

RETAIL SHOP AND RESTAURANT SPACE FOR LEASE

# Meridian Plaza Shopping Center

4602 – 4544 MERIDIAN AVE, SAN JOSE

**REMODEL STARTING  
SUMMER 2017**

## Location:

Meridian Avenue @ Branham Lane,  
South San Jose

## The Center:

Meridian Plaza is a busy grocery and drug store anchored shopping center serving the daily needs of the Cambrian Park, Willow Glen, and Almaden neighborhoods of South San Jose.

For touring, please contact:

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### Property Highlights:

- Major Tenants – Lunardi's Super Market and CVS Drug Store.
- Shop Tenants – Sushi Factory, Ziba Persian Cuisine, Soccer City, and Bikram Yoga, H&R Block and more!
- Great parking and easy access.
- Located along major north/south and east/west commuter corridors.
- Strong family and income demographics for immediate trade area.
- Many nearby schools.
- Great street signage.
- Planned exterior, signage, and parking lot improvements for 2017!

### Space Available:

- Unit # 4608- 1,491 SF
  - Unit # 4620- 4,309 SF
  - Unit # 4622- 1,728 SF (restaurant improvements in place, possible to expand)
  - Unit # 4638- 700 SF
  - Unit # 4640- 1,409 SF
  - Unit # 4640B- 700 SF
  - Unit # 4644B- 1,500 SF
- Can be combined to ±2,809 SF



### Demographics:

	1 Mile	3 Miles	5 Miles
Population	27,437	191,091	495,728
Med. HH Income	\$104,794	\$107,756	\$93,585
Family Households			
Occupancy	73.55%	71.04%	69.37%



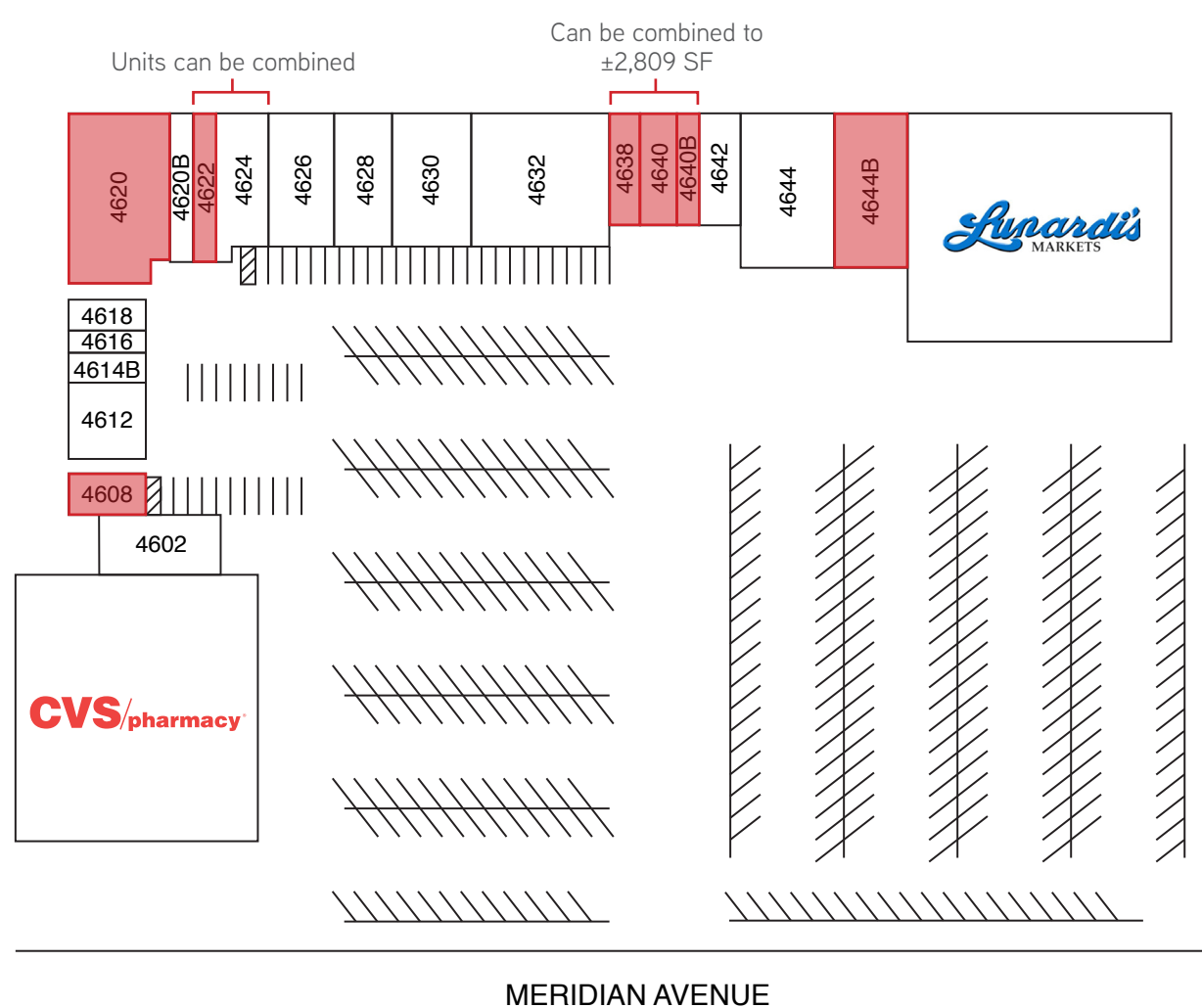
### Traffic Counts:

- Meridian Ave.  
32,000 cars per day
- Branham Ln.  
3,000 cars per day

### Lease Rate:

- \$2.75 PSF for shop space
- \$3.00 PSF for restaurant space
- \$.55 PSF for NNN expenses

## 4602 – 4544 MERIDIAN AVE, SAN JOSE



4602	Yoga
<b>4608</b>	<b>1,491 SF Available</b>
4612	Liquor
4614B	Pet Grooming
4616	Zen Spa & Nail
4618	The Hair Shapers
<b>4620</b>	<b>4,309 SF Available</b>
4620B	Rozenhurt Chiropractic
<b>4622v</b>	<b>1,728 SF Available Can be expanded.</b>
4624	Pure Water
4626	Foot Massage
4628	Ziba Persia Cuisine
4630	Barber
4632	Sushi Factory
<b>4638</b>	<b>700 SF Available</b>
<b>4640</b>	<b>1,409 Available</b>
<b>4640B</b>	<b>700 SF Available</b>
4642	H&R Block
4644	Setarah Market
<b>4644B</b>	<b>1,500 SF Available</b>

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