



FOR LEASE RETAIL AND ANCHOR SPACE
At BERNAL PLAZA
101-125 Bernal Road, San Jose, CA

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PROPERTY OVERVIEW



- Suites Available for Lease:

- Suite 121-80 Junior Anchor: 23,971± SF Available after 90-Day Notice | (divisible)
- Suite 117-80: 4,121± SF
- Suite 117-20: 1,281± SF
- Suite 117-10: 1,281± SF
- Suite 109-20: 1,500± SF
- Suite 109-10: 5,000± SF

- Rent: \$2.25-\$3.50 PSF, plus NNN
- Rare End-Cap Lease Opportunity in this Highly Bustling Neighborhood Center
- Co-Tenants include American Barbell, Staples, Ross, and Lucky's
- Close Proximity to Hwys 101 & 85
- Traffic Counts:
 - Bernal Ave - 20,000+ ADT
 - San Ignacio Ave - 21,400+ ADT

JUNIOR ANCHOR SPACE AVAILABLE | SUITE 121-80 : 23,971± SF (Divisible)



\$2.25 PSF, plus NNN (\$0.56) | Available After 90-Day Notice



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

UNIT 117-80: 4,121± SF 2ND GEN RESTAURANT



\$3.50 PSF, plus NNN



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\$3.50 PSF, plus NNN (\$0.69)



UNIT 117-10: 1,281± SF

\$3.50 PSF, plus NNN (\$0.69)



UNIT 109-20: 1,500± SF

\$3.50 PSF, plus NNN (\$0.73)



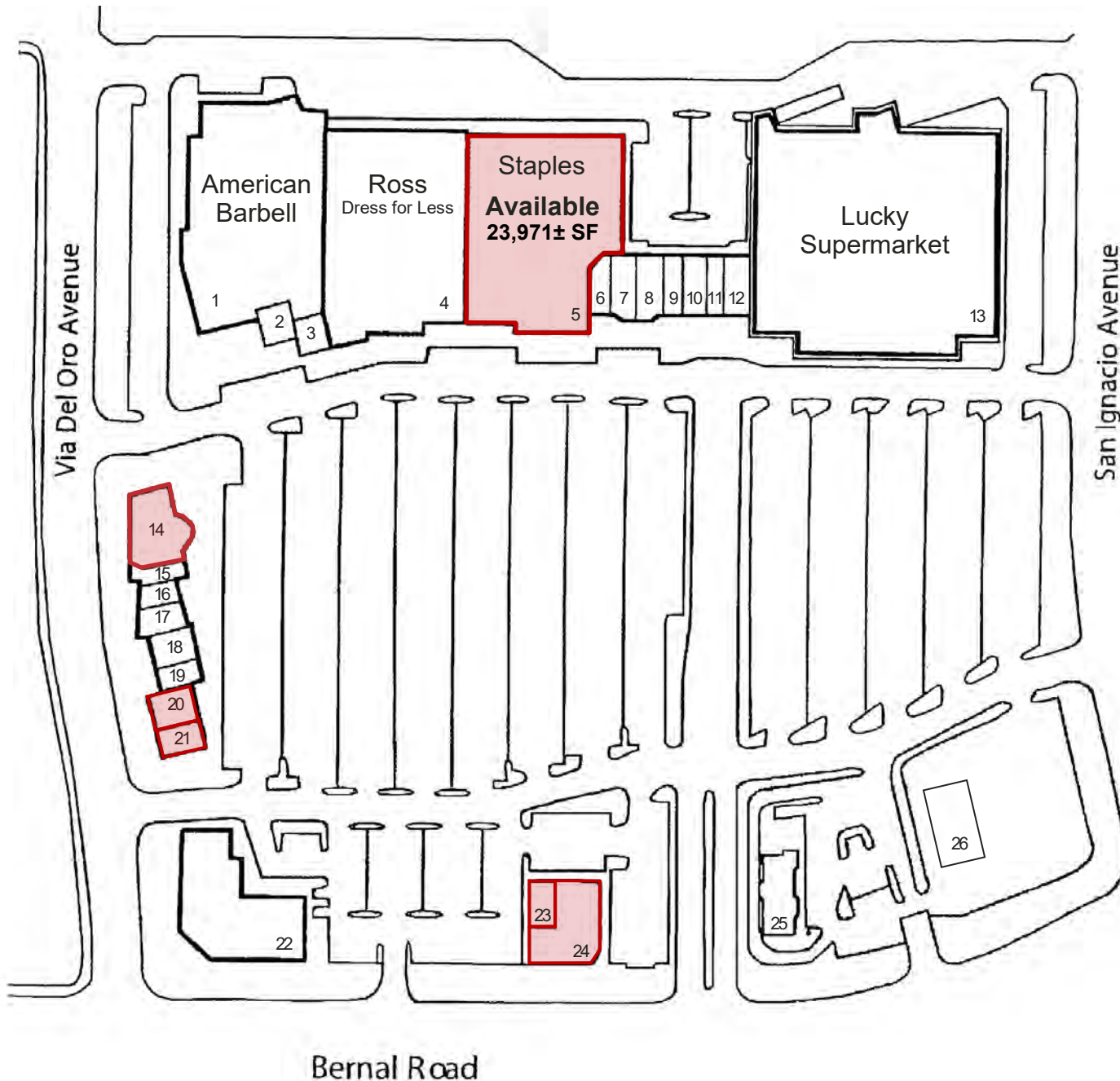
UNIT 109-10: FORMER CHASE BANK – 5,000± SF



\$3.50 PSF, plus NNN (\$0.73)

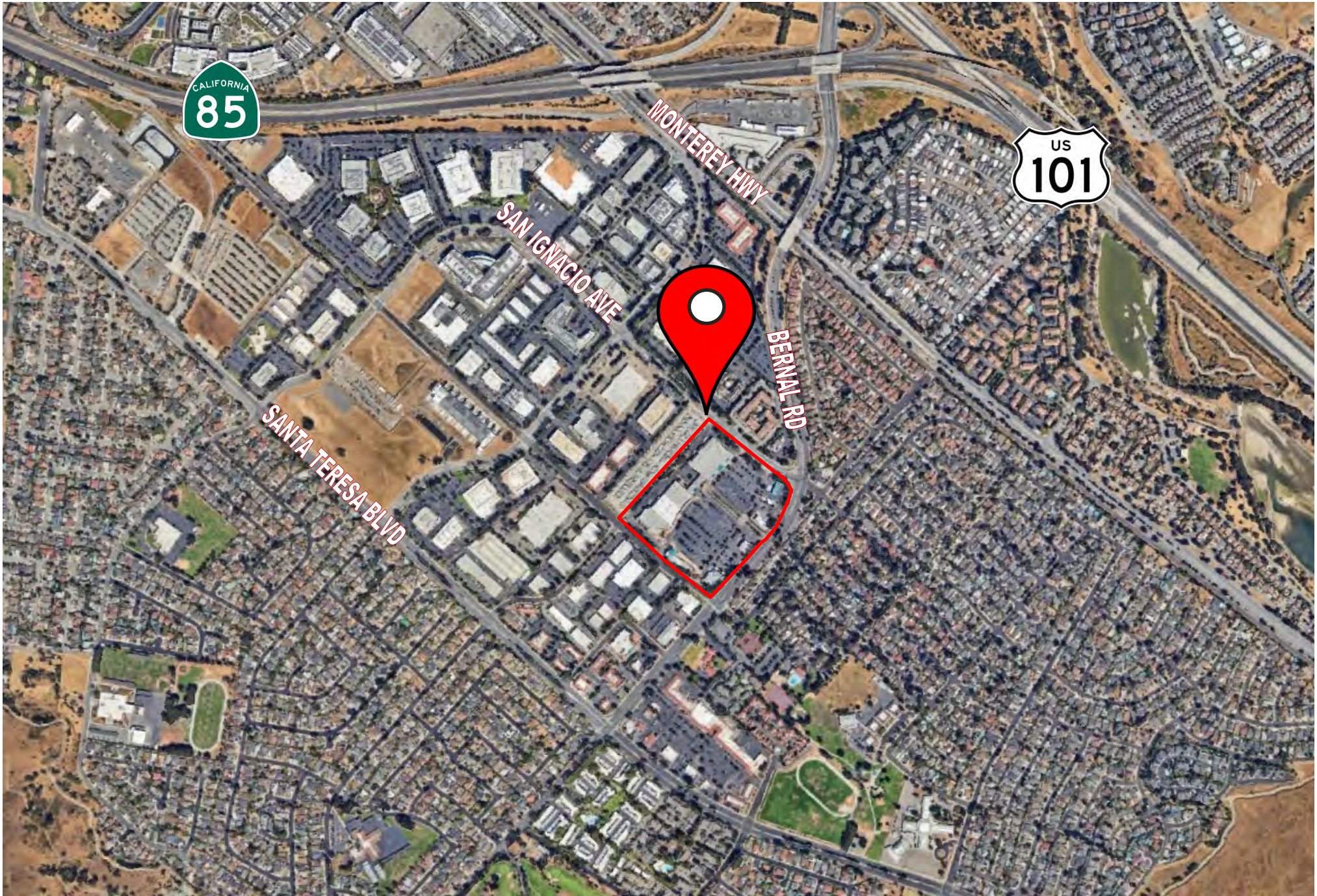


SITE PLAN



1. American Barbell
2. Silver Creek Physical Therapy
3. Fu Kee
4. Ross Dress for Less
- 5. Staples—Available 23,971± SF
Available after 90-day Notice**
6. Regal Bagel
7. Starbucks
8. Togo's
9. Jamba Juice
10. Five Star Pizza
11. Hankki House
12. Nick the Greek
13. Lucky Supermarket
- 14. Available 4,121± SF**
15. Postal Annex
16. JD Nails
17. Dentist
18. Eye Care
19. Super Cuts
- 20. Available 1,281± SF**
- 21. Available 1,281± SF**
22. Atria Banquet Hall
- 23. Available 1,500± SF**
- 24. Available 5,000± SF**
25. McDonald's
26. Shell Gas Station

AREA MAP



2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	17,489	73,192	193,828
Households	5,716	23,576	62,074
Average Household Income	\$181,57	\$176,645	\$191,857
Owner Occupied Housing Units	4,342	14,621	42,052
Renter Occupied Housing Units	1,374	8,955	20,022
Median Age	38.9	37.6	38.9
Median Household Income	\$148,329	\$135,466	\$144,814

101-125 Bernal Road



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