



The Crossings

1597 Meridian Avenue
San Jose, CA 95125



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

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Biagini Properties, Inc.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Property Description

Prime commercial property situated at a high-traffic signalized intersection, this property boasts a coveted location within the Willow Glen neighborhood. With excellent demographics reflecting high disposable incomes, it's the ideal setting to capture your target market. This property has been enhanced with new exterior awnings, fresh paint, and a newly sealed asphalt, creating a polished and inviting exterior. Don't miss this exceptional opportunity to lease a space that perfectly complements your business aspirations.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	\$2.06 SF/month - 2024
Available SF:	876 SF
Lot Size:	17,424 Acres
Building Size:	4,389 SF

Property Highlights

- Great Location at High Traffic Signalized Intersection
- Willow Glen Neighborhood
- Excellent Demographics with High Disposable Incomes.
- New Exterior Awnings
- New Exterior Paint
- New Asphalt Slurry Seal
- Separately Metered Utilities & HVAC



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Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 1597-B Meridian Avenue	876 SF	NNN	Negotiable	± 24' W x 36' D. Full height glass storefront, 2'x4' drop t-bar ceiling, 1 ADA restroom, separate electrical, separate HVAC and rear door. Available Now.
■ 1597-C Meridian Avenue	876 SF	NNN	Negotiable	± 24' W x 36' D. Ideal for nail and hair salon. Prime signage band under peaked roof, full height glass storefront, 2'x4' drop t-bar ceiling with upgraded recessed can lighting, upgraded hardwood flooring & ceramic tile flooring throughout, plumbing stub-outs for 6 pedicure stations, 1 hair styling station with a separate shampoo bowl, washer/dryer hookup, private facials/wax room, 1 ADA restroom with upgraded tile floor, separate electrical (200 Amp; 240/120V; 3 PH; 4 W), 40 gallon electrical hot water heater, separate HVAC and rear door. Available Now.



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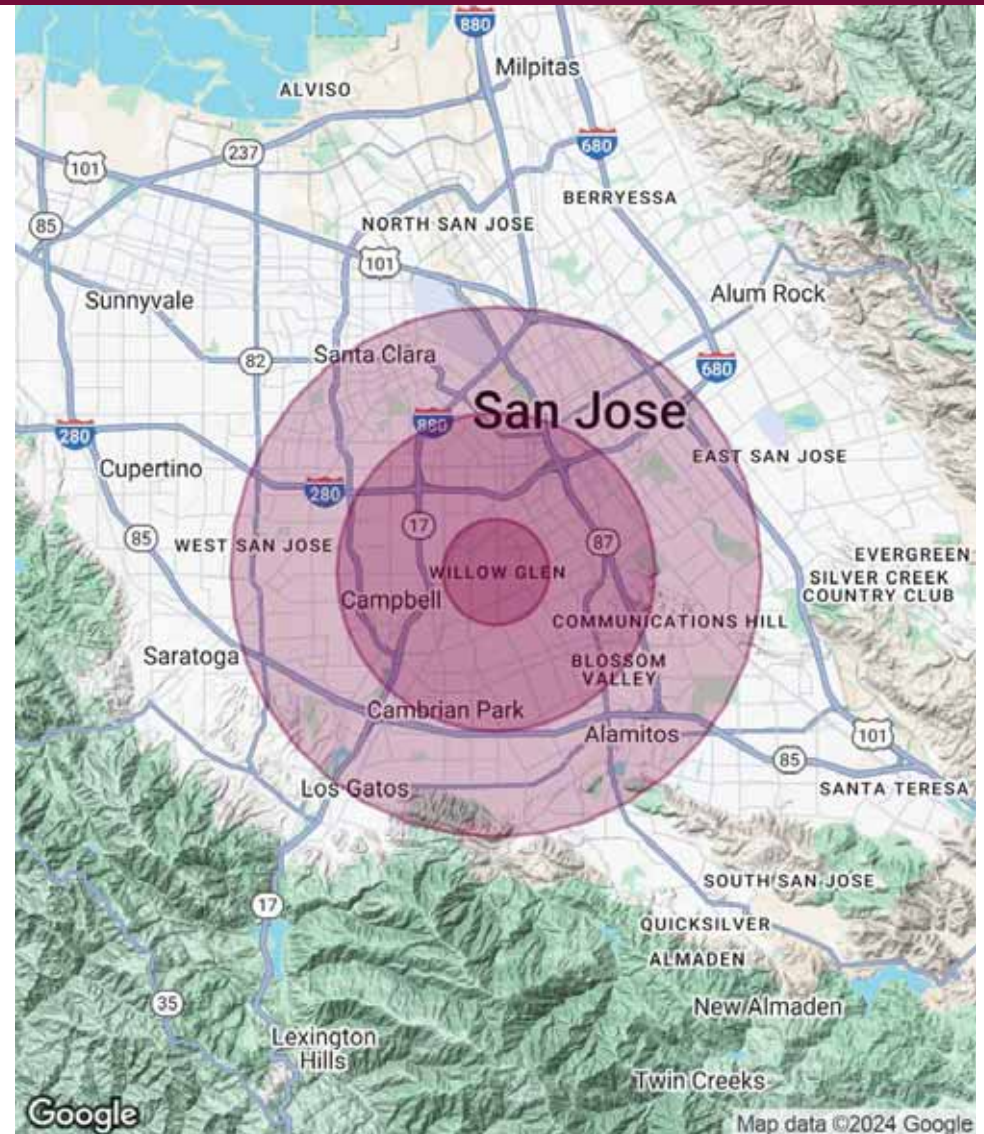
Population	1 Mile	3 Miles	5 Miles
Total Population	24,810	236,796	650,800
Average Age	42.2	39.2	38.0
Average Age (Male)	41.0	38.5	37.2
Average Age (Female)	43.9	40.1	38.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,327	92,489	235,526
# of Persons per HH	2.4	2.6	2.8
Average HH Income	\$171,084	\$148,931	\$143,213
Average House Value	\$1,091,782	\$970,087	\$947,065

* Demographic data derived from 2020 ACS - US Census

Traffic Counts - 24 Hour ADT as of 2016

Hamilton Avenue at Meridian Avenue East	25,336
Hamilton Avenue at Birch Street	30,592
Meridian Avenue at Hamilton Avenue S.	33,160
Meridian Avenue at Gaton Avenue	39,000
Meridian Avenue at Alta Glen Drive	46,000



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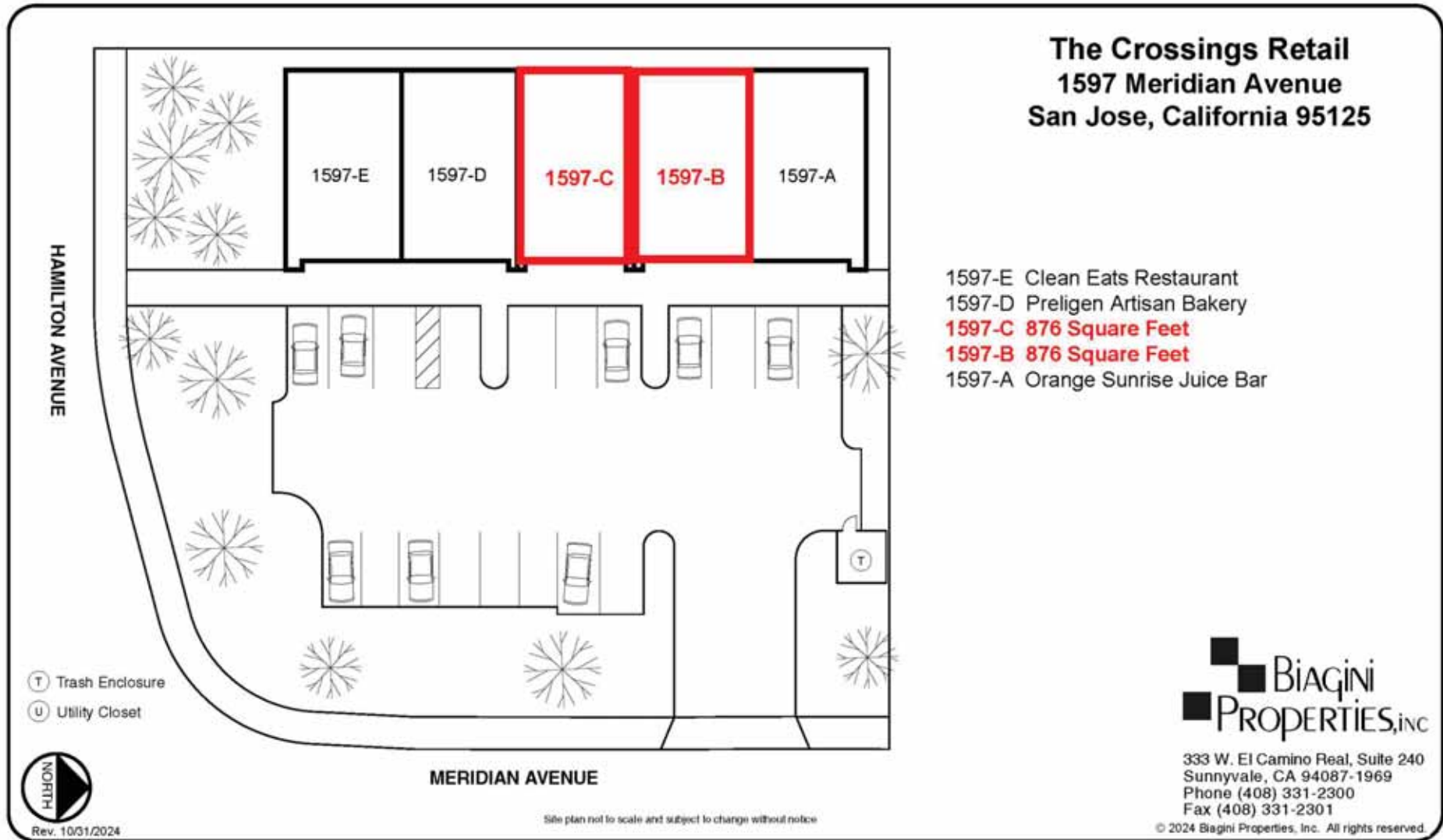
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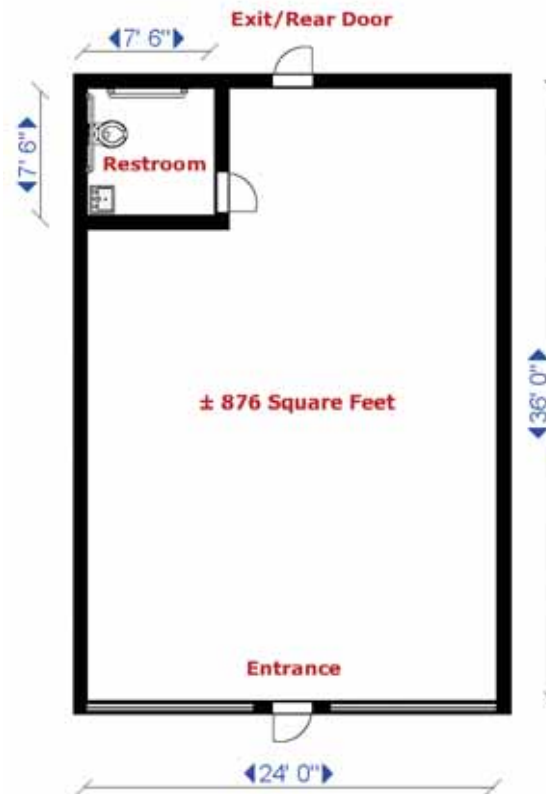
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1597-B Meridian Avenue
± 876 Square Feet
(± 24' W x 36' D)



Floor Plan Measured: 07/26/2010

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Full Height Glass Storefront • 2' x 4' Drop T-Bar Ceiling • 1 ADA Restroom • Separate Electrical • Separate HVAC • Rear Door



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1597-B Interior



1597-B Interior



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1597-B Interior



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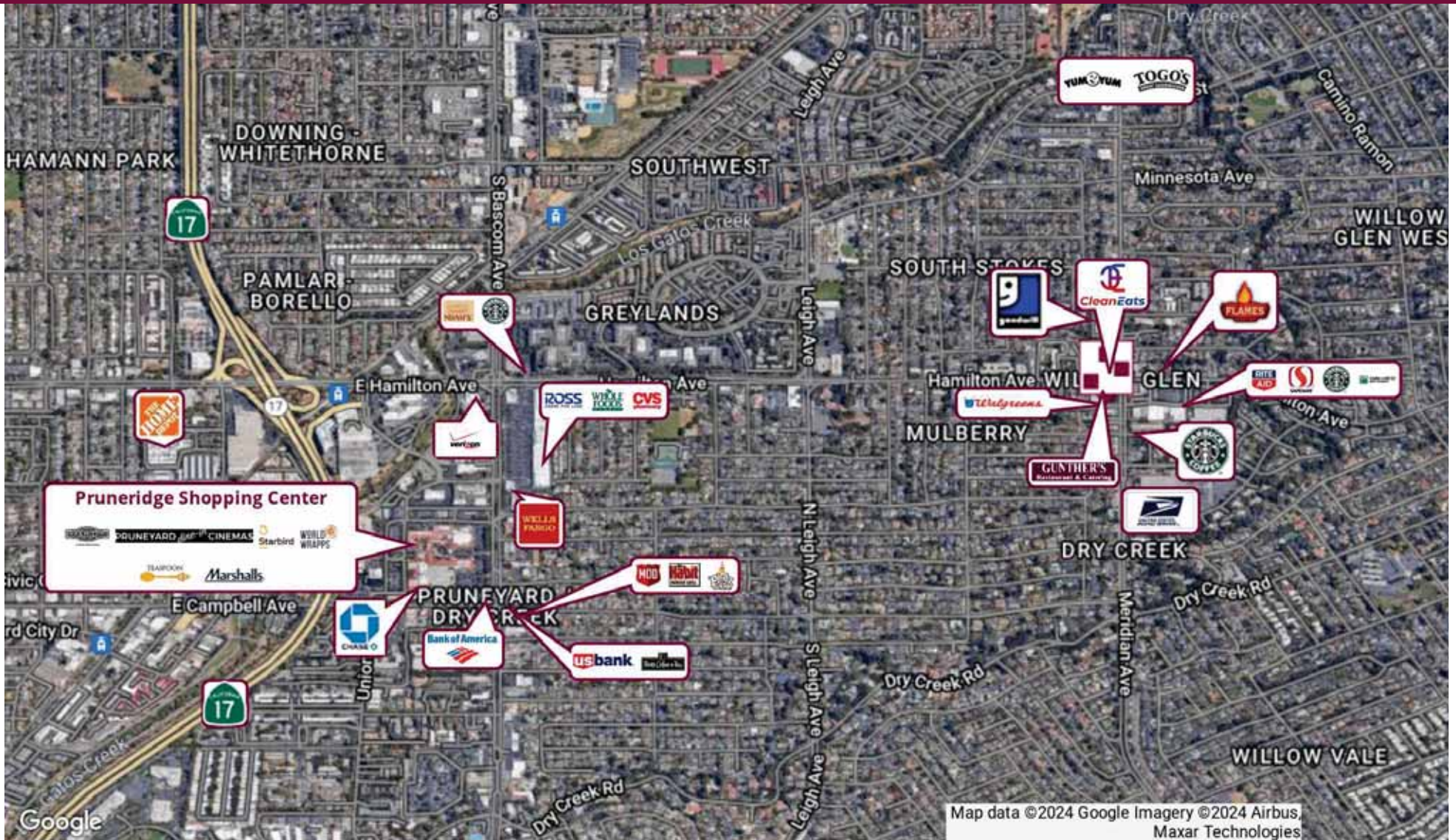
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