

# CAHALAN SQUARE

5750 SANTA TERESA BLVD., SAN JOSE, CA

Retail Space Available for Lease



DIXIE DIVINE | [ddivine@primecommercialinc.com](mailto:ddivine@primecommercialinc.com) | 408-313-8900  
DOUG FERRRI | [dferrari@primecommercialinc.com](mailto:dferrari@primecommercialinc.com) | 408-718-0184

 PRIME COMMERCIAL  
INCORPORATED

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from STDB.





## PROPERTY HIGHLIGHTS

### FEATURES

- Attractive, newly constructed retail strip center in desirable Blossom Valley District of South San Jose
- 13,418 square feet divisible to 817 square feet
- Excellent demographics
- Outdoor dining areas available
- Ample parking ratio of
- Delivery anticipated June 2023
- \$3.00 NNN

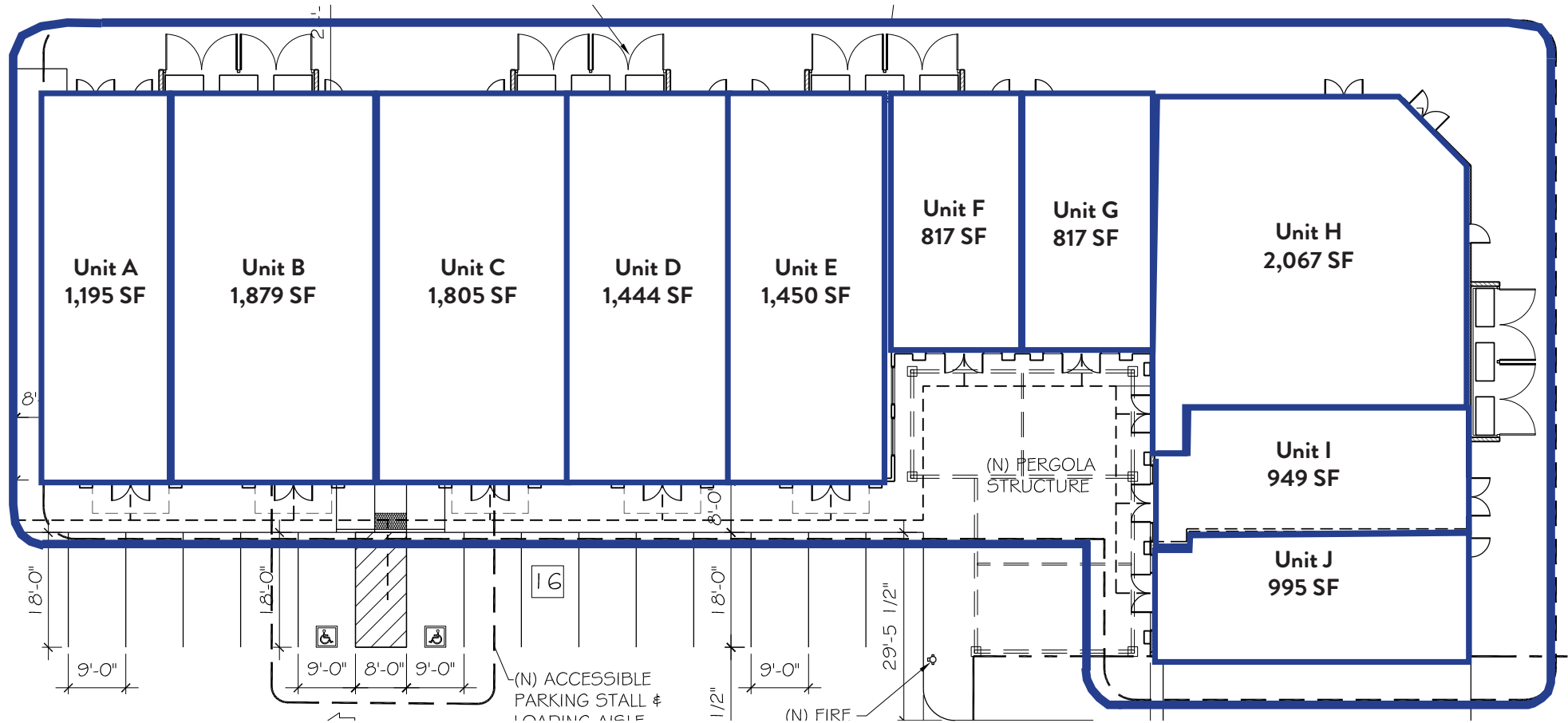
### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	35,697	158,281	321,618
Avg. HH Income	\$148,752	\$174,765	\$171,836

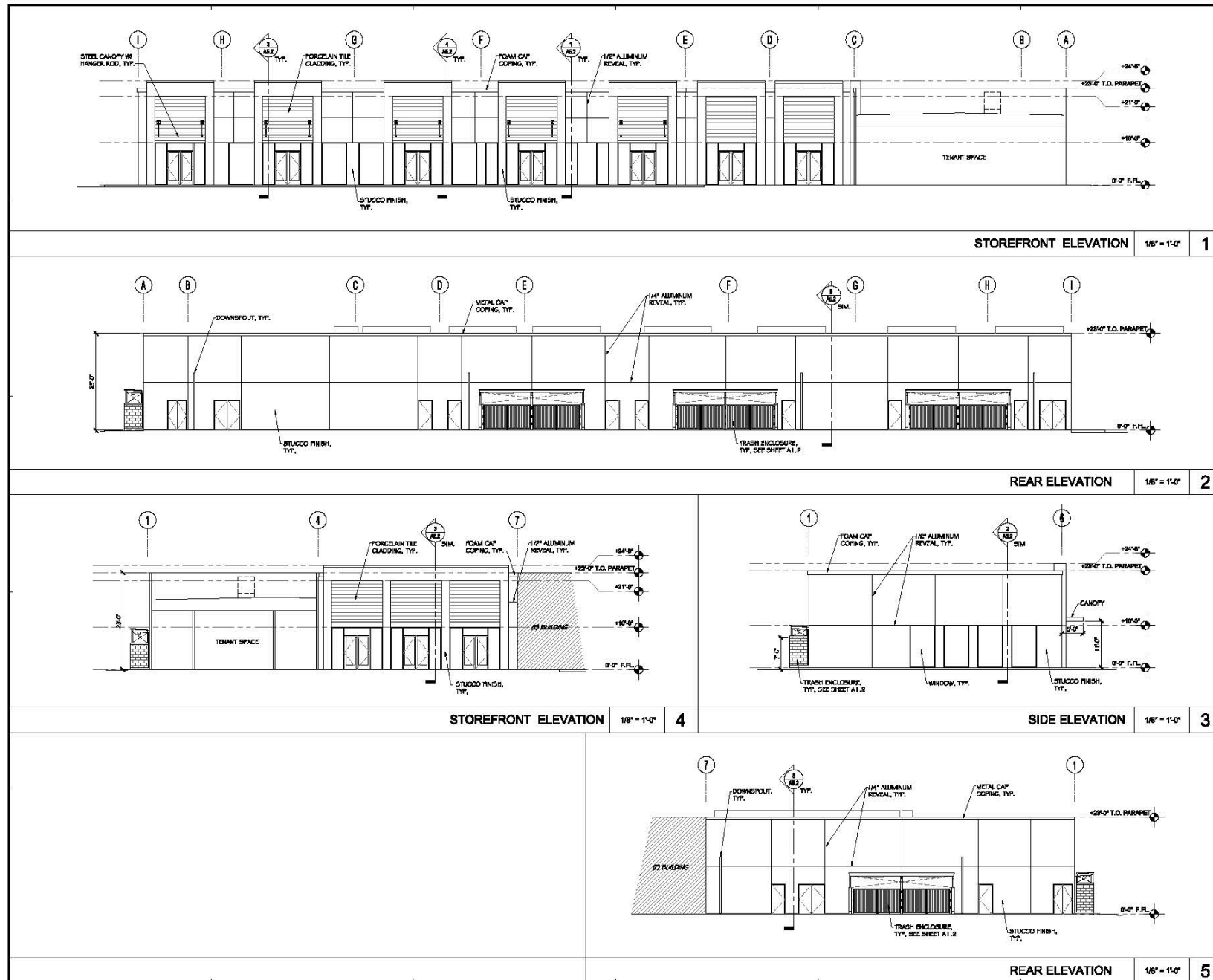
### TRAFFIC COUNTS

- Santa Teresa Blvd: 24,000 ADT
- Cahalan Ave: 22,000 ADT

# Floor Plan



# Building Plan



**NEW RETAIL BUILDING  
SHELL PACKAGE REVISION**

**5750 SANTA TERESA BLVD  
SAN JOSE, CA 95123**

[illegible]



# Aerial Map



5750 SANTA TERESA BLVD // Leasing Brochure



## For More Information, Please Contact

Dixie Divine

[ddivine@primecommercialinc.com](mailto:ddivine@primecommercialinc.com)  
408-313-8900  
LIC# 00926251

Doug Ferrari

[dferrari@primecommercialinc.com](mailto:dferrari@primecommercialinc.com)  
408-218-0184  
LIC# 01032363

