OFFERING MEMORANDUM

SARATOGA AVE & KIELY BLVD

Value-add retail investment of two buildings in San Jose's West Valley

410 SARATOGA AVE & 435-445 KIELY BLVD | SAN JOSE, CA

Kidder Mathews

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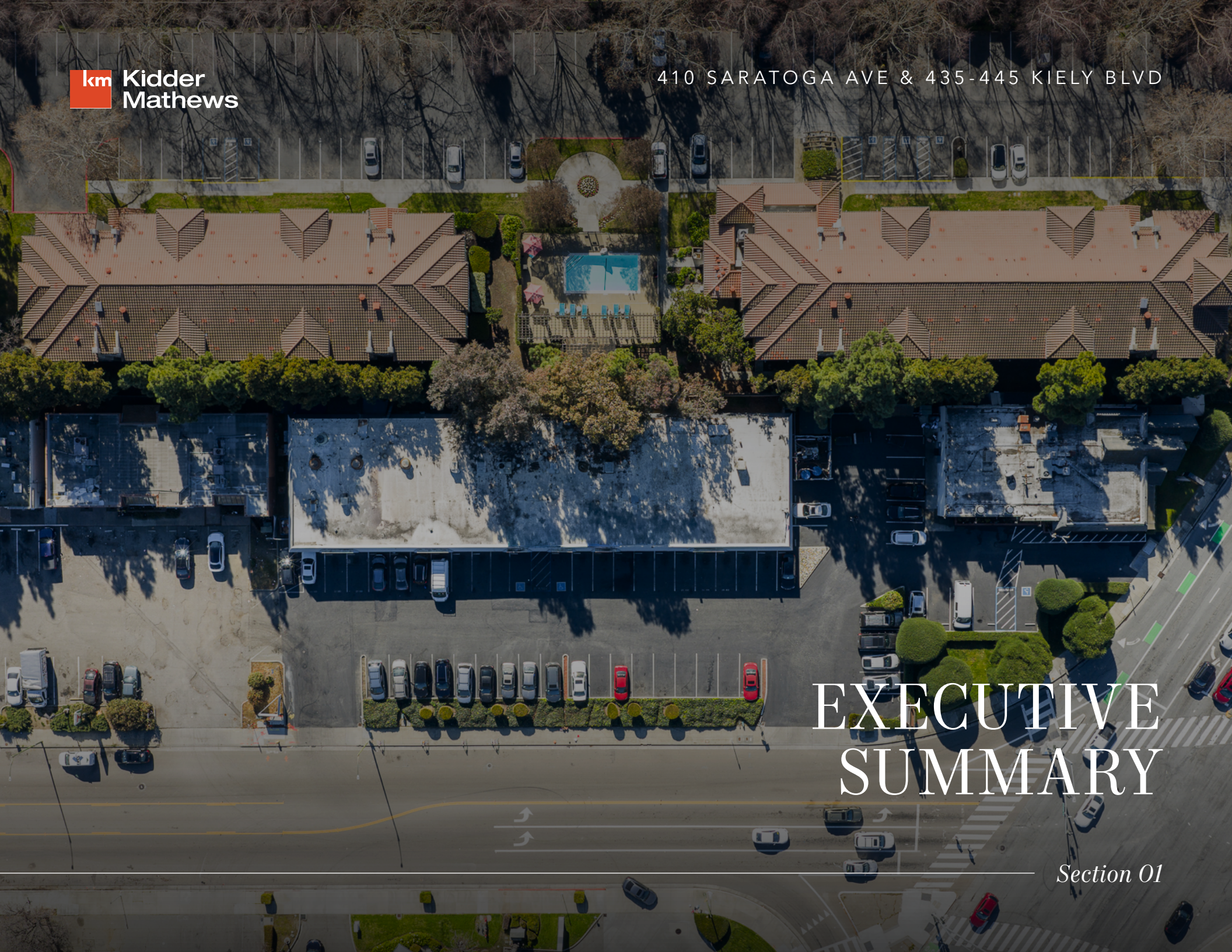


EXECUTIVE SUMMARY

Section 01

INVESTMENT HIGHLIGHTS

Kidder Mathews, as the exclusive advisor to the Seller, is pleased to present the opportunity to acquire the 100% fee simple interest in 410 Saratoga Ave and 435-445 Kiely Blvd, located in San Jose. This two parcel assemblage comprising of a freestanding 3,100 SF restaurant building and a 9,600 SF strip retail building represents an opportunity to add value to the strip retail component while capitalizing rents from the longstanding, stabilized restaurant on the hard corner.

VALUE-ADD NNN INVESTMENT

Value-add NNN investment opportunity. Capitalize on below-market rental rates and strong West Valley demographics. Average 2025 Rent PSF, including % rent, equals $2.32 PSF.

IDEAL LOCATION & SIGNAGE

The site is located at the southeast corner of Saratoga Ave and Keily Blvd with prominent signage for both parcels.

MONTH-TO-MONTH TENANTS

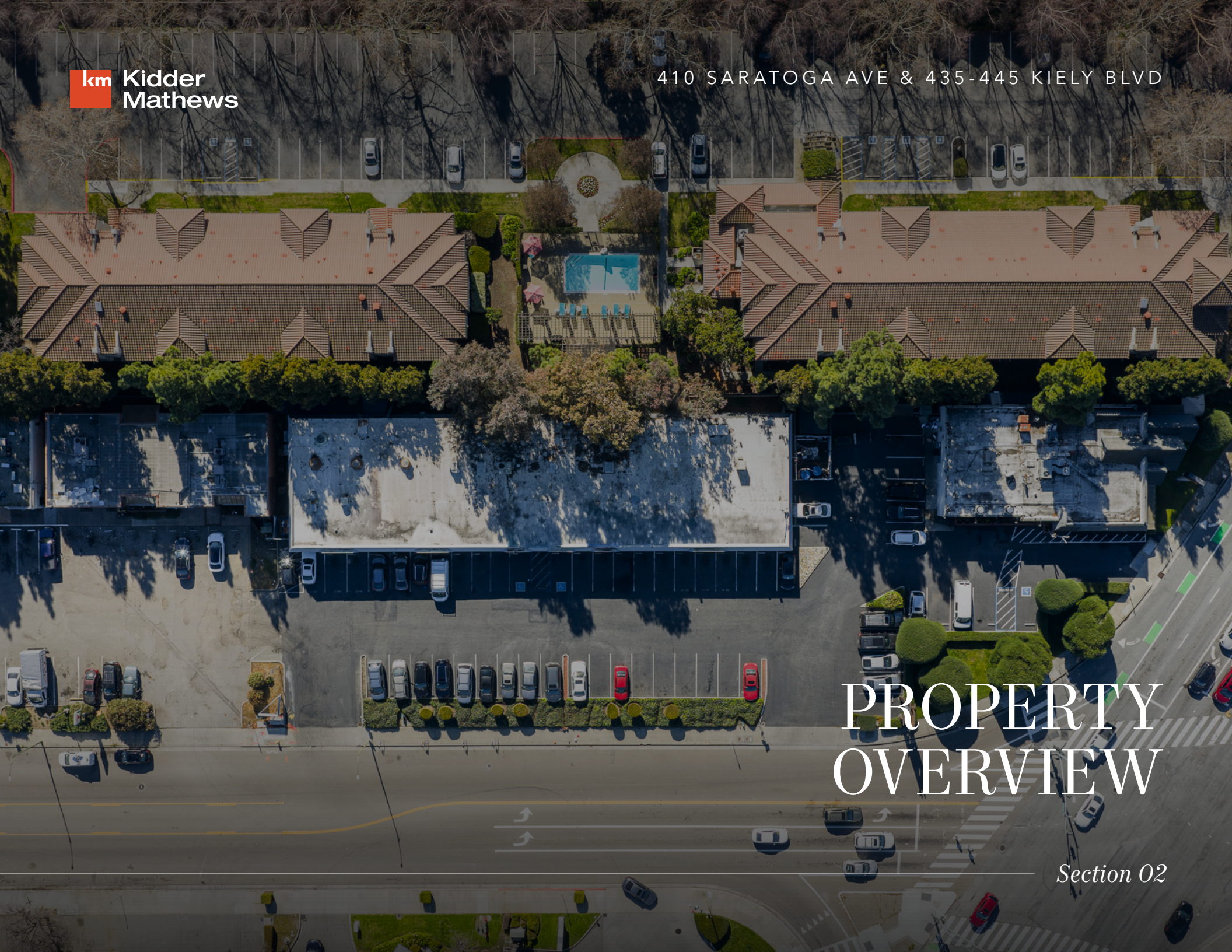
Predominantly month-to-month retail tenants provides flexibility to a buyer, e.g., extend the existing tenants and mark rents to market, re-tenant, or re-develop.

A FINE DINING STAPLE

The restaurant on the corner is a well-established, fine dining establishment with a strong catering component and percent rent baked into the lease agreement. Current lease term extends through December 2031.

BUSY SAN JOSE THOROUGHFARE

Prominent hard-corner location on a busy San Jose thoroughfare with 71,830 ADT on Saratoga Ave at Kiely Blvd. Immediate access to I-280. Close proximity to Stevens Creek Blvd.



PROPERTY OVERVIEW

Section 02

RETAIL HUB IN THE HEART OF SAN JOSE

ADDRESS	410 Saratoga Ave	435-445 Kiely Blvd
APN NO.	303-25-031	303-25-032
BUILDING SF	3,100 SF	9,600 SF
TYPE	Restaurant	Multi-Tenant Strip Retail
YEAR BUILT	1971	1972
LOT SIZE	0.4 acres Two (2) parcels totaling 1.11 acres	0.71 acres
ZONING & GP	Urban Village	
PARKING RATIO	4.57/1,000 SF	
ADDITIONAL SPACE	Additional 3,320 SF retail/office on 0.25 acres available for sale via separate listing	
ENVIRONMENTAL	The strip retail property has been undergoing environmental remediation and most recently an existing soil vapor extraction (SVE) system was re-started and shut down to measure current air quality conditions. The Regional Water Quality Control Board approved shutdown of the SVE system on September 24, 2025. Rebound testing is underway, and test results and recommendations are to be delivered to the RWQCB by July 31, 2026. For more information, please see the link below: → ENVIRONMENTAL INFORMATION	

±12,700 SF
AVAILABLE SQUARE FEET

±1.11 AC
AVAILABLE ACRES

$5,776,000
SALE PRICE

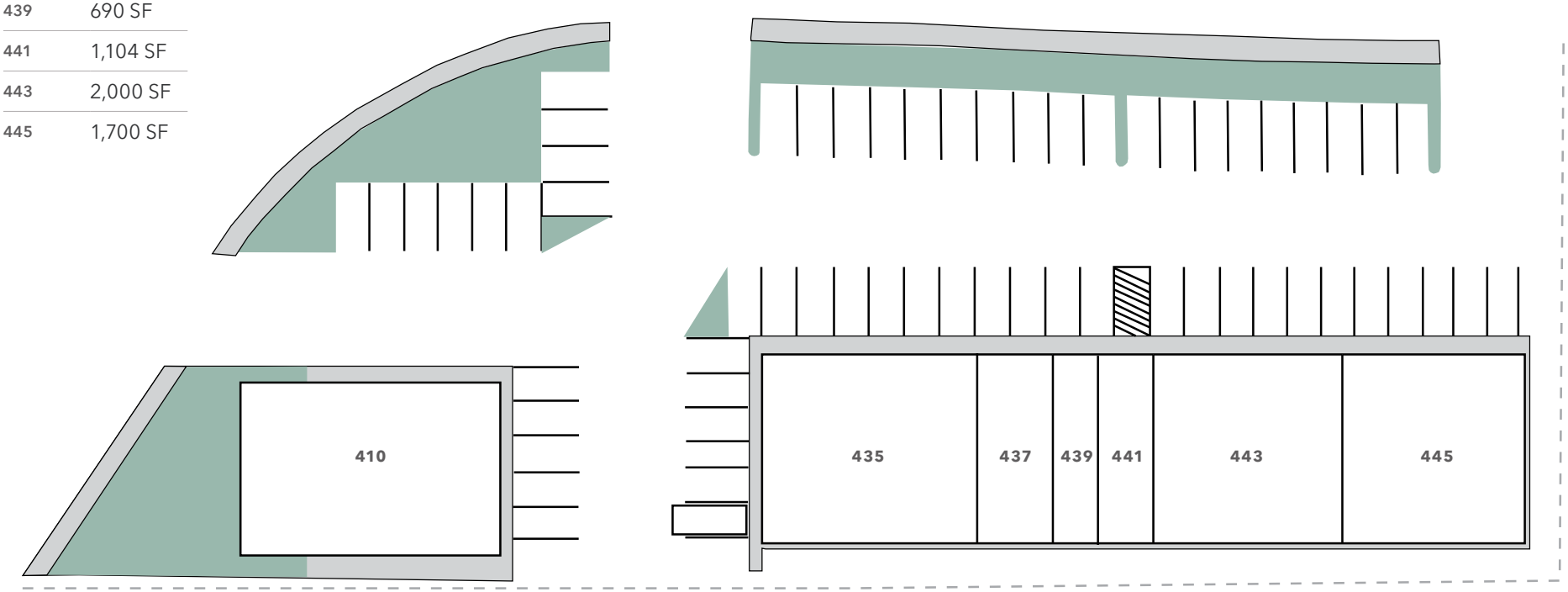
$346,558
COMBINED ESTIMATED 2026 NOI
JAN 1, 2026 - DEC 31, 2026

→ CONTACT BROKERS FOR RENT ROLL FINANCIALS

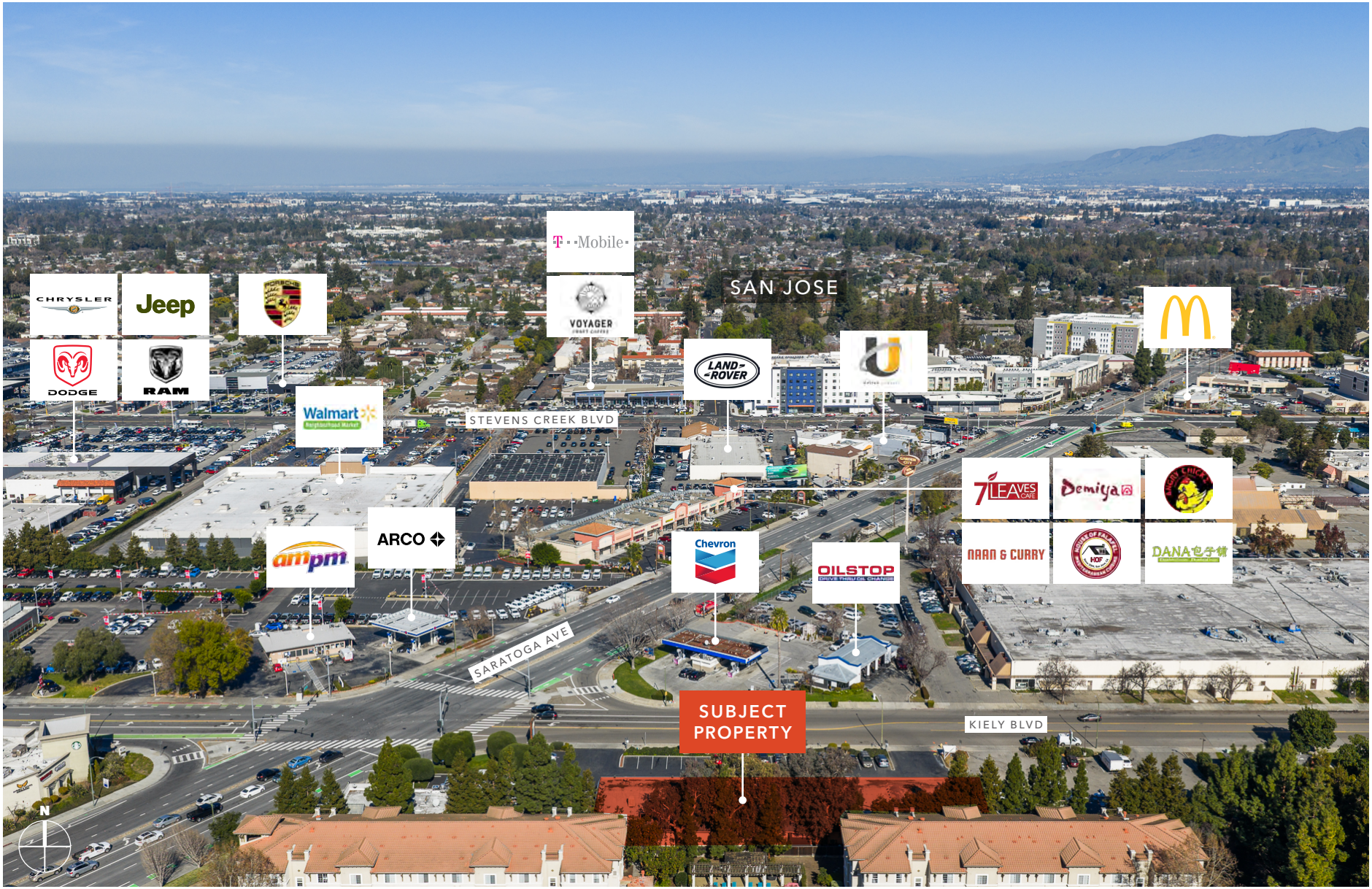
SITE PLAN

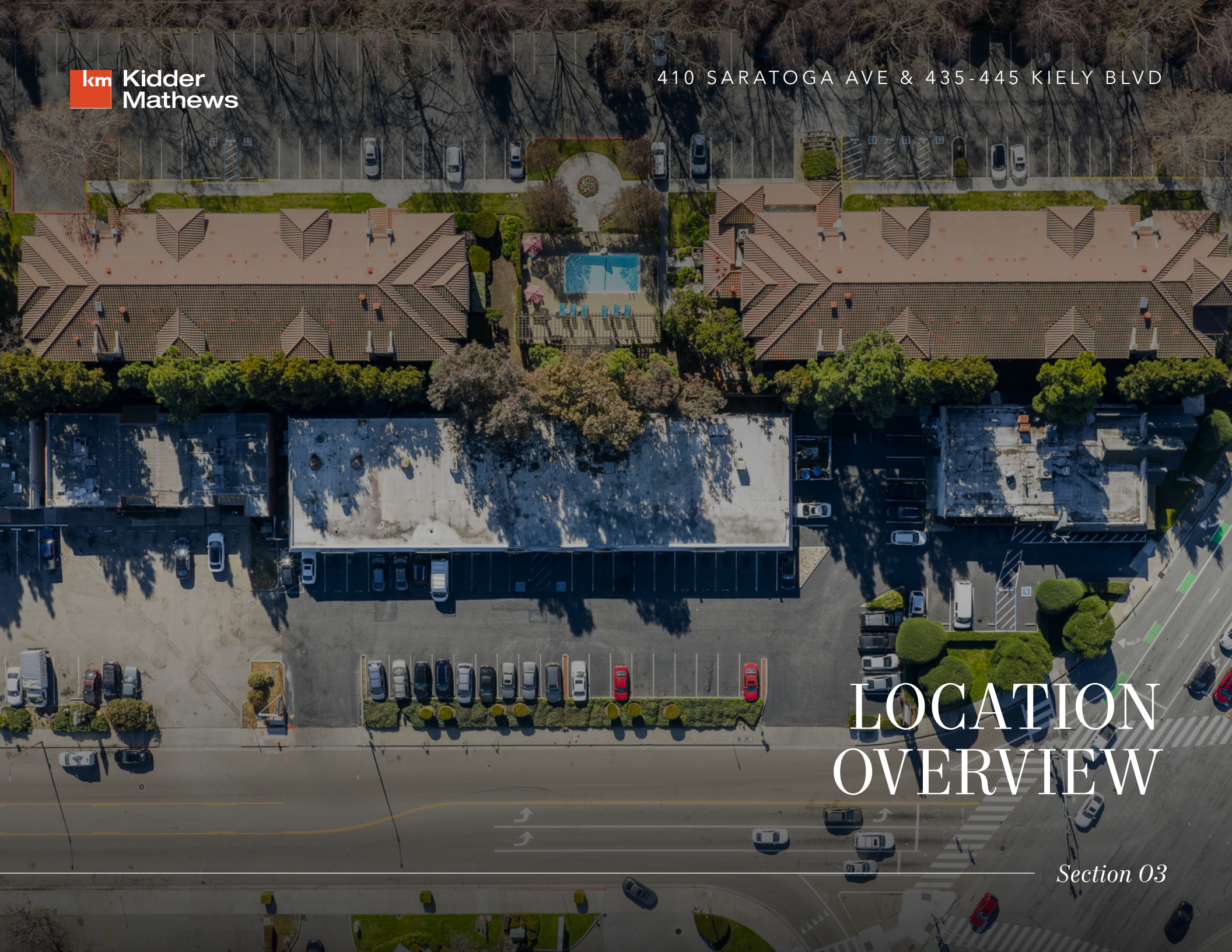
LEGEND

410	3,100 SF
435	3,000 SF
437	1,150 SF
439	690 SF
441	1,104 SF
443	2,000 SF
445	1,700 SF



SITE PLAN NOT TO SCALE


SAN JOSE
T-Mobile
VOYAGER
CHRYSLER
Jeep
DODGE
RAM
Walmart
LAND ROVER
STEVENS CREEK BLVD
7 LEAVES CAFE
Demiya
NAAN & CURRY
DANA
ampm
ARCO
Chevron
OILSTOP
SARATOGA AVE
SUBJECT PROPERTY
KIELY BLVD
N



LOCATION OVERVIEW

Section 03

IDEAL *SAN JOSE* LOCATION

The intersection of Saratoga Avenue and Kiely Boulevard is one of West San Jose's most high-energy hubs.

This junction serves as a vital gateway between quiet residential neighborhoods and the bustling tech corridors of the Silicon Valley. It's dominated by heavy commuter traffic due to its immediate proximity to the I-280 on-ramps, but it maintains a distinctly local, community-driven feel once you pull into the nearby shopping centers.

KEY FEATURES & AMENITIES

Food: This area is a destination for Japanese cuisine. The nearby Mitsuwa Marketplace and surrounding plazas offer some of the best ramen, matcha, and Japanese groceries in the Bay Area.

Retail Convenience: From big-box staples to niche boutiques, you're minutes away from both the Westgate Center and the upscale Santana Row/Valley Fair district.

Commuter Central: It's a primary artery for those traveling to Apple Park in Cupertino or heading toward Downtown San Jose.

SAFEWAY
pet food express
Marshalls
Total Wine & MORE
PANDA EXPRESS
SUPERCUTS
WORLD MARKET
WILLOW GLEN
Round Table PIZZA
STEVENS CREEK CENTRAL
FORBES AVE
Carl's Jr.
Santa Clara
PRUNERIDGE AVE
SARATOGA AVE
FOREST AVE
TACO BELL
macy's
BVLGARI
WARBY PARKER
BANK OF AMERICA
california PIZZA KITCHEN
The Cheesecake Factory
J.CREW
COLD STONE
WESTFIELD VALLEY FAIR
880
280
STEVENS CREEK BLVD
SUBJECT PROPERTY
BARNES & NOBLE
STEVENS CREEK BLVD
LAWRENCE EXPY
Walmart
KIELY BLVD
SAN TOMAS EXPY
280
MOORPARK AVE
STRAWBERRY PARK CENTER
SAN JOSE
SANTANA ROW
Yard House
CINEMARK
FOGO DE CHÃO
BURGER KING
Kinokuniya
Mochill MOCHIDONUT
TEASPOON
BEST BUY
TESLA
Mendocino Farms
TSUJITA ARTISAN NOODLE
Clover Bakery & Cafe
Wendy's
WILLIAMS RD
Crate&Barrel
lululemon
Peet's Coffee
17
SARATOGA AVE
CVS
GROCERY OUTLET bargain market
N

DEMOGRAPHICS

POPULATION

	3 Miles	5 Miles	10 Miles
2024 POPULATION	254,289	560,443	1,512,961
2029 PROJECTION	245,310	542,070	1,457,692
BACHELOR'S DEGREE OR HIGHER	57%	60%	52%
U.S. ARMED FORCES	318	438	1,109
MEDIAN AGE	38.7	38.9	38.8

HOUSEHOLDS

	3 Miles	5 Miles	10 Miles
2024 TOTAL	92,987	208,782	518,468
2029 PROJECTED	89,479	201,605	498,933
AVG. HOUSEHOLD SIZE	2.6	2.6	2.8
TOTAL CONSUMER SPENDING	$3.9B	$9.1B	$22.9B
OWNER-OCCUPIED	39,459	92,253	250,197
RENTER-OCCUPIED	50,020	109,352	248,736

INCOME

	3 Miles	5 Miles	10 Miles
AVERAGE HH INCOME	$166,742	$174,798	$170,931
MEDIAN HH INCOME	$140,206	$150,804	$144,825

BUSINESS

	3 Miles	5 Miles	10 Miles
TOTAL BUSINESSES	14,791	37,771	76,923
TOTAL EMPLOYEES	111,451	365,488	773,210

RACE/ETHNICITY

	3 Miles	5 Miles	10 Miles
WHITE	31%	32%	28%
BLACK OR AFRICAN AMERICAN	2%	2%	2%
AMERICAN INDIAN OR ALASKA NATIVE	1%	1%	1%
ASIAN	42%	42%	42%
HAWAIIAN OR PACIFIC ISLANDER	1%	1%	1%
OTHER RACE	23%	22%	26%

EDUCATION

	3 Miles	5 Miles	10 Miles
SOME HIGH SCHOOL	6%	6%	10%
HIGH SCHOOL DIPLOMA	12%	10%	13%
SOME COLLEGE	19%	18%	19%
ASSOCIATE	6%	5%	5%
BACHELOR'S	29%	30%	27%
GRADUATE	28%	31%	26%

Data Source: ©2024, Sites USA

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