

MERIDIAN PARK PLAZA

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4640-4640B ±1,409 SF

Lunardi's
MARKETS

4620B ±1,300 SF

CVS
pharmacy

4602-4644
MERIDIAN AVE,
SAN JOSE, CA

RETAIL SPACES AVAILABLE

±1,300 - 1,409 SF

PROJECT HIGHLIGHTS



Major Tenants: CVS Drug Store and Lunardi's Super Market



Great Parking, easy access with signage opportunities available



Located along major commuter corridors



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	26,918	185,224	489,304
Avg. HH Income	\$194,901	\$218,372	\$199,817
Daytime Population	18,870	157,477	425,693

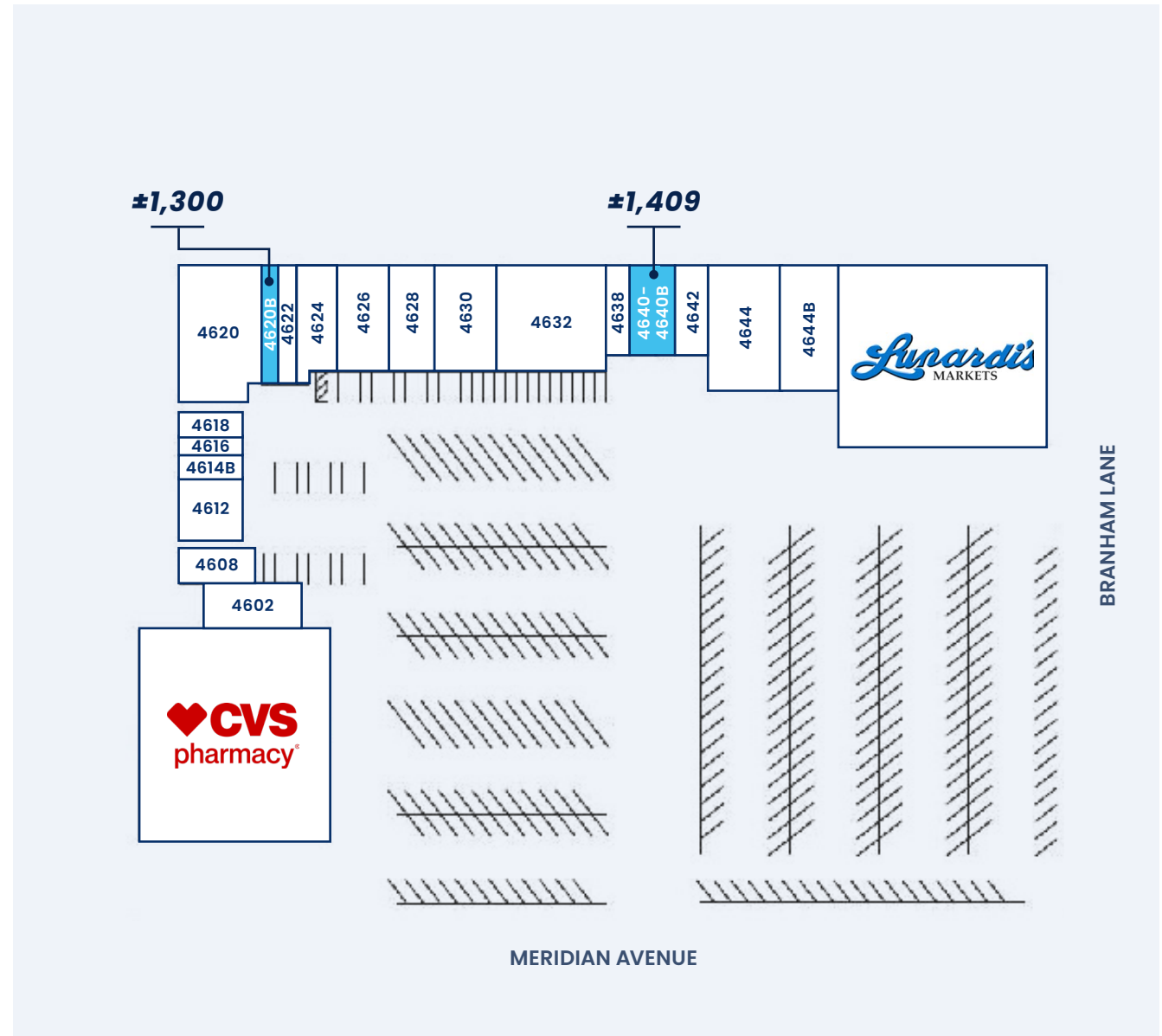
TRAFFIC COUNTS

Branham Ln	24,440 ADT
Meridian Ave	27,650 ADT

Source: 2025 Esri.

PROPERTY SITE PLAN

SUITE	TENANT
4602	ICODE
4608	ME MEDICAL SPA
4612	SMOKE SHOP
4614B	MASSAGE
4616	ZEN SPA & NAIL
4618B	THE HAIR SHAPERS
4620	SCHOOL OF DANCE
4620B	AVAILABLE
4622	KING KONG PIZZA
4624	BEAST FITNESS
4626	CECINKS
4628	ZIBA PERSIAN CUISINE
4630	HACIENDA BARBER
4632	KAKUNA SUSHI
4638	GOODWILL
4640-4640B	AVAILABLE
4642	H&R BLOCK
4644	SETAREH MARKET
4644B	THE TUTORING CENTER



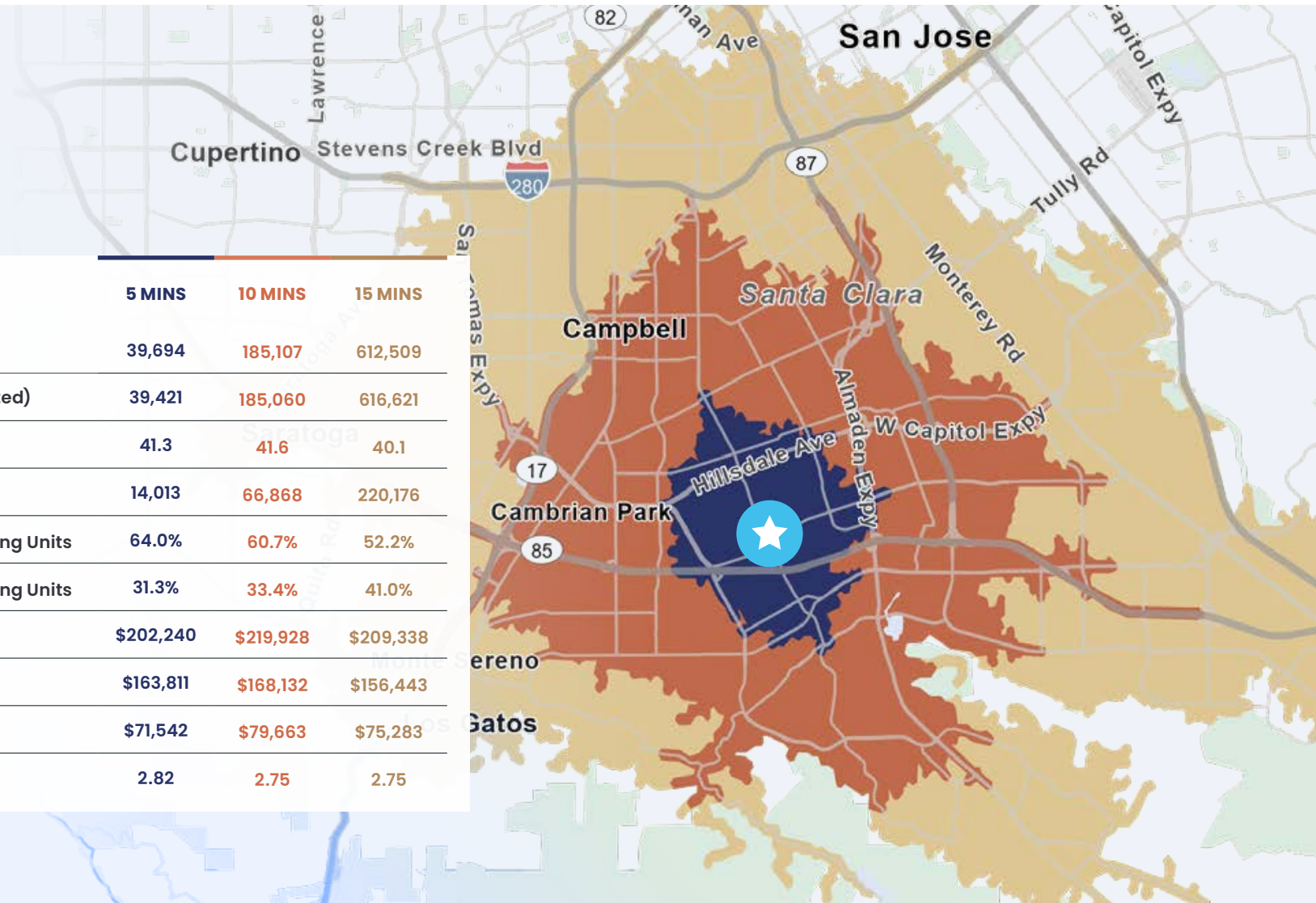
SITE GALLERY



DEMOGRAPHICS

DRIVE TIME

DEMOGRAPHICS (2024)	5 MINS	10 MINS	15 MINS
2024 Total Population	39,694	185,107	612,509
2029 Total Population (Estimated)	39,421	185,060	616,621
Median Age	41.3	41.6	40.1
Total Households	14,013	66,868	220,176
Total % Owner Occupied Housing Units	64.0%	60.7%	52.2%
Total % Renter Occupied Housing Units	31.3%	33.4%	41.0%
Average Household Income	\$202,240	\$219,928	\$209,338
Median Household Income	\$163,811	\$168,132	\$156,443
Per Capita Income	\$71,542	\$79,663	\$75,283
Average Household Size	2.82	2.75	2.75



MARKET AERIAL

MERIDIAN PARK PLAZA

Lynard's
MARKETS

CVS
pharmacy

Goodwill

KING KONG
NY PIZZA

BEAST FITNESS

SAFeway

JOANN

savers
HOME REUSE. REIMAGINE.

SPROUTS
FARMERS MARKET

DOLLAR TREE

Walmart

BEST BUY

WESTFIELD OAKRIDGE

TARGET **LIVING SPACES** **macy's**

Apple **FOREVER 21** **BJS** **OLD NAVY**

DAISO JAPAN **99** **CENTURY THEATRES.** **NORDSTROM rack**

ALMADEN PLAZA

COSTCO WHOLESALE **TRADER JOE'S** **ROSS DRESS FOR LESS**

BARNES & NOBLE **HomeGoods** **PETSMART**

carter's **TILLYS** **TJ-MAXX**

ALMADEN RANCH

Bass Pro Shops **ULTA BEAUTY**

verizon **MATTRESS FIRM**

Guitar Center **EUROPEAN WAX CENTER**

Lucky

SAFeway

KOHL'S

Ashley HOMESTORE **WHOLE FOODS MARKET** **pet food express**

Office Max **Bassett HOME FURNISHINGS** **AT&T**

PRINCETON PLAZA MALL

OUTDOOR SUPPLY HARDWARE **planet fitness** **Hallmark**

Walgreens **Michaels** **PAPA MURPHY'S TAKE 'N BAKE PIZZA**



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