



Colliers

Exclusive Listings Summary

# Silicon Valley

## Retail Availabilities

**Silicon Valley Research**

225 West Santa Clara Street, 10th Floor  
San Jose, CA 95113  
+1 408 282 3800



# COLLIERS EXCLUSIVES

MARCH 09, 2023

## OFFICE - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



1016302875 - N



**270 E Main St.**  
**Los Gatos, CA 95030**

Property Type: Retail  
Property Subtype: Retail  
Property SF: 2,522  
Construction Status: Existing  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-19 West Valley  
APN: 529-51-005

#### FOR LEASE

Available SF:  
Avail Subtype:  
Rental Rate:  
Expenses:

#### BROKERAGE:

1,200 Colliers  
Office Hilary Monro 408-282-3806  
\$4.25 MG John Machado 408-234-2606  
TBD

2



1016294314 - Y



**240 S Market St**  
**San Jose, CA 95113**

Property Type: Office  
Property Subtype: Office  
Property SF: 9,000  
Lot Size: 0.54 Acre  
Construction Status: Existing  
Class: B  
Floors: 11  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-31 San Jose Downtown  
APN: 259-42-037

#### FOR LEASE

Available SF:  
Avail Subtype:  
Rental Rate:  
Expenses:

#### BROKERAGE:

1,750 Colliers  
Office Dion Campisi, SIOR 408-242-6187  
\$3.65 MG Susan Gregory, SIOR 408-282-3940  
TBD

#### PROPERTY DESCRIPTION

This space is a portion of a larger ±127,000 SF mixed use building. The building is inclusive of Casa Del Pueblo Apartments which include 165-units over first floor commercial office space. Located in the heart of Downtown San Jose and directly next door to the Fairmont Hotel.

#### LEASE NOTES

Available Now. Call to tour.

3



1016301574 - Y



**2937 Union Ave**  
**San Jose, CA 95124**

Property Type: Office  
Property Subtype: Office  
Property SF: 4,376  
Lot Size: 0.35 Acre  
Construction Status: Existing  
Class: C  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-19 West Valley  
APN: 414-20-043

#### FOR LEASE

Available SF:  
Avail Subtype:  
Rental Rate:  
Expenses:  
Rent + Expenses:  
Parking Spaces:

#### BROKERAGE:

1,285 Colliers  
Office, Medical Brent Dressen 408-282-3979  
\$2.25 NNN

#### LEASE NOTES

\$0.75  
\$3.00 PSF  
Zoning: CP - Commercial Pedestrian. Two Private Offices, Restroom, Break room. High exposure on Union Ave.  
16

# OFFICE - FOR LEASE

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

4



**Caremore Plaza**  
**255 N White Rd**  
**San Jose, CA 95127**

Property Type: Industrial  
 Property Subtype: Retail  
 Property SF: 23,472  
 Lot Size: 2.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: CP  
 Territory: SJC-27 San Jose South Central  
 APN: 484-12-089, 484-12-090

### FOR LEASE

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Rent + Expenses:  
 Parking Ratio:

**FEATURES:** Highway Access - 680

### BROKERAGE:

4,920 Colliers  
 Office, Medical Brent Dressen 408-282-3979

### PROPERTY DESCRIPTION

+/- 2 acre site. Temp Sign order #

### LEASE NOTES

Office/medical/retail with open office, 2 breakrooms & 4 restrooms.  
 High visibility location. New construction

1016301573 - N



5



**260 S Sunnyvale Ave, Suite 9**  
**Sunnyvale, CA 94086**

Property Type: Office  
 Property Subtype: Retail  
 Property SF: 11,000  
 Construction Status: Existing  
 Class: B  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-21 Sunnyvale (partial)  
 APN: 209-10-063

### FOR LEASE

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**FEATURES:** Public Transportation - CalTrain

### BROKERAGE:

1,680 Colliers  
 Office Brett Taylor 408-282-3889

### PROPERTY DESCRIPTION

Retail

### LEASE NOTES

Ideally located downtown Sunnyvale space, perfect for medical or retail uses. Call to tour.

1016239889 - N







# COLLIERS EXCLUSIVES

MARCH 09, 2023

## OFFICE - FOR LEASE AND SALE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



1016264599 - N



**451 S 1st St  
San Jose, CA 95113**

Property Type: Office  
Property Subtype: Office  
Property SF: 4,950  
Lot Size: 0.08 Acre  
Construction Status: Existing  
Class: C  
Floors: 1  
Available Date: Immediate  
Occupied?: Yes  
Territory: SJC-31 San Jose Downtown  
APN: 264-30-088

#### FOR LEASE AND SALE

Available SF: 4,950  
Office BuildOut SF: 4,930  
Office SF: 20  
Avail Subtype: Office  
Rental Rate: \$2.90 NNN  
Expenses: TBD  
Sale Price: Call  
Price PSF: Call  
Grade Level Doors: 1  
Clear Height (min - max): 18'  
Amps ; Volts: 400 ;

**FEATURES:** Highway Access - 87, 280

#### BROKERAGE:

**Colliers**  
**David Sandlin, SIOR** 408-282-3988  
**Mark Zamudio, CCIM** 408-282-3822

#### PROPERTY DESCRIPTION

1.5 stories.

#### LEASE NOTES

Located in the fun area of SOMA in Downtown San Jose. Many new restaurants, services nearby, and the building interiors are open, airy, and creative. Call to tour.

2



1016266197 - N



**3248 Stevens Creek Blvd  
San Jose, CA 95117**

Property Type: Retail  
Property Subtype: Retail  
Property SF: 2,850  
Lot Size: 0.16 Acre  
Construction Status: Existing  
Year Built: 1969  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-19 West Valley  
APN: 302-42-022

#### FOR LEASE AND SALE

Available SF: 2,850  
Avail Subtype: Office  
Rental Rate: \$5.00 NNN  
Expenses: \$0.90  
Rent + Expenses: \$5.90 PSF  
Sale Price: \$3,800,000  
Price PSF: \$1,333.33

**FEATURES:** Year Renovated - 2010

#### BROKERAGE:

**Colliers**  
**John Machado** 408-234-2606



# COLLIERS EXCLUSIVES

MARCH 09, 2023

## RETAIL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



1016281808 - N



**535 W Hamilton Ave  
Campbell, CA 95008**

Property Type: Retail  
Property Subtype: Retail  
Property SF: 5,007  
Lot Size: 0.49 Acre  
Construction Status: Existing  
Class: B  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-19 West Valley  
APN: 305-15-015

#### FOR LEASE

Available SF: 1,720  
Avail Subtype: Retail  
Rental Rate: \$3.50 NNN  
Expenses: TBD

**FEATURES:** Highway Access - 17, 85, 280

HVAC  
Signage - Monument

#### BROKERAGE:

Colliers  
John Machado 408-234-2606

#### LEASE NOTES

Available for immediate occupancy.

2



1016298172 - N



**10227 S De Anza Blvd  
Cupertino, CA 95014**

Property Type: Retail  
Property Subtype: Strip Retail  
Property SF: 56,192  
Lot Size: 1.29 Acres  
Construction Status: Existing  
Year Built: 1960  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-20 West Valley  
APN: 359-17-001

#### FOR LEASE

Available SF: 5,060  
Avail Subtype: Strip Retail  
Rental Rate: \$3.25 NNN  
Expenses: \$0.93  
Rent + Expenses: \$4.18 PSF

**FEATURES:** Highway Access - 85, 280

Signage

#### BROKERAGE:

Colliers  
John Machado 408-234-2606  
Hilary Monro 408-282-3806

# RETAIL - FOR LEASE

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

3



**Homestead Square**  
**20590 Homestead Rd**  
**Cupertino, CA 95014**

Property Type: Retail  
Property Subtype: Community Center  
Property SF: 200,000  
Lot Size: 16.30 Acres  
Construction Status: Existing  
Year Built: 2013  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-20 West Valley  
APN: 326-10-060

### FOR LEASE

Available SF: 1,692  
Avail Subtype: Community Center  
Rental Rate: \$4.25 NNN  
Expenses: \$1.00  
Rent + Expenses: \$5.25 PSF

**FEATURES:** Highway Access - 85, 280

### BROKERAGE:

Colliers  
John Machado 408-234-2606

### LEASE NOTES

No food use allowed.

1016229335 - N



4



**1415 1st St, Suite Bldg 2**  
**Gilroy, CA 95020**

Property Type: Retail  
Property Subtype: Retail  
Property SF: 12,066  
Lot Size: 1.47 Acres  
Construction Status: Under Construction  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-30 Gilroy  
APN: 790-39-025

### FOR LEASE

Available SF: 1,520  
Avail Subtype: Retail  
Rental Rate: TBD  
Expenses: TBD

### BROKERAGE:

Colliers  
Mark Sanchez 408-313-8444

### LEASE NOTES

TBD Beautiful new retail center under construction. Prime westside location on First St. Call listing agents for pricing.

1016257488 - N



5



**8380 Church St**  
**Gilroy, CA 95020**

Property Type: Retail  
Property Subtype: Retail  
Property SF: 19,475  
Construction Status: Existing  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-30 Gilroy  
APN: 790-36-019

### FOR LEASE

Available SF: 17,850  
Avail Subtype: Retail  
Rental Rate: \$1.65 IG  
Expenses: TBD  
Parking Ratio: 3.2 / 1000

### BROKERAGE:

Colliers  
Jeff Barnes 408-218-3366  
Mark Sanchez 408-313-8444

### LEASE NOTES

Multi-tenant commercial/industrial spaces for lease. Many uses allowed. Great central location, 3.2/1,000 sq. ft. Under new ownership. Please call listing agents to tour. Do not disturb tenants.  
- Unit G: 1,800 sq. ft.  
- Unit I: 1,200 sq. ft.  
- Unit L: 1,800 sq. ft.

1016297091 - N



# RETAIL - FOR LEASE

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

6

**5955 Travel Park Cir  
Gilroy, CA 95020**



1016226622 - N



Property Type: Retail  
Property Subtype: Retail  
Property SF: 5,500  
Lot Size: 1.03 Acres  
Construction Status: Existing  
Construction Material: Wood  
Year Built: 2000  
Class: B  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Zoning: CM  
Territory: SJC-30 Gilroy  
APN: 841-75-006

### FOR LEASE

Available SF: 5,500  
Avail Subtype: Retail  
Rental Rate: \$1.50 NNN  
Expenses: \$0.38  
Rent + Expenses: \$1.88 PSF  
Parking Ratio: 7.0 / 1000

**FEATURES:** Highway Access - 101

### BROKERAGE:

Colliers  
Matt van Keulen 408-842-7000  
Mark Sanchez 408-313-8444

### LEASE NOTES

Freestanding restaurant building on 1.03 acres. Most equipment in place. Adjacent hotel should be completed September 2018. Call to tour.

7

**270 E Main St.  
Los Gatos, CA 95030**



1016302875 - N



Property Type: Retail  
Property Subtype: Retail  
Property SF: 2,522  
Construction Status: Existing  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-19 West Valley  
APN: 529-51-005

### FOR LEASE

Available SF: 1,200  
Avail Subtype: Retail  
Rental Rate: \$4.25 MG  
Expenses: TBD

### BROKERAGE:

Colliers  
Hilary Monro 408-282-3806  
John Machado 408-234-2606

8

**575 Santa Cruz Ave  
Los Gatos, CA 95030**



1016301864 - N



Property Type: Retail  
Property Subtype: Retail  
Property SF: 5,268  
Lot Size: 0.37 Acre  
Construction Status: Existing  
Construction Material: Wood  
Year Built: 1992  
Available Date: 5/01/2023  
Occupied?: No  
Zoning: C2  
Territory: SJC-19 West Valley  
APN: 410-15-075

### FOR LEASE

Available SF: 5,268  
Avail Subtype: Retail  
Rental Rate: \$5.25 NNN  
Expenses: \$0.70  
Rent + Expenses: \$5.95 PSF

### BROKERAGE:

Colliers  
John Machado 408-234-2606

### LEASE NOTES

Freestanding ±5,268 SF building. Dedicated on-site exclusive parking. Located at intersection of N Santa Cruz Ave and Ashler Ave, Los Gatos. Call to tour. 2 private offices. 1 conference room. 1 storage/server room. 2 ADA restrooms. Bldg occupied until 4/30/23.

# RETAIL - FOR LEASE

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

9



1016290931 - N



**Walgreens Square**  
**14010 Blossom Hill Rd**  
**Los Gatos, CA 95023**

Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Property SF: 60,585  
 Lot Size: 6.24 Acres  
 Construction Status: Existing  
 Year Built: 1970  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C1  
 Territory: SJC-19 West Valley  
 APN: 527-32-031

### FOR LEASE

Available SF: 1,750  
 Avail Subtype: Neighborhood Center  
 Rental Rate: \$3.00 NNN  
 Expenses: \$0.55  
 Rent + Expenses: \$3.55 PSF  
 Parking Ratio: 4.5 / 1000  
 Parking Spaces: 230

**FEATURES:** Highway Access - 17, 85, 87

### BROKERAGE:

Colliers  
 John Machado 408-234-2606  
 Tom Nelson 831-818-9184

### PROPERTY DESCRIPTION

Renovated in 1992.

### LEASE NOTES

A busy neighborhood center located in Los Gatos bordering the Almaden Valley. Great Location for recreational fitness and youth oriented service tenants. A former Starbucks location with semi-restaurant improvements. Opportunity for martial arts studio.

10



1016294584 - N



**Walgreens Square**  
**14040 Blossom Hill Rd**  
**Los Gatos, CA 95023**

Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Property SF: 60,585  
 Lot Size: 6.24 Acres  
 Construction Status: Existing  
 Year Built: 1970  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C1  
 Territory: SJC-19 West Valley  
 APN: 527-32-031

### FOR LEASE

Available SF: 1,540  
 Avail Subtype: Neighborhood Center  
 Rental Rate: \$3.00 NNN  
 Expenses: \$0.55  
 Rent + Expenses: \$3.55 PSF  
 Parking Ratio: 4.5 / 1000  
 Parking Spaces: 230

**FEATURES:** Highway Access - 17, 85, 87

### BROKERAGE:

Colliers  
 John Machado 408-234-2606  
 Tom Nelson 831-818-9184

### PROPERTY DESCRIPTION

Renovated in 1992.

### LEASE NOTES

Former tutoring center.



# RETAIL - FOR LEASE

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

11



1016274604 - N



FLYER



**Walgreens Square**  
**14100 Blossom Hill Rd**  
**Los Gatos, CA 95023**

Property Type: Retail  
Property Subtype: Neighborhood Center  
Property SF: 60,585  
Lot Size: 6.24 Acres  
Construction Status: Existing  
Year Built: 1970  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Zoning: C1  
Territory: SJC-19 West Valley  
APN: 527-32-031

### FOR LEASE

Available SF: 2,758  
Avail Subtype: Neighborhood Center  
Rental Rate: \$3.00 NNN  
Expenses: \$0.55  
Rent + Expenses: \$3.55 PSF  
Parking Ratio: 4.5 / 1000  
Parking Spaces: 230

**FEATURES:** Highway Access - 17, 85, 87

### BROKERAGE:

**Colliers**  
**John Machado** 408-234-2606  
**Tom Nelson** 831-818-9184

### PROPERTY DESCRIPTION

Renovated in 1992.

### LEASE NOTES

Busy neighborhood center. Former karate studio with 2 restrooms.

12



1016274602 - N



FLYER



**Walgreens Square**  
**14172 Blossom Hill Rd**  
**Los Gatos, CA 95023**

Property Type: Retail  
Property Subtype: Neighborhood Center  
Property SF: 60,585  
Lot Size: 6.24 Acres  
Construction Status: Existing  
Year Built: 1970  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Zoning: C1  
Territory: SJC-19 West Valley  
APN: 527-32-031

### FOR LEASE

Available SF: 1,600  
Avail Subtype: Neighborhood Center  
Rental Rate: \$3.50 NNN  
Expenses: \$0.55  
Rent + Expenses: \$4.05 PSF  
Parking Ratio: 4.5 / 1000  
Parking Spaces: 230  
Amps ; Volts: 200 ;

**FEATURES:** Highway Access - 17, 85, 87

### BROKERAGE:

**Colliers**  
**John Machado** 408-234-2606  
**Tom Nelson** 831-818-9184

### PROPERTY DESCRIPTION

Renovated in 1992.

### LEASE NOTES

Busy neighborhood center. Former Starbucks with semi-restaurant improvements. Street facing.

13



1016298961 - N



FLYER



**98 W 2nd St**  
**Morgan Hill, CA 95037**

Property Type: Retail  
Property Subtype: Retail  
Property SF: 6,831  
Lot Size: 0.50 Acre  
Construction Status: Existing  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-29 Morgan Hill  
APN: 767-07-041

### FOR LEASE

Available SF: 738  
Min - Max Divisibility: 738 - 1,426  
Avail Subtype: Retail  
Rental Rate: \$3.00 GR  
Expenses: TBD

### BROKERAGE:

**Colliers**  
**Matt van Keulen** 408-842-7000

### LEASE NOTES

Two Separate but Contiguous Retail/Office Units  
Located in Downtown Morgan Hill  
Private Restrooms  
Open Floor Plans

# RETAIL - FOR LEASE

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

14

**18599 Sutter Blvd**  
**Morgan Hill, CA 95037**



1016281362 - N



Property Type: Retail  
Property Subtype: Retail  
Property SF: 6,400  
Lot Size: 1.63 Acres  
Construction Status: Existing  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-29 Morgan Hill  
APN: 726-32-002

### FOR LEASE

Available SF:  
Avail Subtype:  
Rental Rate:  
Expenses:  
Parking Ratio:

**BROKERAGE:**  
6,400 [Colliers](#)  
Retail [Mark Sanchez](#) 408-313-8444  
\$1.75 NNN [Matt van Keulen](#) 408-842-7000

### TBD LEASE NOTES

10.0 / 1000 Stand Alone, Fully Built out Restaurant on 1.63 AC Lot. Located on Cochrane Road and Sutter Blvd.

15

**301 Castro St**  
**Mountain View, CA 94041**



1016277110 - N



Property Type: Retail  
Property Subtype: Retail  
Property SF: 8,910  
Construction Status: Existing  
Class: B  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-02 Mt. View Central  
APN: 158-23-042

### FOR LEASE

Available SF:  
Avail Subtype:  
Rental Rate:  
Expenses:  
Parking Ratio:

**BROKERAGE:**  
942 [Colliers](#)  
Retail [John Machado](#) 408-234-2606  
\$5.00 NNN  
TBD  
3.0 / 1000

16

**856 W El Camino Real, Suite C**  
**Mountain View, CA 94040**



1016264266 - N



Property Type: Retail  
Property Subtype: Retail  
Property SF: 4,682  
Construction Status: Existing  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-02 Mt. View Central  
APN: 158-07-017

### FOR LEASE

Available SF:  
Avail Subtype:  
Rental Rate:  
Expenses:  
Rent + Expenses:  
Parking Ratio:

**BROKERAGE:**  
1,247 [Colliers](#)  
Retail [John Machado](#) 408-234-2606  
\$4.00 NNN

### LEASE NOTES

One parcel north of Castro Street.

**FEATURES:** Public Transportation - <.75 miles to mountain view station

## RETAIL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

17

**3250 Park Blvd**  
**Palo Alto, CA 94306**



Property Type: Industrial  
Property Subtype: Retail  
Property SF: 11,762  
Construction Status: Existing  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-24 Palo Alto Central  
APN: 132-38-059

#### FOR LEASE

Available SF:  
Avail Subtype:  
Rental Rate:  
Expenses:  
Rent + Expenses:  
Grade Level Doors:

#### FEATURES: Breakroom

HVAC  
Private Office  
Restrooms

#### BROKERAGE:

11,762 Colliers  
Retail John Machado 408-234-2606

#### LEASE NOTES

Freestanding 11,762 SF building. Metal frame, roof, and siding. Majority open space with reception, breakroom, private offices, and restrooms.  
3 HVAC - in office core. Building occupied, will be vacant on 12/31/21.

1016280942 - N



18

**1114 Brace Ave**  
**San Jose, CA 95125**



Property Type: Retail  
Property Subtype: Retail  
Property SF: 2,558  
Lot Size: 0.07 Acre  
Construction Status: Existing  
Year Built: 1959  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Zoning: C2  
Territory: SJC-19 West Valley  
APN: 429-17-030

#### FOR LEASE

Available SF:  
Avail Subtype:  
Rental Rate:  
Expenses:

#### BROKERAGE:

2,558 Colliers  
Retail Matt Morales 408-603-3643

#### LEASE NOTES

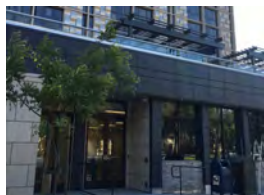
TBD Office/retail use. Occupied. Call broker to tour. Do not disturb tenant.

1016302864 - N



19

**240 S Market St**  
**San Jose, CA 95113**



Property Type: Office  
Property Subtype: Office  
Property SF: 9,000  
Lot Size: 0.54 Acre  
Construction Status: Existing  
Class: B  
Floors: 11  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-31 San Jose Downtown  
APN: 259-42-037

#### FOR LEASE

Available SF:  
Avail Subtype:  
Rental Rate:  
Expenses:

#### BROKERAGE:

1,750 Colliers  
Retail Dion Campisi, SIOR 408-242-6187  
\$3.65 MG Susan Gregory, SIOR 408-282-3940

#### PROPERTY DESCRIPTION

This space is a portion of a larger ±127,000 SF mixed use building. The building is inclusive of Casa Del Pueblo Apartments which include 165-units over first floor commercial office space. Located in the heart of Downtown San Jose and directly next door to the Fairmont Hotel.

#### LEASE NOTES

Available Now. Call to tour.

1016294314 - Y



# RETAIL - FOR LEASE

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

20

**821 The Alameda**  
**San Jose, CA 95126**

Property Type: Retail  
Property Subtype: Retail  
Property SF: 13,500  
Lot Size: 0.95 Acre  
Construction Status: Existing  
Available Date: Immediate  
Occupied?: Yes  
Territory: SJC-18 The Alameda-Civic Center  
APN: 261-01-106

**FOR LEASE**

Available SF:  
Avail Subtype:  
Rental Rate:  
Expenses:

13,500  
Retail  
\$3.00 NNN  
TBD

**BROKERAGE:**

[Colliers](#)

[Hilary Monro](#)  
[John Machado](#)

408-282-3806  
408-234-2606

**PROPERTY DESCRIPTION**

Located at the intersection of The Alameda and Rhodes Court in San Jose, CA.



1016294930 - N



21

**1205 The Alameda**  
**San Jose, CA 95126**

Property Type: Retail  
Property Subtype: Retail  
Property SF: 7,556  
Lot Size: 0.74 Acre  
Construction Status: Existing  
Year Built: 1930  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-18 The Alameda-Civic Center  
APN: 261-24-010, 261-24-011

**FOR LEASE**

Available SF:  
Avail Subtype:  
Rental Rate:  
Expenses:  
Rent + Expenses:

2,013  
Retail  
\$3.95 NNN  
\$2.26  
\$6.21 PSF

**BROKERAGE:**

[Colliers](#)

[Brent Dressen](#)

408-282-3979

**LEASE NOTES**

High identity retail suite, private patio, building signage, corner location (Race St./The Alameda), exclusive parking lot



1016283921 - N



22

**730 The Alameda**  
**San Jose, CA 95126**

Property Type: Retail  
Property Subtype: Retail  
Property SF: 10,885  
Lot Size: 0.41 Acre  
Construction Status: Existing  
Available Date: Immediate  
Occupied?: No  
Zoning: M1H  
Territory: SJC-18 The Alameda-Civic Center  
APN: 261-33-040

**FOR LEASE**

Available SF:  
Avail Subtype:  
Rental Rate:  
Expenses:  
Parking Type:  
Grade Level Doors:  
Clear Height (min - max):

10,885  
Retail  
\$1.10 GR  
TBD  
Fenced  
1  
14' - 15'

**BROKERAGE:**

[Colliers](#)

[Dave Evans](#)  
[Greg Evans](#)

408-806-3146  
408-282-3839

**LEASE NOTES**

Freestanding building with frontage on The Alameda. Short term lease.



1016298982 - N



# RETAIL - FOR LEASE

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

23



**975 The Alameda, Suite 60  
San Jose, CA 95126**

Property Type: Retail  
Property Subtype: Retail  
Property SF: 9,476  
Lot Size: 0.61 Acre  
Construction Status: Existing  
Year Built: 2007  
Class: B  
Floors: 1  
Available Date: Immediate  
Occupied?: Yes  
Zoning: C3H  
Territory: SJC-18 The Alameda-Civic Center  
APN: 261-02-064

### FOR LEASE

Available SF: 1,793  
Avail Subtype: Retail  
Rental Rate: \$4.50 NNN  
Expenses: \$1.38  
Rent + Expenses: \$5.88 PSF  
Parking Ratio: 4.1 / 1000  
Parking Spaces: 39

### BROKERAGE:

Colliers  
Dion Campisi, SIOR 408-242-6187  
John Machado 408-234-2606

1016297167 - N



24



**2937 Union Ave  
San Jose, CA 95124**

Property Type: Office  
Property Subtype: Office  
Property SF: 4,376  
Lot Size: 0.35 Acre  
Construction Status: Existing  
Class: C  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-19 West Valley  
APN: 414-20-043

### FOR LEASE

Available SF: 1,285  
Avail Subtype: Retail  
Rental Rate: \$2.25 NNN  
Expenses: \$0.75  
Rent + Expenses: \$3.00 PSF  
Parking Spaces: 16

### BROKERAGE:

Colliers  
Brent Dressen 408-282-3979

### LEASE NOTES

Zoning: CP - Commercial Pedestrian. Two Private Offices, Restroom, Break room. High exposure on Union Ave.

1016301574 - Y





# RETAIL - FOR LEASE

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

25



1016301573 - N



FLYER



**Caremore Plaza**  
**255 N White Rd**  
**San Jose, CA 95127**

Property Type: Industrial  
Property Subtype: Retail  
Property SF: 23,472  
Lot Size: 2.00 Acres  
Construction Status: Existing  
Year Built: 2007  
Floors: 2  
Available Date: Immediate  
Occupied?: No  
Zoning: CP  
Territory: SJC-27 San Jose South Central  
APN: 484-12-089, 484-12-090

### FOR LEASE

Available SF: 4,920  
Avail Subtype: Retail  
Rental Rate: \$4.25 NNN  
Expenses: \$0.70  
Rent + Expenses: \$4.95 PSF  
Parking Ratio: 4.0 / 1000

**FEATURES:** Highway Access - 680

### BROKERAGE:

Colliers  
Brent Dressen 408-282-3979

### PROPERTY DESCRIPTION

+/- 2 acre site. Temp Sign order #

### LEASE NOTES

Office/medical/retail with open office, 2 breakrooms & 4 restrooms.  
High visibility location. New construction

26



1016288285 - N



FLYER



**Security Building**  
**80 S 1st St**  
**San Jose, CA 95113**

Property Type: Office  
Property Subtype: Office  
Property SF: 60,000  
Lot Size: 0.61 Acre  
Construction Status: Existing  
Class: C  
Floors: 2  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-31 San Jose Downtown  
APN: 467-22-110

### FOR LEASE

Available SF: 1,544  
Avail Subtype: Retail  
Rental Rate: \$3.50 NNN  
Expenses: \$0.30  
Rent + Expenses: \$3.80 PSF

**FEATURES:** Highway Access - 87, 280

### BROKERAGE:

Colliers  
Nick Goddard, CCIM 408-282-3858

### LEASE NOTES

2nd generation restaurant space. High ceilings, exposed masonry.  
ASVB lockbox.

27



1016297824 - N



FLYER



**Silver Oaks Plaza**  
**5808 Silver Creek Valley Place , Suite 10**  
**San Jose, CA 95134**

Property Type: Retail  
Property Subtype: Retail  
Property SF: 5,050  
Lot Size: 3.01 Acres  
Construction Status: Existing  
Available Date: Immediate  
Occupied?: No  
Zoning:  
Territory: SJC-28 San Jose South  
APN: 678-07-045

### FOR LEASE

Available SF: 1,571  
Avail Subtype: Retail  
Rental Rate: \$4.25 NNN  
Expenses: TBD

**FEATURES:** Highway Access - 85, 101

### BROKERAGE:

Colliers  
John Machado 408-234-2606

### LEASE NOTES

End cap unit with large outdoor patio. New construction in shell condition. Landlord will provide TI allowance for build out. Food use allowed and encouraged.

# RETAIL - FOR LEASE

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

28

**West Valley Shopping Center**  
**5205-5245 Prospect Rd**  
**San Jose, CA 95129**



1016291499 - N



Property Type: Retail  
 Property Subtype: Retail  
 Property SF: 79,406  
 Lot Size: 7.64 Acres  
 Construction Status: Existing  
 Year Built: 2009  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-19 West Valley  
 APN: 381-37-026, 381-37-025

### FOR LEASE

Available SF: 2,987  
 Avail Subtype: Retail  
 Rental Rate: \$4.00 NNN  
 Expenses: \$0.74  
 Rent + Expenses: \$4.74 PSF  
 Parking Ratio: 0.0 / 1000

**FEATURES:** Highway Access - 17, 85, 280

### BROKERAGE:

Colliers  
 John Machado 408-234-2606

29

**Lawrence Station Shopping Center**  
**3550 Homestead Rd**  
**Santa Clara, CA 95051**



1016298678 - N



Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Property SF: 90,000  
 Lot Size: 0.18 Acre  
 Construction Status: Existing  
 Year Built: 1974  
 Available Date: Immediate  
 Occupied?: Yes  
 Territory: SJC-21 Sunnyvale (partial)  
 APN: 293-02-034

### FOR LEASE

Available SF: 1,610  
 Avail Subtype: Neighborhood Center  
 Rental Rate: \$3.50 NNN  
 Expenses: \$0.45  
 Rent + Expenses: \$3.95 PSF  
 Parking Spaces: 629

**FEATURES:** Highway Access - 280

### BROKERAGE:

Colliers  
 John Machado 408-234-2606

30

**Argonaut Shopping Center**  
**12850-12960 Saratoga-Sunnyvale Rd**  
**Saratoga, CA 95070**



1016267003 - N



Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Property SF: 117,931  
 Lot Size: 12.00 Acres  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-20 West Valley  
 APN: 393-01-041

### FOR LEASE

Available SF: 1,231  
 Avail Subtype: Neighborhood Center  
 Rental Rate: \$4.35 NNN  
 Expenses: \$0.49  
 Rent + Expenses: \$4.84 PSF  
 Parking Ratio: 4.0 / 1000

**FEATURES:** Highway Access - 85

### BROKERAGE:

Colliers  
 John Machado 408-234-2606

### LEASE NOTES

Retail Space.

# RETAIL - FOR LEASE

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

31



**Argonaut Shopping Center**  
**12850-12960 Saratoga-Sunnyvale Rd**  
**Saratoga, CA 95070**

Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Property SF: 117,931  
 Lot Size: 12.00 Acres  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-20 West Valley  
 APN: 393-01-041

### FOR LEASE

Available SF: 2,100  
 Avail Subtype: Neighborhood Center  
 Rental Rate: \$3.25 NNN  
 Expenses: \$0.49  
 Rent + Expenses: \$3.74 PSF  
 Parking Ratio: 4.0 / 1000

**FEATURES:** Highway Access - 85

### BROKERAGE:

[Colliers](#)  
[John Machado](#) 408-234-2606

### LEASE NOTES

Fully built out as restaurant space. Occupied on a month to month lease.

1016267004 - N



32



**Argonaut Shopping Center**  
**12850-12960 Saratoga-Sunnyvale Rd**  
**Saratoga, CA 95070**

Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Property SF: 117,931  
 Lot Size: 12.00 Acres  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-20 West Valley  
 APN: 393-01-041

### FOR LEASE

Available SF: 2,179  
 Avail Subtype: Neighborhood Center  
 Rental Rate: \$4.35 NNN  
 Expenses: \$0.51  
 Rent + Expenses: \$4.86 PSF  
 Parking Ratio: 4.0 / 1000

**FEATURES:** Highway Access - 85

### BROKERAGE:

[Colliers](#)  
[John Machado](#) 408-234-2606

### LEASE NOTES

Occupied.

1016294954 - N



33



**260 S Sunnyvale Ave, Suite 9**  
**Sunnyvale, CA 94086**

Property Type: Office  
 Property Subtype: Retail  
 Property SF: 11,000  
 Construction Status: Existing  
 Class: B  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-21 Sunnyvale (partial)  
 APN: 209-10-063

### FOR LEASE

Available SF: 1,680  
 Avail Subtype: Retail  
 Rental Rate: \$3.95 GR  
 Expenses: TBD

**FEATURES:** Public Transportation - CalTrain

### BROKERAGE:

[Colliers](#)  
[Brett Taylor](#) 408-282-3889

### PROPERTY DESCRIPTION

Retail

### LEASE NOTES

Ideally located downtown Sunnyvale space, perfect for medical or retail uses. Call to tour.

1016239889 - N





# COLLIERS EXCLUSIVES

MARCH 09, 2023

## RETAIL - FOR LEASE AND SALE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



1016264599 - N



**451 S 1st St  
San Jose, CA 95113**

Property Type: Office  
Property Subtype: Office  
Property SF: 4,950  
Lot Size: 0.08 Acre  
Construction Status: Existing  
Class: C  
Floors: 1  
Available Date: Immediate  
Occupied?: Yes  
Territory: SJC-31 San Jose Downtown  
APN: 264-30-088

#### FOR LEASE AND SALE

Available SF: 4,950  
Office BuildOut SF: 4,930  
Office SF: 20  
Avail Subtype: Retail  
Rental Rate: \$2.90 NNN  
Expenses: TBD  
Sale Price: Call  
Price PSF: Call  
Grade Level Doors: 1  
Clear Height (min - max): 18'  
Amps ; Volts: 400 ;

**FEATURES:** Highway Access - 87, 280

#### BROKERAGE:

Colliers  
David Sandlin, SIOR 408-282-3988  
Mark Zamudio, CCIM 408-282-3822

#### PROPERTY DESCRIPTION

1.5 stories.

#### LEASE NOTES

Call Located in the fun area of SOMA in Downtown San Jose. Many new  
Call restaurants, services nearby, and the building interiors are open, airy,  
1 and creative. Call to tour.

2



1016266197 - N



**3248 Stevens Creek Blvd  
San Jose, CA 95117**

Property Type: Retail  
Property Subtype: Retail  
Property SF: 2,850  
Lot Size: 0.16 Acre  
Construction Status: Existing  
Year Built: 1969  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-19 West Valley  
APN: 302-42-022

#### FOR LEASE AND SALE

Available SF: 2,850  
Avail Subtype: Retail  
Rental Rate: \$5.00 NNN  
Expenses: \$0.90  
Rent + Expenses: \$5.90 PSF  
Sale Price: \$3,800,000  
Price PSF: \$1,333.33

**FEATURES:** Year Renovated - 2010

#### BROKERAGE:

Colliers  
John Machado 408-234-2606



