

Hacienda Gardens Shopping Center

In-Line Space For Lease

Willow Glen Retail For Lease @ Hacienda Gardens Shopping Center

BOBBY FACCHINO

Senior Associate

Lic. # 02178873

408.318.0623

bobby@mo-inc.net

3001-3171 Meridian Avenue, San Jose, CA



PROPERTY OVERVIEW



Rental Rate: \$4.50 PSF Plus NNN

Space SF: 796± SF

Zoning: A(PD) Planned Development

Shopping Center SF: 104,557± SF

Co-Tenants: Dollar Tree, Vim + Vigor Fitness, Angry Chickz, Subway, Panda Express, Sky Zone, Wells Fargo, Goku Korean BBQ, Kumon, Banfield Pet Hospital, & Parktown Pizza.

of Parking Spaces: 500±

Hacienda Gardens Shopping Center Retail For Lease

Retail Unit For Lease @ Hacienda Gardens Shopping Center

- Co-tenants include: **Dollar Tree, Vim + Vigor Fitness, Angry Chickz, Subway, Panda Express, Sky Zone, Wells Fargo, Goku Korean BBQ, Kumon, Banfield Pet Hospital, & Parktown Pizza.**
- **Unit 3041:796± SF** – \$4.50 PSF Plus NNN charges.
- Strong demographics with average household incomes of \$259,590 in a 1-mile radius.
- Easy access to HWY 87 & 17.
- 500± parking spots available.
- Tesla Charging Station parking available.
- Less than a mile from Downtown Willow Glen.
- Exposure to over 50,000 vehicles per day.

Unit 3041 (796± SF)



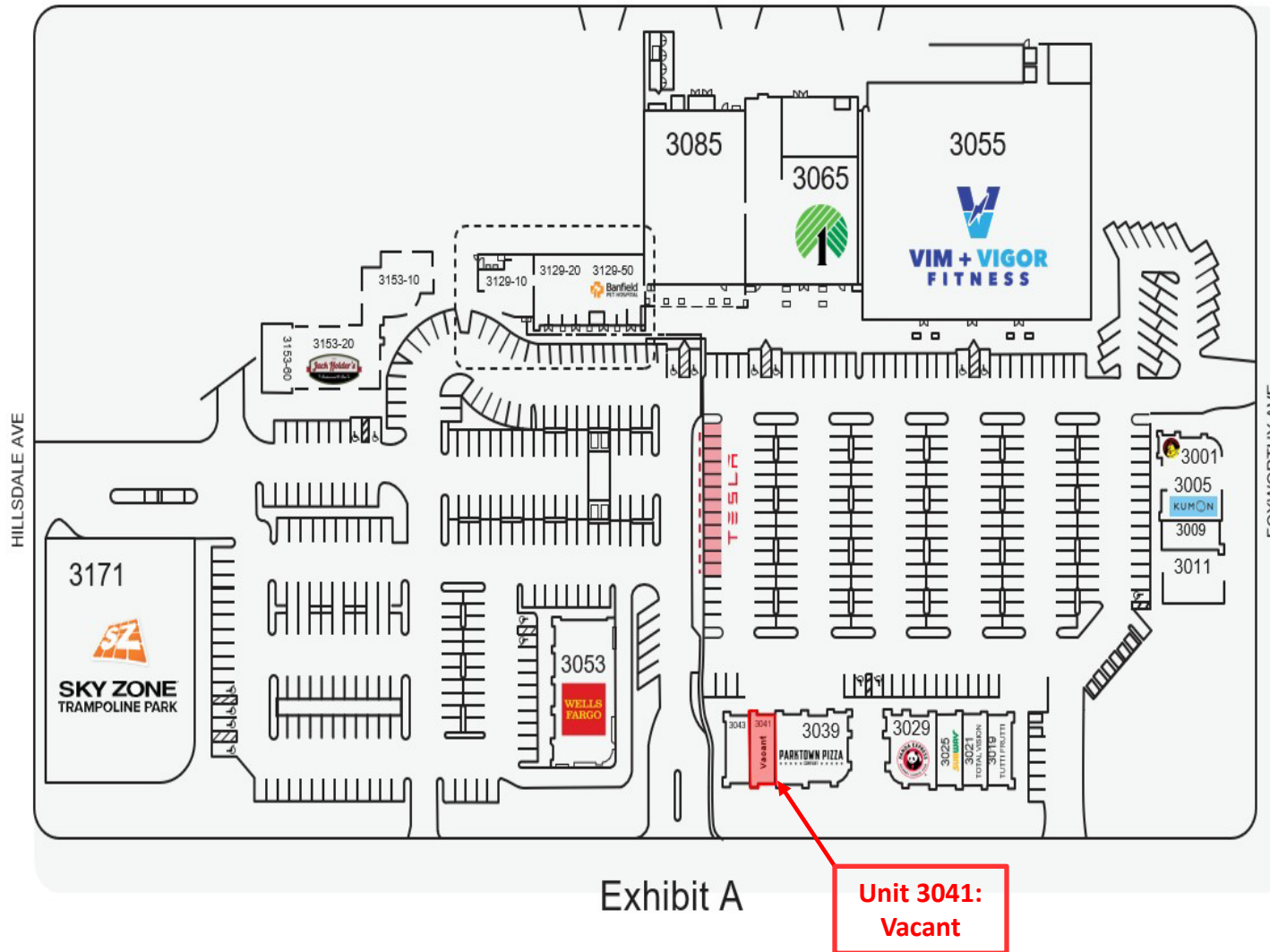
Unit 3041 (796± SF)



Unit 3041 Photos (796± SF)



SITE PLAN



Key

Tesla Charging Parking

Unit 3001: Angry Chickz

Unit 3005: Kumon Learning Center

Unit 3009: Strawberry Glen Nail Salon

Unit 3011: Registration Express

Unit 3019: Tutti Frutti

Unit 3021: Total Vision

Unit 3025: Subway

Unit 3029: Panda Express

Unit 3039: Parktown Pizza

Unit 3041: Vacant

Unit 3043: Postal Care

Unit 3053: Wells Fargo Bank

Unit 3055: Vim + Vigor Fitness

Unit 3065: Dollar Tree

Unit 3085: Goku Korean BBQ

Unit 3129-10: Dessert Lounge

Unit 3129-20: Jasmine Kocha

Unit 3129-50: Banfield Pet Hospital

Unit 3153-10: Ginza Sushi

Unit 3153-20: Jack Holders Restaurant & Bar

Unit 3153-60: My Stylish Salon

Unit 3171: Sky Zone



Foxworthy Avenue

Meridian Avenue

Hillsdale Avenue

Subject Site

DEMOGRAPHICS



2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	24,477	201,636	539,514
Households	8,452	75,713	194,823
Average Household Size	2.87	2.64	2.72
Owner Occupied Housing Units	6,636	44,427	101,696
Renter Occupied Housing Units	1,816	31,286	93,127
Median Age	42.3	40.9	39.3
Median Household Income	\$200,001	\$179,107	\$165,467
Average Household Income	\$259,590	\$236,785	\$222,896

3001-3171 Meridian Avenue, San Jose



BOBBY FACCHINO

Senior Associate

Lic. #02178873

408.318.0623

bobby@moinc.net

MEACHAM/OPPENHEIMER, INC.

8 N San Pedro St. #300

San Jose, CA 95110

Tel. 408.378.5900

www.moinc.net

