

# BERNAL PLAZA

101-125 BERNAL RD,  
SAN JOSE, CA 95119



High-Volume Lucky-Anchored  
Neighborhood Center with  
\$200K AHI's in 5 Miles -  
Repositioning Q2 2025

AVAILABLE SPACES ■

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PROPERTY

# HIGHLIGHTS



**Established Anchor Tenants**

The center is anchored by well-known brands like Lucky Supermarket, Ross, and American Barbell, which drive consistent foot traffic.



**Diverse Tenant Mix**

Category leading tenants like Starbucks, McDonald’s, Jamba Juice, Togo’s, Shell and Tesla, attracting a broad customer base.



**New Ownership** with capital improvement plans offering compelling tenant improvements.



**Vacant Spaces for Flexibility**

Availability of multiple vacant spaces (including a 23,000 SF former Staples store, a 5,000 SF former Chase Bank, and other smaller spaces) offers flexibility for new tenants or reconfiguration.



**Prime Pad Opportunities For Lease**

The 1,200 SF spaces that can be combined are ideal for quick service restaurants, which can capitalize on the existing food traffic.



**Visibility and Access**

Positioned at the southern end of San Jose, with good visibility from Bernal Road and San Ignacio Ave.



**BERNAL PLAZA** is the quintessential 200,000 SF grocery-anchored neighborhood center in a high income, affluent demographics south Silicon Valley Location. Anchored by dominant grocery Lucky (a +20 year tenant), Bernal Plaza features exceptional site lines and visibility, easy access from 8 ingress/egress points, and a +6:1,000 SF parking ratio. Ownership plans significant exterior upgrades including paint, signage, patio furniture and rebranding, all to commence in 2025 positioning Bernal Plaza as the leading neighborhood grocery/necessity and F&B center in the trade area.

**AFFLUENT SILICON VALLEY DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Population	16,967	74,429	196,697
Avg. HH Income	\$194,423	\$183,079	\$198,675
Daytime Population	18,926	64,544	148,676

**TRAFFIC COUNTS**

Source: 2024 Esri.

San Ignacio Ave	21,480 ADT
Bernal Rd	20,000 ADT
Monterey Rd	22,000 ADT

PROPERTY

# SITE PLAN

**BERNAL PLAZA** features an unmatched +6 parking spaces per 1,000 SF of leasable area.

#	TENANTS	UNIT
1	American Barbell	121
2	Silver Creek Physical Therapy	121-30
3	Fu Kee	121-50
4	Ross Dress For Less	121-60
5	<b>Staples – Available ±23,971 SF</b>	<b>121-80</b>
6	Regal Bagel	125-10
7	Starbucks	125-20
8	Togo's	125-30
9	Jamba Juice	125-40
10	Five Star Pizza	125-50
11	Hankki House	125-60
12	Nick the Greek	125-70
13	Lucky Supermarket	129
14	Chayakada - Indian Quick Casual	117-80
15	Postal Annex	117-70
16	JD Nails	117-60
17	Reflections Family Dental	117-50
18	Precision Eye Care	117-40
19	Super Cuts	117-30
20	<b>Available ±1,281 SF</b>	<b>117-20</b>
21	<b>Available ±1,281 SF</b>	<b>117-10</b>
22	Atria Banquet Hall	113
23	<b>Available ±1,500 SF</b>	<b>109-20</b>
24	<b>Available ±5,000 SF</b>	<b>109-10</b>
25	McDonald's	105
26	Shell Gas Station	101



**AVAILABLE** ■

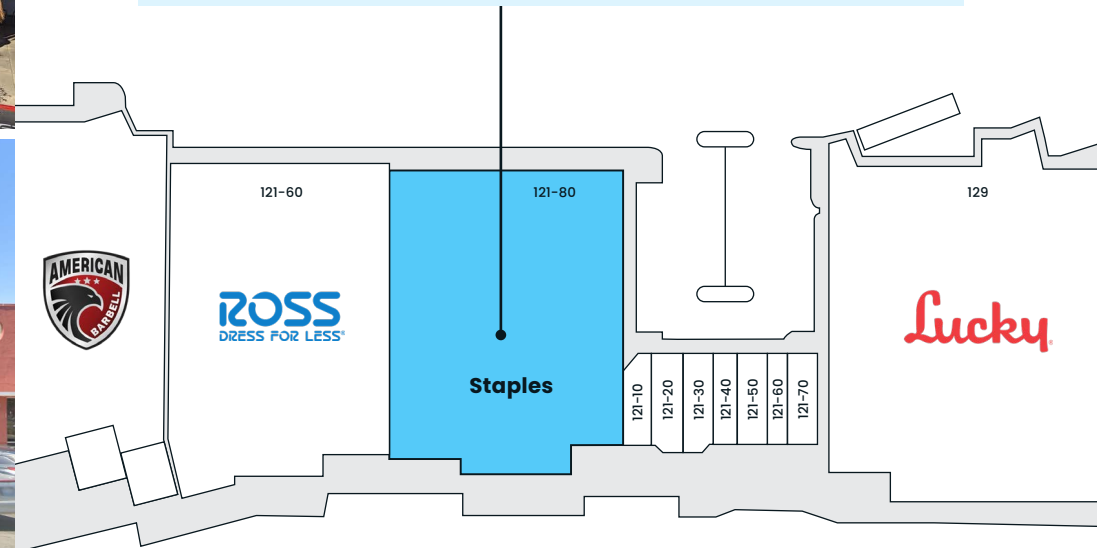
# UNIT 121-80 (STAPLES)



## JUNIOR ANCHOR SPACE

±23,971 SF

- Prototype Junior Anchor Space
- New 10 Year Roof Warranty
- High facade, tremendous signage opportunity
- Below grade truck loading doc
- Excellent frontage and appropriate depth
- Demisable
- Staples in Occupancy: **Available Immediately**





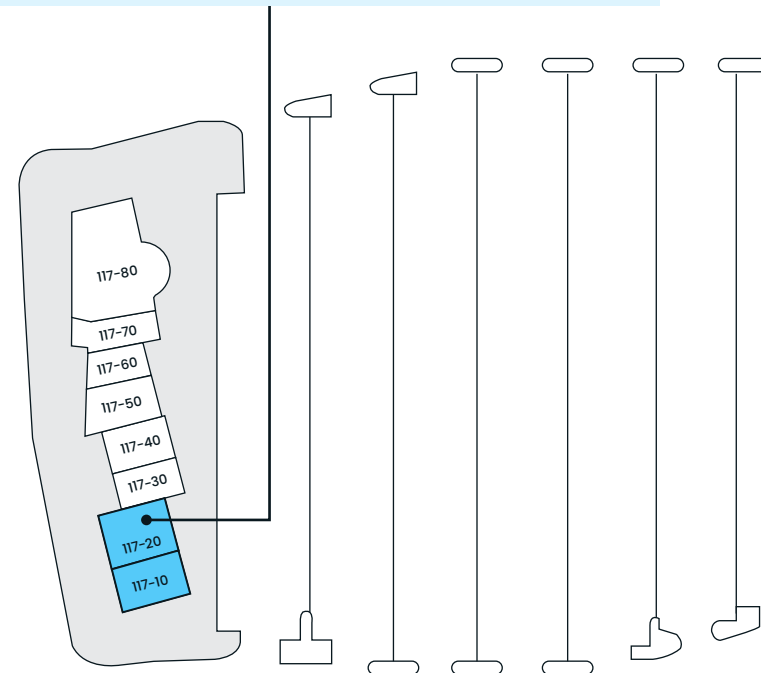
UNIT  
**117-20 & 117-10**



**CAN BE COMBINED**

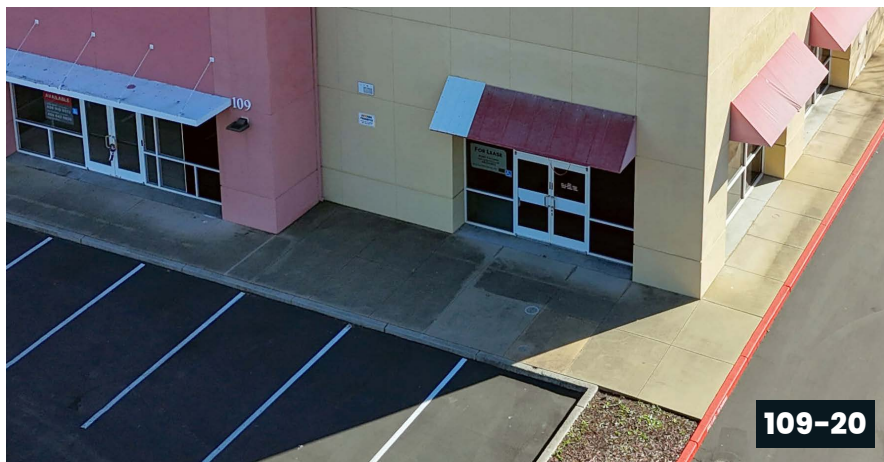
**±1,281 SF & ±1,281 SF**

- Marquee End-Cap location
- Up to 1,500 SF of reserved patio space
- Strong TI/concession package for F&B uses
- Proximate to expansive parking field
- Exterior renovation planned



UNIT

# 109-10 & 109-20



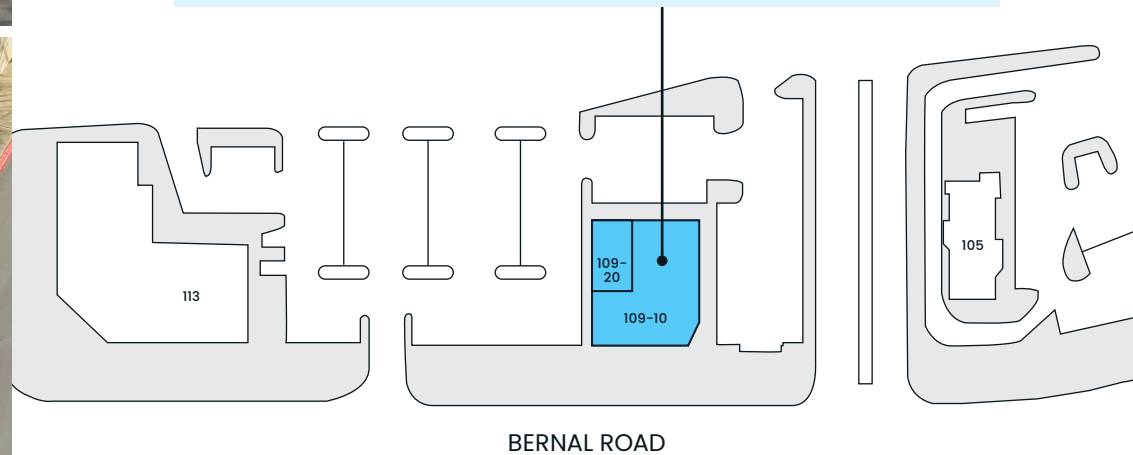
**CAN BE COMBINED**

**±5,000 SF & ±1,500 SF**

**109-10: FORMER BANK PAD - ±5,000 SF**

**109-20 - ±1,500 SF**

- Premier pad corner in the shopping center
- Adjacent to the primary drive aisle and fronting on Bernal Road
- Excellent parking and access on 3 sides of the building
- Space can be combined or demised
- Indoor/outdoor dining opportunities providing extra reserved GLA at no rent cost.











87

SEVEN TREES

101

SILVER CREEK VALLEY COUNTRY CLUB

THE HOME DEPOT

BLACKPOOL PARK

**ALMADEN RANCH**

Total Wine & More, Guitar Center, Starbucks, FISH GRILL, Panera BREAD

**VILLAGE OAKS**

TARGET, Applebee's, petco, VITALITYBOWLS, Starbucks, five BEL'W, Marshalls, CHIPOTLE MEXICAN GRILL

**SOUTHGATE SHOPPING CENTER**

Michaels, DOLLAR TREE, RED WING, Jack in the box, T Mobile, O'Reilly AUTO PARTS

**MONTEREY PLAZA**

DOLLAR TREE, TACO BELL, UPS, CITY SPORTS CLUB, food maxx

KOHL'S

LOWE'S

BevMo! PartyCity

Blossom Hill Road

Alamitos

**SANTA TERESA MAIN STREET**

STRETCH LAB, LeKoulanger, Jamba Juice, Starbucks, FOCUS FITNESS CLUB, Jordan Mix, armadillo

VILLAGE OAKS

COSTCO WHOLESALE

BASKING RIDGE CONSERVATION AREA

**WESTFIELD OAKRIDGE MALL**

TARGET, LIVING SPACES, CINEMARK, 99 RANCH MARKET, macys, Rack, DAISO JAPAN

SAFeway

85

101

**BERNAL PLAZA**

TULARE HILL ECOLOGICAL PRESERVE

**ALMADEN CENTER**

SAFeway, BURGER KING, CHASE, Great Clips, Starbucks, ACE Hardware

SOUTH SAN JOSE

IBM RESEARCH LAB

**SANTA TERESA VILLAGE MALL**

DOLLAR TREE, GROCERY OUTLET Bergain Market, Starbucks, Carlo's Jr., TACO BELL, MEDVET

ALMADEN GOLF & COUNTRY CLUB

**ALMADEN VALIENTE PLAZA**

CVS, KUMON MATH. READING. SUCCESS.



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