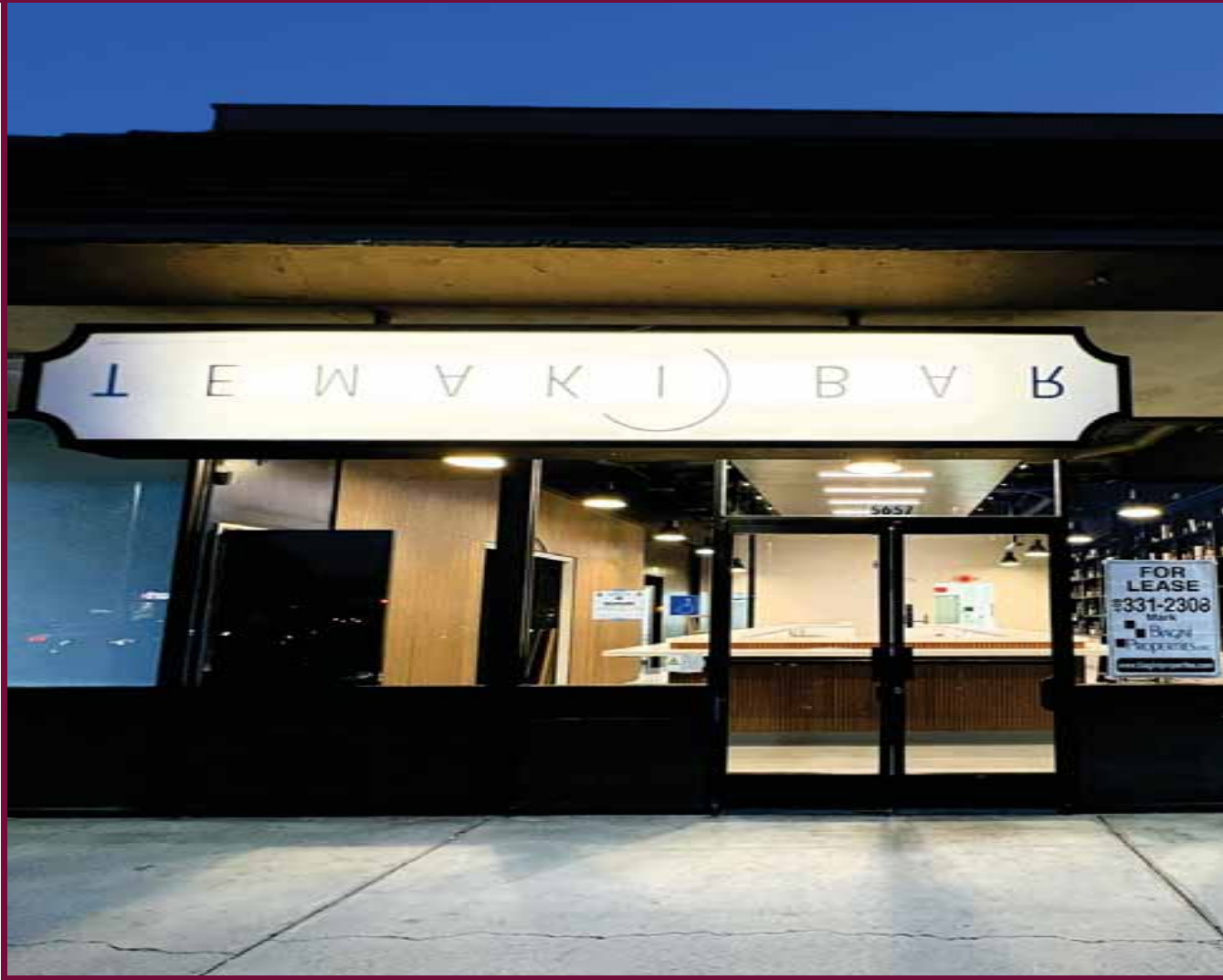


# 2nd Generation Restaurant For Lease



## Bloom Plaza Shopping Center

5625-5681 Snell Avenue  
San Jose, CA 95123



For Additional information, contact Exclusive Agent:

408.331.2308

Mark@BiaginiProperties.com

Vice President

**Mark Biagini DRE#00847403**

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Rev. April 22, 2026

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## 2nd Generation Restaurant For Lease



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**Property Description**

Introducing a remarkable leasing opportunity at this premier property in San Jose. Anchored by CVS Pharmacy and Pet Club, this center enjoys high visibility with building signage visible to over 127,000 daily commuters on Highway 85. Its prime location parallel to Highway 85 and Light Rail lines ensures exceptional exposure and convenient access for tenants and customers. This property offers an ideal space for businesses seeking a prominent and adaptable location in a bustling commercial hub. Welcome to a space designed to elevate your business presence and drive success.



**Offering Summary**

Lease Rate:	\$3.95 SF/month
Estimated NNN Charges	\$1.16 (Phase II) SF/month - 2026
Number Of Units:	29
Available SF:	2,400 SF
Lot Size:	56,192 Acres
Building Size:	29,522 SF

**Property Highlights**

- CVS Pharmacy and Pet Club Anchored Center
- Building Signage Visible to Highway 85 (121,700 Cars Per Day)
- High Visibility and Foot Traffic
- Parallel to Highway 85 and Light Rail Lines
- Ample Parking and Easy Access
- Fire Sprinklered
- Separately Metered for Electricity and Natural Gas
- Separate Electrical Panel
- Separate 100% HVAC



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**Lease Information**

Lease Type:	NNN
Total Space:	2,400 SF

Lease Term:	Negotiable
Lease Rate:	\$3.95 SF/month

**Available Spaces**

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 5657 Snell Avenue	2,400 SF	NNN	\$3.95 SF/month	± 40' W x 60' D. 2nd Generation Restaurant (former Japanese restaurant). Full height storefront glass with double entrance doors, built-in sushi counter with stainless steel (SS) sinks, custom built shelf wall, dining room, Type I exhaust hood 11' with ansul fire suppression system, in-ground grease interceptor, 2 & 3-compartment SS sinks, single & dual SS hand sinks, mop sink, 2-ADA compliant restrooms, drop t-bar ceiling 9' AFF with LED lighting, 2 hot water heaters, separate electrical panel (225 Amp; 3 PH; 4 W; 208/120V), separate HVAC, storage room, 1 office, rear exit/deliveries door, fire sprinklered.
Availability: Now				



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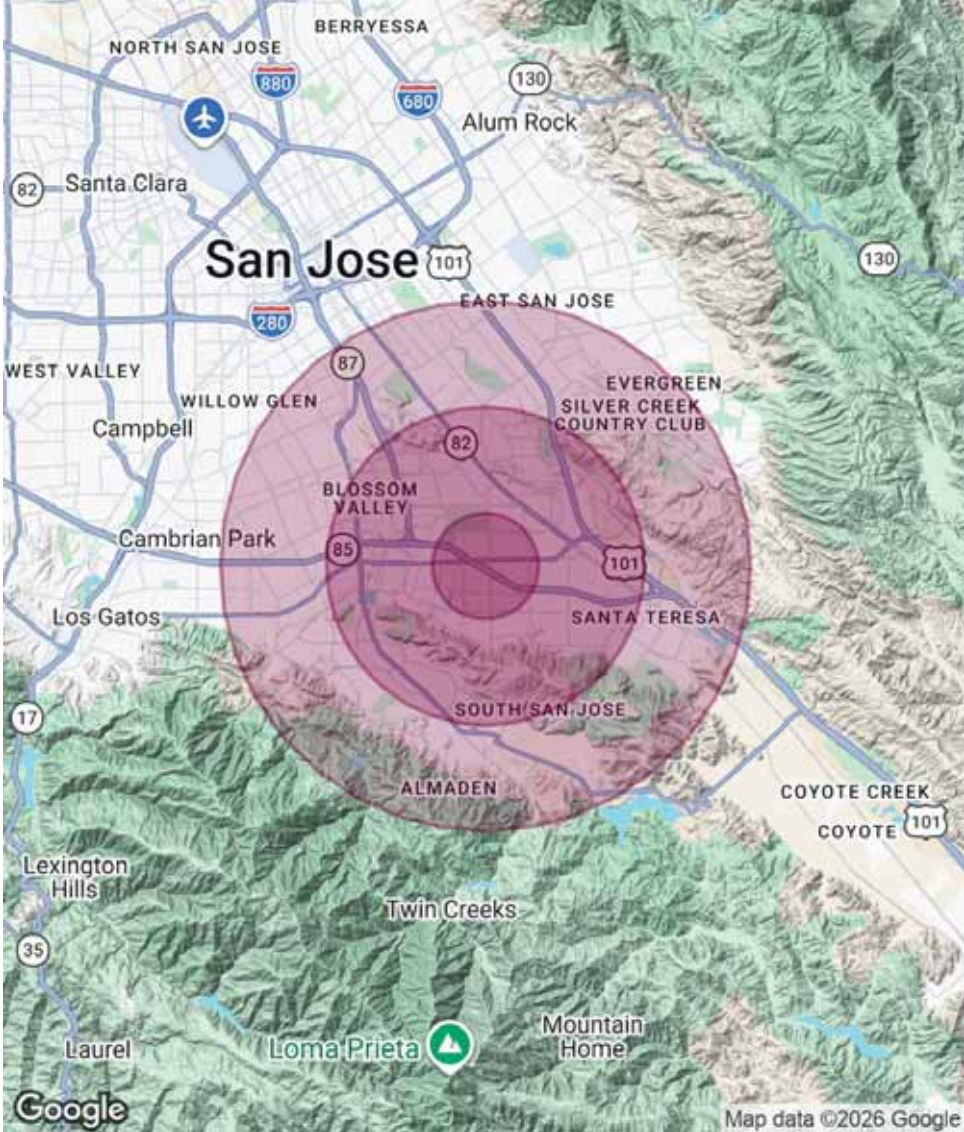
Population	1 Mile	3 Miles	5 Miles
Total Population	28,137	194,047	399,901
Average Age	36.6	38.7	40.0
Average Age (Male)	34.3	37.7	39.1
Average Age (Female)	39.0	39.9	40.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,045	63,338	129,215
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$177,197	\$178,829	\$196,454
Average House Value	\$1,064,948	\$1,159,600	\$1,296,192

\* Demographic data derived from 2020 ACS - US Census

**Traffic Counts 24 Hour ADT 2018**

Snell Avenue at VTA Park	23,000
Blossom Hill Road at Keymar Drive	38,180
Blossom Hill Road at Snell Avenue	46,276
Highway 85 at Blossom Hill Road	127,000



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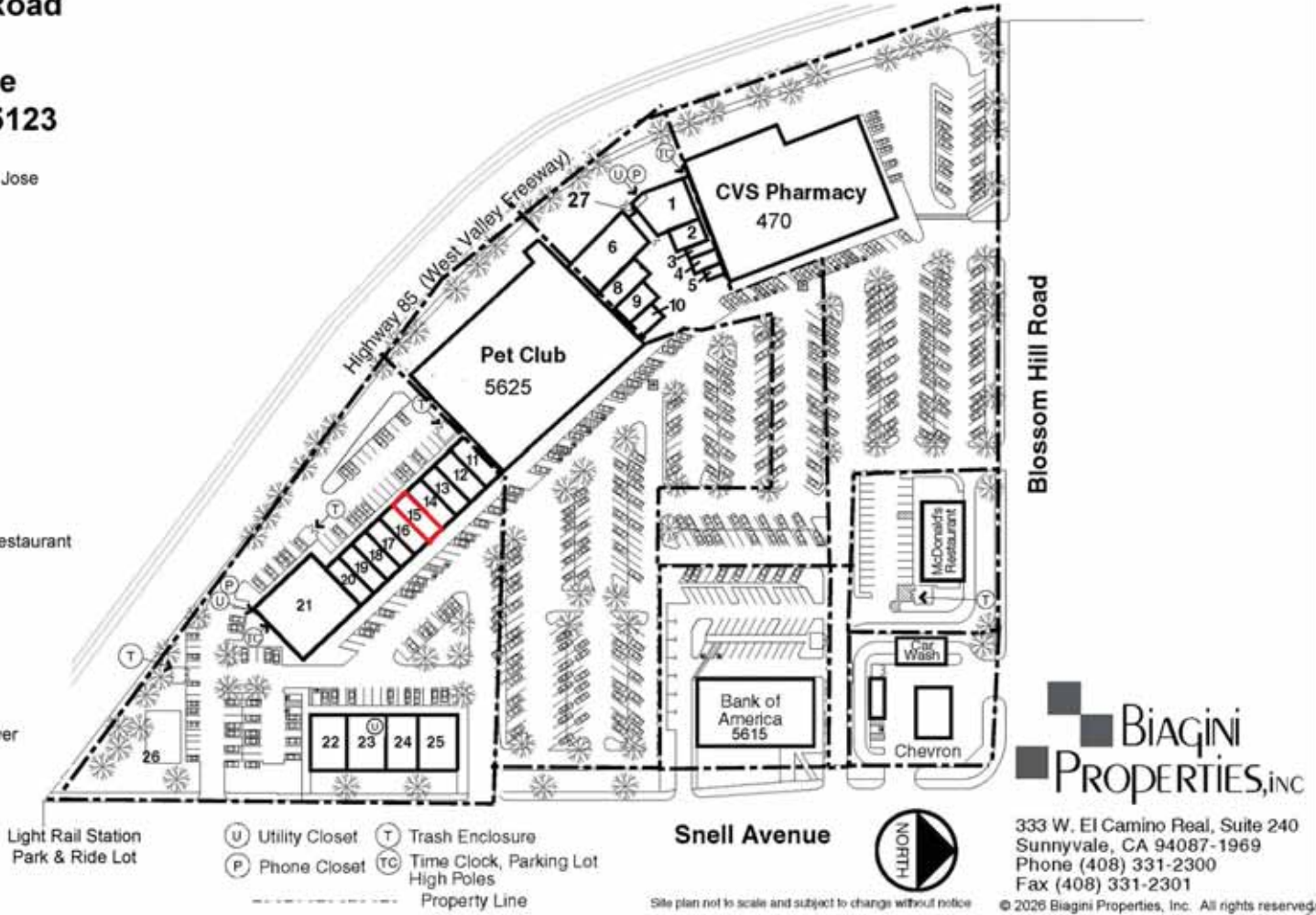
**Bloom Plaza Shopping Center**  
**470-488 Blossom Hill Road**  
**5625 Snell Avenue**  
**5647-5681 Snell Avenue**  
**San Jose, California 95123**

**Phase 1**

- 1. 480-A DDR Jiu-Jitsu Academy of San Jose
- 2. 478 Doggie Stylezz
- 3. 476 Five Star Income Tax Services
- 4. 474 Latin Office Multiservices
- 5. 472 Blossom Hill Smoke & Vapor
- 6. 480 El Bumangues Restaurant
- 8. 484 Mimi's Kitchen Restaurant
- 9. 486 Kitchen Nail Bar
- 10. 488 Courtside Cleaners
- 27. T-Mobile Cell Tower-Roof Top Antenna

**Phase 2**

- 11. 5647 PetVet Care Centers
- 12. 5651 San Jose Dental Spa
- 13. 5653 The Golden Oak Tattoo Parlor
- 14. 5655 Imagine Hair Salon
- 15. 5657 **2,400 Square Feet**
- 16. 5661 Vienna Nails & Lashes
- 17. 5663 TukTuk Thai Chicken & Rice Restaurant
- 18. 5665 Cali Pizza
- 19. 5667 Alex's Barbershop
- 20. 5669 The UPS Store
- 21. 5675 Application Support Center
- 22. 5681 RT Training
- 23. 5681-#1 4Kids Tea House
- 24. 5679 Aquil's Cal-Mex Restaurant
- 25. 5677 Togo's Eatery
- 26. Sprint Spectrum Cell Tower-Cellular Tower



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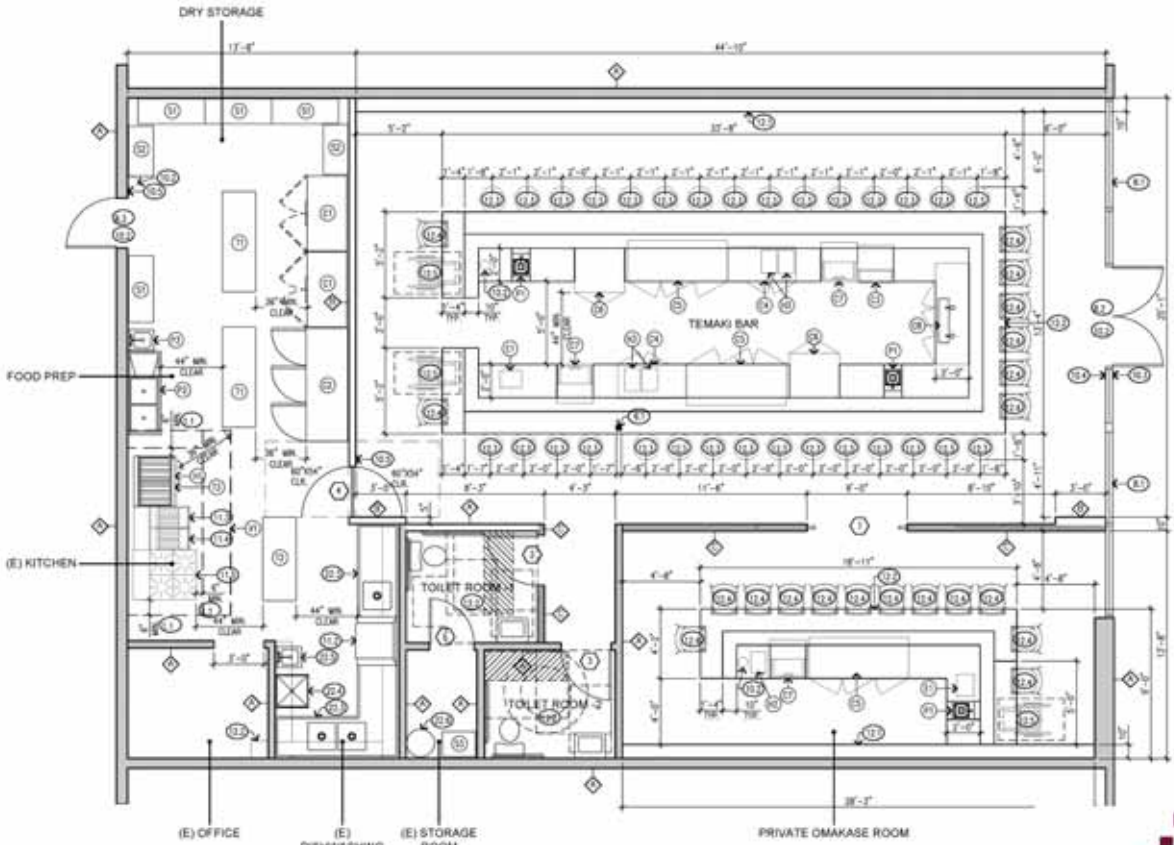
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**BLOOM PLAZA II**  
5657 Snell Avenue | San Jose, CA 95123  
± 2,400 SF (± 40' W x 60' D) – 2<sup>nd</sup> Generation Restaurant



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ITEM	DESCRIPTION	SUPPLIER / MAKE / MODEL	QUANTITY	UNIT PRICE	TOTAL PRICE	REMARKS
1	Commercial Dishwasher	WILSON-JONES	1	1,200	1,200	
2	Commercial Range	WILSON-JONES	1	1,500	1,500	
3	Commercial Oven	WILSON-JONES	1	1,000	1,000	
4	Commercial Refrigerator	WILSON-JONES	1	1,800	1,800	
5	Commercial Freezer	WILSON-JONES	1	1,500	1,500	
6	Commercial Ice Maker	WILSON-JONES	1	1,200	1,200	
7	Commercial Dish Rack	WILSON-JONES	1	1,000	1,000	
8	Commercial Sink	WILSON-JONES	1	1,000	1,000	
9	Commercial Hood	WILSON-JONES	1	1,500	1,500	
10	Commercial Exhaust Fan	WILSON-JONES	1	1,000	1,000	
11	Commercial Dishwasher	WILSON-JONES	1	1,200	1,200	
12	Commercial Range	WILSON-JONES	1	1,500	1,500	
13	Commercial Oven	WILSON-JONES	1	1,000	1,000	
14	Commercial Refrigerator	WILSON-JONES	1	1,800	1,800	
15	Commercial Freezer	WILSON-JONES	1	1,500	1,500	
16	Commercial Ice Maker	WILSON-JONES	1	1,200	1,200	
17	Commercial Dish Rack	WILSON-JONES	1	1,000	1,000	
18	Commercial Sink	WILSON-JONES	1	1,000	1,000	
19	Commercial Hood	WILSON-JONES	1	1,500	1,500	
20	Commercial Exhaust Fan	WILSON-JONES	1	1,000	1,000	

**Equipment Schedule** 7

**Floor Plan** 5

**Equipment Notes** 17

**Storage Shelving Chart** 4

**Sheet Notes** 3

**Wall Legend** 2

**Legend**

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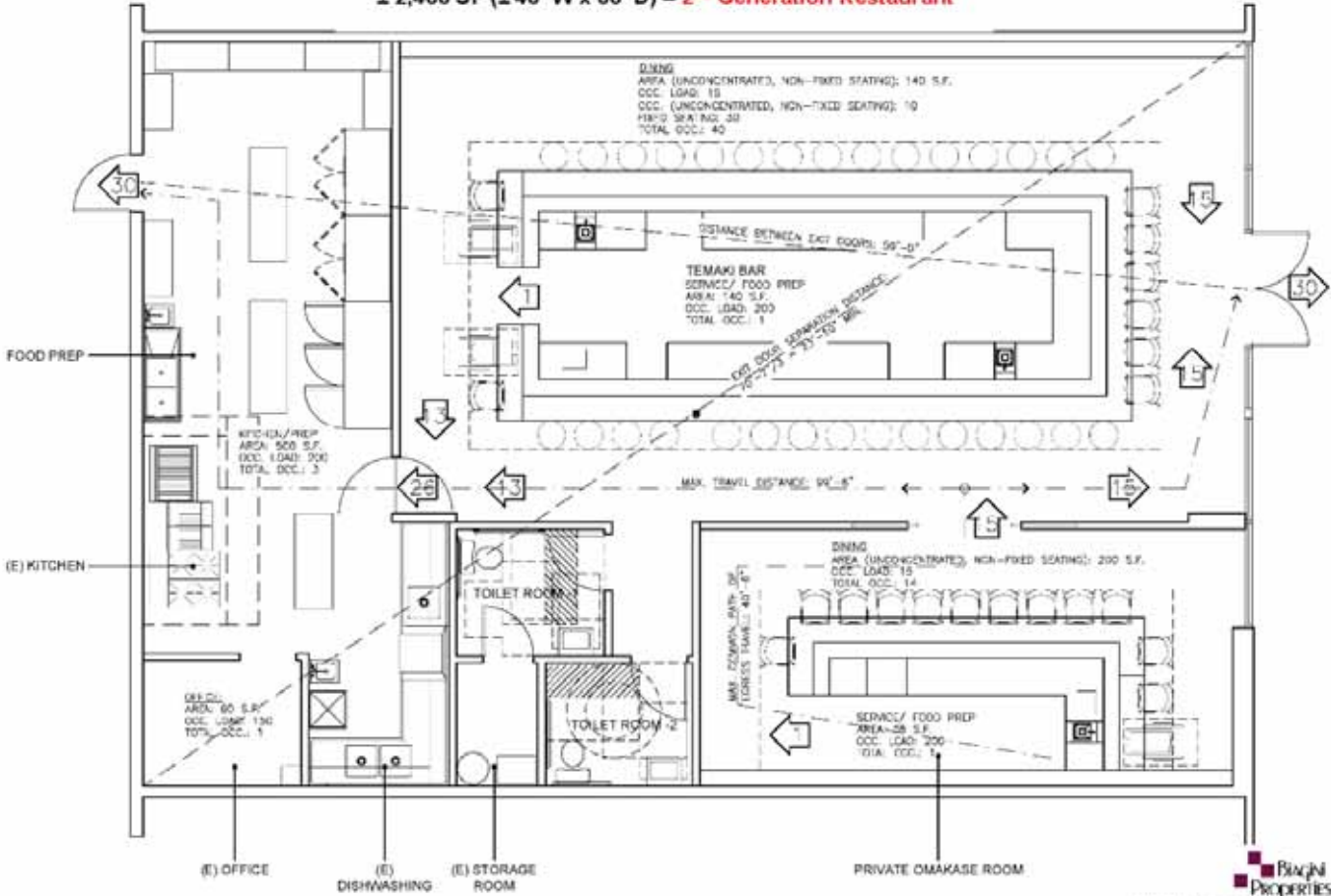
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Built-In Sushi Counter



Custom Built Shelf Wall



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Type I Exhaust Hood 11' with Ansul Fire Suppression System



In-Ground Grease Interceptor



Stainless Steel Compartment Sinks and Mop Sink



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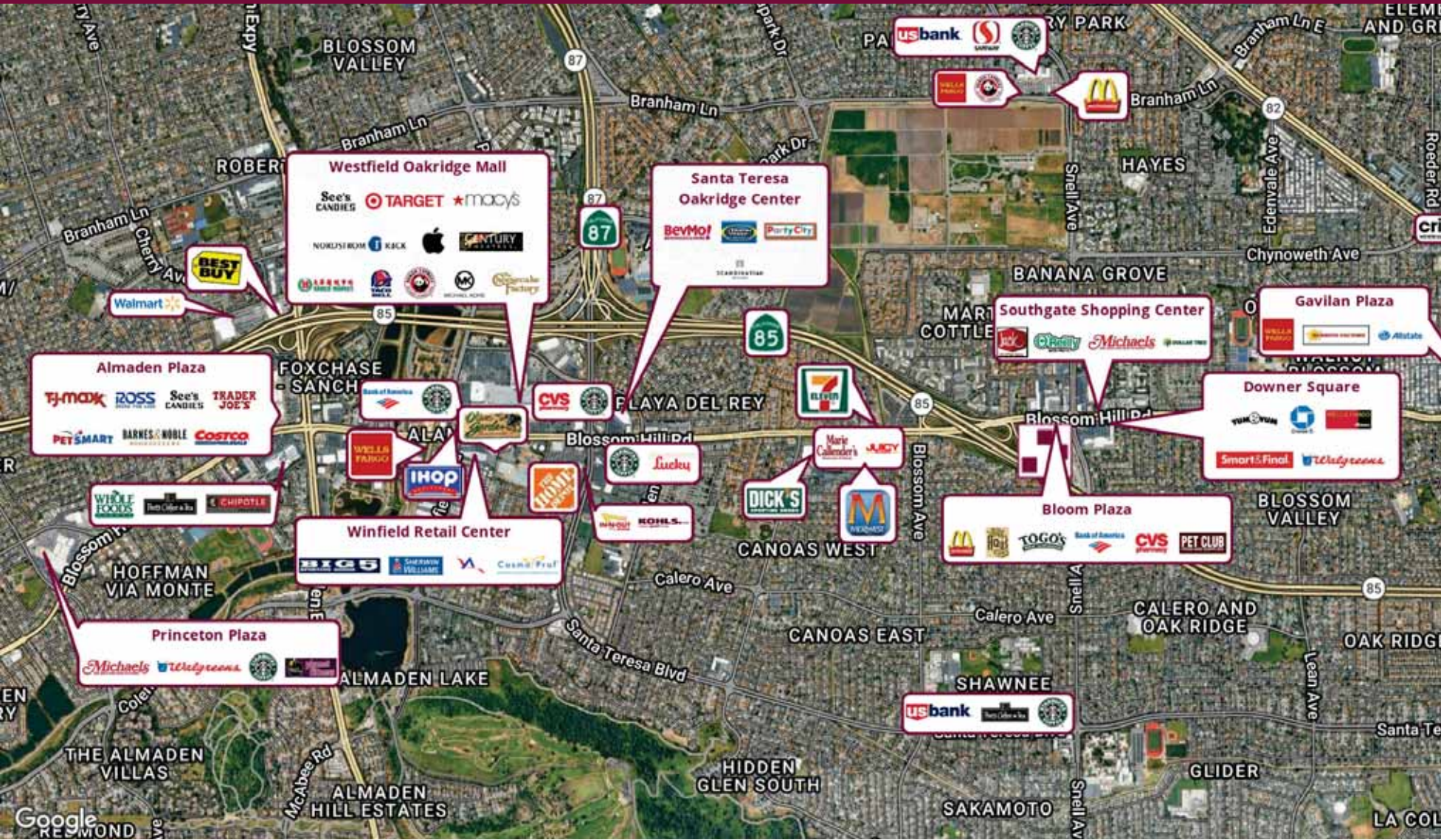
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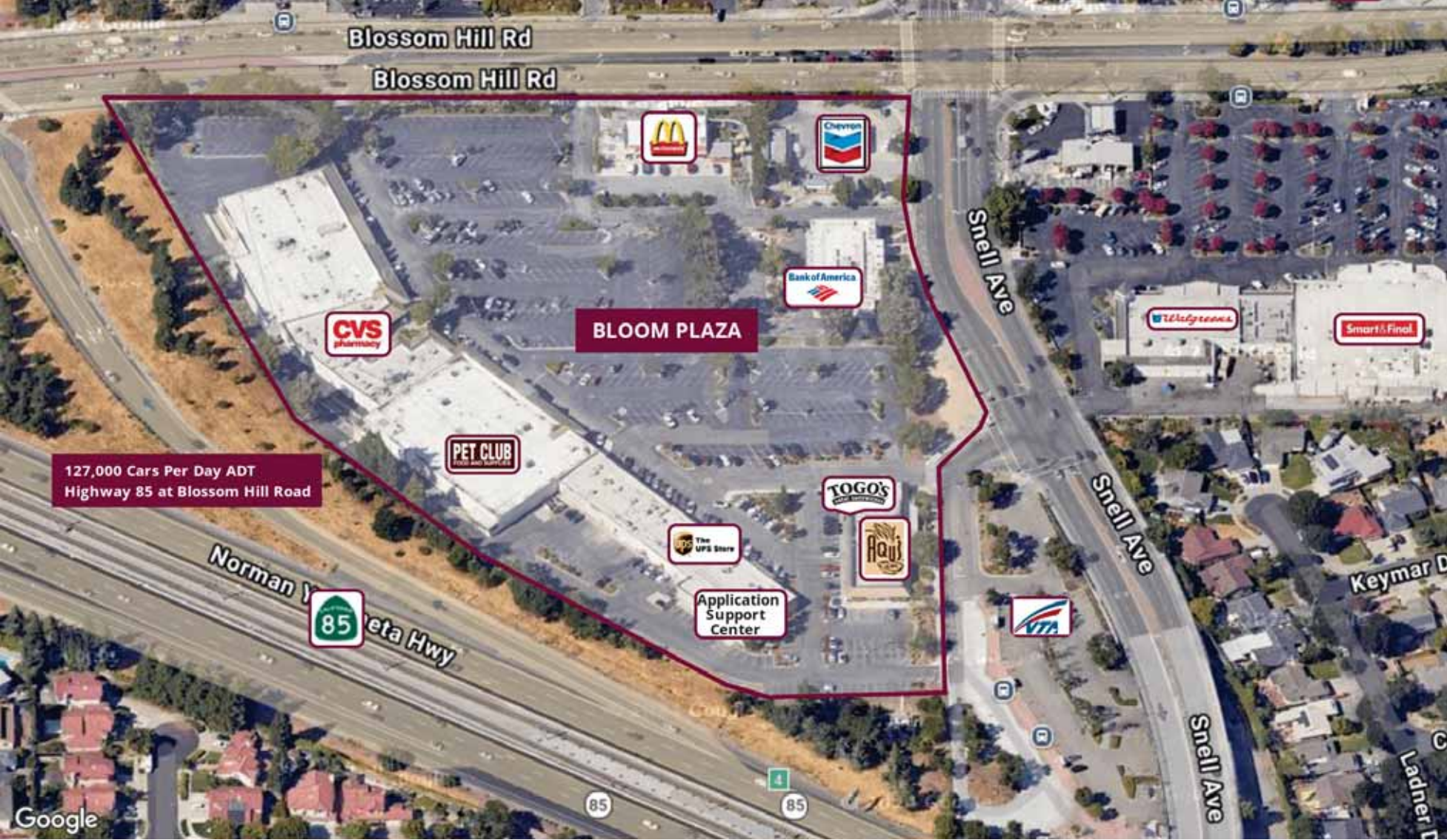
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