

MERIDIAN PARK PLAZA

MATT SWEENEY

msweeney@theeoniccompany.com

(408) 400-7017

LIC. 01746896

RON CRUZ

rcruz@theeoniccompany.com

(408) 400-7003

LIC. 02018499

Lunardi's
MARKETS

4620B ±1,300 SF

4602 ±2,574 SF

 **CVS**
pharmacy


4602-4644
MERIDIAN AVE,
SAN JOSE, CA

RETAIL SPACES AVAILABLE

±1,300 - 2,574 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	28,050	189,585	497,490
Avg. HH Income	\$185,079	\$204,102	\$188,764
Daytime Population	3,967	52,528	160,057

TRAFFIC COUNTS

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

Source: 2020 Esri.

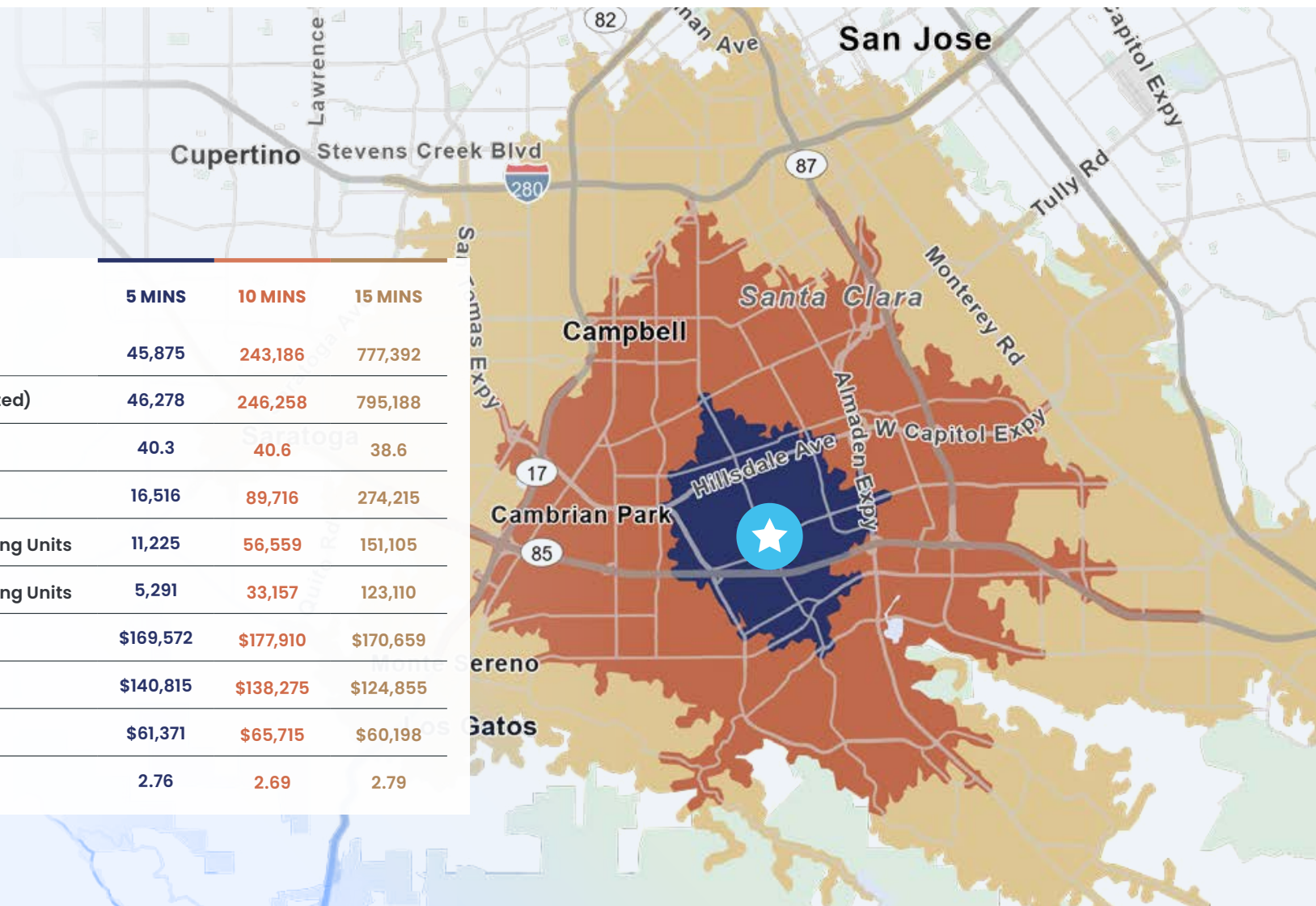
SITE GALLERY



DEMOGRAPHICS

DRIVE TIME

DEMOGRAPHICS (2021)	5 MINS	10 MINS	15 MINS
2021 Total Population	45,875	243,186	777,392
2026 Total Population (Estimated)	46,278	246,258	795,188
Median Age	40.3	40.6	38.6
Total Households	16,516	89,716	274,215
Total % Owner Occupied Housing Units	11,225	56,559	151,105
Total % Renter Occupied Housing Units	5,291	33,157	123,110
Average Household Income	\$169,572	\$177,910	\$170,659
Median Household Income	\$140,815	\$138,275	\$124,855
Per Capita Income	\$61,371	\$65,715	\$60,198
Average Household Size	2.76	2.69	2.79



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

Best Pro Shops **ULTA BEAUTY**

verizon **MATTRESS FIRM**

Guitar Center **EUROPEAN WAX CENTER**

Lucky

SAFeway

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

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

KOHL'S

PRINCETON PLAZA MALL

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

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



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