

ALMADEN PLAZA
5353 Almaden Expwy., San Jose
95118

LOCATION: At the Southwest corner of Highway 85 and Almaden Expressway and Blossom Hill Road, both major traffic arterials in San Jose, California. The center is situated in a densely populated residential area of San Jose with excellent visibility from Highway 85 at the off-ramp for Highway 85 and Almaden Expressway.

SPACE AVAILABLE 14,632 SF-2nd level adjacent to Hobby Lobby, see space plan attached. 2nd level is served by 2 elevators & escalator with Vermaports that take shopping carts up & down escalator with shopper.
Space E-35 1,593 SF is located inside open air mall, no signing or visibility from street or parking lot. (see site & space plan attached)

WE CANNOT HAVE ANYMORE RESTAURANTS, OR FOOD RELATED USES, NOR ENTERTAINMENT OR FITNESS USES, RESTRICTED BY ANCHOR TENANTS.

SITE AREA PARKING: Approximately 40 acres with over 2425 parking stalls.

BUILDING AREA: Approximately 560,000 square feet of retail space anchored by Costco, Hobby Lobby, Ross Dress for Less, Sephora, T.J. Maxx N More Super Store, Trader Joe's, Lazy Dog Restaurant, Petsmart, Sports Basement. Benihana Restaurant will open in Fall 2026 in former Red Lobster pad. DSW Shoe will open Fall 2026, in space C-25, 14,388 SF.

EXISTING RETAIL MARKET: Existing within the trade area are over 15 million square feet of retail space, encompassing neighborhood, community and regional shopping centers.

TRAFFIC COUNTS:

Almaden Expressway:	± 75,000
Blossom Hill Road:	± 65,000
Highway 85:	± 150,000

DEMOGRAPHICS:

	<u>3 Mile</u>	<u>5 Mile</u>
Population:	± 217,000	± 510,000
Daytime Population:	± 45,000	± 160,000
Average HH Income:	\$223,000	\$208,000

For leasing information, please contact:

EXCLUSIVE AGENT:

Jim Fletcher

Jim Fletcher Company, Inc.

Cal. Lic. #00875924

* 415-389-7900 *

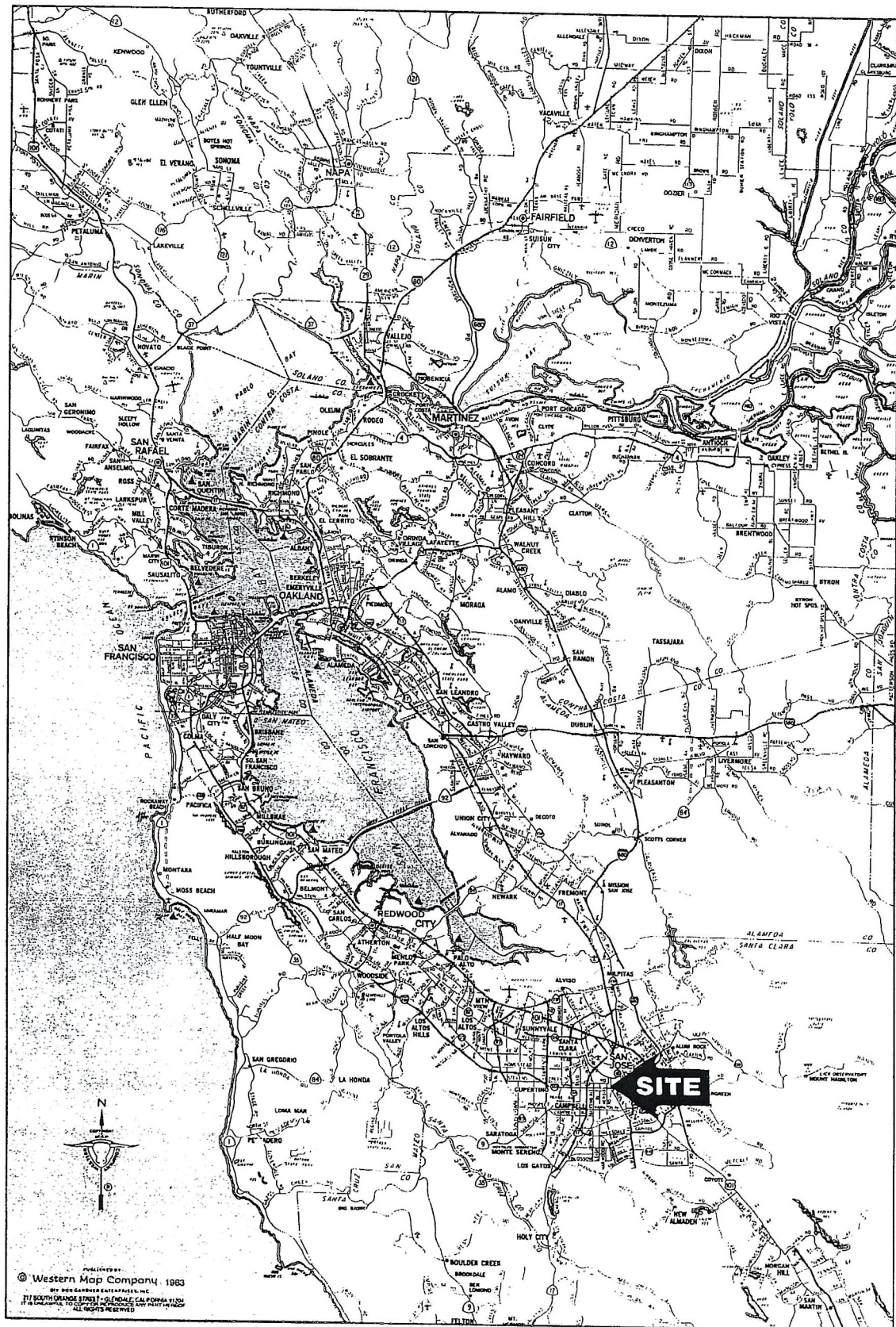
Email: fletchj@pacbell.net

PLEASE READ CAREFULLY

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This offering is subject to change, errors, omissions, prior or pending sale, lease, exchange or withdrawal without notice.

COMPETITION AERIAL





Jim Fletcher
Company, Inc.

Complete Profile

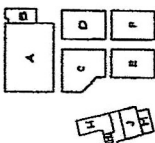
2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.26/-121.8744

4950 Almaden Expy San Jose, CA 95118	1 mi radius	2 mi radius	3 mi radius	5 mi radius
Population				
Estimated Population (2025)	24,878	95,701	209,183	508,922
Projected Population (2030)	24,489	92,007	200,374	491,921
Census Population (2020)	24,075	94,400	207,031	513,071
Census Population (2010)	23,640	93,311	203,337	487,787
Projected Annual Growth (2025-2030)	-389 -0.3%	-3,694 -0.8%	-8,809 -0.8%	-17,001 -0.7%
Historical Annual Growth (2020-2025)	803 0.7%	1,301 0.3%	2,152 0.2%	-4,149 -0.2%
Historical Annual Growth (2010-2020)	435 0.2%	1,089 0.1%	3,694 0.2%	25,284 0.5%
Estimated Population Density (2025)	7,923 psm	7,620 psm	7,402 psm	6,481 psm
Trade Area Size	3.1 sq mi	12.6 sq mi	28.3 sq mi	78.5 sq mi
Households				
Estimated Households (2025)	9,216	34,249	72,591	175,431
Projected Households (2030)	9,267	33,696	71,017	172,543
Census Households (2020)	8,943	34,405	73,534	175,244
Census Households (2010)	8,748	33,527	71,324	165,248
Projected Annual Growth (2025-2030)	51 0.1%	-553 -0.3%	-1,575 -0.4%	-2,887 -0.3%
Historical Annual Change (2010-2025)	468 0.4%	721 0.1%	1,267 0.1%	10,182 0.4%
Average Household Income				
Estimated Average Household Income (2025)	\$182,743	\$206,879	\$222,856	\$208,068
Projected Average Household Income (2030)	\$180,741	\$204,203	\$219,703	\$205,017
Census Average Household Income (2010)	\$83,765	\$96,181	\$102,231	\$97,097
Census Average Household Income (2000)	\$78,327	\$86,794	\$91,198	\$87,556
Projected Annual Change (2025-2030)	-\$2,003 -0.2%	-\$2,676 -0.3%	-\$3,153 -0.3%	-\$3,050 -0.3%
Historical Annual Change (2000-2025)	\$104,416 5.3%	\$120,084 5.5%	\$131,658 5.8%	\$120,512 5.5%
Median Household Income				
Estimated Median Household Income (2025)	\$144,504	\$160,794	\$170,646	\$158,932
Projected Median Household Income (2030)	\$143,503	\$159,924	\$169,644	\$157,888
Census Median Household Income (2010)	\$72,320	\$80,046	\$84,224	\$79,457
Census Median Household Income (2000)	\$71,040	\$76,471	\$78,628	\$74,419
Projected Annual Change (2025-2030)	-\$1,001 -0.1%	-\$870 -0.1%	-\$1,002 -0.1%	-\$1,044 -0.1%
Historical Annual Change (2000-2025)	\$73,464 4.1%	\$84,323 4.4%	\$92,018 4.7%	\$84,513 4.5%
Per Capita Income				
Estimated Per Capita Income (2025)	\$67,767	\$74,148	\$77,450	\$71,897
Projected Per Capita Income (2030)	\$68,469	\$74,902	\$77,987	\$72,091
Census Per Capita Income (2010)	\$30,984	\$34,560	\$35,863	\$32,898
Census Per Capita Income (2000)	\$28,991	\$30,845	\$31,863	\$29,054
Projected Annual Change (2025-2030)	\$702 0.2%	\$754 0.2%	\$536 0.1%	\$193 -
Historical Annual Change (2000-2025)	\$38,776 5.4%	\$43,303 5.6%	\$45,588 5.7%	\$42,843 5.9%
Estimated Average Household Net Worth (2025)	\$1.93 M	\$2.16 M	\$2.32 M	\$2.07 M

5353 ALMADEN EXPRESSWAY
SAN JOSE, CALIFORNIA
ALMADEN PLAZA CORP.

Ko Architects, Inc.
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p: 650.853.1908
f: 650.853.1945



KEY MAP



REVISOR _____

1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH

PROJECT NO. _____

DATE _____

DRAWN BY _____

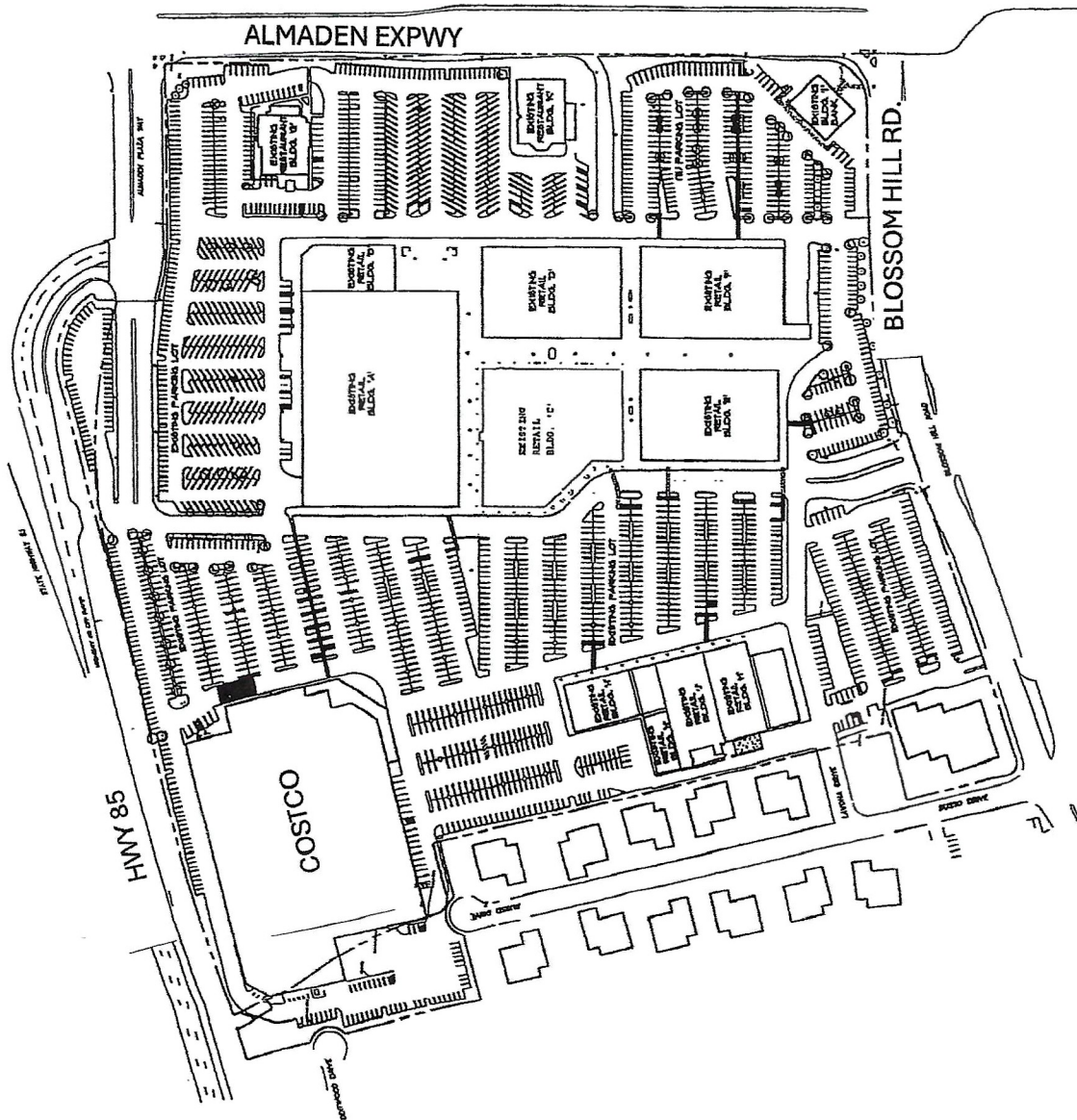
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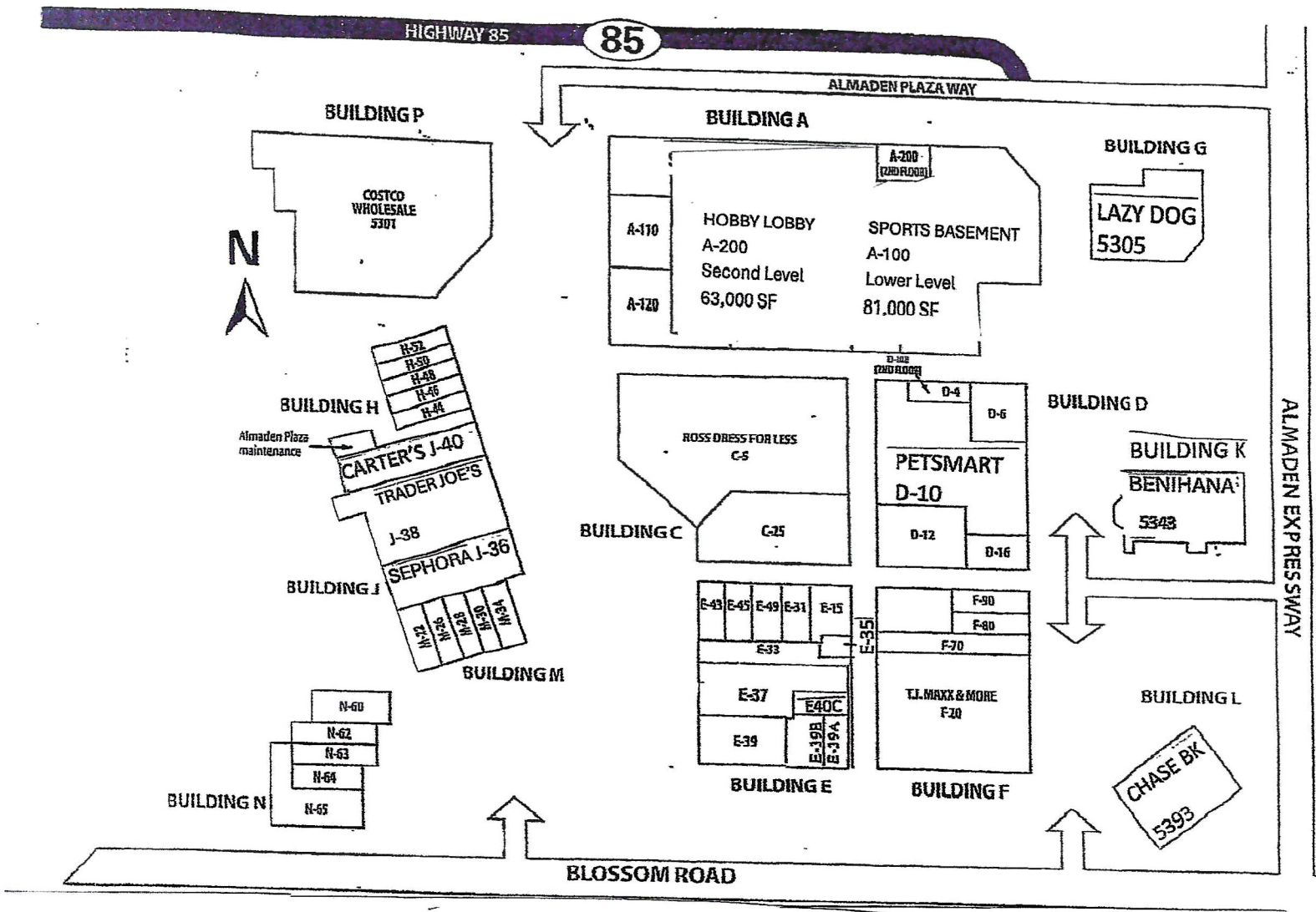


OVERALL &
ENLARGED
SITE
PLANS

8 WEEK
A1.0

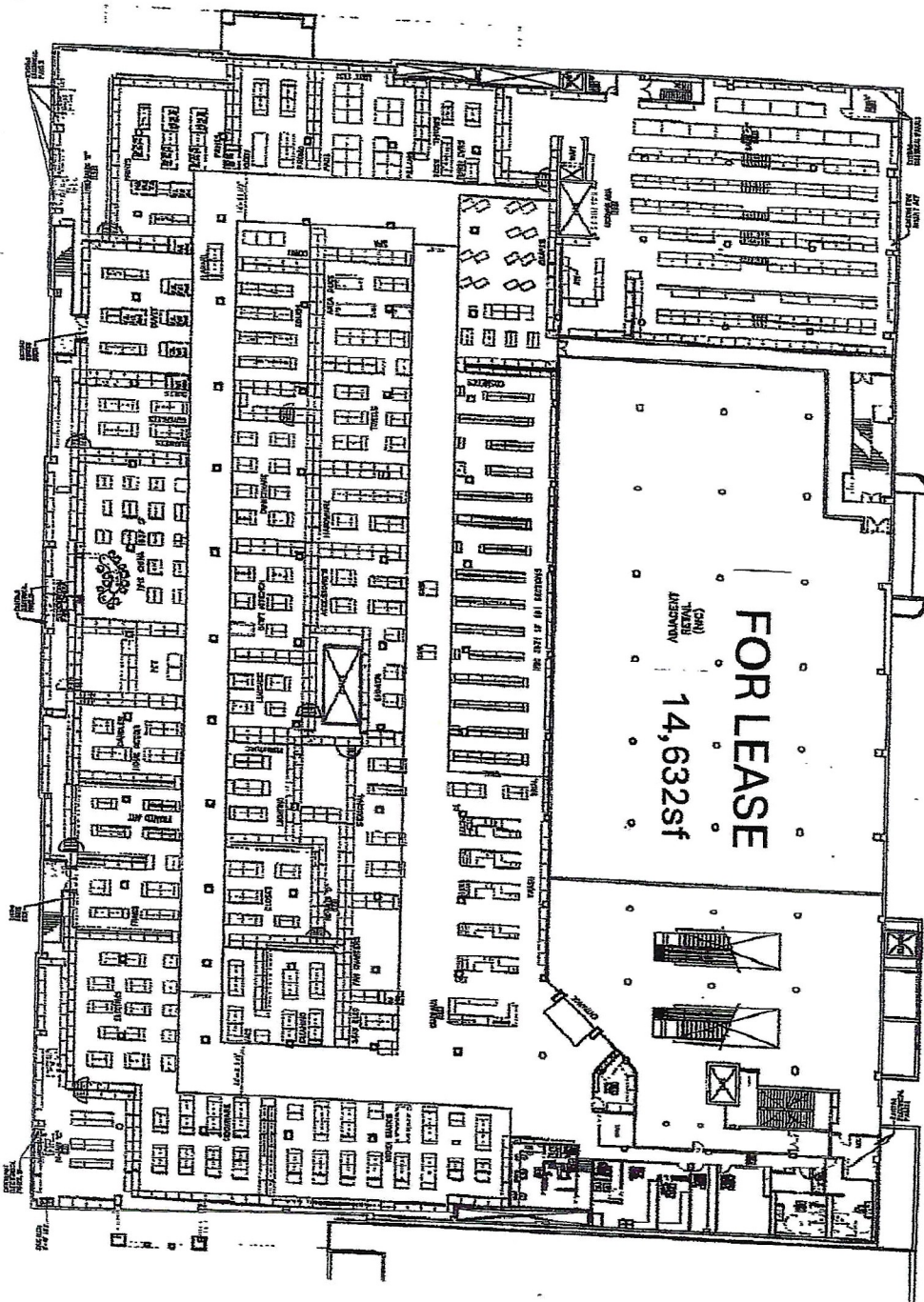
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ALMADEN PLAZA TENANTS

Space	Tenant	Space	Tenant	Space	Tenant
A-100	Sports Basement 81,000 SF	E-15	Almaden Yoga	5301	Costco
A-110	Work World-Mens	E-31	Almaden Yoga	5305	Bldg G Lazy Dog Restaurant
A-120	Massage Zen	E-33	Xfinity/Comcast	5393	Bldg L Chase Bank
		E-35	1,593 SF VACANT	5343	Bldg K Benihana Restaurant, Fall 2026
		E-37	Floor Store		
A-200	Hobby Lobby 63,000 SF	E-39	Men's Wearhouse		
		E-39-A	Boudin Bakery	M-22	Akita Sushi
AB-200	14,632 VACANT 2 nd level adjacent to Hobby Lobby	E-39-B	T'Leaf Burmese Restaurant	M-26	Feng Cha Tea
		E-40-C	Produce Storage	M-28	Subway
C-5	Ross Dress for Less	E-43	Viva Nail Salon	M-30	T-Mobile
C-25	DSW Shoe, Fall 2026	E-45	Almaden Dental	M-34	Baskin Robbins
D-4	Util. Room	E-49	Management Office		
D-8	Almaden School of Music	F-19	Wells Fargo ATM	N-60	5 Guys Gourmet Burgers
D-6	Renu21	F-20	TJ Maxx N More	N-62	Wing Stop
D-10	Petsmart	F-70	Medical Market	N-63	House of Bagels
D-12	Josh Mott-Office	F-80	Premier One Credit Union	N-64	Crumbi Cookie
D-16	See's Candy	F-90	Yo Pop Yogurt	N-65	Mirastar Federal Credit Union
		H-44/46	Real Produce		
		H-48	L&L Hawaiian BBQ		
		H-50	Pho Restaurant		
		H-52	Spectra Coffee/Tea		
		J-36	Sephora		
		J-38	Trader Joes		
		J-40	Carters Children Wear		



HOBBIY LOBBY

62,000 SF

SECOND LEVEL

BBB #223
SAN JOSE, CA
INV-2019
12/05/18
REVISED 03/18/19

GENERAL FUTURE NOTES				GENERAL FUTURE NOTES			
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.	2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.	3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.	4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.	5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.	6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.	7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.	8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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