



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.

PROPERTY PROFILE

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

Available Space Suite G: ±1,042 SF - Former Cafe

DEMOGRAPHICS

	2 Miles	3 Miles
Population	72,589	138,714
Avg. Household Income	\$252,198	\$239,960
Daytime Population	155,524	283,804

HIGHLIGHTS

- ±23,000 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 (36,018 ADT) and River Oaks Parkway (6,249 ADT)
- Ample surface and covered parking (170 spaces) with newly refurbished commons areas, for great outdoor seating
- Great small space opportunity for coffee, tea, or café





BUILDING 670

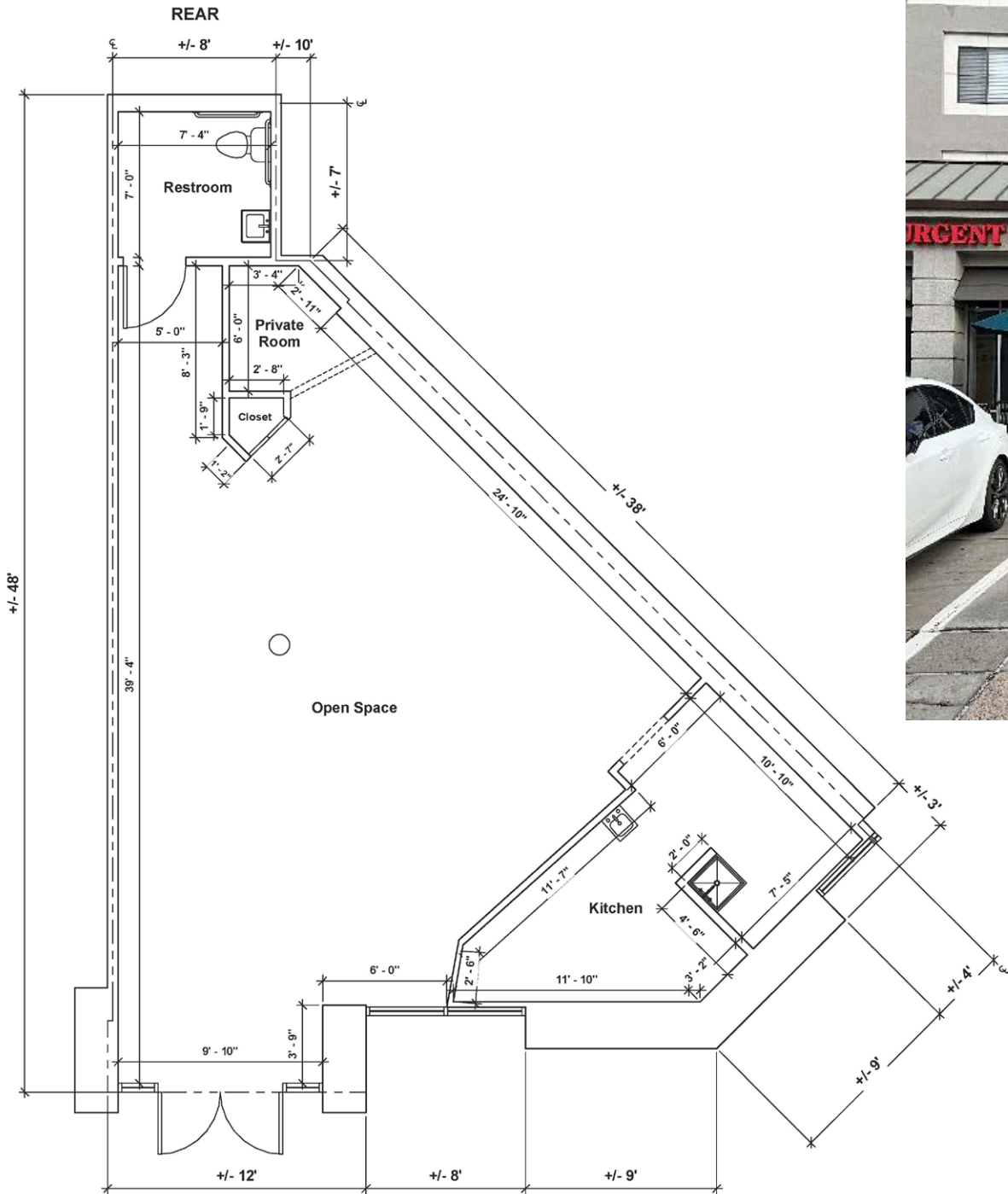
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|------------|---|----------|--|
| A/B | Mountain Mike's Pizza | J | River Oaks Dental |
| C | Custom Cut Butcher | K | River Oaks Chiropractic
Diamond Nail Bar
(Coming Soon) |
| D | Acupuncture Medical Group | L | Subway |
| E/F | Hey Chicken | M | Talab Indian Cuisine |
| G | ±1,042 SF - Cafe Space Available | N | |
| H | Action Urgent Care | | |

BUILDING 680

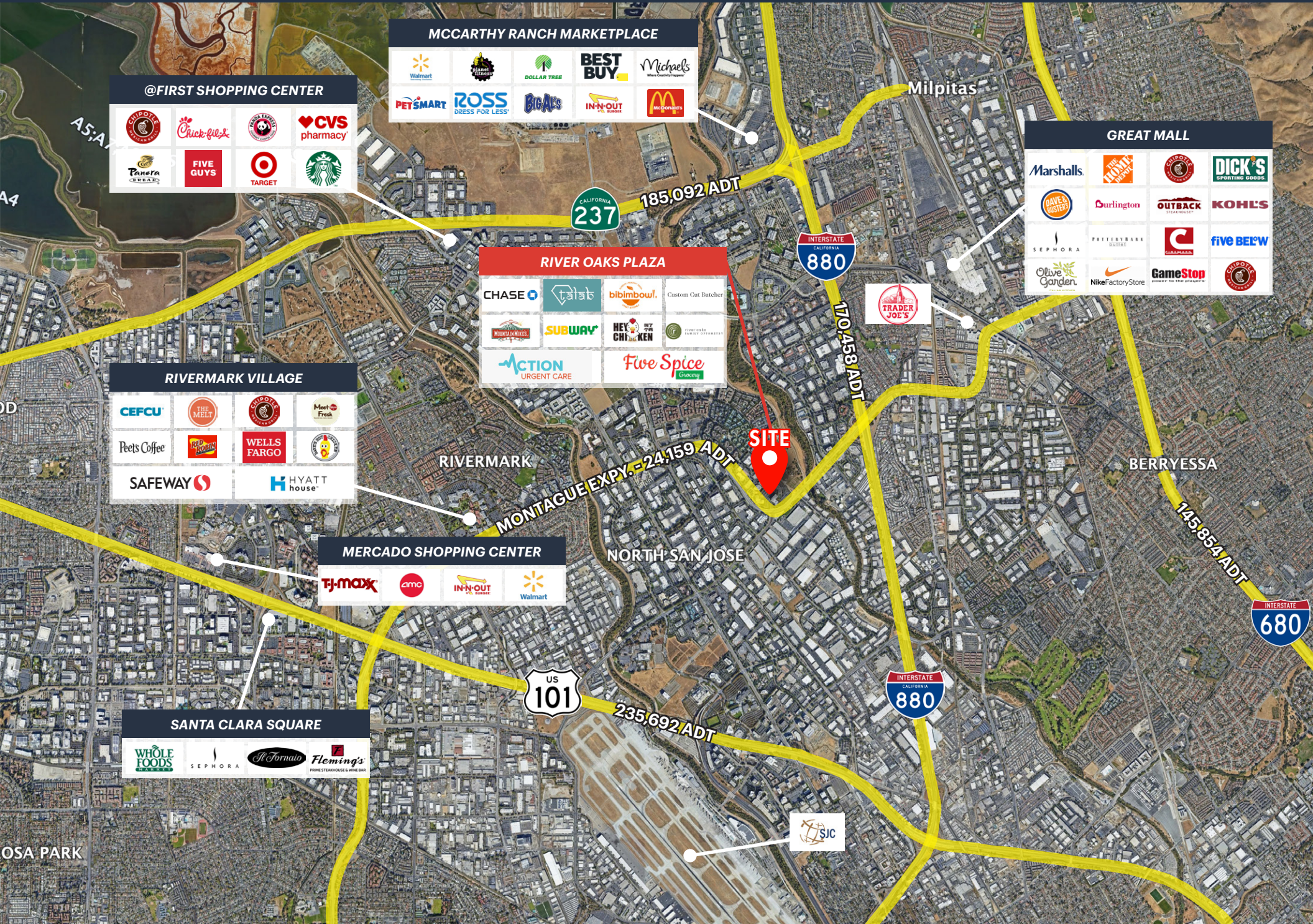
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|-----------|--------------------|
| P1 | Bibimbowl |
| P2 | Five Spice Grocery |

BUILDING 690

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



SUITE G
±1,042 SF
Former Cafe Space



DEMOGRAPHICS



POPULATION

2 MILES	3 MILES
72,589	138,714



ESTIMATED HOUSEHOLDS

2 MILES	3 MILES
27,697	50,720



ESTIMATED AVERAGE HOUSEHOLD INCOME

2 MILES	3 MILES
\$252,198	\$239,960



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

2 MILES	3 MILES
\$1.72 M	\$1.80 M



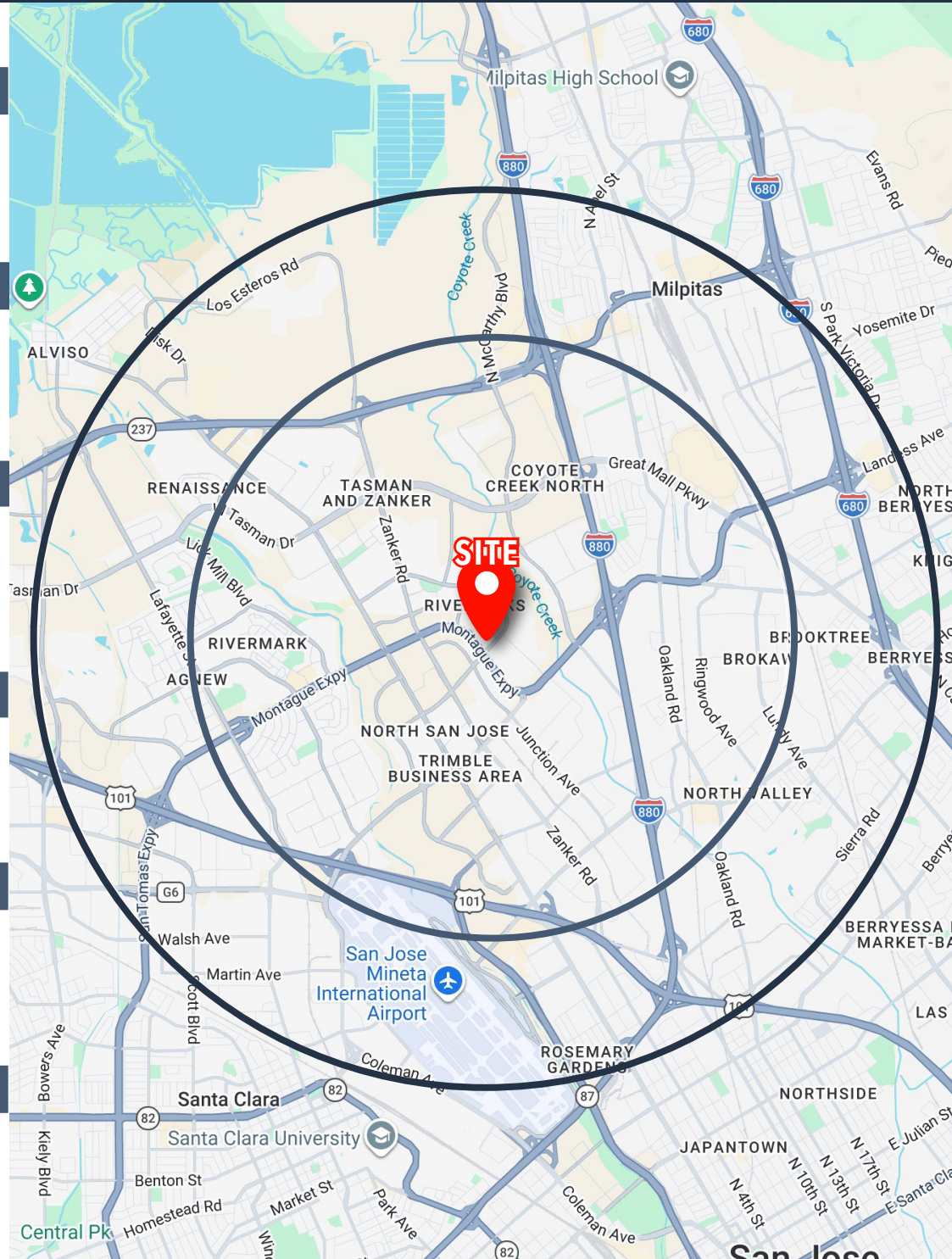
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

2 MILES	3 MILES
71.1%	65.1%



TOTAL RETAIL EXPENDITURES

2 MILES	3 MILES
\$1.96 B	\$3.55 B





LOCKEHOUSE

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*Sources - Pages 1 & 7: Shea Properties | Traffic Counts Source: Pages 2-3 & 5 - Sites USA REGIS Online 04/14/26
Demographics Source - Pages 2 & 6: Sites USA REGIS Online 4/14/26