

RETAIL FOR LEASE



Gould Plaza

San Jose, CA

UNIT 20
±1,300 SF

UNIT 5
±3,150 SF

UNIT 1
±2,520 SF



GOULD PLAZA

Highlights



Anchored by
Lion Supermarket



Medical Office Use
Permitted



McDonald's, Bonchon,
Starbucks, Metro PCS,
UPS, Laser Maxx, &
Planet Fitness

UNIT 1

1007 E. Capitol Expwy
±2,520 SF (\$3.25/SF NNN)

UNIT 5

1015 E. Capitol Expwy
±3,150 SF (\$3.25/SF NNN)

UNIT 20

1059 E. Capitol Expwy
±1,300 SF (\$3.25 PSF NNN)

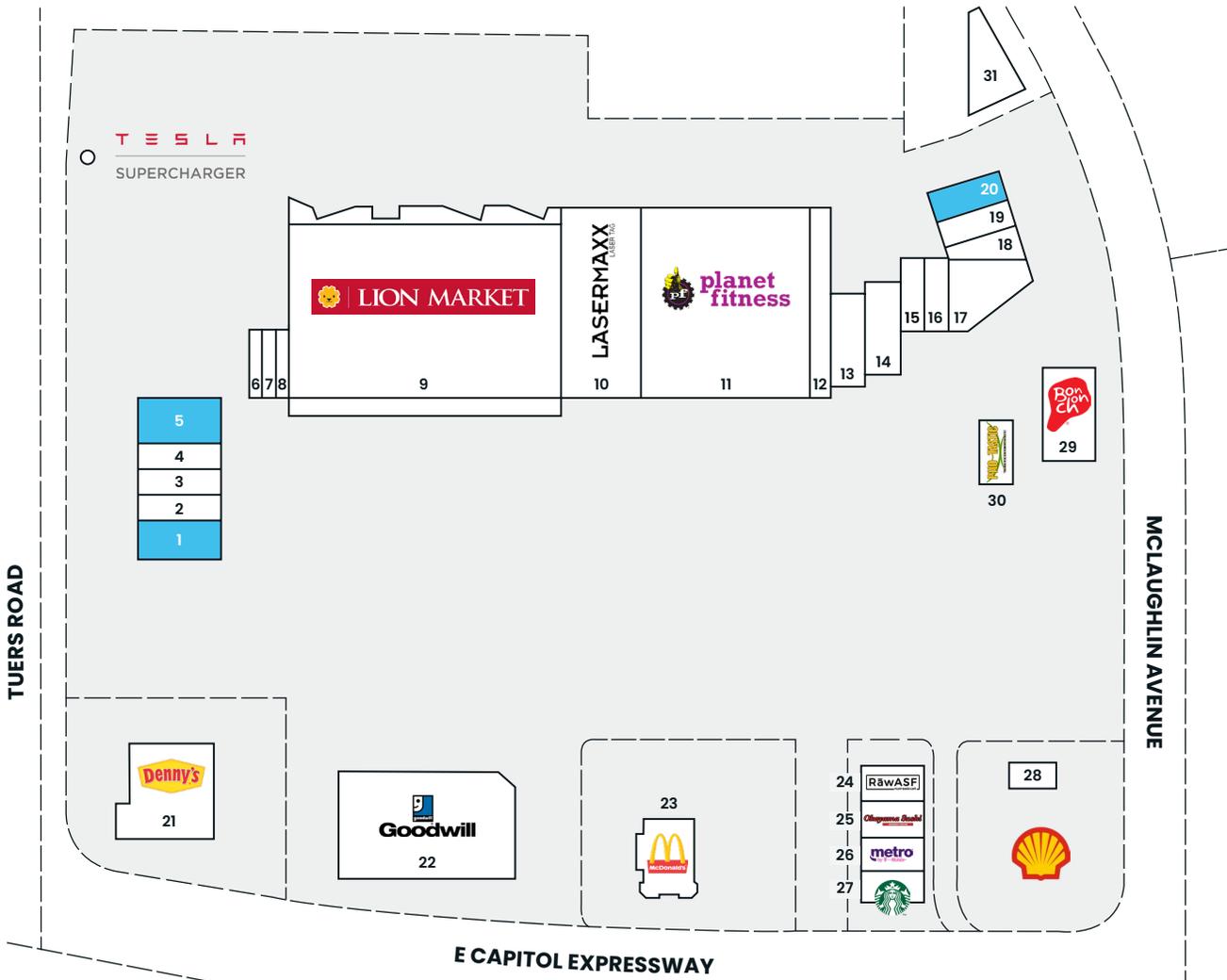
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	29,907	255,046	576,484
Avg. Household Income	\$144,999	\$160,561	\$169,272
Daytime Population	19,791	169,803	473,106

TRAFFIC COUNTS

E Capitol Expressway	55,070 ADT
McLaughlin Avenue	10,000 ADT

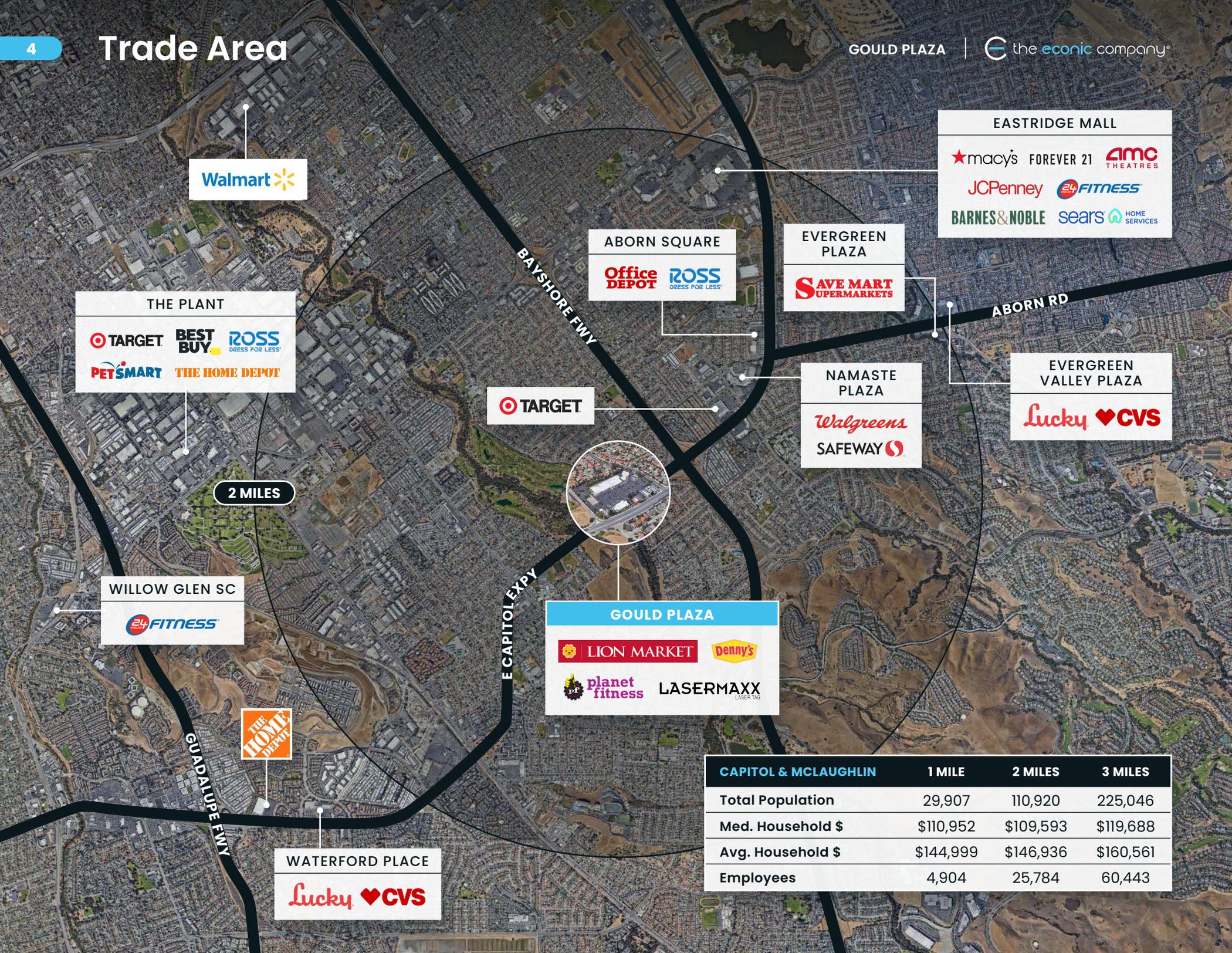
Source: 2025 Esri.



UNIT	TENANT	SF
1	AVAILABLE	±2,520
2	UPS STORE	±1,330
3	BACK A YARD	±1,400
4	ENVISION OPTOMETRY	±1,400
5	AVAILABLE	±3,150
6	ALINA SALON	±900
7	RAINBOW CLEANERS	±1,200
8	TAI PAN DIM SUM BAKERY & BBQ	±2,000
9	LION SUPERMARKET	-
10	LASER MAXX	±12,093
11	PLANET FITNESS	±20,285
12	GARDEN CENTER	±5,931
13	WUSHU CENTRAL'S KUNG FU KIDS	±2,400
14	MERIDIAN MEDICAL	±2,400
15	PRO TAX AND ACCOUNTING CORP	±1,302
16	HELLO TEA	±1,302
17	DON'S LIQUOR	±3,970
18	CITY OF SAN JOSE	±1,300
19	PREMIER DENTAL	±1,301
20	AVAILABLE	±1,300
21	DENNY'S	±5,390
22	GOODWILL	±15,401
23	MCDONALD'S	±4,600
24	RAWASF	±1,636
25	OKAYAMA SUSHI JAPANESE CUISINE	±1,557
26	METRO BY T-MOBILE	±1,387
27	STARBUCKS	±1,406
28	SHELL GAS	±13,540
29	BONCHON FRIED CHICKEN	±2,825
30	PHOTASTIC RESTAURANT	±1,500
31	YIFENG ACUPUNCTURE & MASSAGE	±2,560

 AVAILABLE

Trade Area



Walmart

EASTRIDGE MALL

★ macy's FOREVER 21 **AMC** THEATRES

JCPenney **24 FITNESS**

BARNES & NOBLE sears HOME SERVICES

ABORN SQUARE

Office DEPOT **ROSS** DRESS FOR LESS

EVERGREEN PLAZA

SAVE MART SUPERMARKETS

THE PLANT

TARGET **BEST BUY** **ROSS** DRESS FOR LESS

PET SMART **THE HOME DEPOT**

EVERGREEN VALLEY PLAZA

Lucky ♥ **CVS**

TARGET

NAMASTE PLAZA

Walgreens

SAFEGWAY

2 MILES



WILLOW GLEN SC

24 FITNESS

GOULD PLAZA

LION MARKET **Denny's**

planet fitness **LASERMAXX** LASER TAG

THE HOME DEPOT

WATERFORD PLACE

Lucky ♥ **CVS**

CAPITOL & MCLAUGHLIN	1 MILE	2 MILES	3 MILES
Total Population	29,907	110,920	225,046
Med. Household \$	\$110,952	\$109,593	\$119,688
Avg. Household \$	\$144,999	\$146,936	\$160,561
Employees	4,904	25,784	60,443



Gould Plaza

San Jose, CA

JAMES CHUNG *Founder & Principal* | jchung@theconiccompany.com | (408) 400-7017 | LIC. 01408190

MARISA DELGADO *Director, Transactions & Marketing* | mdelgado@theconiccompany.com | (408) 400-7014 | LIC. 01917354