



# The Crossings

1597 Meridian Avenue  
San Jose, CA 95125



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For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President

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408.331.2308

**Biagini Properties, Inc.**

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# Retail For Lease



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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## Location Description

Located in the vibrant city of San Jose, The Crossings offers a prime retail leasing opportunity in a bustling area known for its dynamic blend of commerce and culture. Just minutes away from Downtown San Jose, tenants can benefit from the proximity to popular attractions such as Santana Row, Willow Glen, and Lincoln Avenue. The diverse and affluent population of the area, along with the high traffic of nearby Los Gatos, provides an excellent opportunity for businesses seeking visibility and accessibility. With convenient access to major highways and public transportation, The Crossings presents an ideal location for retail success.



## Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	\$2.15 SF/month - 2025
Available SF:	876 SF
Lot Size:	17,424 Acres
Building Size:	4,389 SF

## Property Highlights

- Great Location at High Traffic Signalized Intersection
- Willow Glen Neighborhood
- Excellent Demographics with High Disposable Incomes.
- New Exterior Awnings
- New Exterior Paint
- New Asphalt Slurry Seal
- Separately Metered Utilities & HVAC



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## Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 1597-B Meridian Avenue	876 SF	NNN	Negotiable	± 24' W x 36' D. Full height glass storefront, 2'x4' drop t-bar ceiling, 1 ADA restroom, separate electrical, separate HVAC and rear door. Available Now.



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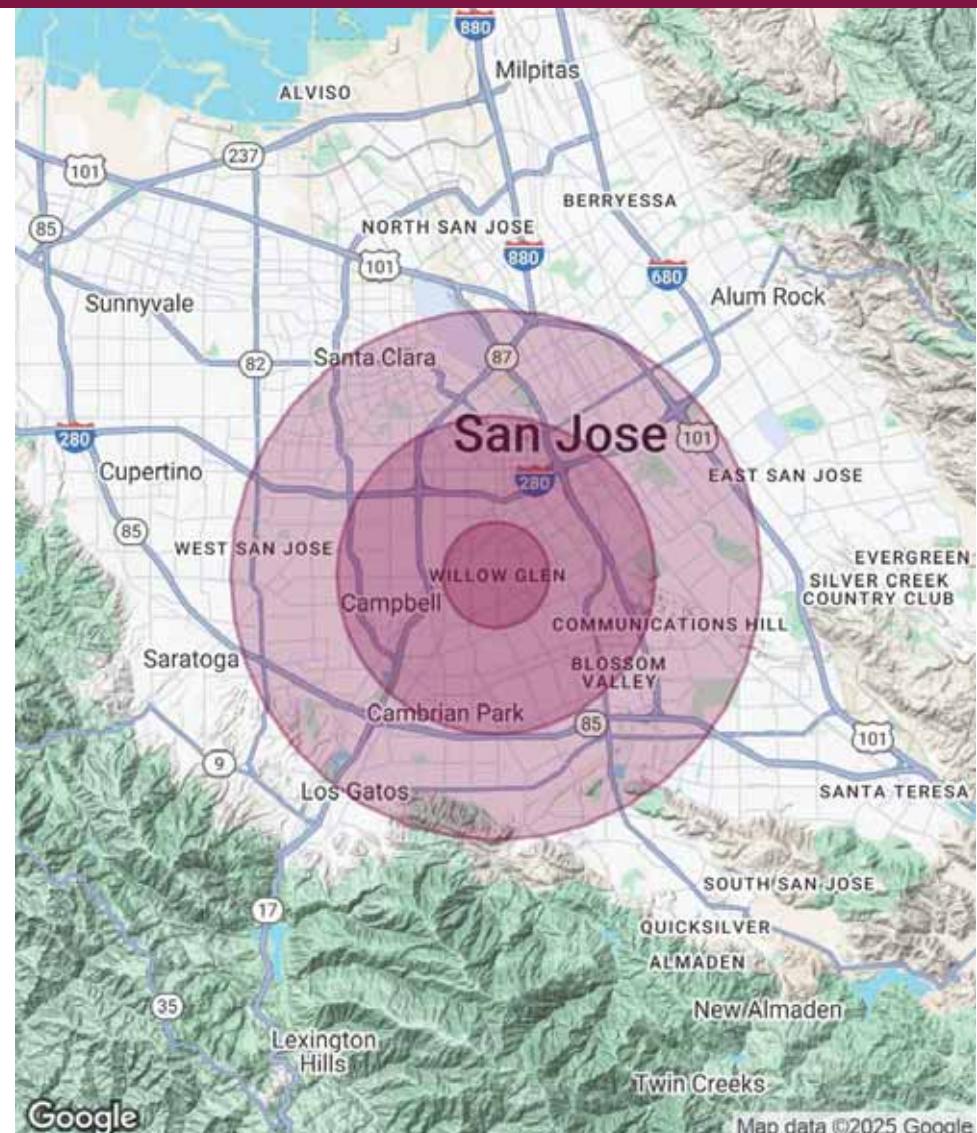
Population	1 Mile	3 Miles	5 Miles
Total Population	23,724	232,904	667,968
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	44	41	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,682	88,816	235,210
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$216,658	\$196,554	\$192,806
Average House Value	\$1,477,984	\$1,393,940	\$1,355,668

\* Demographic data derived from 2020 ACS - US Census

## Traffic Counts - 24 Hour ADT as of 2016

Hamilton Avenue at Meridian Avenue East	25,336
Hamilton Avenue at Birch Street	30,592
Meridian Avenue at Hamilton Avenue S.	33,160
Meridian Avenue at Gaton Avenue	39,000
Meridian Avenue at Alta Glen Drive	46,000



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**HAMILTON AVENUE**

**MERIDIAN AVENUE**

Site plan not to scale and subject to change without notice

**The Crossings Retail**  
**1597 Meridian Avenue**  
**San Jose, California 95125**

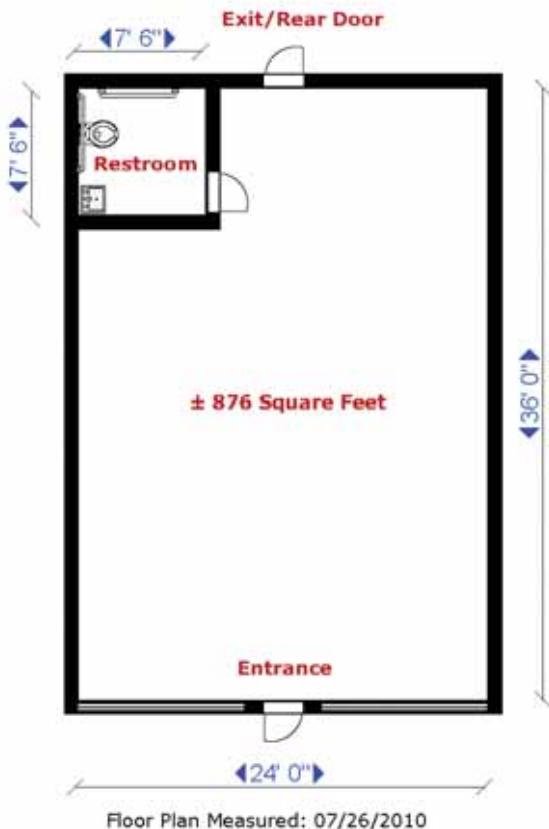
1597-E Clean Eats Restaurant  
 1597-D Preligen Artisan Bakery  
 1597-C Top Notch Waxing  
**1597-B 876 Square Feet**  
 1597-A Orange Sunrise Juice Bar

**Biagini**  
**PROPERTIES, INC.**

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**1597-B Meridian Avenue**  
**± 876 Square Feet**  
**(± 24' W x 36' D)**



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Full Height Glass Storefront • 2' x 4' Drop T-Bar Ceiling • 1 ADA Restroom • Separate Electrical • Separate HVAC • Rear Door



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# Retail For Lease



1597-B Interior



1597-B Interior



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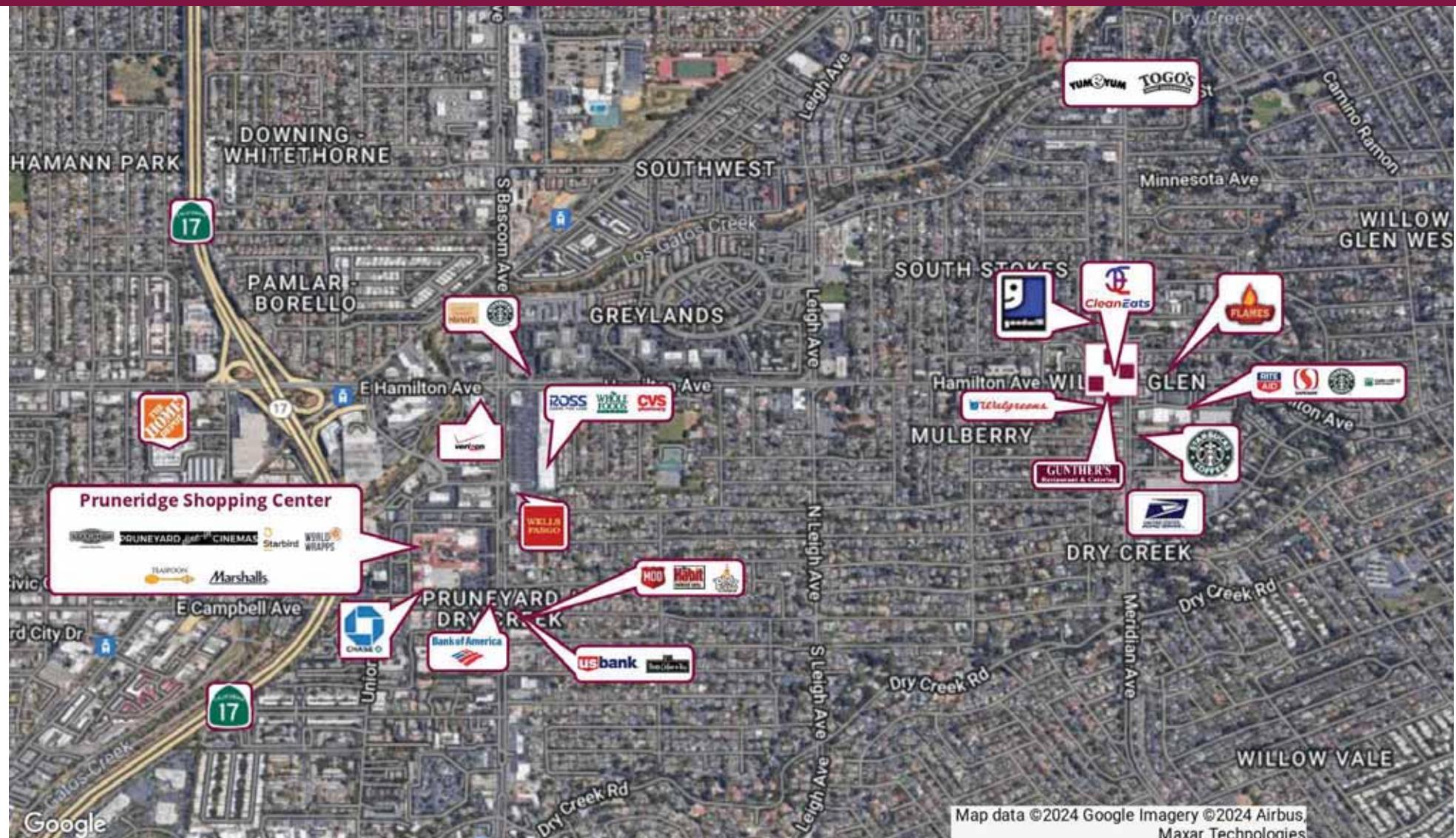
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