



Cambrian Park Plaza

San Jose, CA

San Jose-Sunnyvale-Santa Clara (CA)



Chrystelle Azcona

Leasing Representative

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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®
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AERIAL



GROSS LEASABLE AREA (GLA)

171,029 SF

PARKING SPACES

816

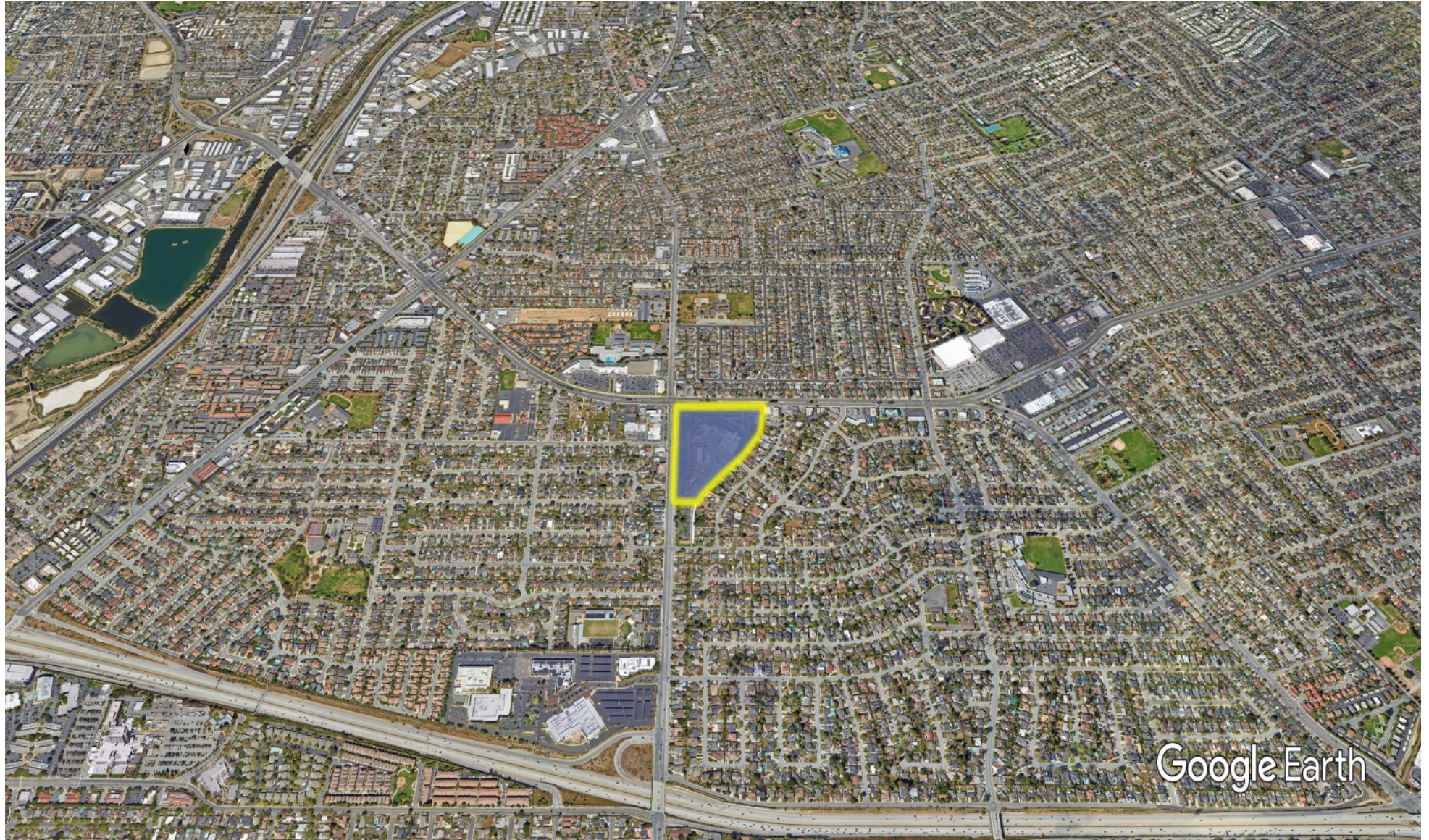
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DENSITY AERIAL

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■ Available



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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Available	18,000	16 Office Furniture	3,010	31 Available	655
2 El Bazar Azteca	1,000	17 LifewoRx Fitness and Crossfit,	3,400	32 Miracle Plumbin	1,559
3 Postal Connections	1,250	18 Theramedex	4,100	33 Expand Your Wings	1,177
4 Nadar Afshar	6,000	19 Heartbeat Café	1,150	34 Available	680
5 Red Dog Shredding	2,500	20 ENVEMT	700	35 Priscilla Avila	870
6 Mario Romero	700	21 Claudio Franca Brazilian Jiu Jitsu	7,810	36 Occupied	3,200
7 SRF Mobility and Strength	700	22 The Flower Shop	300	37 Golden Touch Beauty	544
8 Bank of the West	5,000	23 The Flower Shop	1,600	38 Vibrant Music Studio	1,152
9 Available	1,850	24 De Tagle Jewelers	904	39 Kids Art Bash	2,979
10 Ostrich Air	36,244	25 Ruyee Chinese School	1,925	40 Cambrian Wellness Center	750
11 Camp Carter International Kara	2,480	26 Dollar Tree	30,000	41 New Beginnings Printing	950
12 Available	3,065	27 Silicon Valley Pet Project	1,700	42 Taps Termite	1,145
13 Sweet Memories Events	3,000	28 Not available for lease	1,650	43 Available	1,170
14 Charlie Rose	5,800	29 Future Wash	460	44 Cottage Crafts Boutique	3,750
15 Ruyee Chinese School	3,000	30 Solutions Interiors	1,150		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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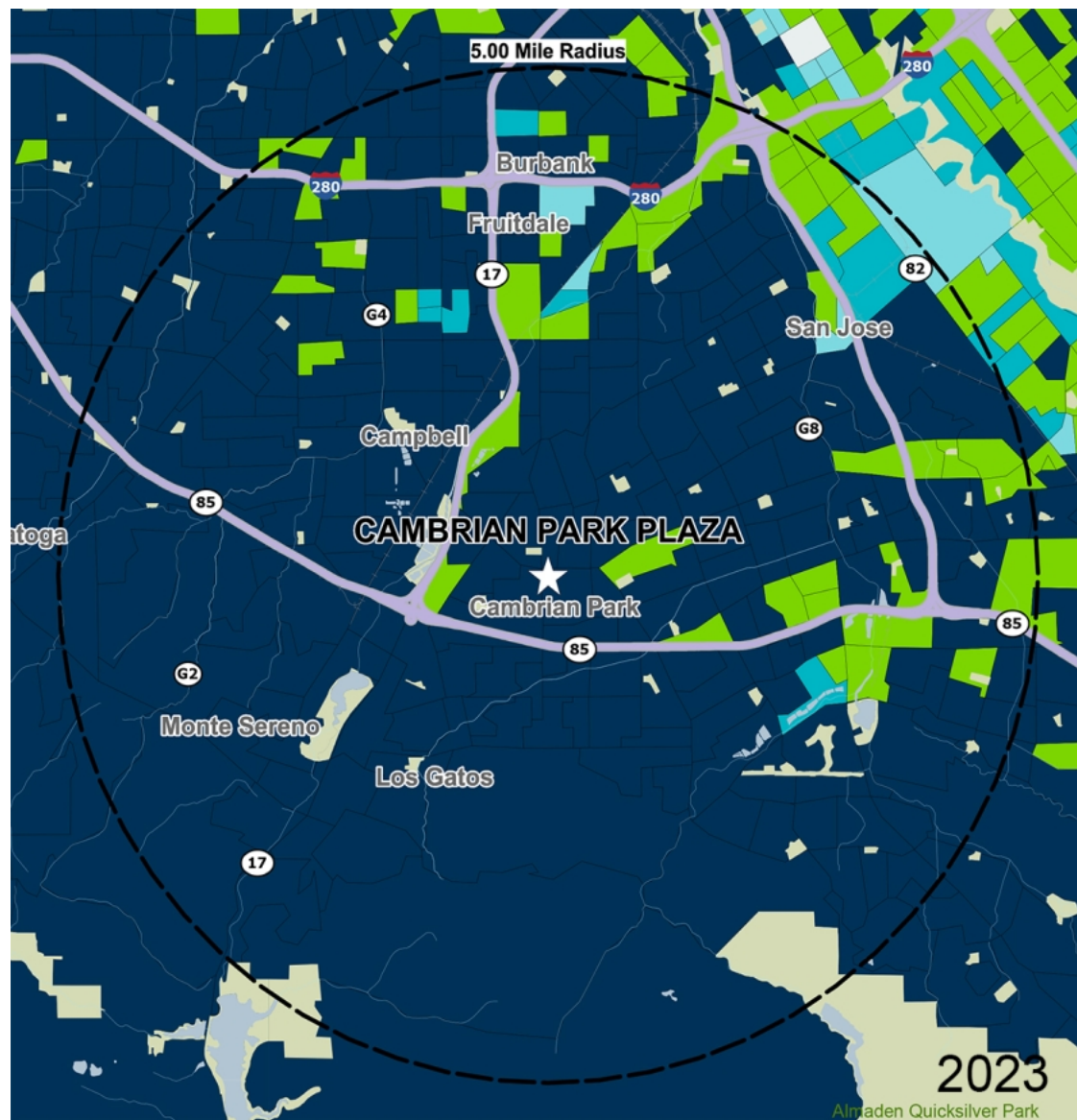


COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	23,699	173,989	430,738
Daytime Pop	18,703	160,158	439,677
Households	8,760	66,240	161,954
Average HH Income	\$204,614	\$196,243	\$188,910
Median HH Income	\$154,914	\$146,591	\$139,355
Per Capita Income	\$76,276	\$75,306	\$71,571

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



Cambrian Park Plaza

Camden Ave. & Union Ave., San Jose, CA



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