



Almaden Safeway Center

4750 Almaden Expressway
San Jose, CA 95118



For Additional information, contact Exclusive Agent:

408.331.2308

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Vice President

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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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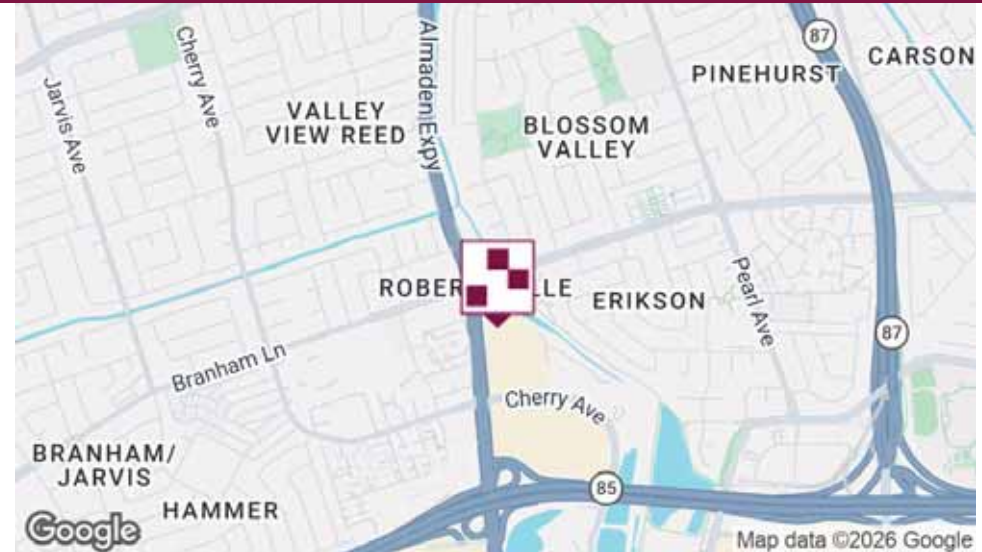
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Location Description

Discover a retail opportunity in the heart of San Jose at the Almaden Safeway Center. Positioned in a vibrant area, this location offers a diverse array of dining, shopping, and entertainment options that are sure to attract foot traffic. The nearby Almaden Ranch, Almaden Plaza, Westfield Oakridge Mall, and Almaden Lake Park provide plentiful leisure and shopping opportunities. The property is also conveniently situated near major transport routes, ensuring easy accessibility and visibility for retail tenants. With its prime location amidst a bustling community, this retail space presents an exciting opportunity for businesses seeking high visibility and ample foot traffic.



Offering Summary

Lease Rate:	\$3.50 SF/month
Estimated NNN Charges	\$1.78 SF/Month - 2026
Number Of Units:	14
Available SF:	1,400 SF
Lot Size:	48,150 SF
Building Size:	16,032 SF

Nearby Tenants

McDonald's, Safeway, Savers, Poki Bowl Restaurant, Burrito Factory, Laguna Dental Care, Smoker Friendly, Cookie Cutters Hair Salon, Ume Tea, Teaspoon, iBeauty Spa & Wellness, Lendmark Financial Services, Idly Express Indian Restaurant, The UPS Store, Mahalo Hawaiian BBQ Restaurant, Day Nail Bar

Property Highlights

- Safeway Grocery Anchored Center with McDonald's, Savers
- Monument Signage
- Convenient Parking and Easy Access
- High Traffic Counts Throughout the Trade Area
- Separately Metered Utilities
- Separate Electrical Panel & Separate 100% HVAC
- No Fire Sprinklers
- Near Almaden Ranch Power Center (350,000 SF) Anchored by Bass Pro Shops
- Close to Highways 85 & 87, Westfield Oakridge Mall, Almaden Plaza, Costco, Best Buy, Walmart



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 SF	Lease Rate:	\$3.50 SF/month

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 4750 Almaden Expy, Ste 144	1,400 SF	NNN	\$3.50 SF/month	± 20' Wide by 70' Deep. Currently The Parlor of Silicon Valley. Full height storefront glass façade, 100% drop t-bar ceiling 10' AFF (Above Finish Floor), 1 ADA compliant restroom, dedicated storage room, separate electrical panel (200 amps, 3 phase, 4 wire, 208/120V), separate HVAC system, separate electric heat pump, no fire sprinkler system

Availability: July 1, 2026. Please DO NOT disturb the occupant or its employees.



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Population

	1 Mile	3 Miles	5 Miles
Total Population	24,348	215,431	520,019
Average Age	39.1	39.8	39.3
Average Age (Male)	38.3	38.8	38.6
Average Age (Female)	41.0	40.5	40.1

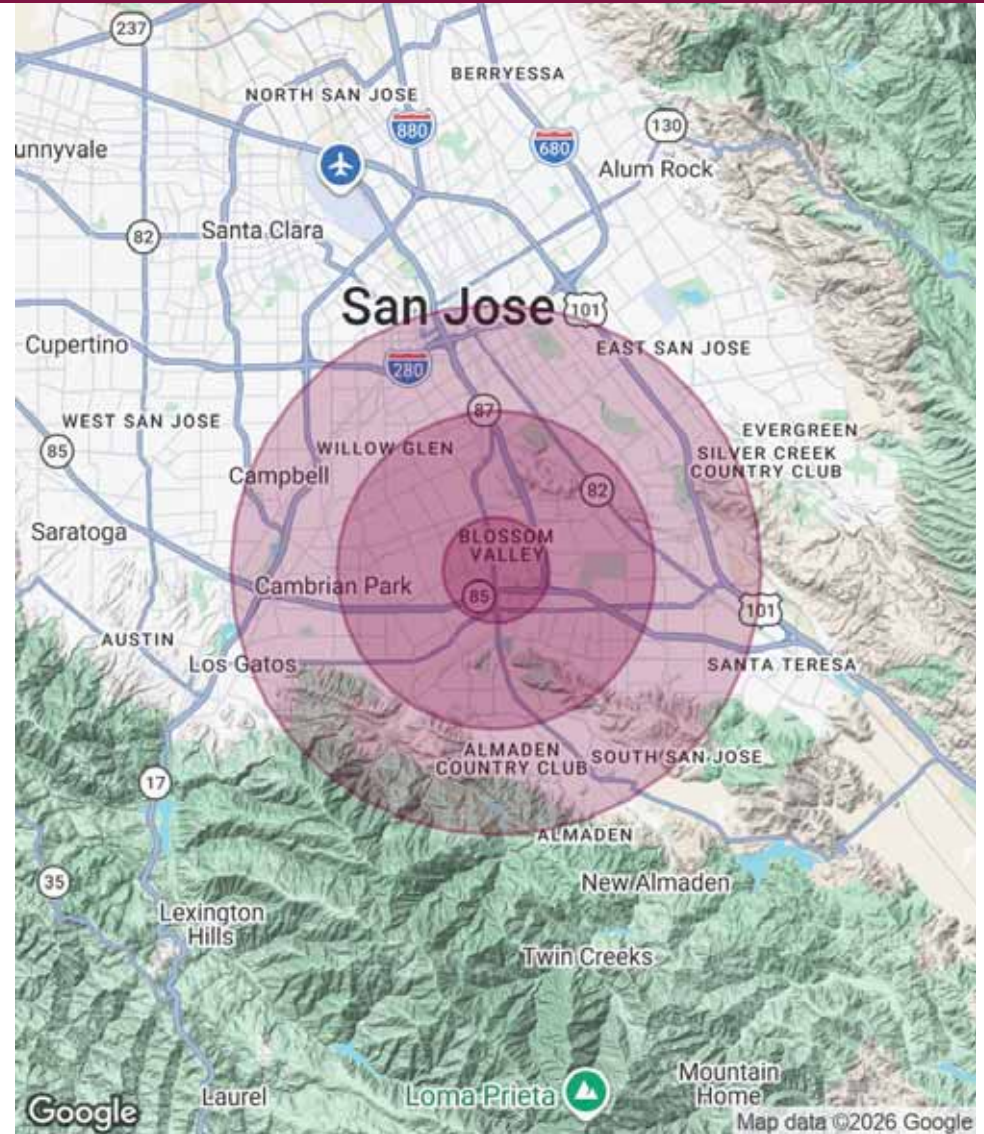
Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	8,904	74,345	177,492
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$176,060	\$204,173	\$192,035
Average House Value	\$1,363,266	\$1,371,943	\$1,358,253

Traffic Counts 24 Hour ADT 2018

Branham Lane at Thousand Oaks Drive	21,645
Almaden Expressway at Branham Lane	58,000
Almaden Expressway at Chynoweth Avenue	64,000
Almaden Expressway at Highway 85	147,500

* Demographic data derived from 2020 ACS - US Census



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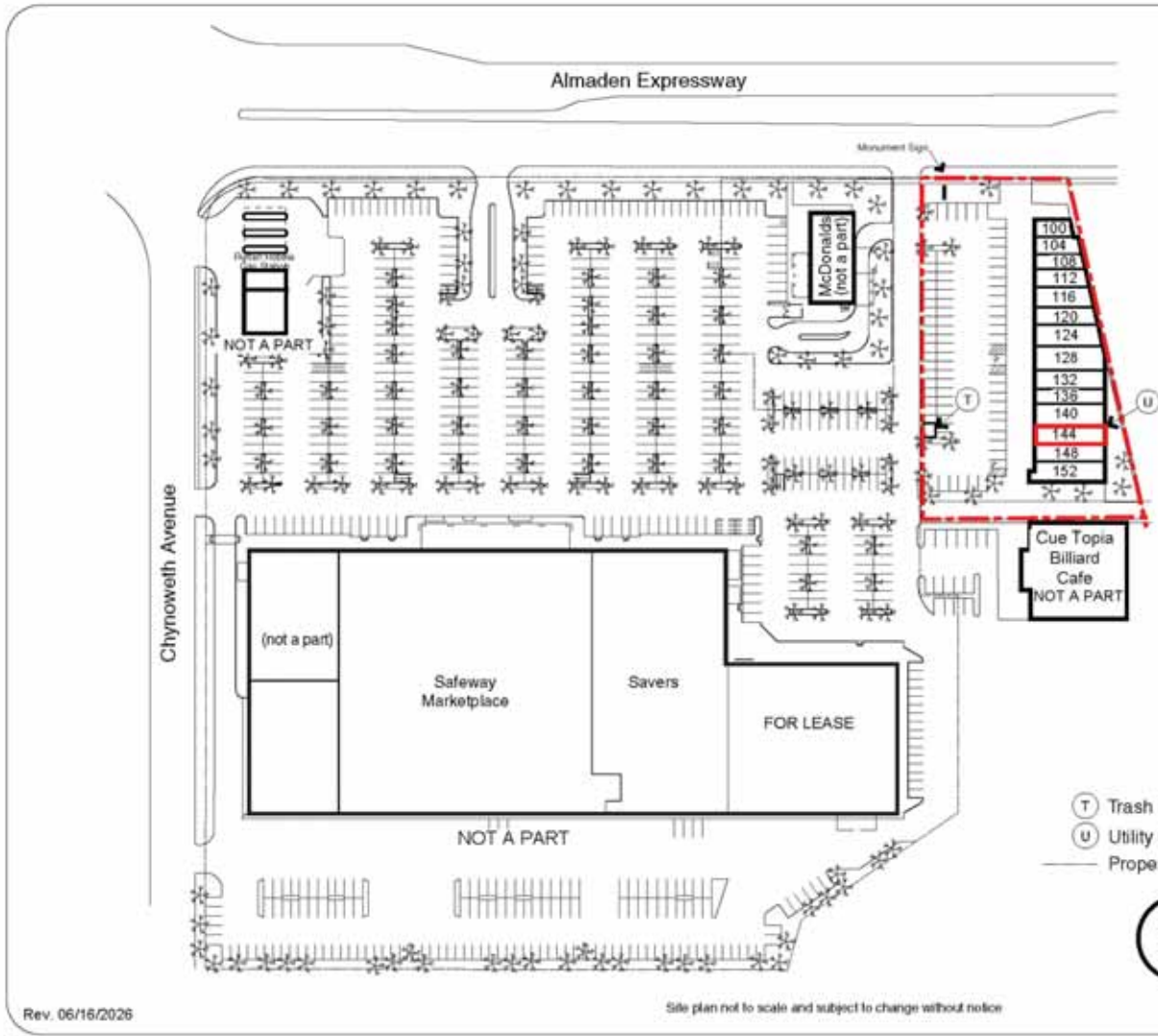
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Almaden/Safeway Shopping Center
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- 4750-100 Poki Bowl Restaurant
- 4750-104 Idly Express Indian Restaurant
- 4750-108 Day Nail Bar
- 4750-112 Smoker Friendly
- 4750-116 Teaspoon Tea Shop
- 4750-120 Mahalo Hawaiian BBQ Restaurant
- 4750-124 The UPS Store
- 4750-128 Cookie Cutters Hair Salon
- 4750-132 Burrito Factory
- 4750-136 Ume Tea
- 4750-140 iBeauty Spa & Wellness
- 4750-144 1,400 Square Feet**
- 4750-148 Lendmark Financial Services
- 4750-152 Laguna Dental Care



Rev. 06/16/2026

Site plan not to scale and subject to change without notice

Biagini
PROPERTIES, INC

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