

ORCHARD TOWN & COUNTRY SHOPPING CENTER SAN JOSE, CA



PRIME RETAIL SPACES FOR LEASE



**CUSHMAN &
WAKEFIELD**

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ORCHARD TOWN & COUNTRY SHOPPING CENTER

SAN JOSE, CA



HIGHLIGHTS

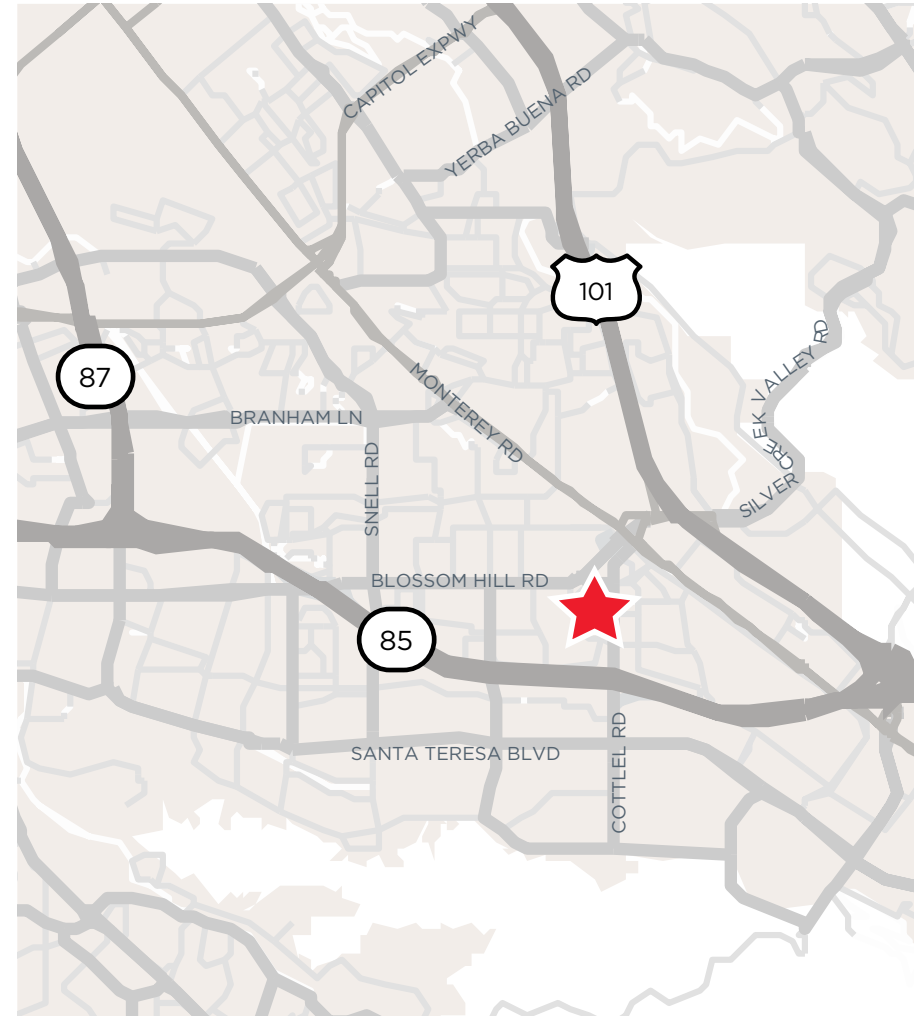
- Located in the heart of one of San Jose's most dynamic growth areas
- Across the street from Village Oaks anchored by Target and Safeway
- Primary trade area is made up of affluent population with an average household income of over \$140,000
- Immediate trade area is significantly underserved void of dining, shopping and entertainment uses
- Attractive landscaping and attractive architectural design
- Exceptional street exposure and pull-up parking
- Easy access to Highways 85 & 101

DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	32,707	149,109	325,023
AVERAGE HHI	\$140,845	\$149,830	\$161,704
DAYTIME POPULATION	27,892	128,165	296,130

TRAFFIC COUNTS

COTTLE ROAD & POGHKEEPSIE ROAD	22,290 ADT
POUGHKEEPSIE ROAD & COTTLE ROAD	8,394 ADT
RALEIGH ROAD & COTTLE ROAD	11,550 ADT

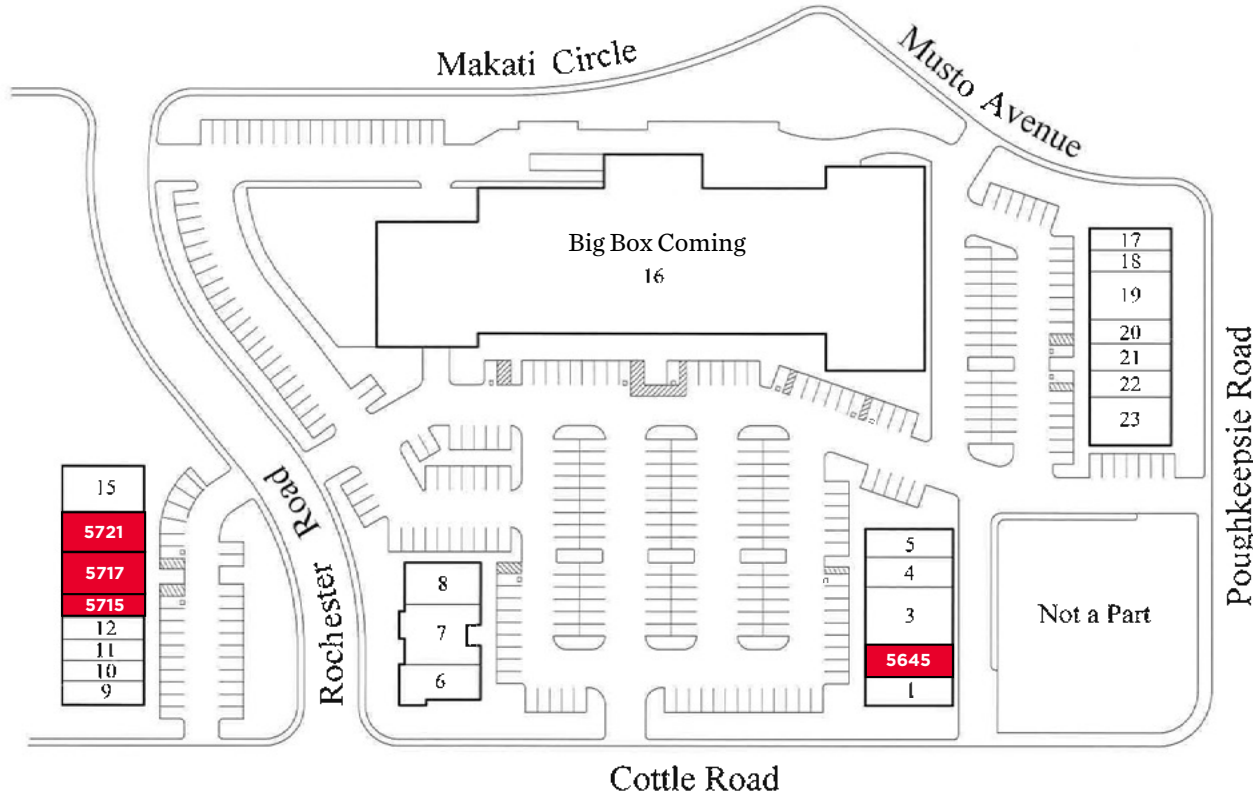


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SITE PLAN



AVAILABLE SPACES

5645 Cottle Rd: ±700 SF

5715 Cottle Rd: ±825 SF

5717 Cottle Rd: ±1,400 SF*

5721 Cottle Rd: ±1,100 SF*

* 5717 & 5721 can be combined for a total of ±2,500 SF



NEARBY AMENITIES

ORCHARD TOWN & COUNTRY
 Bill's Cafe Erik's Deli
 Baskin Robbins Pizza Hut
 Castillo's Mexican Petite Baguette

GAVILAN PLAZA
 Burrito Factory Wells Fargo Bank
 Rai's India Bazaar Simple Beverage

VILLAGE OAKS
 Target Just Falafel
 Safeway Senro Sushi
 Party City Five Guys
 Ulta Chipotle
 Petco MOD Pizza
 Marshall's Starbucks
 AT&T T-Mobile
 AZ Dental Supercuts
 Yogurtland European Wax
 Panera Bread Bank of America
 Panda Express GNC
 Chase Bank Nail Salon

SANTA TERESA & BERNAL CENTER
 Bernal Bagels & Donuts Subway
 Carl's Jr. Sushi Boat Town
 El Amigo Mexican Baskin Robbins
 Flames Emperor Norton's Pizza
 Taco Bell Starbucks
 Southwide Cafe Golden House

SILVER CREEK VALLEY COUNTRY CLUB

Silver Creek Sportsplex
 Club Sport
 High Five Pizza

SILVER CREEK LANDING
 Julio's Mexican Century 21
 Niji Sushi & Ramen Balance Yoga Center
 Demandate Kumon Learning

MONTEREY PLAZA
 Barrio Fiesta Sato Sushi
 Sally Beauty Six to Midnite
 Jade China Subway
 Dollar Tree The Cheesesteak Shop
 FoodMaxx Holder's Country Inn
 McDonald's Taco Bell

Extended Stay America
 Residence Inn

BERNAL PLAZA
 Lucky Staples
 US Bank Chase Bank
 Gold's Gym Fu Kee Sushi
 Ross Papa Murphy's
 Sweet Tomatoes Togo's
 Baja Fresh Jamba Juice
 McDonald's Nick the Greek
 Starbucks SimpleViet

SANTA TERESA GOLF CLUB



VILLAGE OAKS SHOPPING CENTER



VILLAGE OAKS SHOPPING CENTER



BLOSSOM HILL CALTRAIN STATION



SILVER CREEK VALLEY COUNTRY CLUB



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