

# BERNAL PLAZA

101-125 BERNAL RD,  
SAN JOSE, CA 95119



**High-Volume Lucky-Anchored  
Neighborhood Center with  
\$200K AHI's in 5 Miles -  
Repositioning Q2 2025**

AVAILABLE SPACES



OCCUPIED BUT AVAILABLE



JAMES CHUNG | [jchung@theeconiccompany.com](mailto:jchung@theeconiccompany.com) | (408) 400-7017 | CalDRE: 01408190  
MIKE CONROY | [mconroy@theeconiccompany.com](mailto:mconroy@theeconiccompany.com) | (408) 400-7061 | CalDRE: 02046912  
SEAN O'CARROLL | [socarroll@theeconiccompany.com](mailto:socarroll@theeconiccompany.com) | (408) 863-1447 | CalDRE: 01058587  
MARISA DELGADO | [mdelgado@theeconiccompany.com](mailto:mdelgado@theeconiccompany.com) | (408) 400-7014 | CalDRE: 01917354



the econic company®





## PROPERTY

# HIGHLIGHTS



### Established Anchor Tenants

The center is anchored by well-known brands like Lucky Supermarket, Ross, and American Barbell, which drive consistent foot traffic.



### Diverse Tenant Mix

Category leading tenants like McDonald's, Jamba Juice, Togo's, Shell and Tesla, attracting a broad customer base.



**New Ownership** with capital improvement plans offering compelling tenant improvements.



### Vacant Spaces for Flexibility

Availability of multiple vacant spaces (including a 23,000 SF former Staples store, a 5,000 SF former Chase Bank, and other smaller spaces) offers flexibility for new tenants or reconfiguration.



### Prime Pad Opportunities For Lease

The 1,200 SF spaces that can be combined are ideal for quick service restaurants, which can capitalize on the existing food traffic.



### Visibility and Access

Positioned at the southern end of San Jose, with good visibility from Bernal Road and San Ignacio Ave.



**BERNAL PLAZA** is the quintessential 200,000 SF grocery-anchored neighborhood center in a high income, affluent demographics south Silicon Valley Location. Anchored by dominant grocery Lucky (a +20 year tenant), Bernal Plaza features exceptional site lines and visibility, easy access from 8 ingress/egress points, and a +6:1,000 SF parking ratio. Ownership plans significant exterior upgrades including paint, signage, patio furniture and rebranding, all to commence in 2025 positioning Bernal Plaza as the leading neighborhood grocery/necessity and F&B center in the trade area.

### AFFLUENT SILICON VALLEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	16,967	74,429	196,697
Avg. HH Income	\$194,423	\$183,079	\$198,675
Daytime Population	18,926	64,544	148,676

### TRAFFIC COUNTS

Source: 2024 Esri.

San Ignacio Ave	21,480 ADT
Bernal Rd	20,000 ADT
Monterey Rd	22,000 ADT

# PROPERTY

# SITE PLAN

**BERNAL PLAZA** features an unmatched +6 parking spaces per 1,000 SF of leasable area.

#	TENANTS	UNIT	SF
1	American Barbell	121	±30,930
2	Silver Creek Physical Therapy	121-30	-
3	Fu Kee	121-50	±1,320
4	Ross Dress For Less	121-60	±31,529
5	<b>Staples – Available</b>	121-80	±23,971
6	Regal Bagel	125-10	±1,622
7	<b>Available</b> <i>(2nd Gen Restaurant Opportunity)</i>	125-20	±1,457
8	Togo's	125-30	±1,412
9	Jamba Juice	125-40	±1,015
10	<b>Occupied but Available</b> <i>(2nd Gen Restaurant Opportunity)</i>	125-50	±1,245
11	Hankki House	125-60	±1,033
12	Nick the Greek	125-70	±2,440
13	Lucky Supermarket	129	±65,062
14	Chayakada - Indian Quick Casual	117-80	±4,121
15	Postal Annex	117-70	±984
16	JD Nails	117-60	±999
17	Reflections Family Dental	117-50	±1,281
18	Precision Eye Care	117-40	±1,600
19	Super Cuts	117-30	±1,137
20	<b>Available</b>	117-20	±1,281
21	<b>Available</b>	117-10	±1,281
22	Atria Banquet Hall	113	±12,937
23	<b>Available</b>	109-20	±1,500
24	<b>Available</b>	109-10	±5,000
25	McDonald's	105	±3,864
26	Shell Gas Station	101	±5,600



**OCCUPIED BUT AVAILABLE** ■ **AVAILABLE** ■

UNIT

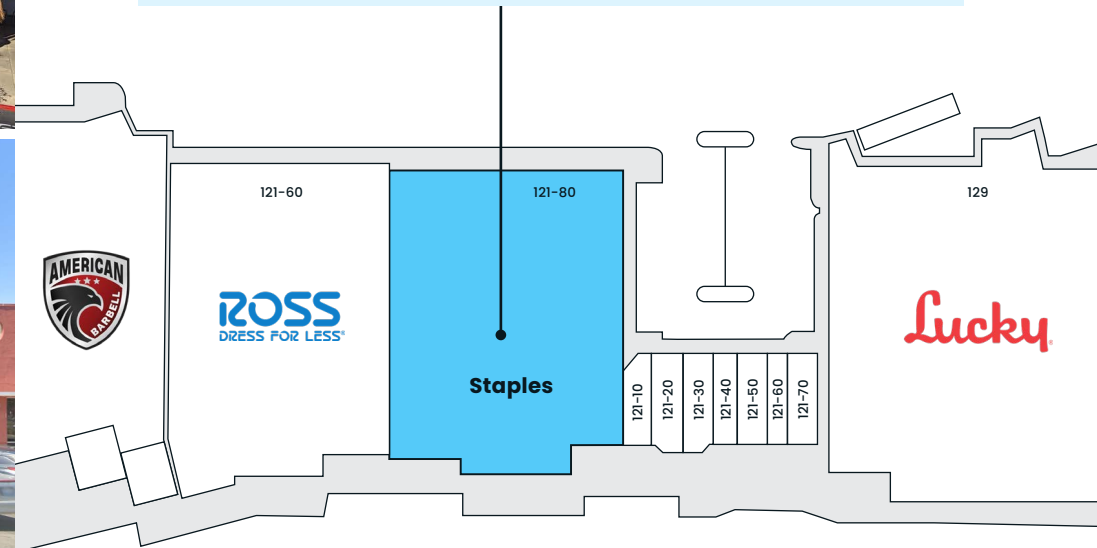
# 121-80 (STAPLES)



## JUNIOR ANCHOR SPACE

±23,971 SF

- Prototype Junior Anchor Space
- New 10 Year Roof Warranty
- High facade, tremendous signage opportunity
- Below grade truck loading doc
- Excellent frontage and appropriate depth
- Demisable
- Staples in Occupancy: **Available Immediately**





UNIT

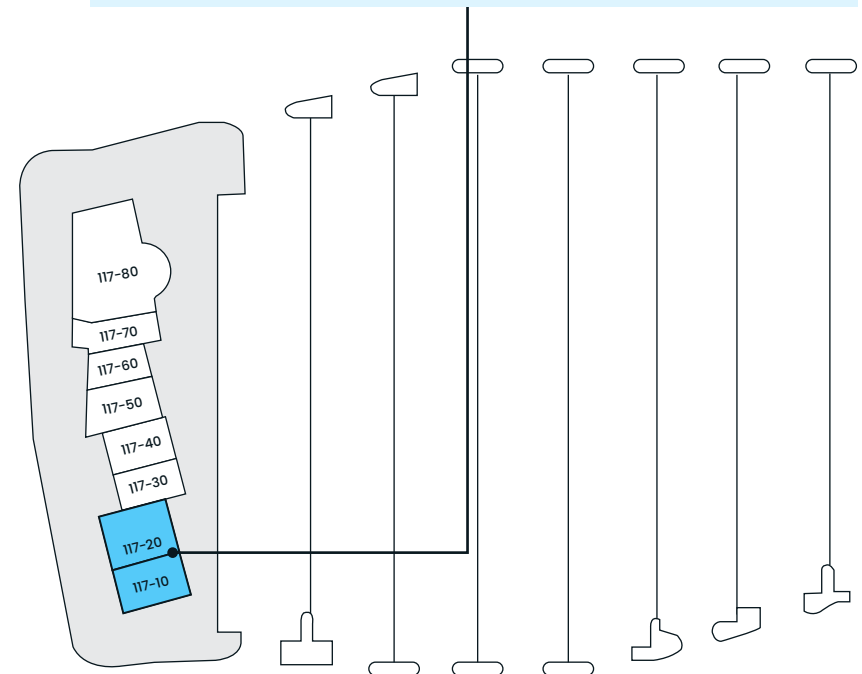
# 117-20 & 117-10



## CAN BE COMBINED

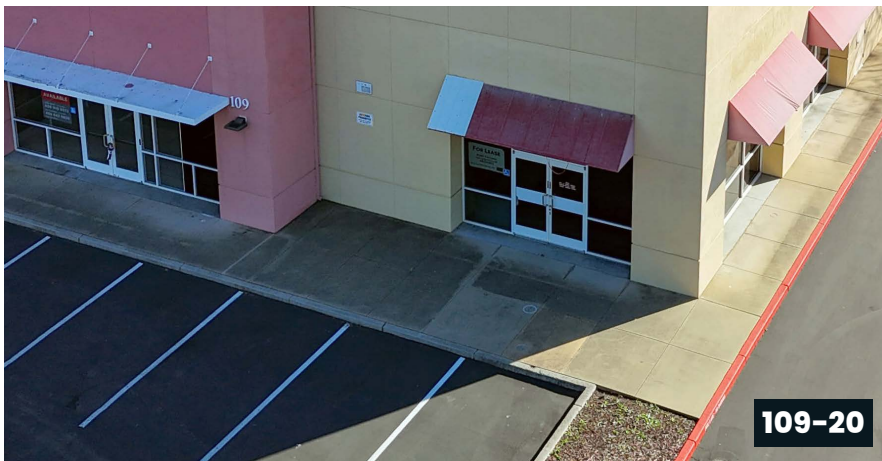
**±1,281 SF & ±1,281 SF**

- Marquee End-Cap location
- Up to 1,500 SF of reserved patio space
- Strong TI/concession package for F&B uses
- Proximate to expansive parking field
- Exterior renovation planned



UNIT

# 109-10 & 109-20



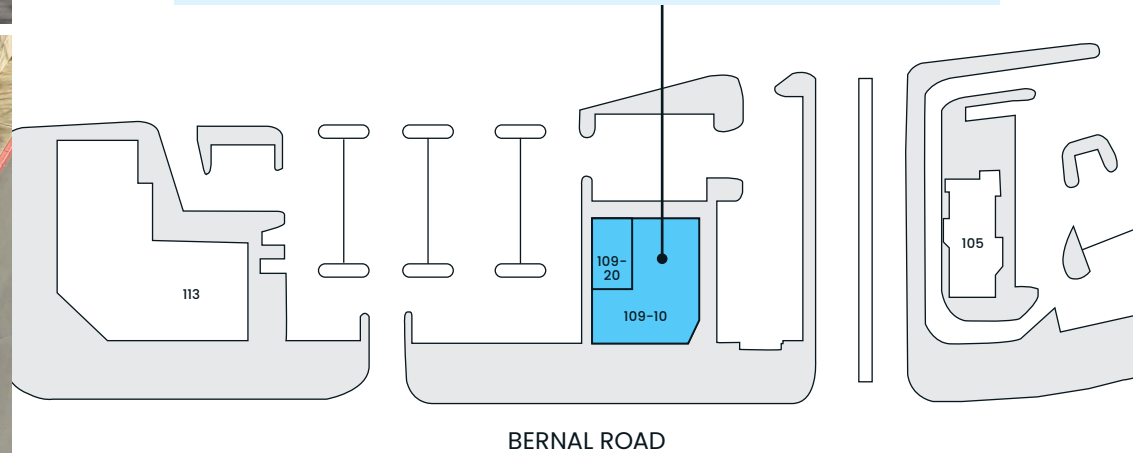
**CAN BE COMBINED**

**±5,000 SF & ±1,500 SF**

**109-10: FORMER BANK PAD - ±5,000 SF**

**109-20 - ±1,500 SF**

- Premier pad corner in the shopping center
- Adjacent to the primary drive aisle and fronting on Bernal Road
- Excellent parking and access on 3 sides of the building
- Space can be combined or demised
- Indoor/outdoor dining opportunities providing extra reserved GLA at no rent cost.













# BERNAL PLAZA

101-125 BERNAL RD,  
SAN JOSE, CA 95119



**JAMES CHUNG** | [jchung@theeconiccompany.com](mailto:jchung@theeconiccompany.com) | (408) 400-7017 | CalDRE: 01408190  
**MIKE CONROY** | [mconroy@theeconiccompany.com](mailto:mconroy@theeconiccompany.com) | (408) 400-7061 | CalDRE: 02046912  
**SEAN O'CARROLL** | [socarroll@theeconiccompany.com](mailto:socarroll@theeconiccompany.com) | (408) 863-1447 | CalDRE: 01058587  
**MARISA DELGADO** | [mdelgado@theeconiccompany.com](mailto:mdelgado@theeconiccompany.com) | (408) 400-7014 | CalDRE: 01917354

