



Meridian Willow Retail

1111 Meridian Avenue
San Jose, CA 95125-4324



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President
Mark@BiaginiProperties.com
408.331.2308

Biagini Properties, Inc.

333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087
www.biaginiproperties.com
Rev. October 30, 2024



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

Location Description

Discover the vibrant neighborhood surrounding Meridian Willow Retail, situated in the heart of San Jose. Located nearby are the historic Willow Glen neighborhood, home to charming boutiques and eateries, as well as the lively downtown district. The property's proximity to major transportation routes and high foot traffic ensures exceptional visibility and access for retailers seeking a dynamic and bustling location.

Offering Summary

Lease Rate:	\$3.25 SF/month
Estimated NNN Charges	\$1.72 SF/month - 2024
Number Of Units:	5
Available SF:	1,500 SF
Lot Size:	0.55 Acres
Building Size:	6,000 SF



Property Highlights

- Great Location at High-Traffic Signalized Intersection
- Situated in the Desirable Willow Glen Neighborhood
- Excellent Demographics with High Disposable Incomes
- Fantastic Visibility for Maximum Exposure
- Monument & Building Signage for Enhanced Branding
- Convenient Parking for Easy Accessibility



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



Lease Information

Lease Type:	NNN add \$1.72 SF/month
Total Space:	1,500 SF

Lease Term:	Negotiable
Lease Rate:	\$3.25 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1111-#3 Meridian Avenue	Available	1,500 SF	NNN	\$3.25 SF/month	± 22' W x 68' D. Currently occupied by Cali Tanning Salon. Full height storefront glass and glass entrance door, 2' x 4' drop t-bar ceiling, 1 ADA restroom, separate electrical, separate HVAC, rear door. Available with 60 Days' Notice. Please DO NOT disturb the occupant or its employees.



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

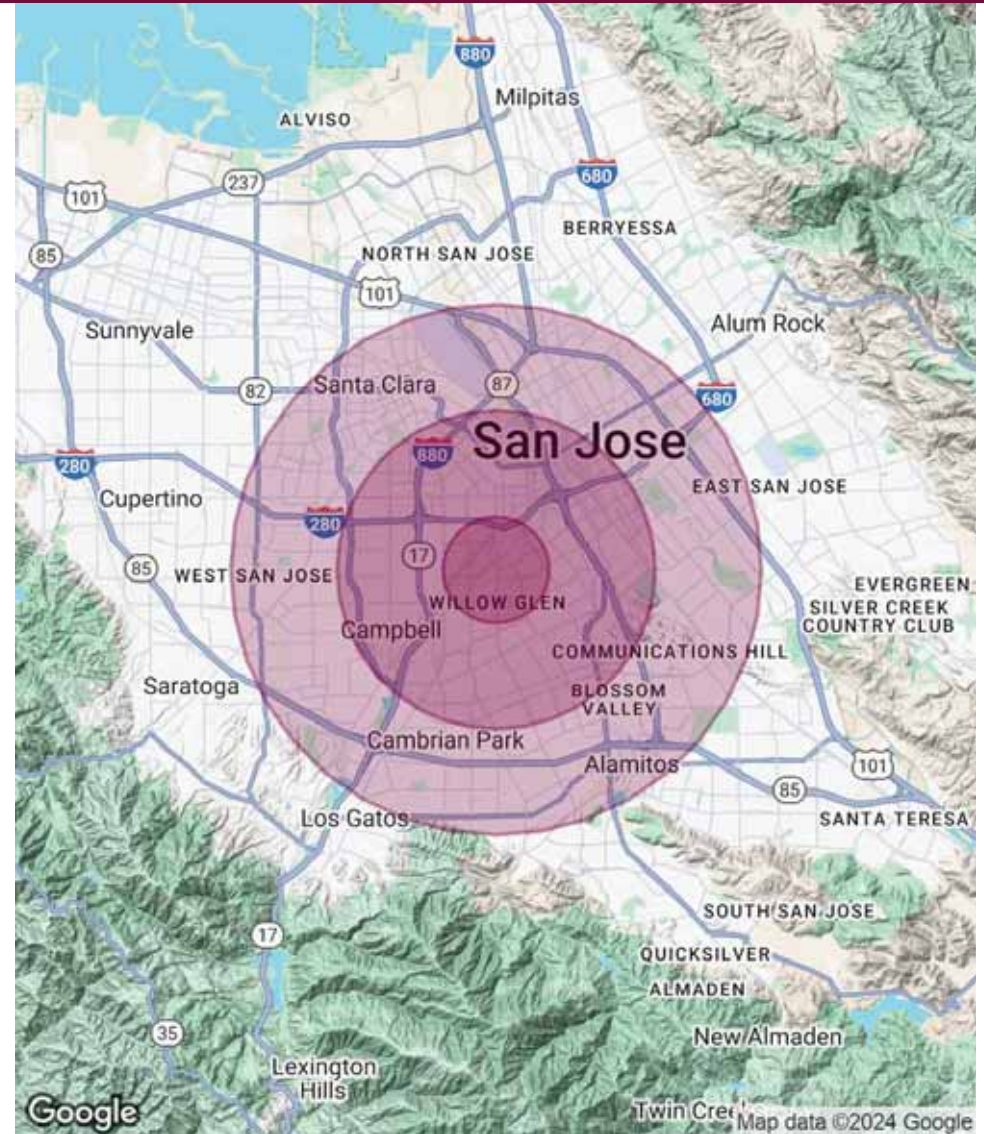
Population	1 Mile	3 Miles	5 Miles
Total Population	29,316	245,282	662,183
Average Age	39.1	38.0	37.6
Average Age (Male)	37.6	37.4	36.8
Average Age (Female)	40.5	38.8	38.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	12,378	96,953	238,076
# of Persons per HH	2.4	2.5	2.8
Average HH Income	\$142,823	\$143,061	\$140,532
Average House Value	\$1,004,888	\$931,193	\$927,834

2020 American Community Survey (ACS)

Traffic Count 24 Hour ADT 2015

Meridian Avenue at Willow Street S	33,163
Meridian Avenue at Curci Drive N	35,810
Meridian Avenue at Curci Drive S	38,670
Meridian Avenue at Alta Glen Drive	46,000



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.

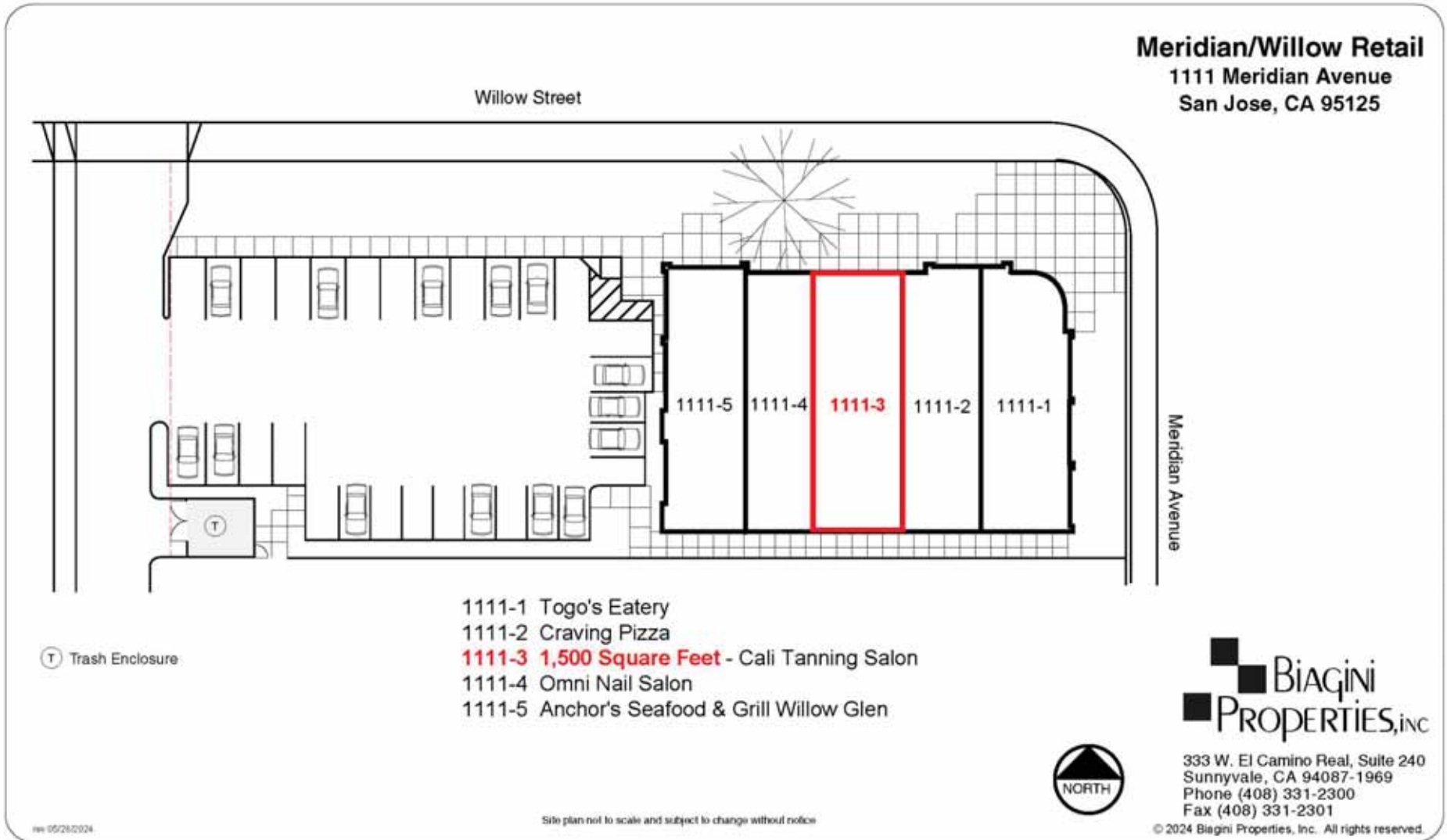
For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



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.

For Additional information, contact Exclusive Agent:

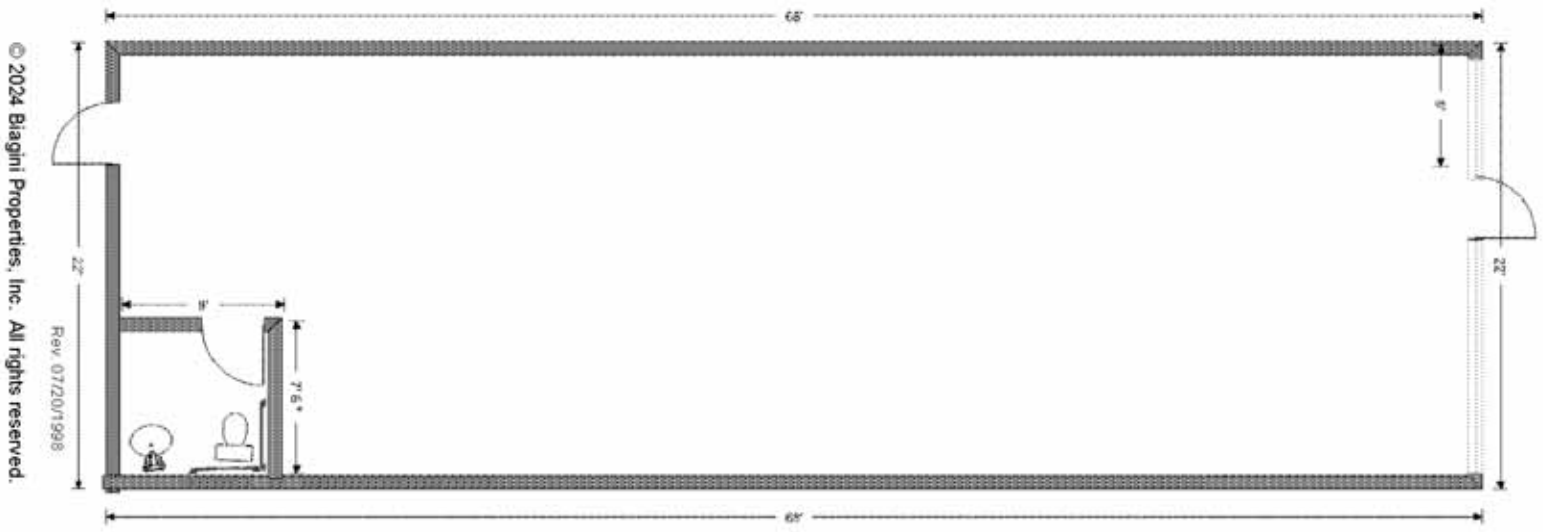
Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

1111-#3 Meridian Avenue • San Jose, CA 95125
± 1,500 Square Feet (± 22' W x 68' D)



- Full Height Glass Storefront
- 2' x 4' Drop T-Bar Ceiling
- 1 ADA Restroom
- Separate HVAC
- Separate Electrical
- Rear Door
- Interior improvements to be verified.

© 2024 Biagini Properties, Inc. All rights reserved.
Rev. 07/20/1998



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



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.

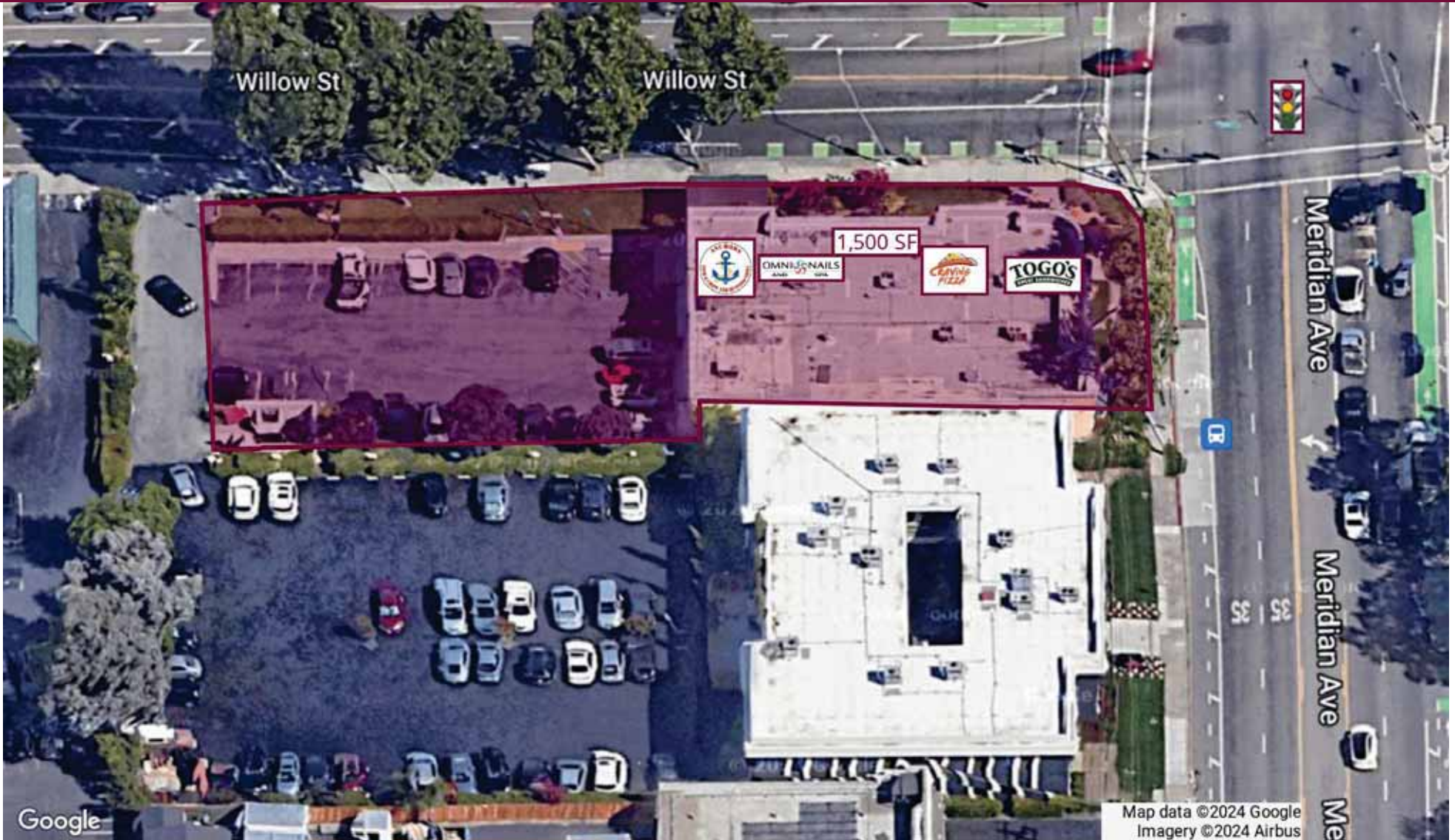
For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308