



Cambrian Park Plaza

San Jose, CA

San Jose-Sunnyvale-Santa Clara (CA)



Chrystelle Shanks

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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

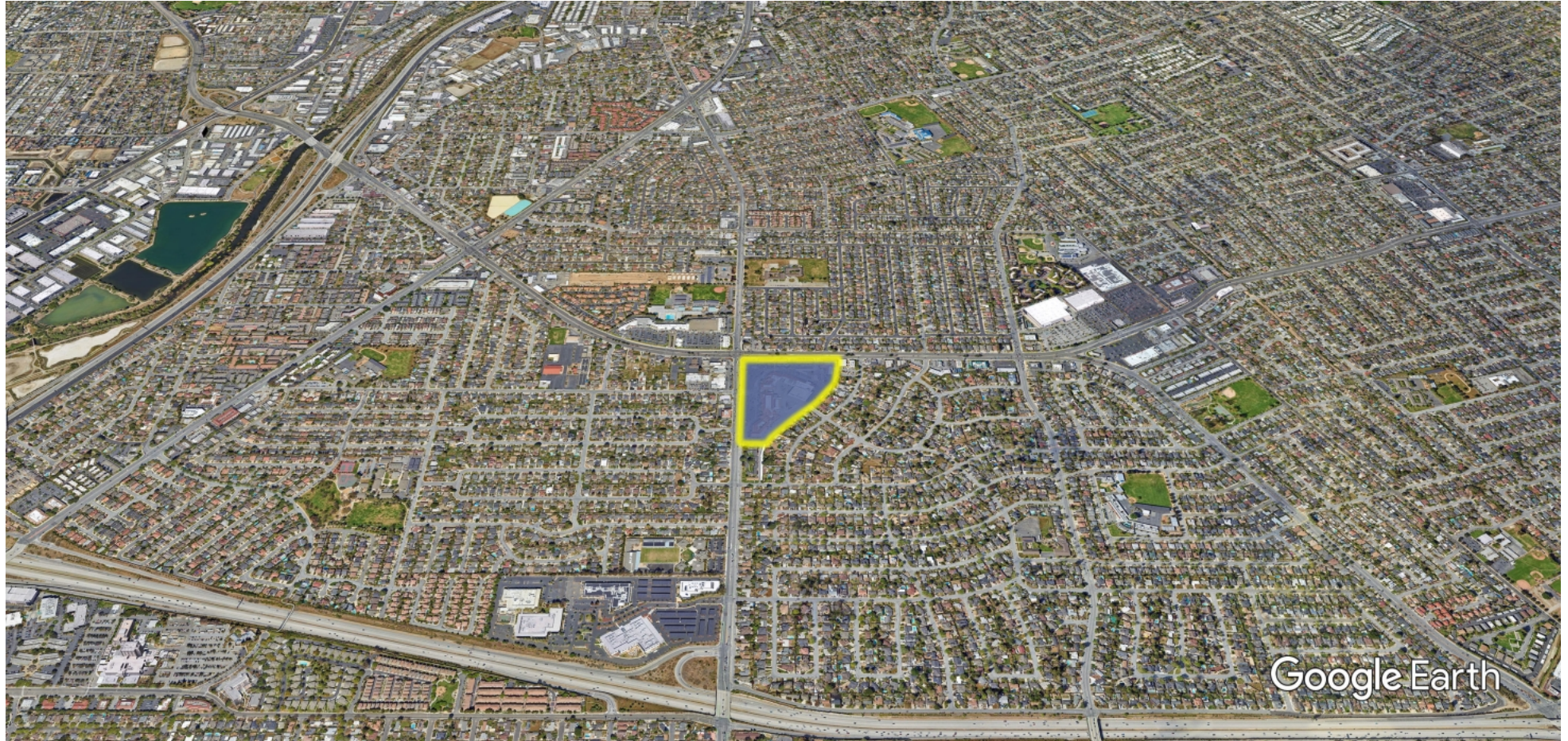
PARKING SPACES

816

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DENSITY AERIAL



Property Overview

Cambrian Park Plaza is in San Jose and serves this upscale community with daily shopping needs. The center serves over 180,000 people that have a Average Household Income of more than \$221,000 within a 3-mile radius. The center, which has a variety of shop tenants and anchor space services the San Jose, Los Gatos and Campbell areas.

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Available



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| TENANT | SQ FT | TENANT | SQ FT | TENANT | SQ FT |
|--------------------------------------|--------|-----------------------------------|--------|-----------------------------------|-------|
| 1 Claudio Franca Brazilian Jiu Jitsu | 18,000 | 16 Office Furniture | 3,010 | 31 Itty Bitty Orphan Kitty Rescue | 655 |
| 2 Available | 1,000 | 17 LifewoRx Fitness and Crossfit, | 3,400 | 32 Available | 1,559 |
| 3 Postal Wings | 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 Available | 7,810 | 36 Occupied | 3,200 |
| 7 SRF Mobility and Strength | 700 | 22 The Flower Shop | 300 | 37 Golden Touch Beauty | 544 |
| 8 BMO Bank | 5,000 | 23 The Flower Shop | 1,600 | 38 Vibrant Music Studio | 1,152 |
| 9 El Bazar Azteca | 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 Available | 950 |
| 12 Solutions Office Interiors Inc. | 3,065 | 27 Silicon Valley Pet Project | 1,700 | 42 Available | 1,145 |
| 13 Sweet Memories Events | 3,000 | 28 Not available for lease | 1,650 | 43 Mr. Appliance Repair | 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.

Cambrian Park Plaza

San Jose, CA

www.kimcorealty.com/118560

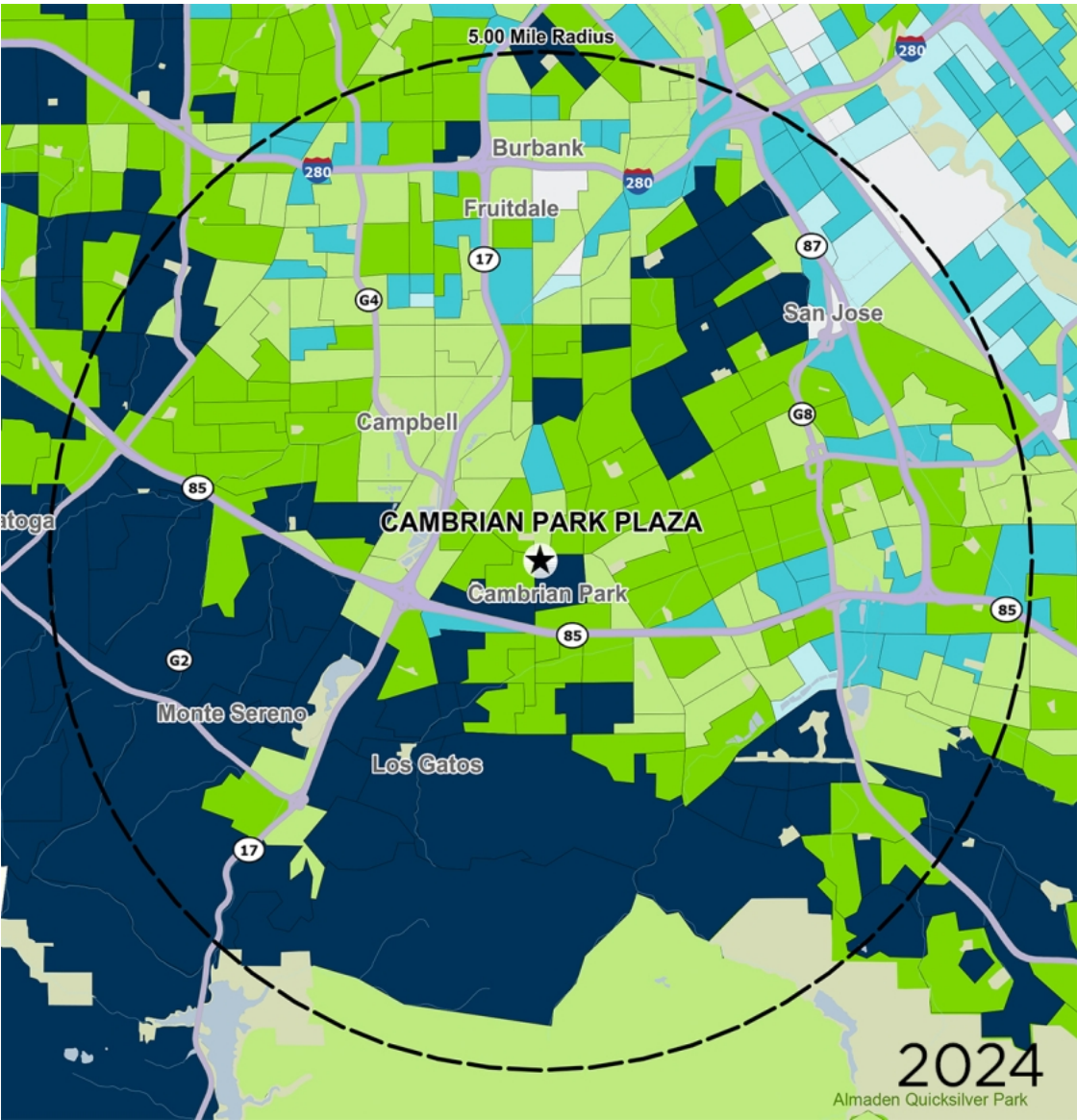


COMPETITION MAP

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by Block Group

Demographics

| 2024 ESTIMATES | 1-MILE | 3-MILES | 5-MILES |
|-------------------|-----------|-----------|-----------|
| Population | 25,474 | 182,711 | 455,114 |
| Daytime Pop | 18,264 | 167,815 | 450,209 |
| Households | 8,915 | 66,821 | 167,068 |
| Average HH Income | \$227,462 | \$231,672 | \$220,982 |
| Median HH Income | \$172,100 | \$162,627 | \$155,417 |
| Per Capita Income | \$80,443 | \$85,555 | \$81,788 |

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



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



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