



# AVAILABLE PROPERTIES

Retail, Restaurant, & Office Spaces Available  
Throughout the Bay Area.

June  
2023

[www.primecommercialinc.com](http://www.primecommercialinc.com)



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# APTOS



## APTOS VILLAGE

For Lease & Sale

Brand New Mixed-Use development with retail and residential units in the heart of Aptos. family Family-oriented with a village green, grocery anchor, and located minutes from the beach.

[Download Brochure](#)

**Available:**  
Restaurant  
Retail  
Office

**PHASE 1**  
3,055 SF  
**PHASE 2**  
3,348 SF  
1,784-2,976 SF  
922 SF

**Contact:**

Dixie Divine  
ddivine@primecommercialinc.com  
408-879-4001

Doug Ferrari  
dferrari@primecommercialinc.com  
408-879-4002

**Price:**  
\$3.00 / SF NNN retail  
\$2.00 / SF NNN office  
Call for sale price

# CAMPBELL



## 416 CAMPBELL AVE.

For Lease

Desirable first floor retail space available for lease at the best block in Downtown Campbell. High walking score and strong demographics.

[Download Brochure](#)

**Available:**  
Retail

2,730 SF

**Contact:**

Dixie Divine  
ddivine@primecommercialinc.com  
408-879-4001

Doug Ferrari  
dferrari@primecommercialinc.com  
408-879-4002

**Price:**  
\$3.50 / SF + NNN \$0.61



## 770 W. HAMILTON AVE.

For Lease /Ground Lease  
/ Built to Suite Opportunity

This office space stands at a signalized intersection on a large corner lot, offering abundant parking and a tremendous window line. Potential ground lease opportunity.

[Download Brochure](#)

**Available:**  
Retail  
Office

8,854 SF - 1st floor retail  
Divisible

**Contact:**

Dixie Divine  
ddivine@primecommercialinc.com  
408-879-4001

Doug Ferrari  
dferrari@primecommercialinc.com  
408-879-4002

**Price:**  
CALL FOR PRICE

# CAMPBELL (CONT.)



**740 CAMDEN AVE.**  
For Lease

[Download Brochure](#)

**Available:**  
Office  
2,306 SF - ground floor  
2,200 SF - 2nd floor  
2,480 SF - 2nd floor

**Price:** \$1.75 / SF MG

Office building with excellent location just off of Winchester Blvd. Monument signage and private parking lot.

**Contact:**

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dferrari@primecommercialinc.com  
408-879-4002



**WING CENTER**  
1581-1611 W. Campbell Ave.  
For Lease

[Download Brochure](#)

**Available:**  
Retail  
1,060 SF  
1,330 SF  
1,980 SF - 2nd gen hair salon

**Price:** \$2.50 - \$3.00 / SF + NNN \$0.50

Strip center located at the intersection of two of Campbell's main throughfares, anchored by Big Lots! and Sherwin Williams.

**Contact:**

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408-879-4001

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dferrari@primecommercialinc.com  
408-879-4002

# FREMONT



**40611 GRIMMER BLVD**  
For Lease

[Download Brochure](#)

**Available:**  
Office  
Retail  
962 SF - 2nd floor  
750 SF - Ground Floor

**Price:** \$2.00 / SF MG

High visibility office/retail building with great central Fremont location. All units have private restrooms. Newly renovated, ample parking.

**Contact:**

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408-879-4001

Denise Lupretta  
dlupretta@primecommercialinc.com  
408-879-4003

# GILROY



**95 Howson Street**  
For Sale

[Download Brochure](#)

Available: 1.96 Acres

Contact:

Doug Ferrari  
dferrari@primecommercialinc.com  
408-879-4002

Large In-Fill Site just off of Monterey Highway near Schools, Parks, Retail and Public Transportation. Located just north of Gilroy's Downtown Core.

Price: \$4,750,000

# HAYWARD



**268 JACKSON STREET**  
Strip Center  
For Lease & Sale

[Download Brochure](#)

Available: 5,556 SF  
Retail

Contact:

Dixie Divine  
ddivine@primecommercialinc.com  
408-879-4001

Excellent location on busy Jackson Street. Abundant on-site parking, co-tenants include Dunkin Donuts & DaVita.

Price: \$1.50 / SF NNN  
\$6,050,000.00

Doug Ferrari  
dferrari@primecommercialinc.com  
408-879-4002

# LOS GATOS



**Los Gatos Shopping Center**  
For Lease

[Download Brochure](#)

Available: 2,536 SF  
Retail

Contact:

Dixie Divine  
ddivine@primecommercialinc.com  
408-879-4001

This recently renovated Specialty Shopping Center was built with the finest materials and craftsmanship and offers an ideal opportunity for a variety of retailers to be located in the heart of prestigious Los Gatos.

Price: \$4.35 / SF + NNN \$0.98

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408-879-4002

# LOS GATOS (CONT.)



## NEW TOWN CENTER

15455-15495 Los Gatos Blvd  
For Lease

Los Gatos shopping center with abundant parking. Anchored by: Fedex Kinkos & O'Reilly Auto Parts, convenient HWY 17 and 85 access.

[Download Brochure](#)

**Available:**  
Retail  
2nd Floor Office

1,000 SF - retail  
1,282 SF - retail

493 SF - office  
846 SF - office  
800 SF - office  
911 SF - office  
972 SF - office

**Contact:**

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408-879-4001

**Doug Ferrari**  
dferrari@primecommercialinc.com  
408-879-4002

**Price:**  
OFFICE: \$2.50 / SF MG  
RETAIL: \$2.25-\$4.00 / SF + NNN



## THE JUNCTION

Los Gatos Blvd  
Mixed-Use Urban Village  
For Lease

Brand new, beautifully designed mixed-use development that will feature restaurants, a specialty market, and neighborhood retail celebrating the Los Gatos quality of life.

[Download Brochure](#)

**Available:**  
Market Hall  
Retail/Restaurant  
Opportunities

491-8,156 SF

**Contact:**

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408-879-4001

**Doug Ferrari**  
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408-879-4002

**Price:** CALL FOR PRICE



## STATION BUILDING

Los Gatos Blvd  
For Lease  
\* Anchor Opportunity

Seeking a large retail partner to be the core of The Junction community. Located in the Station Building, our retail partner has access to 17,500 SF ground floor, and 4,200 SF with 700 SF terrace on the second floor.

[Download Brochure](#)

**Available:**  
Market Hall  
Retail/Restaurant

17,500 SF - Divisible  
4,200 SF - 2nd floor w/ terrace

**Price:** CALL FOR PRICE

# LOS GATOS (CONT.)

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## 573 UNIVERISTY AVE

Los Gatos  
For Lease

[Download Brochure](#)

Freetsanding office building with private parking lot and new exterior paint. Two blocks north of Downtown Los Gatos.

Available: 3,650 SF  
Office

Price: \$2.50 / SF + NNN

Contact:

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408-879-4002

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## 14288 CAPRI DRIVE

For Sale

[Download Brochure](#)

Residential house located across from Netflix and Roku headquarters. Preliminary plans for a two-story medical building, potential for a 8,200 SF office building.

Available: 1,550 SF  
Residential

Price: \$2,250,000

Contact:

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408-879-4002

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## 449 N. SANTA CRUZ AVE

Los Gatos  
For Lease

[Download Brochure](#)

Freetsanding office building with private offices, conference room and kitchen. Walking distance to Downtown Los Gatos. 26 parking spaces on-site.

Available: 7,160 SF  
Office

Price: \$50.00 / SF per year + NNN

Contact:

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# MILPITAS



## CALAVERAS SQUARE

124-128 W. Calaveras Blvd  
For Lease

[Download Brochure](#)

Excellent location within an established retail hub in central Milpitas. Close proximity to Starbucks and Big Bear Diner.

**Available:** 925 SF  
Retail 2,181 SF

**Price:** \$3.25 / SF + NNN

**Contact:**

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408-879-4001

**Denise Lupretta**  
dlupretta@primecommercialinc.com  
408-879-4003



## 1150-1158 JACKLIN RD.

Dental Office  
For Lease

[Download Brochure](#)

Second generation medical office & former dental office. Current tenant mix includes an Orthodontist, Tutoring, and a Preschool. Convenient access to HWY 680.

**Available:** 1,716 SF - Pending  
Medical

**Price:** \$2.50 / SF + NNN

**Contact:**

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# MONTEREY



## OSIO PLAZA THEATER

350 Avarado St.,  
Monterey, CA  
For Lease

[Download Brochure](#)

Fully equipped six-screen movie theater with all equipment included.

**Available:** 11,734 SF  
Retail

**Price:** \$2.00 / SF

**Contact:**

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**Doug Ferrari**  
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408-879-4002

# MORGAN HILL



## COCHRANE PLAZA

102-105 Cochrane Plaza  
Community Shopping Center  
For Lease

250,000 SF Shopping Center anchored by Walmart, Hobby Lobby, Big 5 Sporting Goods, and Morgan Hill Fitness Center. Abundant parking, convenient HWY 101 access.

[Download Brochure](#)

**Available:** 25,580 SF ANCHOR, DIVISIBLE  
Retail 4,038 SF  
2,262 SF  
1,300 SF

**Price:** \$2.50 / SF INLINE

**Contact:**

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## MORGAN HILL PLAZA

16905-16999 Monterey Rd.  
Neighborhood Strip Center  
For Lease

Anchored by Ross Dress For Less and The Dollar Tree. Promotional pricing year one.

[Download Brochure](#)

**Available:** 1,024 SF  
Retail 1,024 SF  
945 SF

**Price:** \$2.50 / SF + NNN

**Contact:**

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# MOUNTAIN VIEW



## COST PLUS CENTER

1910 W. El Camino Real  
For Lease

Busy El Camino Real location with high visibility, strong demographics and abundant parking.

[Download Brochure](#)

**Available:** 4,000 SF  
Retail

**Price:** \$4.00 / SF  
NNN \$0.65

**Contact:**

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ddivine@primecommercialinc.com  
408-879-4001

**Doug Ferrari**  
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408-879-4002



# NEWARK



## NEWARK MARKETPLACE

[Download Brochure](#)

Corner of Newark Blvd and Jarvis Ave.  
Community Shopping Center  
For Lease

Anchored by Safeway and Ross. Excellent location with high traffic count. Abundant on-site parking and strong demographics.

Available: 980 SF  
Retail 855 SF

Price: \$3.00 / SF + NNN

Contact:

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408-879-4002

# REDWOOD CITY



## FRANKLIN STREET

[Download Brochure](#)

1501-1551 El Camino Real  
For Lease

Ground floor retail space in a mixed-use development on El Camino Real in downtown Redwood City. Draws customers from nearby major tech companies.

Available: 794 SF  
Retail

Price: \$36.00 / SF + NNN \$13.15

Contact:

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# SAN JOSE



## CRESCENT VILLAGE

[Download Brochure](#)

3250-3350 Zanker Road  
2nd-Gen Restaurant Space for Lease

Fully equipped second generation restaurant space with type 2 hood, grease trap and refrigerator for lease. Previous pizza space.

**PENDING:** 3,581 SF  
Restaurant

Price: \$48.00 / SF + NNN \$13.15

Contact:

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# SAN JOSE (CONT.)



## THE PLATFORM

Berryessa @ Sierra Rd.  
For Lease

Brand new mixed-use development with a total of 34,915 SF of retail space available. Adjacent to Berryessa BART station, Market Park Shopping Center, and 1.5 Mil SF office building.

[Download Brochure](#)

**Available:**  
Retail 3,521 SF  
Restaurant 3,481 SF  
3,203 SF  
2,983 SF  
2,346 SF  
2,193 SF  
1,433 SF  
1,290 SF  
793 SF - Space Pending

**Price:** \$3.00-\$3.25 / SF + NNN \$1.15

**Contact:**

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408-879-4001

**Doug Ferrari**  
dferrari@primecommercialinc.com  
408-879-4002



## SKYPORT PLAZA

50 & 90 Skypoint Dr.  
For Lease

Convenient access to San Jose International Airport, HYW 87/101/280 & 880. Second-generation restaurant improvements, no fixtures. Located in Class-A office building.

[Download Brochure](#)

**Available:**  
Mixed Use 2,172 SF  
Food / Retail 1,310 SF

**Price:** \$2.50-\$3.50 / SF NNN

**Contact:**

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408-879-4001

**Doug Ferrari**  
dferrari@primecommercialinc.com  
408-879-4002



## RIVER VIEW

250 Brandon Street  
Restaurant Space for Lease

Second generation restaurant space for lease with fantastic day-time demographics and great employment opportunities.

[Download Brochure](#)

**Available:** 1,331 SF

**Price:** \$52.00 / SF + NNN \$13.15

**Contact:**

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408-879-4001

**Doug Ferrari**  
dferrari@primecommercialinc.com  
408-879-4002

# SAN JOSE (CONT.)



## 350 Julian Street

Building 8  
San Jose  
For Lease

2-story victorian style office space available for lease in Little Italy in the Northwest corner of Downtown San Jose.

[Download Brochure](#)

Available:  
Retail  
Office

800 SF - Ground Floor  
345 SF - Second Floor

Price:

\$2.50 / SF + NNN \$1.00

Contact:

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408-879-4001

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dferrari@primecommercialinc.com  
408-879-4002



## 3035-3045 MCKEE ROAD

For Sale

Single-story retail strip center, currently divided into four units. Building is 4,800 square feet and has four units each with individual store-front, restroom, and HVAC.

[Download Brochure](#)

**PENDING:**  
Retail

4,800 SF

Price:

\$2,995,000

Contact:

Doug Ferrari  
dferrari@primecommercialinc.com  
408-879-4002



## ALMADEN OAKS PLAZA

1337-1359 Redmond Ave.

Neighborhood Shopping Center  
For Lease

Located in the busy Almaden Valley. Anchored by Lucky's Supermarket and Rite Aid.

[Download Brochure](#)

Available:  
Retail

1,920 SF

Price:

\$2.50 / SF NNN

Contact:

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408-879-4001

Denise Lupretta  
dlupretta@primecommercialinc.com  
408-879-4003

# SAN JOSE (CONT.)



## 851 DEL MAR AVENUE

For Lease and Sale

Professional office building for lease with nice quality improvements and high demographics. Convenient location near Santa Clara County Valley Medical Center, San Jose City College and HWY 280.

[Download Brochure](#)

Available:  
Office Building

4,500 SF

Price:

SALE: \$1,895,000  
LEASE: \$2.50 / SF + NNN

Contact:

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ddivine@primecommercialinc.com  
408-879-4001

Doug Ferrari  
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408-879-4002



## 860-870 S. BASCOM AVE

For Sale

Single story, two-unit retail building directly across from Santa Clara County Valley Medical Center, San Jose City College and HWY 280. Value add opportunity.

[Download Brochure](#)

Available:  
Retail

4,236 SF

Price:

\$2,495,000

Contact:

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dferrari@primecommercialinc.com  
408-879-4002



## THE ROSE BUILDING

1885 The Alameda  
For Lease

Office building on The Alameda near Hedding St, with easy access to HWY 880. Professional office building with courtyard, ample parking.

[Download Brochure](#)

Available:  
Office

150 SF  
140 SF  
1,015 SF - Sublease Opportunity

Price:

\$2.50 / SF MG

Contact:

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408-879-4003

# SAN JOSE (CONT.)



## 33 E. Fernando Street & 97 S. 2nd Street

San Jose  
For Lease

Restaurant available for lease at the historic Lion Building in Downtown San Jose with substantial restaurant infrastructure in place.

[Download Brochure](#)

Available:  
Restaurant

11,504 SF

Price:

\$18.00 / SF NNN

Contact:

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408-879-4002



## 920 & 930 Winchester Blvd

For Sale

920 S. Winchester is developed with two office buildings and 930 Winchester is improved with a single family residence. All structures are occupied by tenants on short term contracts.

[Download Brochure](#)

PENDING:

1,064 SF  
1,152 SF

Price:

\$3,500,000.00

Contact:

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408-879-4002



## 2920 ABORN SQUARE RD

For Sale

Two-unit retail building in an irreplaceable location, with high traffic counts and impressive demographics. 100% leased to 24-hour fitness and Chavez Supermarket.

[Download Brochure](#)

Available:  
Retail

63,873 SF

Price:

\$19,595,000

Contact:

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dferrari@primecommercialinc.com  
408-879-4002

# SAN JOSE (CONT.)



## NORTH PARK VILLAGE

39 RIO ROBLES E.  
For Lease

Located within North San José Innovation Triangle, North Park is a residential community of 2,750+ luxury apartment homes. Key tenants include Quargo Coffee & The Market at North Park.

[Download Brochure](#)

Available:  
Retail

1,745 SF

Price:

CALL FOR PRICE

Contact:

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408-879-4002



## CAHALAN SQUARE

5750 Santa Teresa Blvd  
For Lease

Attractive, newly constructed retail strip center in desirable Blossom Valley District of South San Jose

[Download Brochure](#)

Available:  
Retail

817-2,067 SF

Price:

\$3.00 / SF NNN

Contact:

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# SANTA CLARA



## SANTA CLARA SQUARE

NWC of Bowers Ave. & Scott Blvd.  
Mixed-Use Urban Village  
For Lease

Highly visible location in Silicon Valley. New retail development. Common area will include outdoor dining terrace, sophisticated architecture and gathering places.

[Download Brochure](#)

Available:  
Retail

5,800 SF    1,824 SF  
2,968 SF    1,562 SF - 2nd Floor  
1,417 SF  
650 SF

Price:

\$60.00-\$72.00 / SF + NNN

Contact:

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## SANTA CLARA (CONT.)



### 1995 Bellomy Street

Retail  
For Lease

[Download Brochure](#)

Located between Bellomy Street and Saratoga Ave., The Bellomy Center has 4 retail units becoming available. Complete building remodel.

Available: 600 SF 1,367 SF  
Retail 600 SF 1,385 SF  
600 SF  
900 SF

Price: \$2.50-\$3.00 / SF NNN

Contact:

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408-879-4002



### KIELY PLAZA

1056 Kiely Blvd.  
For Lease

[Download Brochure](#)

Well established neighborhood shopping center close to Post Office and Santa Clara High School at the corner of Kiely Blvd and Benton St. Abundant parking with monument signage.

Available: 1,666 SF  
Retail

Price: \$2.50 / SF NNN

Contact:

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dlupretta@primecommercialinc.com  
408-879-4003

## SAND CITY



### EDGEWATER SHOPPING CENTER

2160 California Ave  
For Lease

Restaurant space available in fantastic Sand City location. Minutes from Monterey, Carmel and Pebble Beach.

Available: 1,202 SF  
Restaurant

Price: CALL FOR PRICE

Contact:

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# SANTA CRUZ (CONT.)



## ANTON PACIFIC

100 Laurel Street  
For Lease

Beautifully designed, brand new lavish building in the heart of Downtown Santa Cruz. Looking for restaurants, retail and service commercial tenants.

[Download Brochure](#)

Available:  
Mixed-Use

4,622 SF Divisible  
3,583 SF Divisible  
3,457 SF Divisible

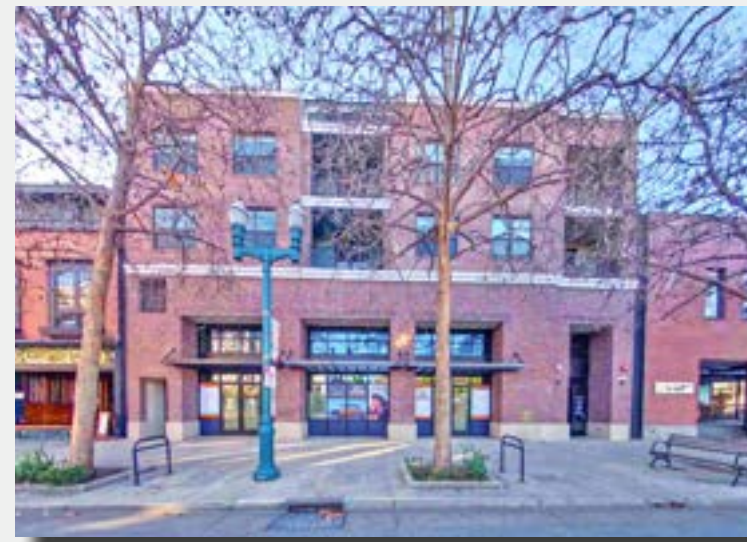
Price:

\$3.25-\$3.50 / SF NNN \$1.00

Contact:

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408-879-4002



## NANDA ON PACIFIC

1547 Pacific Ave.  
For Lease

Proposed Mixed-Use development with retail and residential units in the heart of Downtown Santa Cruz.

[Download Brochure](#)

Available:  
Mixed-Use

4,457 SF - divisible

Price:

\$1.95 / SF + NNN \$1.00

Contact:

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## LIVE OAK CROSSING

17th & Brommer  
For Lease

Live Oak Crossing is a new mixed-use commercial/residential development with 13 residential units over 7,784 sf of retail space.

[Download Brochure](#)

Available:  
Retail  
Restaurant

1,718 SF - Restaurant  
1,014 SF - Retail

Price:

\$2.00 / SF + NNN \$0.50

Contact:

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# SANTA CRUZ (CONT.)



## ALMAR SHOPPING CENTER

841 Almar Ave.  
For Lease

[Download Brochure](#)

The premier West Santa Cruz neighborhood shopping center, anchored by Safeway, Ace Hardware, and Chase Bank. Located near UC Santa Cruz.

Available: 3,770 SF  
Retail

Price: \$3.25 / SF + NNN \$0.75

Contact:

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408-879-4002



## THE GROVE AT EAST CLIFF

21511 East Cliff Drive  
For Lease

[Download Brochure](#)

Newly remodeled, high identity shopping center in Santa Cruz's desirable East Cliff neighborhood. Looking for restaurant and retail tenants.

Available: CALL FOR AVAILABILITY  
Mixed-Use

Price: \$3.00 / SF + NNN

Contact:

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408-879-4002

# SARATOGA



## SARATOGA VILLAGE SQUARE

14510 Big Basin Way  
For Lease

[Download Brochure](#)

Downtown retail space with high visibility and pedestrian traffic along Big Basin Way, and abundant parking to the rear of the building.

Available: 1,400 SF  
Retail 1,050 SF  
718 SF

Price: \$2.50-\$3.00 / SF  
NNN \$0.85-\$1.00

Contact:

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408-879-4002

# SUNNYVALE



## 295 El Camino Real

For Lease

[Download Brochure](#)

Available:  
Retail

2,000 SF  
500 SF Basement

Contact:

2,000 SF high identity retail building with 500 SF basement. Newly remodeled, high traffic counts and demographics.

Price: \$4.00 / SF NNN

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dferrari@primecommercialinc.com  
408-879-4002



## 188 S. MURPHY AVE

For Lease

[Download Brochure](#)

Available:  
Office

4,000 SF

Contact:

Second floor office space with central Downtown Sunnyvale location, steps from restaurants, cafes, & retail shops. One block South of Sunnyvale CalTrain Station.

Price: \$1.50 / SF NNN YEAR 1  
\$3.00 / SF NNN YEAR 2

Dixie Divine  
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Doug Ferrari  
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408-879-4002



## CHERRY ORCHARD

390 W. El Camino Real  
For Lease

[Download Brochure](#)

Available:  
Retail

1,300 SF

Contact:

Just minutes from Silicon Valley's epicenter, the center draws from a diverse demographic that includes an affluent high-tech workforce from leading Sunnyvale corporations such as Apple, Google and Meta.

Price: CALL FOR PRICE

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408-879-4001

Doug Ferrari  
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408-879-4002

# SUNNYVALE (CONT.)

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**728 S. WOLFE ROAD**  
For Lease

[Download Brochure](#)

**Available:**  
Retail

1,215 SF

**Contact:**

Dixie Divine  
ddivine@primecommercialinc.com  
408-879-4001

First floor retail space for lease at signalized intersection. Great demographics and high traffic counts.

**Price:** \$2.75 / SF  
NNN \$0.65

Denise Lupretta  
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