

# 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  
Lic. 00926251 & 01481181

DOUG FERRRI | [dferrari@primecommercialinc.com](mailto:dferrari@primecommercialinc.com) | 408-879-4002  
Lic. 01032363

 PRIME COMMERCIAL  
INCORPORATED

1543 Lafayette St, Suite C, Santa Clara, CA 95050  
OFFICE: (408) 879-4000  
[www.primecommercialinc.com](http://www.primecommercialinc.com)



# Property Highlights

## FEATURES

- Attractive, newly constructed retail strip center in desirable Blossom Valley District of South San Jose
- Excellent demographics
- Outdoor dining areas available
- Ample parking ratio
- \$3.00 / SF + NNN \$0.90

## DEMOGRAPHICS

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

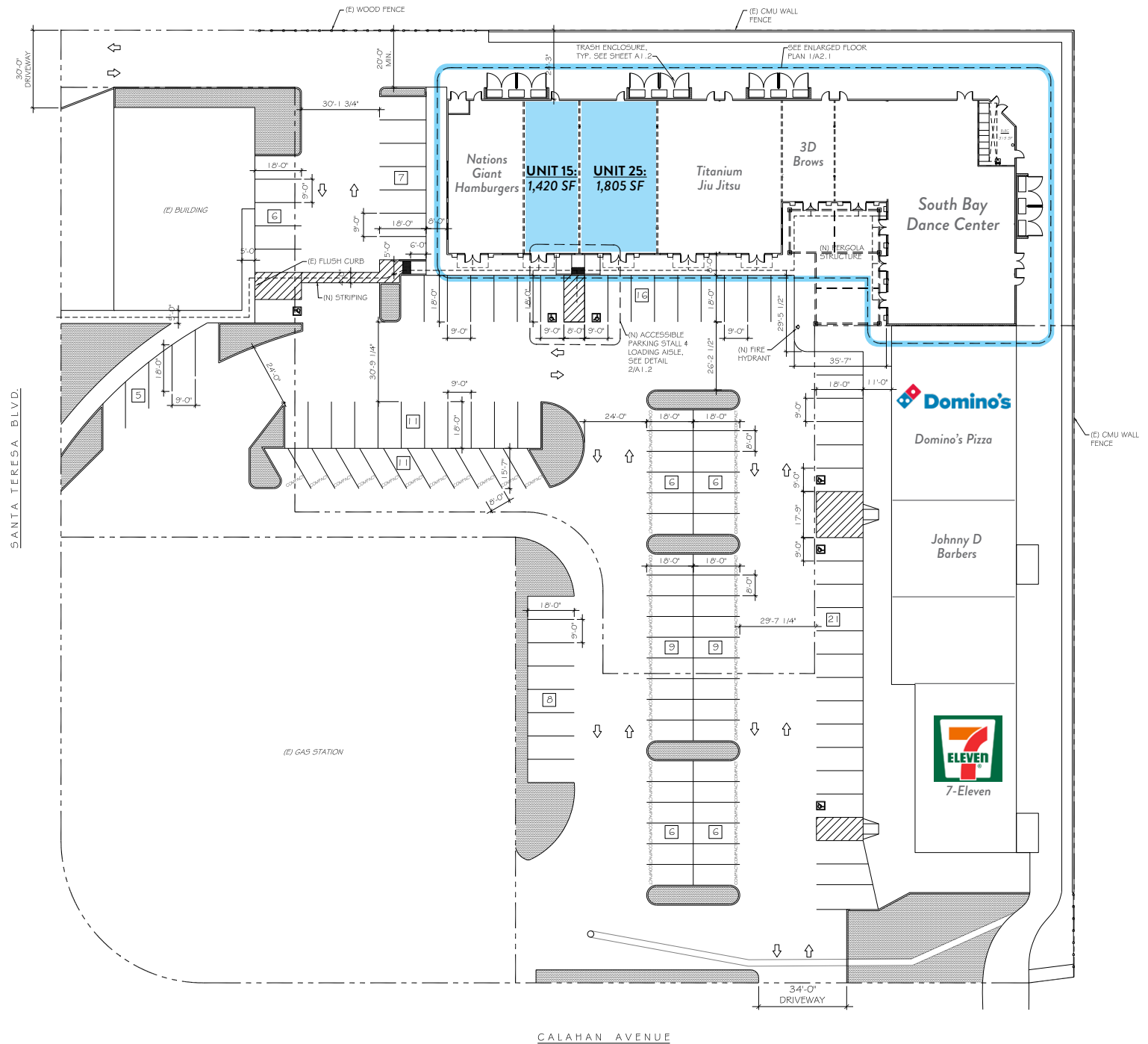
## TRAFFIC COUNTS

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

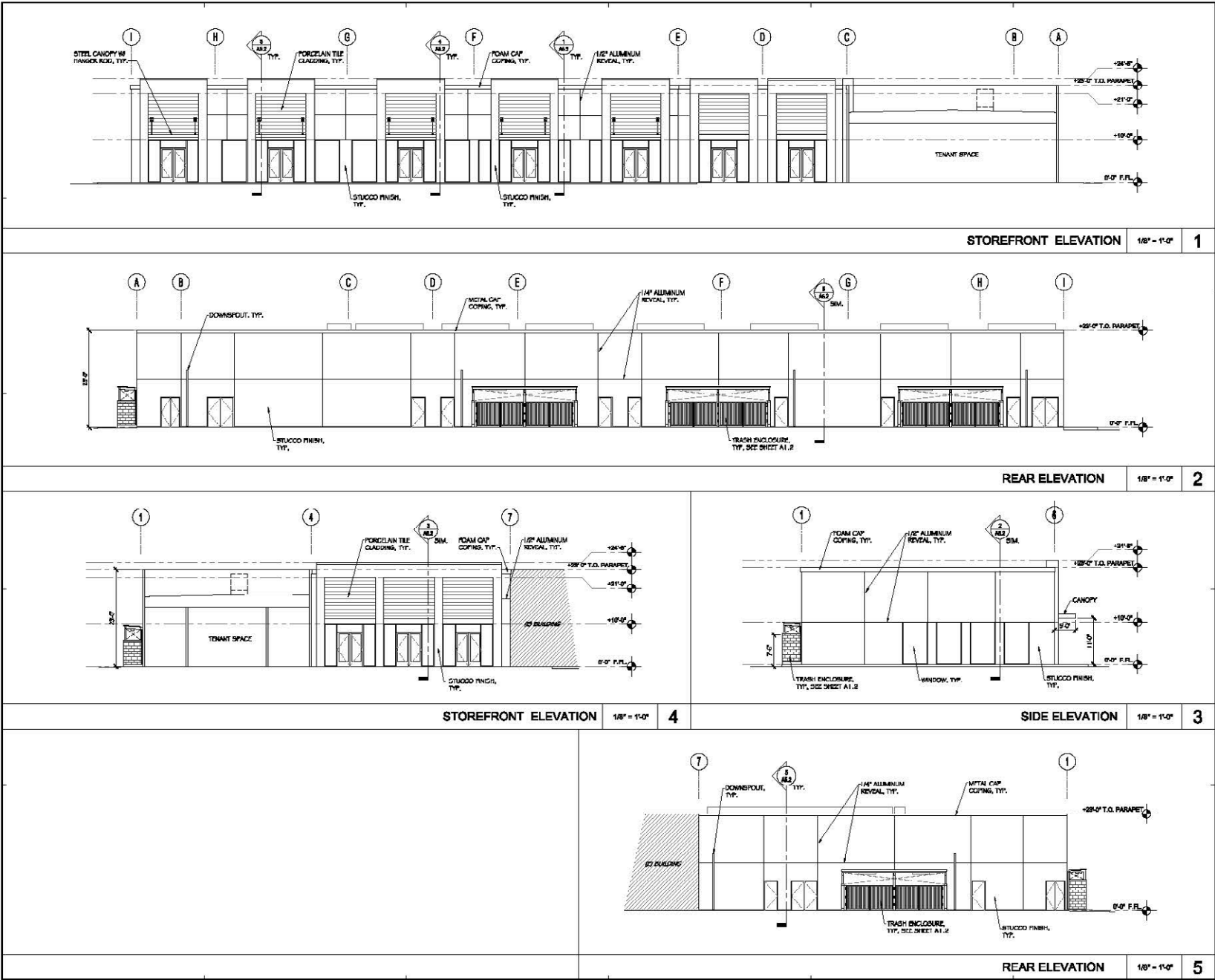
# Floor Plan

## AVAILABLE UNITS

UNIT 15: 1,420 SF  
 UNIT 25: 1,805 SF



# Building Plan



2018 STEVENS CREEK BLVD  
SUITE 270  
CLIFTON, CA 9504  
(408) 866-9028

**NEW RETAIL BUILDING  
SHELL PACKAGE REVISION**  
5750 SANTA TERESA BLVD  
SAN JOSE, CA 95123

NO.	DATE	BY	DESCRIPTION

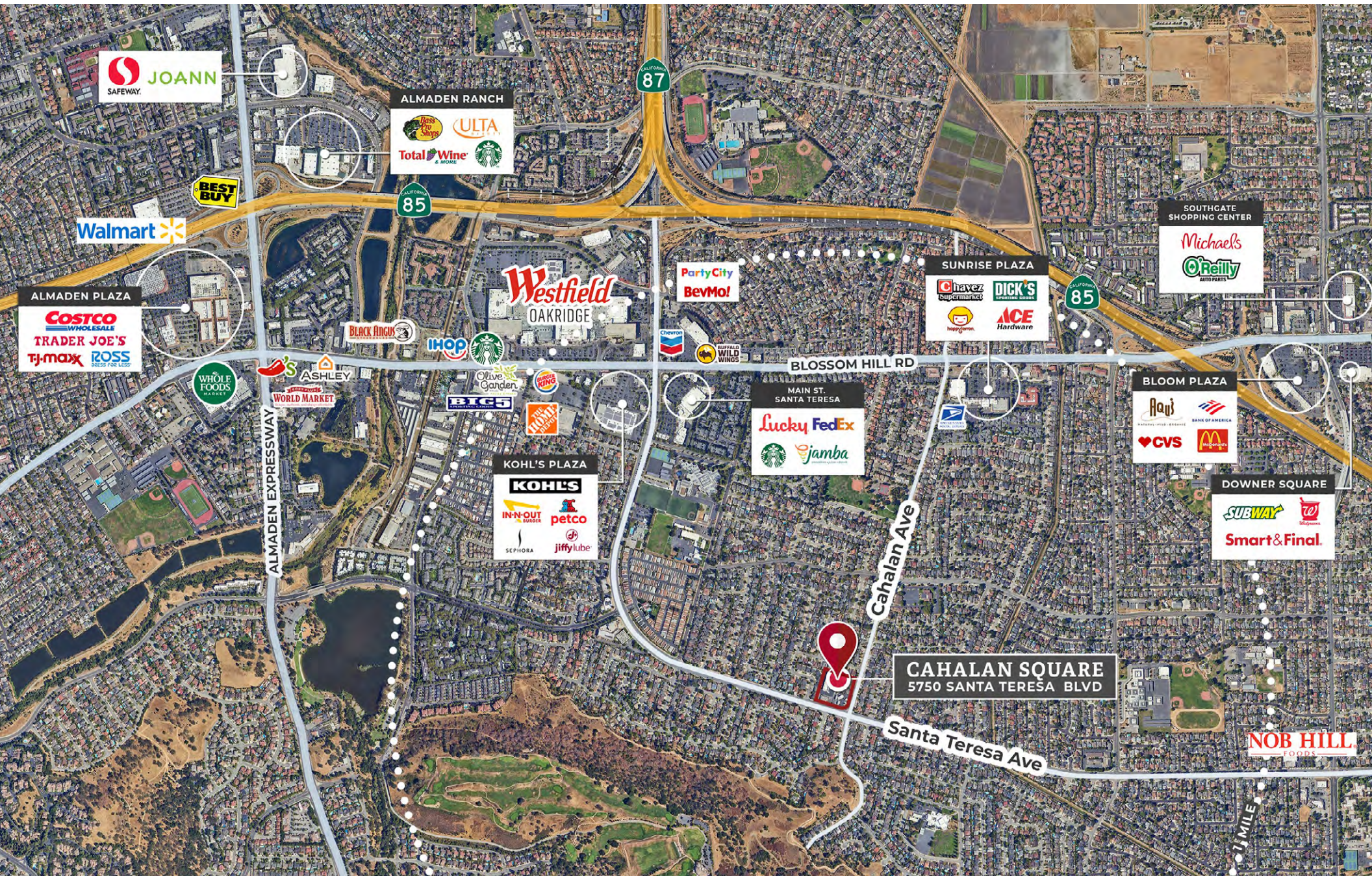
NO.	DATE	BY	DESCRIPTION

**EXTERIOR  
ELEVATIONS**

DRAWING NUMBER: **A5.1**

Prime Commercial, Inc. © 2024 - 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 withdrawal 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 esri via STDB.

# Aerial Map



## 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

