



LOCKEHOUSE

Shea | Properties®

RIVER OAKS PLAZA

SAN JOSE, CALIFORNIA

GREAT SMALL SPACE OPPORTUNITIES
NEW COMMON AREA UPGRADES

San Jose is the heart of Silicon Valley and the cultural and technological epicenter of Northern California. San Jose is a gateway to the greater Bay Area and an accessible hub for exploration and travel. San Jose is also the largest city in Northern California by both population and area.

HIGHLIGHTS

- ±24,000 SF mixed-use center adjacent to 941 luxury apartments.
- Located in the heart of the “Golden Triangle” with strong demographics.
- Easily accessible from the Montague Expressway (24,159 ADT) and River Oaks Parkway (3,569 ADT).
- Ample surface and covered parking (170 spaces) with newly refurbished seating areas.
- Great small space opportunity.

PROPERTY PROFILE

Address 670-690 River Oaks Pkwy, San Jose, CA 95134

Available Space Suite D: ±798 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	16,396	135,168	422,581
MHHI	\$206,272	\$167,808	\$161,328
Daytime Population	46,595	278,772	565,843





BUILDING 670

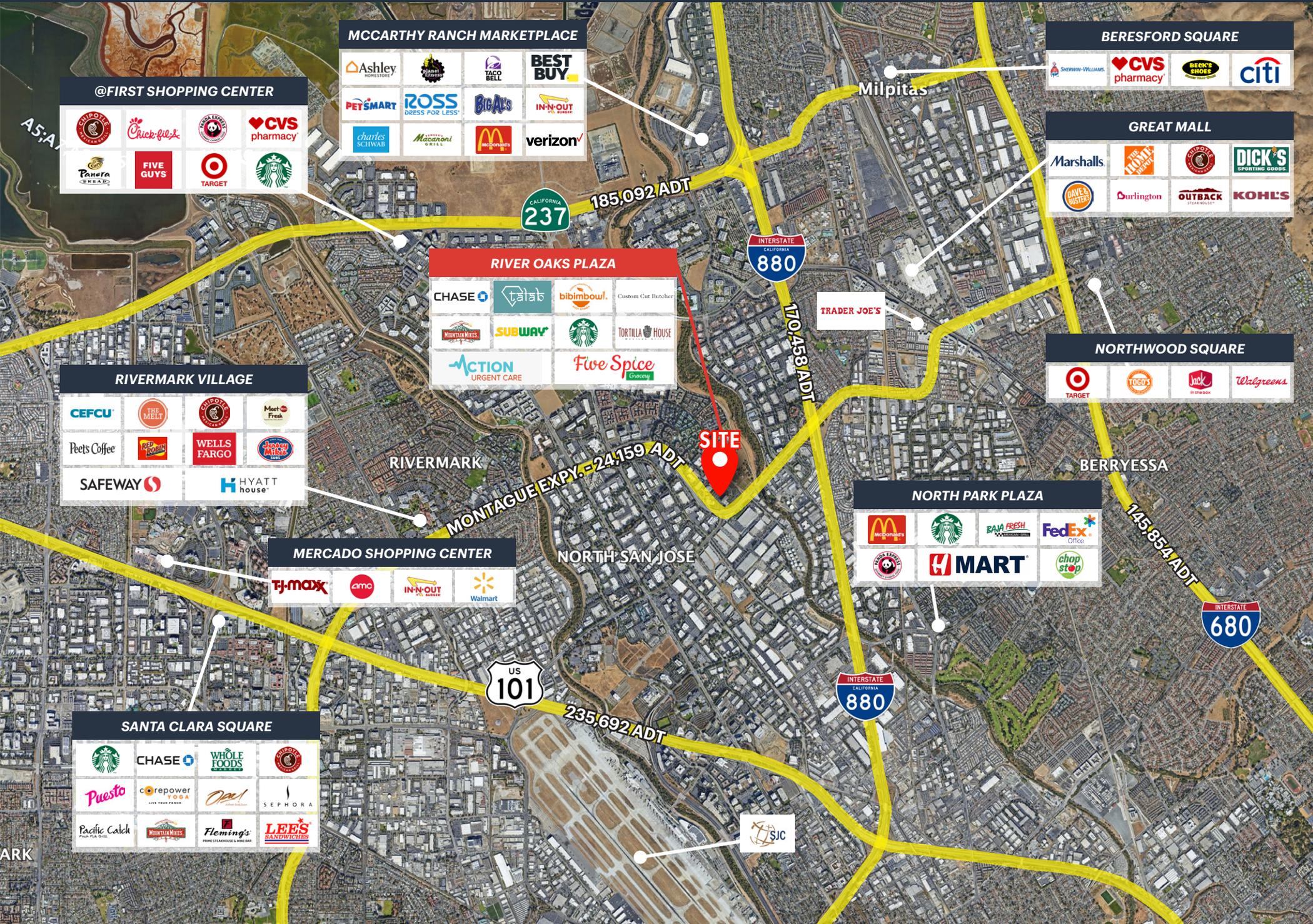
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|------------|----------------------------|----------|--------------------------------|
| A/B | Mountain Mike's Pizza | J | River Oaks Dental |
| C | Custom Cut Butcher | K | River Oaks Chiropractic |
| D | +798 SF - AVAILABLE | L | Diamond Nail Bar (Coming Soon) |
| E/F | Tortilla House | M | Subway |
| G | Starbucks | N | Talab Indian Cuisine |
| H | Action Urgent Care | | |

BUILDING 680

- | | |
|-----------|--------------------|
| P1 | Bibimbowl |
| P2 | Five Spice Grocery |

BUILDING 690

- | | |
|----------|-----------------------------|
| A | Chase Bank |
| B | River Oaks Family Optometry |



@FIRST SHOPPING CENTER

MCCARTHY RANCH MARKETPLACE

BERESFORD SQUARE

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GREAT MALL

RIVER OAKS PLAZA

TRADER JOE'S

NORTHWOOD SQUARE

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RIVERMARK VILLAGE

MERCADO SHOPPING CENTER

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NORTH PARK PLAZA

SANTA CLARA SQUARE

SJC

CALIFORNIA 237

INTERSTATE CALIFORNIA 880

170,458 ADT

185,092 ADT

MONTAGUE EXPY. = 24,159 ADT

US 101

235,692 ADT

INTERSTATE CALIFORNIA 880

INTERSTATE CALIFORNIA 680

145,854 ADT

Milpitas

RIVERMARK

NORTH SAN JOSE

BERRYESSA

ARK



POPULATION

1 MILES	3 MILES	5 MILES
16,396	135,168	422,581



ESTIMATED HOUSEHOLDS

1 MILES	3 MILES	5 MILES
7,843	47,804	142,402



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$208,422	\$169,479	\$161,303



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILES	3 MILES	5 MILES
\$2.94 M	\$2.24 M	\$1.95 M



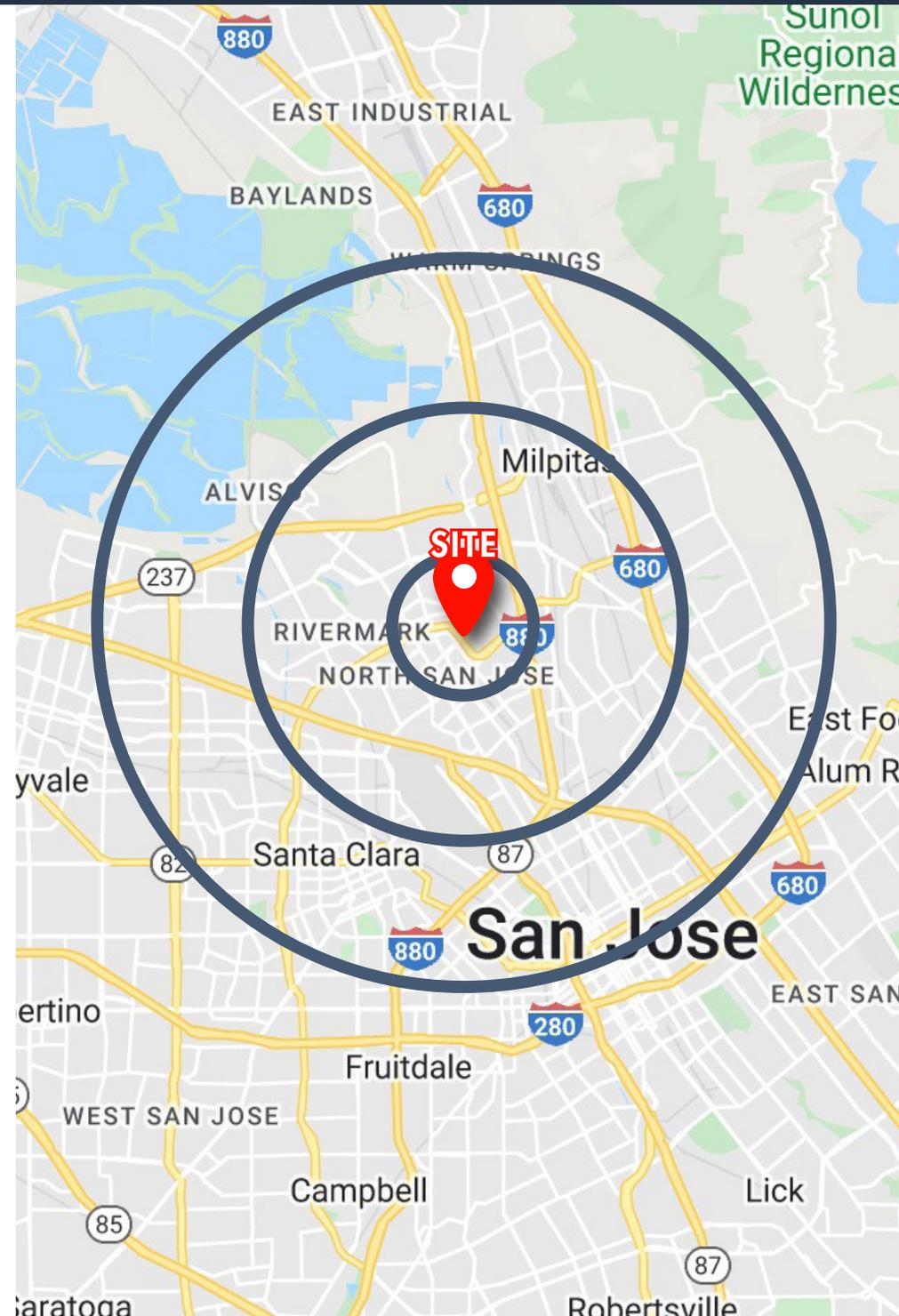
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILES	3 MILES	5 MILES
11,357	61,808	160,221



TOTAL RETAIL EXPENDITURES

1 MILES	3 MILES	5 MILES
\$445.28 M	\$2.3 B	\$6.62 B





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