

RETAIL FOR LEASE



Gould Plaza

San Jose, CA



UNIT 5
±3,150 SF

UNIT 13
±2,400 SF

UNIT 18
±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 18

1055 E. Capitol Expwy
±1,300 SF (\$3.25 PSF NNN)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	32,253	234,141	597,674
Avg. Household Income	\$115,741	\$124,409	\$135,063
Daytime Population	25,624	196,077	524,525

TRAFFIC COUNTS

Capitol Expressway & McLaughlin Avenue	58,000 ADT
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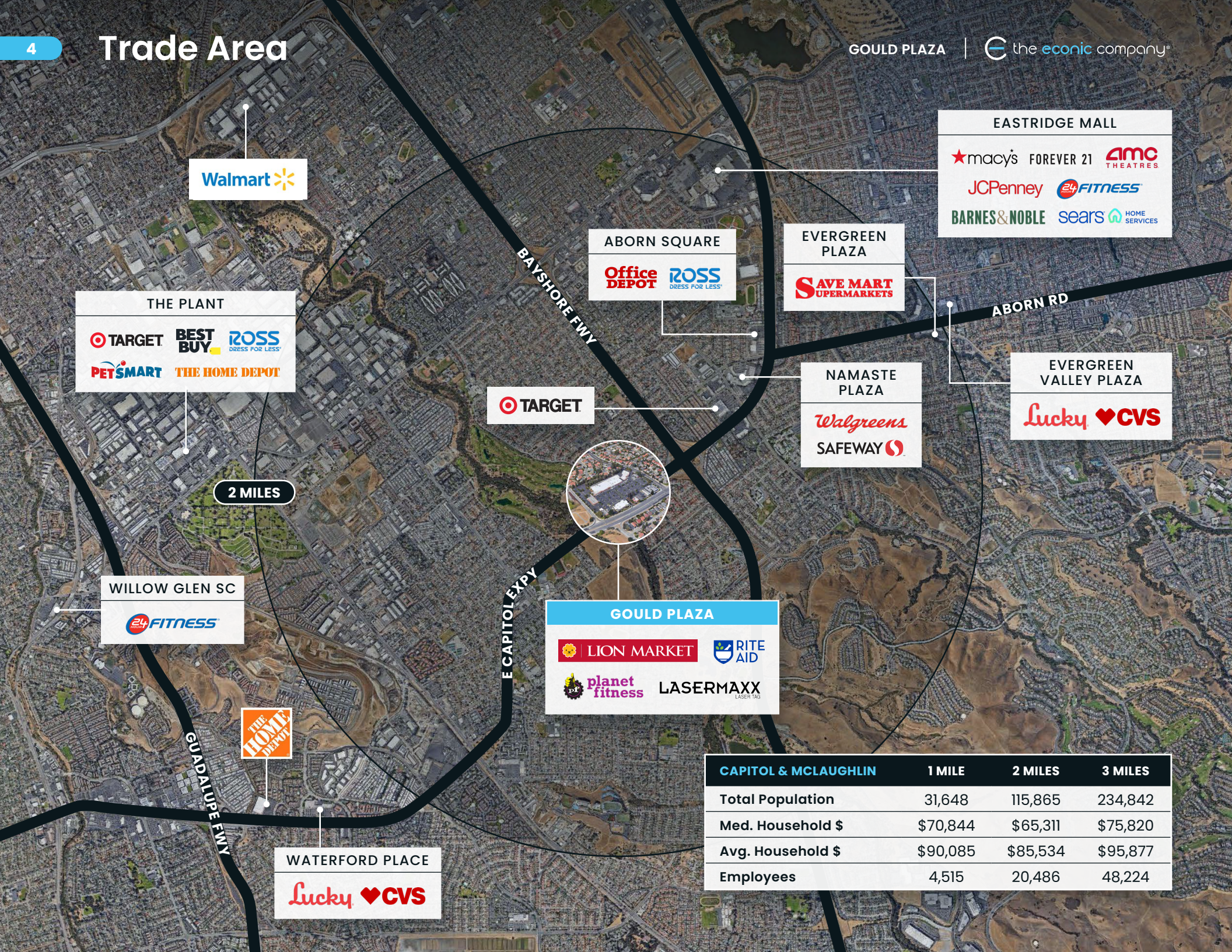
Source: 2022 Esri.



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	AVAILABLE	±1,300
19	PREMIER DENTAL	±1,301
20	CITY OF SAN JOSE	±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**

CAPITOL & MCLAUGHLIN	1 MILE	2 MILES	3 MILES
Total Population	31,648	115,865	234,842
Med. Household \$	\$70,844	\$65,311	\$75,820
Avg. Household \$	\$90,085	\$85,534	\$95,877
Employees	4,515	20,486	48,224



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