

# Grocery Anchored Shopping Center – 1,281-23,971

## SF Retail Spaces For Lease

South San Jose Retail For Lease @ Bernal Plaza Shopping Center

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**101-125 Bernal Rd. San Jose, CA**





# Property OVERVIEW



**Rental Rate:** \$2.25-\$3.50 PSF plus NNN

**Space SF:** 1,281-23,971± SF

**Zoning:** A(PD) – Planned Development, PD Use: Commercial

**Shopping Center SF:** 204,000±

**Co-Tenants:** Lucky, Ross, Staples, Focus Fitness Club, Shell, Starbucks, Jamba Juice, Nick The Greek, McDonald's, Supercuts & Postal Annex

**# of Parking Spaces:** 1,000±



# Bernal Plaza Shopping Center Retail For Lease

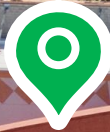
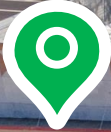
Anchor Space, Pad Building, & In-Line Retail Units For Lease @ Bernal Plaza Shopping Center

- Co-tenants include **Lucky, Ross, Staples, Focus Fitness Club, Shell, Starbuck's, Jamba Juice, Nick The Greek, McDonald's, Supercuts & Postal Annex**
- Unit 121-80: 23,971 SF - \$2.25 PSF plus NNN
- Unit 117-10: 1,281 SF - \$3.50 PSF plus NNN
- Unit 117-20: 1,281 SF - \$3.50 PSF plus NNN
- Unit 109-20: 1,500 SF - \$3.50 PSF plus NNN (Can be combined with unit 109-20)
- Unit 109-10: 5,000 SF - \$3.50 PSF plus NNN (Can be combined with unit 109-10)
- Strong demographics with average household incomes of \$181,570 in a 1-mile radius.
- Easy access to HWY 101 & 85.
- 1,000 ± parking spots available.
- Exposure to over 50,000 vehicles per day.



Unit 117-20

Unit 117-10





Suite 117-10 (1,281 SF)





# Suite 117-20 (1,281 SF)

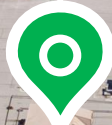






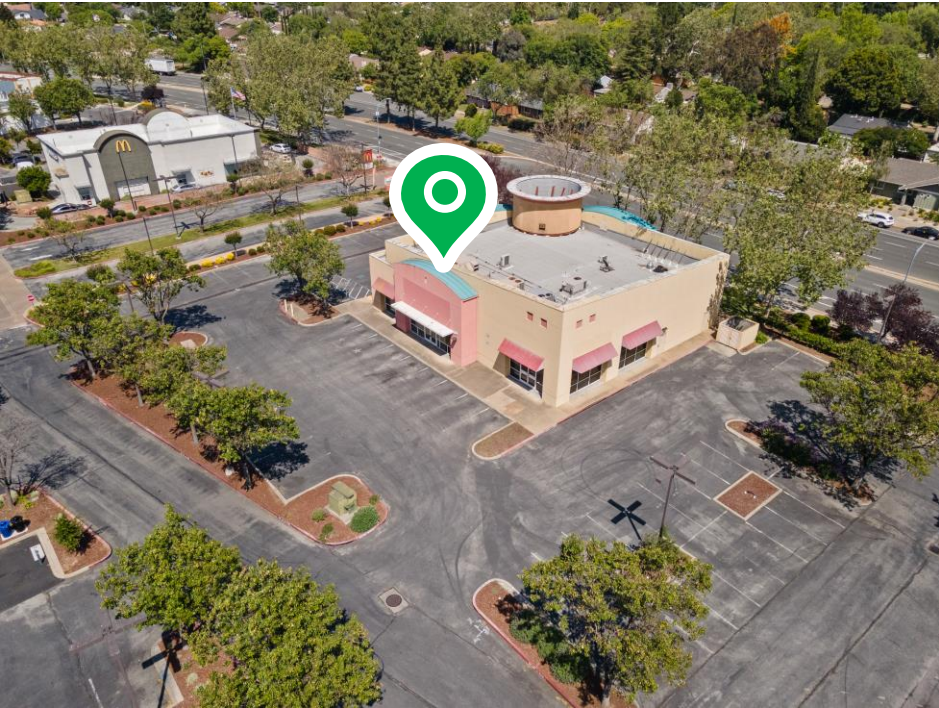
**Unit 109-10**

**Unit 109-20**



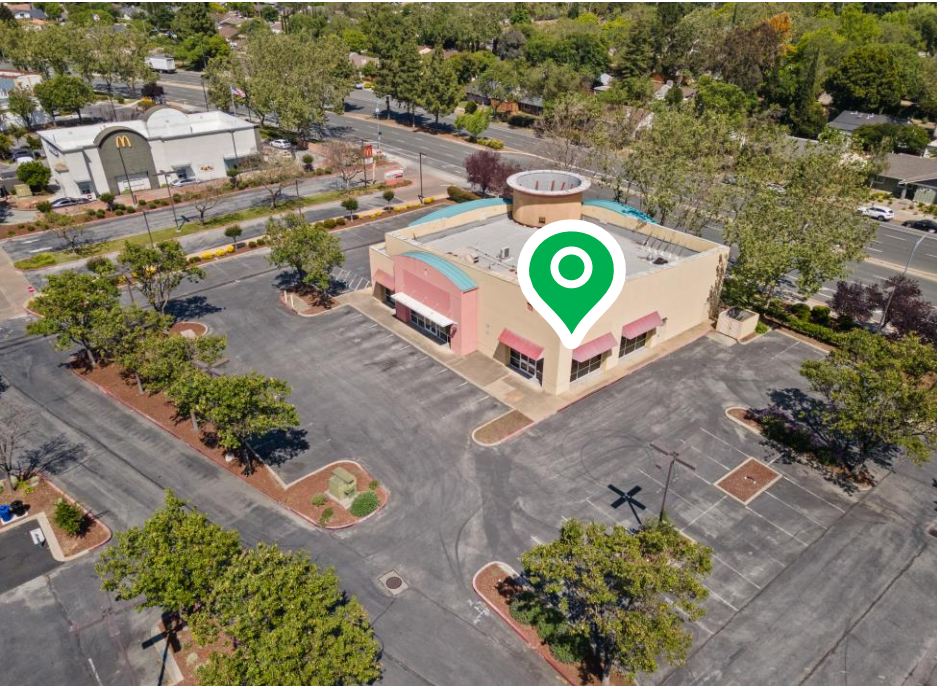


**Suite 109-10 (5,000 SF)**





Suite 109-20 (1,500 SF)





**Suite 121-80 (23,971 SF)**  
**Available with a 90-day notice**







**Monterey Road**

**Via Del Oro**

**Subject Site**

**Bernal Road**





# DEMOGRAPHICS



<b>2023 SUMMARY</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>Population</b>	17,489	73,192	193,828
<b>Households</b>	5,716	23,576	62,074
<b>Average Household Size</b>	3.04	3.09	3.10
<b>Owner Occupied Housing Units</b>	4,342	14,621	42,052
<b>Renter Occupied Housing Units</b>	1,374	8,955	20,022
<b>Median Age</b>	38.9	37.6	39.5
<b>Median Household Income</b>	\$148,329	\$135,466	\$144,814
<b>Average Household Income</b>	\$181,573	\$176,645	\$191,857



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