

RETAIL FOR LEASE



# Gould Plaza

San Jose, CA



**UNIT 5**  
±3,150 SF

**UNIT 13**  
±2,400 SF

**UNIT 20**  
±1,300 SF





## GOULD PLAZA

# Highlights



Anchored by Lion  
Supermarket & Rite-Aid



Medical Office Use  
Permitted



McDonald's, Bonchon,  
Starbucks, Metro PCS,  
UPS, Laser Maxx, & Planet  
Fitness (coming soon!)

**UNIT 5**

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

**UNIT 13**

1045 E. Capitol Expwy  
±2,400 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.

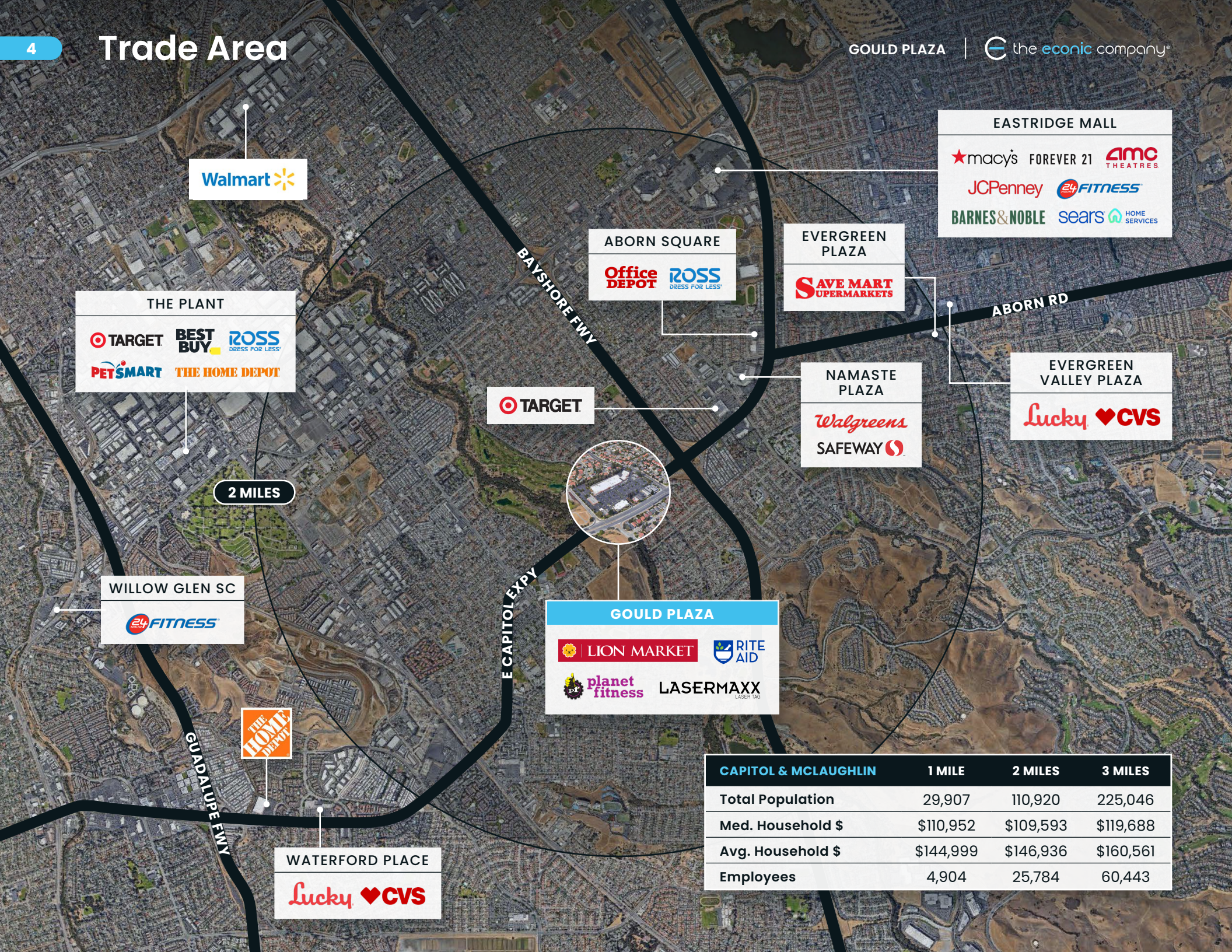


UNIT	TENANT	SF
1	SUNLIGHT NAIL & BEAUTY SALON	±2,520
2	UPS STORE	±1,330
3	BACK A YARD	±1,400
4	ENVISION OPTOMETRY	±1,400
5	AVAILABLE	±3,150
6	ALINA SALON	±900
7	RAINBOW CLEANERS	±1,200
8	TAI PAN DIM SUM BAKERY & BBQ	±2,000
9	LION SUPERMARKET	-
10	LASER MAXX	±12,093
11	PLANET FITNESS	±20,285
12	GARDEN CENTER	±5,931
13	AVAILABLE	±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	RITE AID	-
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** **RITE AID**

**planet fitness** **LASERMAXX** LASER TAG

**THE HOME DEPOT**

**WATERFORD PLACE**

**Lucky** ♥ **CVS**

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





# Gould Plaza

San Jose, CA

**JAMES CHUNG** *Founder & Principal* | [jchung@theeconiccompany.com](mailto:jchung@theeconiccompany.com) | (408) 400-7017 | LIC. 01408190

**MARISA DELGADO** *Director, Transactions & Marketing* | [mdelgado@theeconiccompany.com](mailto:mdelgado@theeconiccompany.com) | (408) 400-7014 | LIC. 01917354

**KEVIN SWEATT** *Senior Director* | [kevin.sweatt@cushwake.com](mailto:kevin.sweatt@cushwake.com) | (408) 436-3644 | LIC. 01221048