

RETAIL FOR LEASE

Westgate West

San Jose, CA



WESTGATE WEST

Highlights

With over 1 Million SF, Westgate West is well-positioned to serve the communities of Los Gatos, Monte Sereno, Saratoga, Cupertino, Campbell and West San Jose.



**5287 PROSPECT RD,
SAN JOSE, CA 95129**



**Prime retail spaces
Available!**



**Upscale and affluent trade
areas serving communities like
Saratoga, with fourth highest
income in Bay Area.**



**Strategically positioned
at the nucleus of retail in
West Valley corridor.**



Costco coming soon!



**Exciting mix of national and
regional co-tenancy including
Trader Joe's, Starbucks, Super
Duper Burger, Dave's Hot Chicken,
Yogurtland, Poppy Bank, The
Joint Chiropractic to name a few**



**Easy access from highway 280
and 85 with a daily traffic count
of over 48,000.**

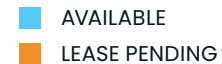
DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	21,700	96,546	203,833
Avg. Household Income	\$272,372	\$262,309	\$254,085
Daytime Population	20,647	77,350	183,625

TRAFFIC COUNTS

Prospect Road	26,490 ADT
Lawrence Expressway	35,820 ADT
Saratoga Avenue	29,017 ADT

Source: 2025 Esri.

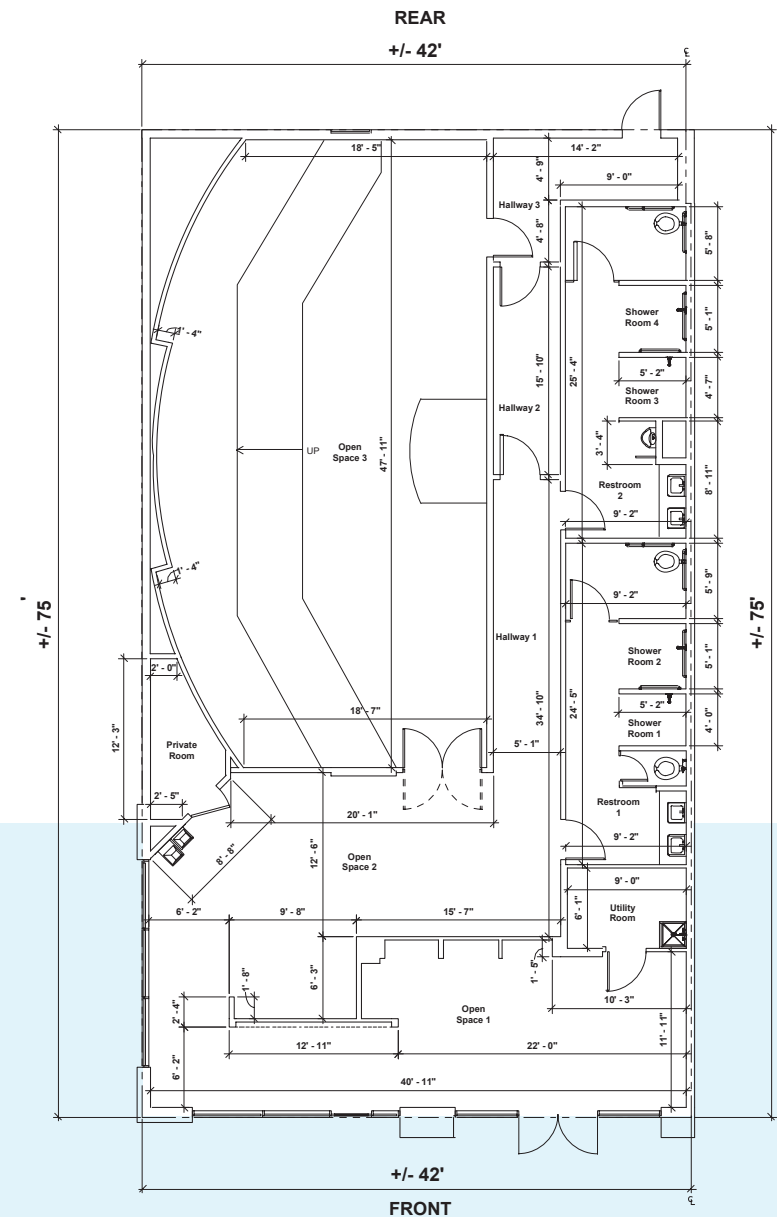


UNIT	TENANT	SF
A1	SUPER DUPER BURGER	3,286
A3	YOGURTLAND	1,515
A5	OMEE.J	2,115
A7	IKE'S LOVE & SANDWICHES	1,292
A9	LEASE PENDING	1,213
A10	POPPY BANK	1,539
C1-C2	AVAILABLE	3,150
C3	PHO KITCHEN	1,800
C5	VITALITY BOWLS	1,050
C7	BIKRAM YOGA SAN JOSE	5,000
D1	DAVE'S HOT CHICKEN	2,303
D2	KIDS CARE DENTAL & ORTHODONTICS	3,224
D3	COLD STONE CREAMERY	1,000
D5	OCCUPIED BUT AVAILABLE	1,006
D7	THE JOINT CHIROPRACTIC	1,009
D9	TOUS LES JOURS	3,047
E1	TRADER JOE'S	13,624
E3	THE UPS STORE	1,200
E5	KENNETH H. BALLENTINE, OD	1,088
E7	LEASE PENDING	1,600
PAD B1	STARBUCKS	2,516
PAD B3	HOUSE OF BAGELS	1,310
PAD B5	TERIYAKI MADNESS	1,300
PAD B7	LEASE PENDING	1,800
PAD G	TACO BELL	2,744



Available

±3,150 SF






WESTGATE WEST

WEST VALLEY CENTER
SPROUTS FARMERS MARKET BevMo!

THE PLAZA
dd's DISCOUNTS planet fitness Walgreens

EL PASEO DE SARATOGA
California FISH GRILL crumbl COOKIES AMC THEATRES petco PANDA EXPRESS WHOLE FOODS MARKET REI

SAN TOMAS PLAZA
GROCERY OUTLET DOLLAR TREE

SAFEWAY

WESTGATE CENTER
TARGET OLD NAVY ROSS DRESS FOR LESS SKY ZONE Michaels CITY SPORTS CLUB NORDSTROM rack NikeFactoryStore T&T Supermarket

KIRKWOOD PLAZA
NOB HILL. Walgreens BIG 5 SPORTING GOODS

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