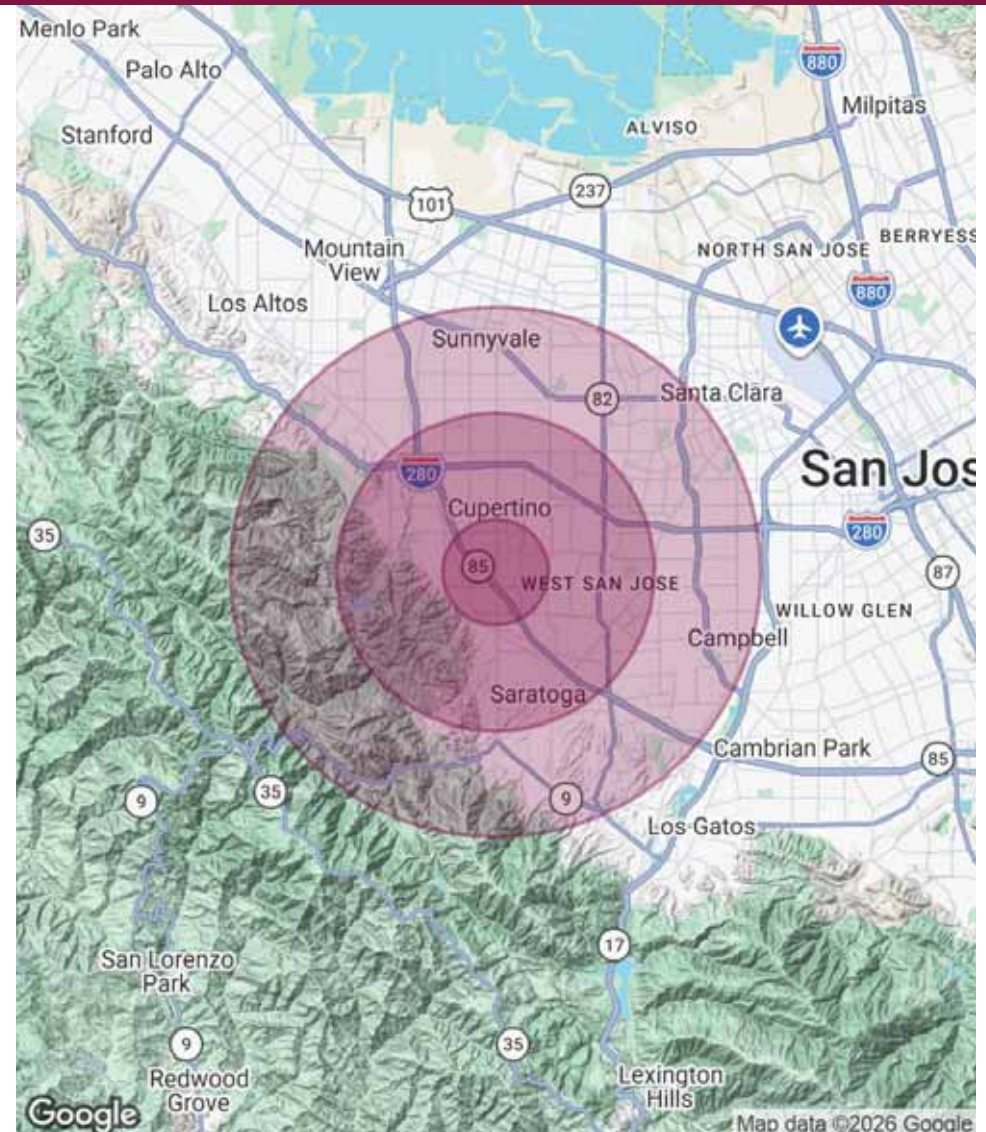
Population	1 Mile	3 Miles	5 Miles
Total Population	24,569	146,549	403,047
Average Age	43.7	43.1	40.8
Average Age (Male)	42.1	42.4	39.9
Average Age (Female)	44.3	43.7	41.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,210	51,246	148,113
# of Persons per HH	3.0	2.9	2.7
Average HH Income	\$304,441	\$284,708	\$257,369
Average House Value	\$2,139,490	\$2,207,385	\$2,086,687

2023 American Community Survey (ACS)

Traffic Counts - 24 Hour ADT 2018

S. De Anza Blvd. at Clarendon Street N.	32,096
W. Valley Freeway at S. De Anza Blvd. NW	33,720
W. Valley Freeway at S. De Anza Blvd. W. Valley	34,330
S. De Anza Blvd. at Rainbow Drive N.W.	35,040
S. De Anza Blvd. at Bollinger Road S.	41,400
Highway 85 at S. De Anza Blvd.	114,500
W. Valley Freeway at S. De Anza Blvd. SE	116,600



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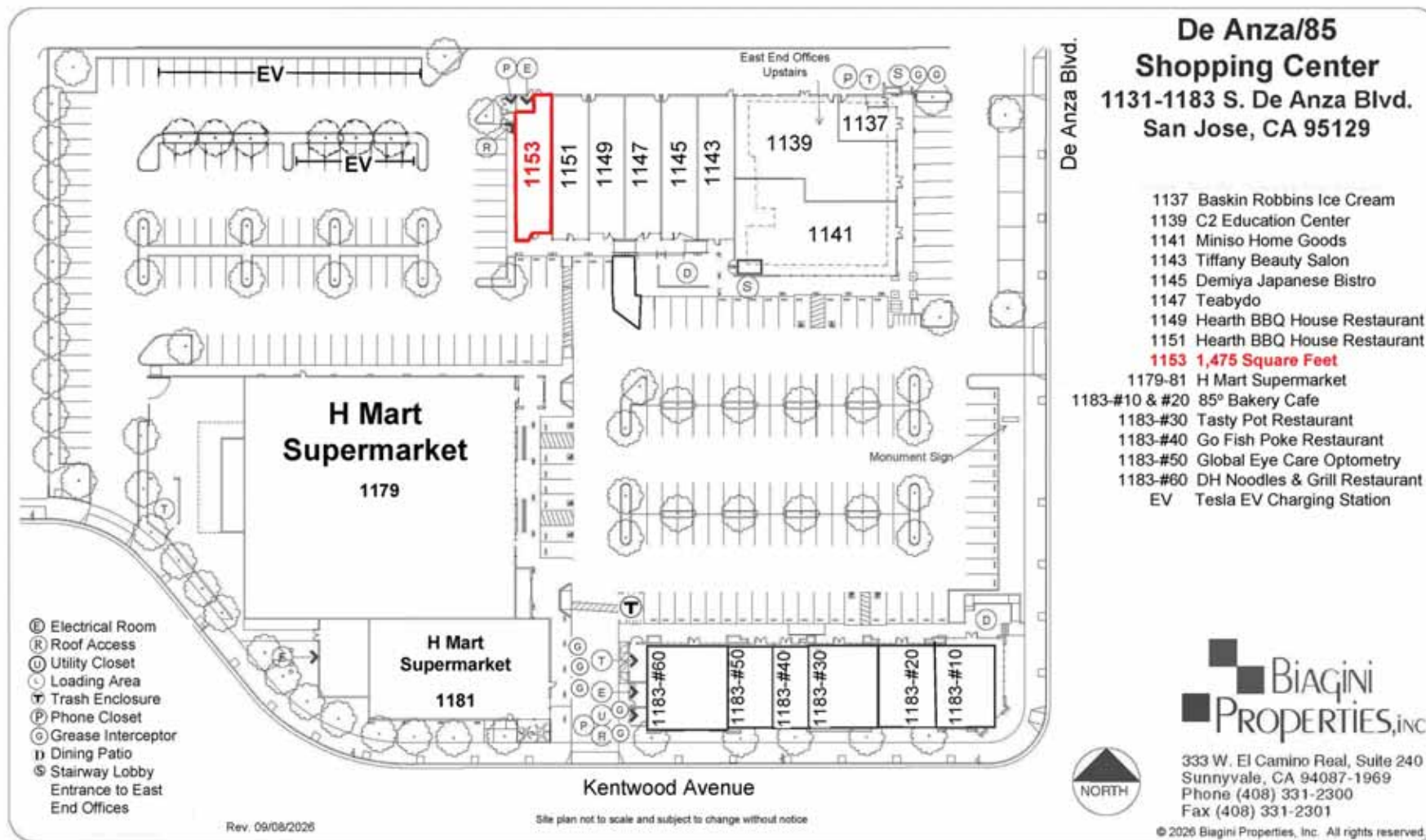
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± 1,475 Square Feet



- 2 x 2' Upgraded T-Bar Ceiling 10' 6" AFF
- 2' x 4' Drop-In Recessed LED Lights
- Upgraded Track Lighting in Showroom
- 1 ADA-Compliant Restroom with Utility Sink
- Separate HVAC
- Separate Electrical Rated: 200 Amp, 120/208V, 3 PH, 4W
- Rear Exit Door

AFF = Above Finish Floor
EP = Electrical Panel

Rev. 09/14/2026

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1153 S. De Anza Blvd. - Interior



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