

RETAIL FOR LEASE



Westgate West



San Jose, CA



WESTGATE WEST

Highlights

With over 1 Million SF, Westgate West is well-positioned to serve the communities of Los Gatos, Monte Sereno, Saratoga, Cupertino, Campbell and West San Jose.



5287 PROSPECT RD,
SAN JOSE, CA 95129



2nd generation boba tea restaurant space available



Costco coming soon!



Upscale and affluent trade areas serving communities like Saratoga, with fourth highest income in Bay Area.



Exciting mix of national and regional co-tenancy including Trader Joe's, Starbucks, Super Duper Burger, Dave's Hot Chicken, Yogurtland, Poppy Bank, The Joint Chiropractic to name a few



Strategically positioned at the nucleus of retail in West Valley corridor.



Easy access from highway 280 and 85 with a daily traffic count of over 48,000.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	21,700	96,546	203,833
Avg. Household Income	\$272,372	\$262,309	\$254,085
Daytime Population	20,647	77,350	183,625

TRAFFIC COUNTS

Prospect Road	26,490 ADT
Lawrence Expressway	35,820 ADT
Saratoga Avenue	29,017 ADT

Source: 2025 Esri.



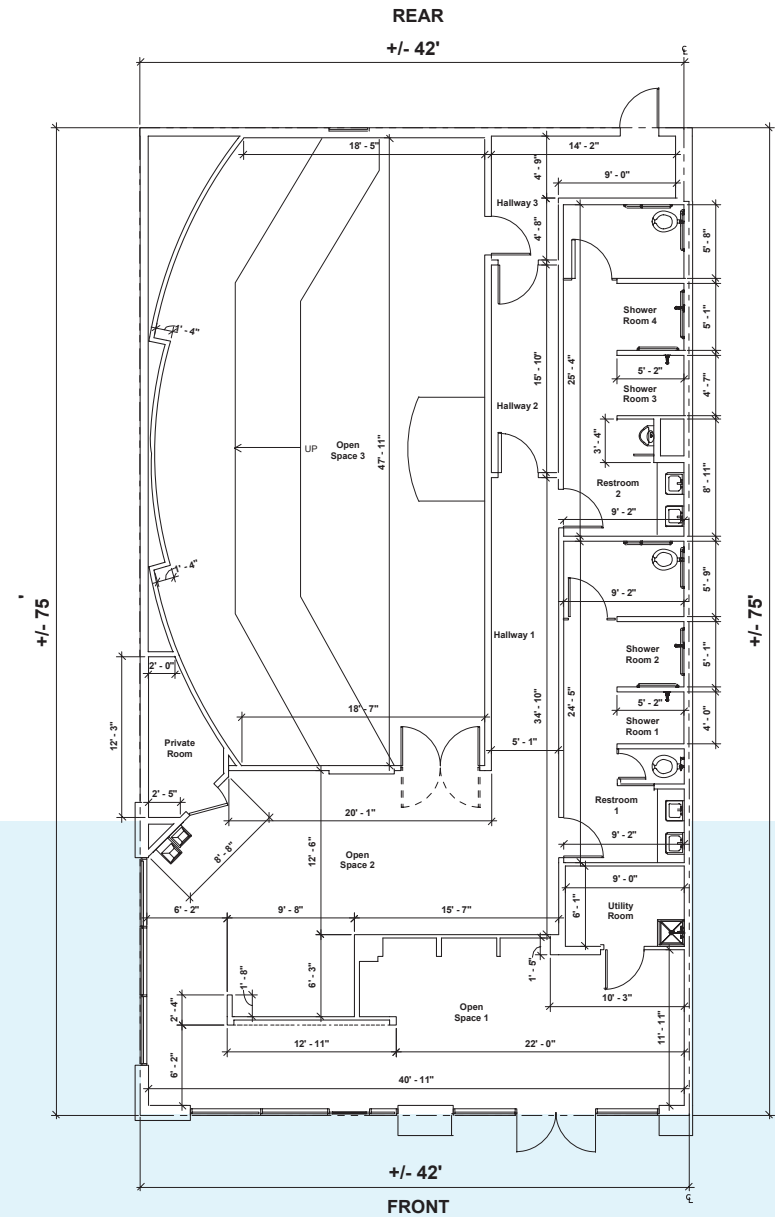
UNIT	TENANT	SF
A1	SUPER DUPER BURGER	3,286
A3	YOGURTLAND	1,515
A5	OMEE.J	2,115
A7	IKE'S LOVE & SANDWICHES	1,292
A9	OCCUPIED BUT AVAILABLE	1,213
A10	POPPY BANK	1,539
C1-C2	AVAILABLE	3,150
C3	PHO KITCHEN	1,800
C5	VITALITY BOWLS	1,050
C7	BIKRAM YOGA SAN JOSE	5,000
D1	DAVE'S HOT CHICKEN	2,303
D2	KIDS CARE DENTAL & ORTHODONTICS	3,224
D3	COLD STONE CREAMERY	1,000
D5	EMILY'S NAILS SALON	1,006
D7	THE JOINT CHIROPRACTIC	1,009
D9	TOUS LES JOURS	3,047
E1	TRADER JOE'S	13,624
E3	THE UPS STORE	1,200
E5	KENNETH H. BALLENTINE, OD	1,088
E7	AVAILABLE	1,600
PAD B1	STARBUCKS	2,516
PAD B3	HOUSE OF BAGELS	1,310
PAD B5	TERIYAKI MADNESS	1,300
PAD B7	LEASE PENDING	1,800
PAD G	TACO BELL	2,744

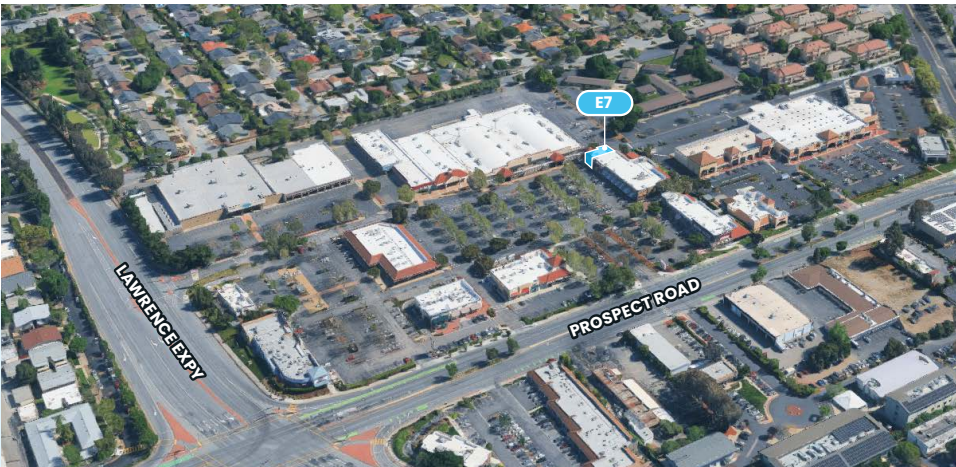
- AVAILABLE
- LEASE PENDING



Available

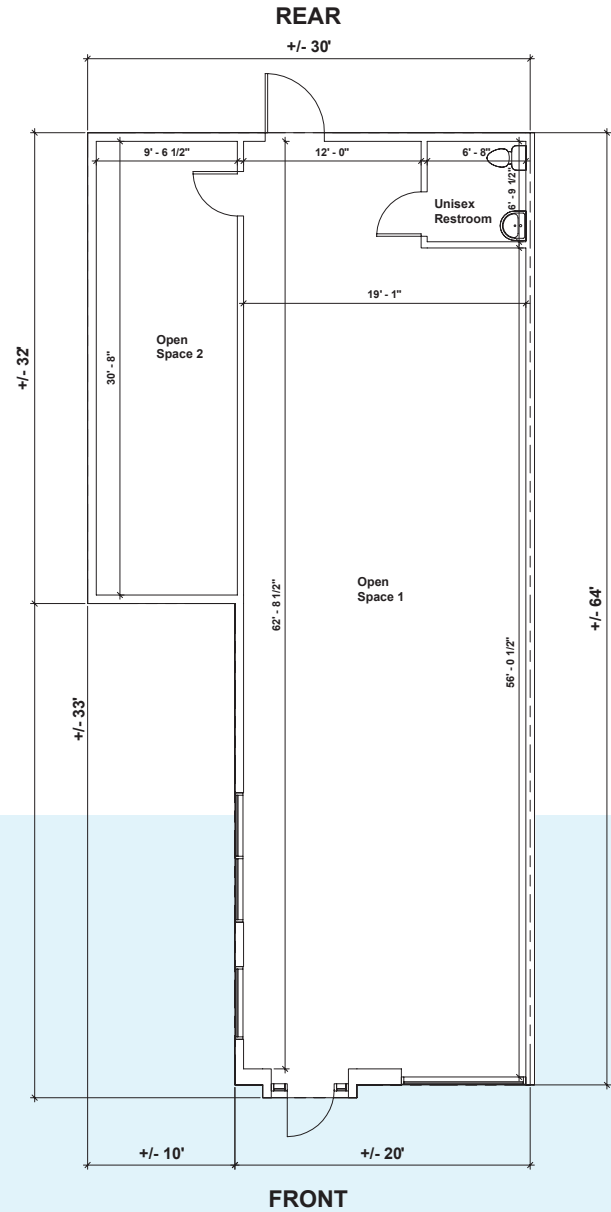
±3,150 SF





Available

±1,600 SF





WESTGATE WEST

WEST VALLEY CENTER

SPROUTS FARMERS MARKET **BevMo!**

THE PLAZA

dds DISCOUNTS **planet fitness**
Walgreens

EL PASEO DE SARATOGA

FISH GRILL **crumbl COOKIES** **AMC THEATRES** **petco**
PANDA EXPRESS **WHOLE FOODS MARKET** **KREI**

SAN TOMAS PLAZA

GROCERY OUTLET **DOLLAR TREE**

SAFEGWAY

WESTGATE CENTER

TARGET **OLD NAVY** **ROSS DRESS FOR LESS**
SKY ZONE **Michaels** **CITY SPORTS CLUB**
NORDSTROM rack **Nike Factory Store** **T&T Supermarket**

KIRKWOOD PLAZA

NOB HILL. Walgreens
BIG 5 SPORTING GOODS

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JAMES CHUNG | jchung@theeoniccompany.com | (408) 400-7017 | LIC. 01408190

MARISA DELGADO | mdelgado@theeoniccompany.com | (408) 400-7014 | LIC. 01917354