

VILLAGE OAKS

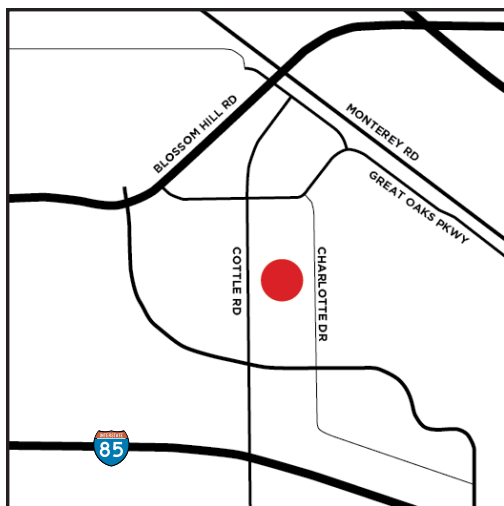
5630-5770 COTTLE RD, SAN JOSE, CA 95123



IT TAKES A VILLAGE



PROPERTY HIGHLIGHTS



- Target and Safeway anchored shopping center with regional access off of Highway 85
- Retail hub opportunity with Blossom Hill corridor 4-5 miles away
- Major linear street sidelines offering substantial signature property qualities
- Immediate trade area is significantly under served void of dining, shopping and entertainment uses
- Cottle at Great Oaks Parkway ranks higher in both residential density and daytime population in 1,2,3 mile demographic analysis compared to other regional intersections in Santa Clara County
- Primary trade area is made up of affluent population with average household incomes north of \$171,411 (1 mile) and over \$195,825 (3 mile)

DEMOGRAPHICS



POPULATION

1 MILE
32,887

2 MILES
84,447

3 MILES
143,324



AVE. HH INCOME

1 MILE
\$171,411

2 MILES
\$187,631

3 MILES
\$195,825



DAYTIME POPULATION

1 MILE
24,197

2 MILES
71,891

3 MILES
111,221

TRAFFIC COUNTS



TRAFFIC COUNTS

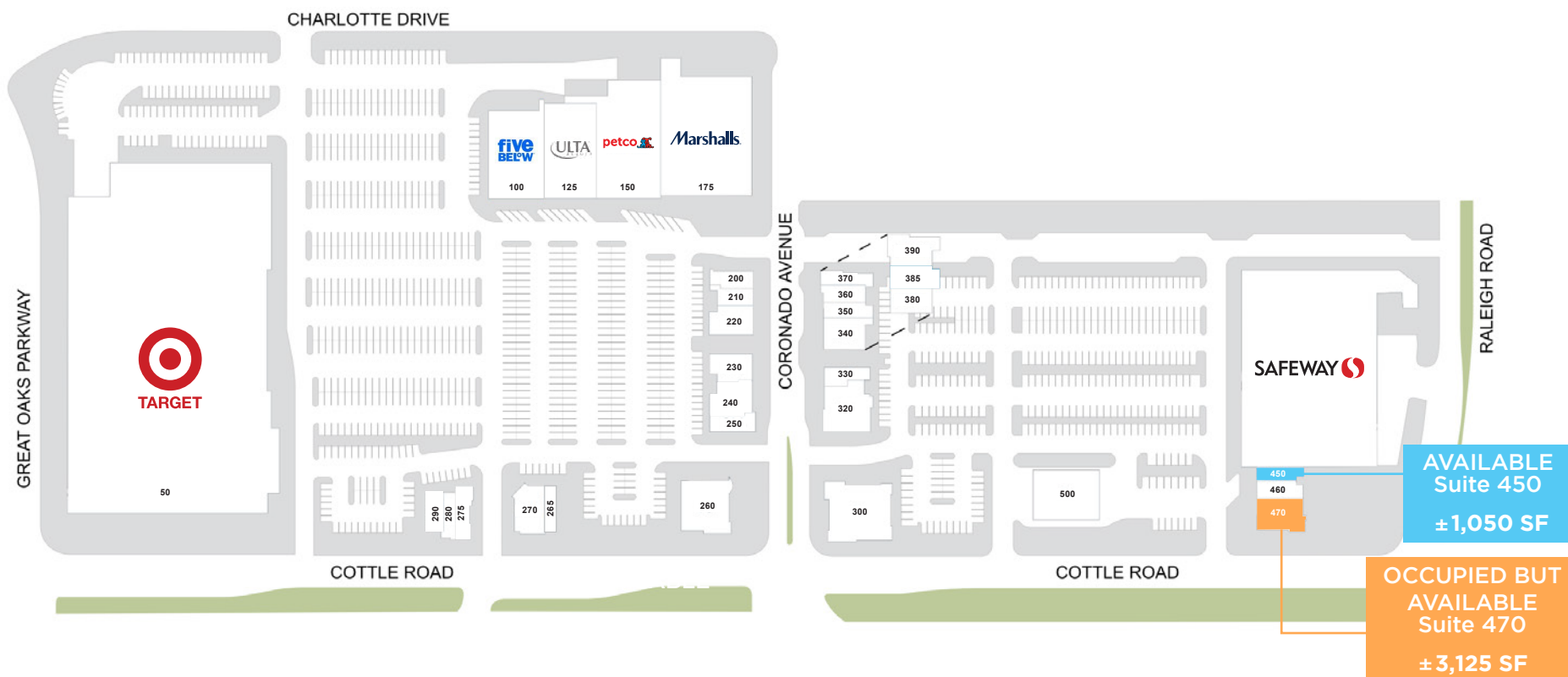
COTTLE RD
@ HWY 85
49,000 ADT

HWY 85
@ COTTLE RD
108,000 ADT

Data Source: 2025 Esri

SITE PLAN

Note: Do Not Disturb Tenant



SUITE #	TENANT	SF
50	TARGET	139,182
100	FIVE BELOW	10,944
125	ULTA BEAUTY	10,147
150	PETCO	14,500
175	MARSHALLS	23,000
200	VITALITY BOWLS	1,023
210	AT&T	1,800
220	FIVE GUYS BURGERS AND FRIES	2,508
230	CHIPOTLE MEXICAN GRILL	2,208
240	DAVE'S HOT CHICKEN	2,644
250	STARBUCKS	1,600

SUITE #	TENANT	SF
260	APPLEBEE'S GRILL & BAR	5,600
265	CRUMBL COOKIES	1,241
270	CHASE BANK	3,859
275	EUROPEAN WAX CENTER	1,430
280	SUPER CUT	1,187
290	YOGURT LAND	1,400
300	BANK OF AMERICA	4,500
320	PANERA BREAD	4,501
330	PANDA EXPRESS	1,504
340	SENRO SUSHI	2,755
350	L & L HAWAIIAN BBQ	1,500

SUITE #	TENANT	SF
360	WINGSTOP	1,501
370	FEDEX OFFICE	1,318
380	JUMPSTART	1,419
385	BODYROK	2,036
390	EZ DENTAL	2,210
400	SAFEGWAY	54,804
450	AVAILABLE	1,050
460	DIVA NAIL SALON	1,518
470	OCCUPIED BUT AVAILABLE DO NOT DISTURB TENANT	3,125
500	SAFEGWAY GAS	5,000

AERIAL





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FOR MORE INFORMATION, CONTACT



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