

VILLAGE SQUARE

Meridian Ave at
Hamilton Ave
SAN JOSE,
CALIFORNIA

PRIME WILLOW GLEN RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS:

- Suite 1607: 815± Square Feet
- Easily accessible to Major Freeways, Campbell and Downtown Willow Glen
- Rent \$3.50 PSF, plus NNN (\$0.29)
- Vanilla Shell Condition
- Huge Traffic Counts through this intersection: 58,000+ ADT
- Co-Tenants include Gunther's Restaurant, Allstate, and X9 Barbershop

DEMOGRAPHICS:

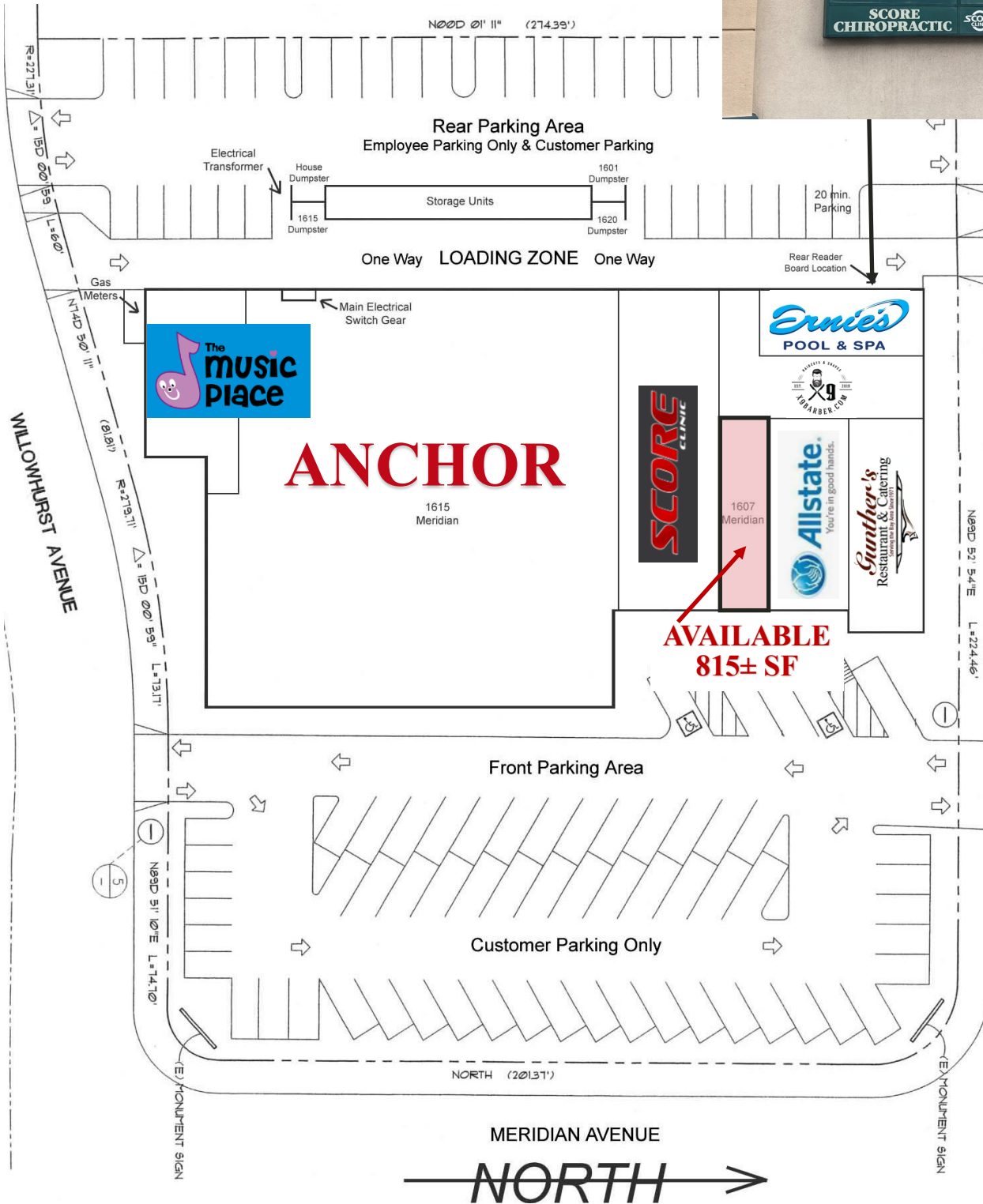
2024	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	23,450	242,069	655,508
AVG. HH INCOME:	\$198,472	\$179,313	\$176,549



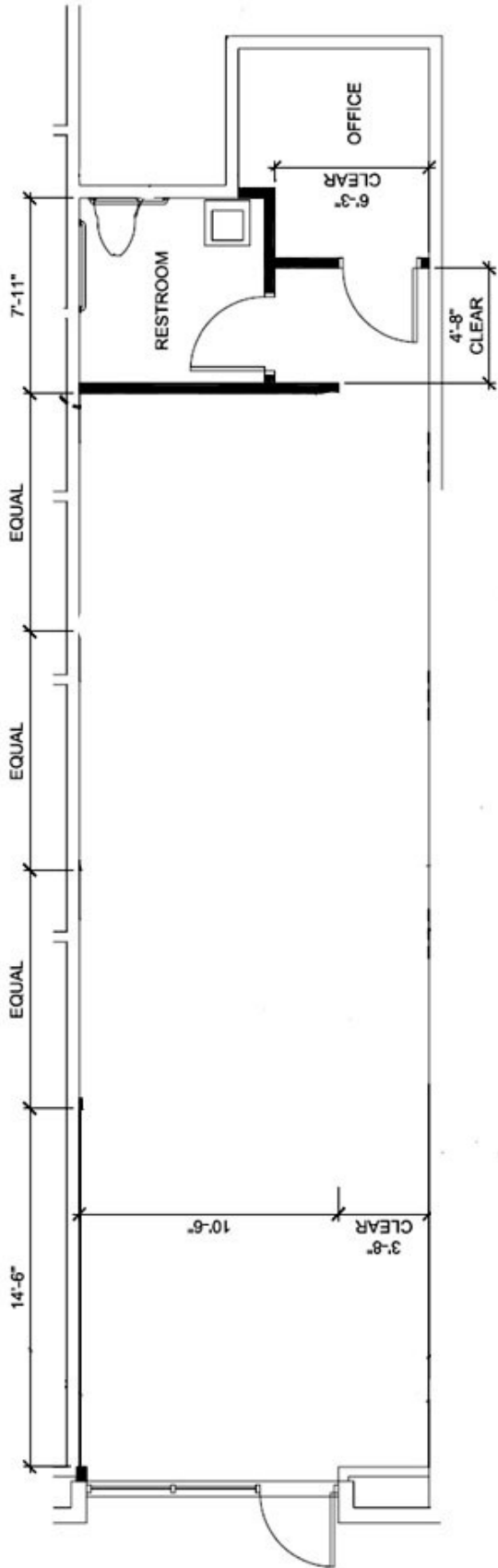
Meacham/Oppenheimer, Inc.
8 N. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
www.moinc.net

Ryan Warner
Lic. #01397580
rwarner@moinc.net
(408) 378-5900

SITE PLAN

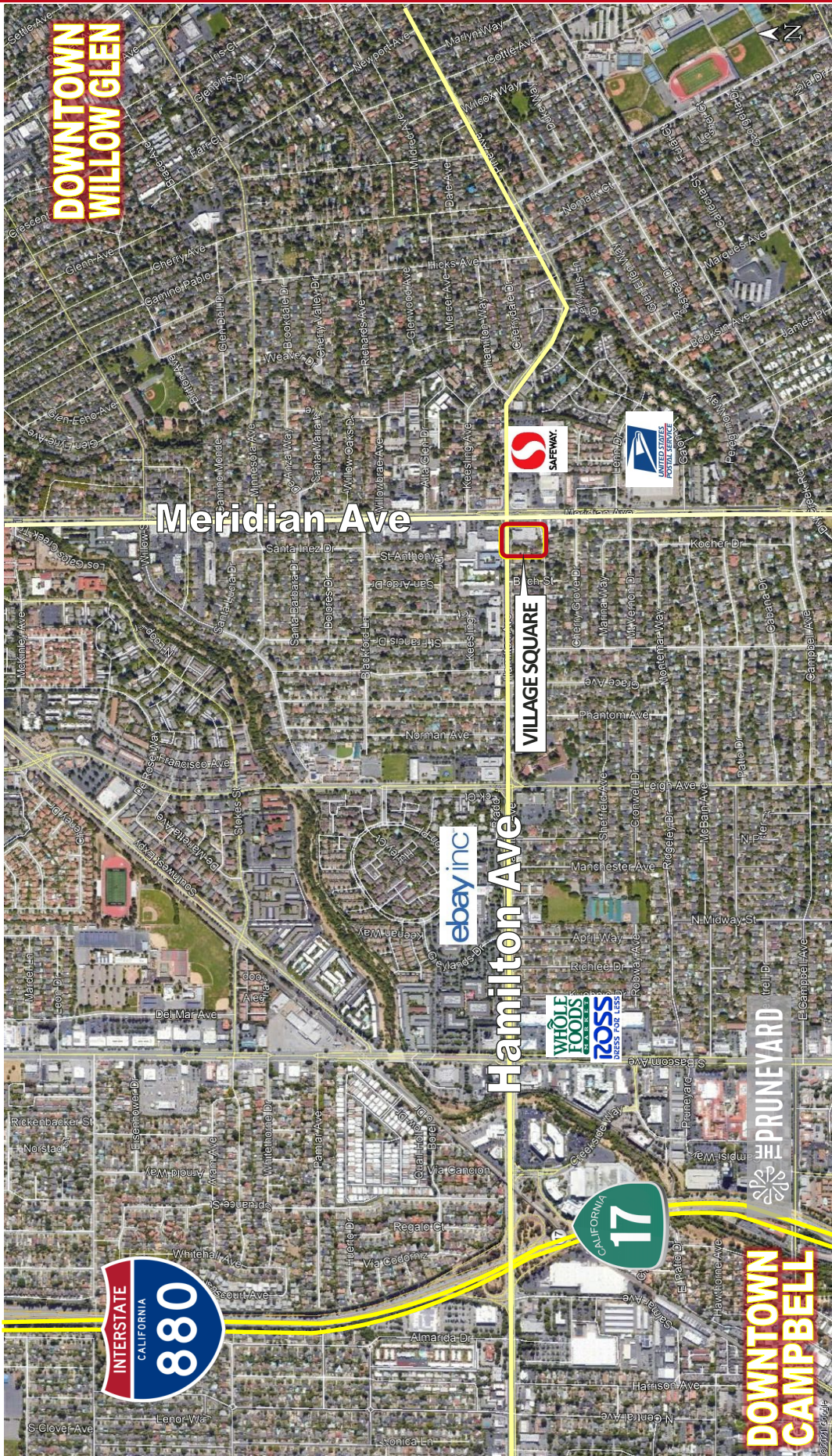


FLOOR PLAN: UNIT 1607 - 815± SF

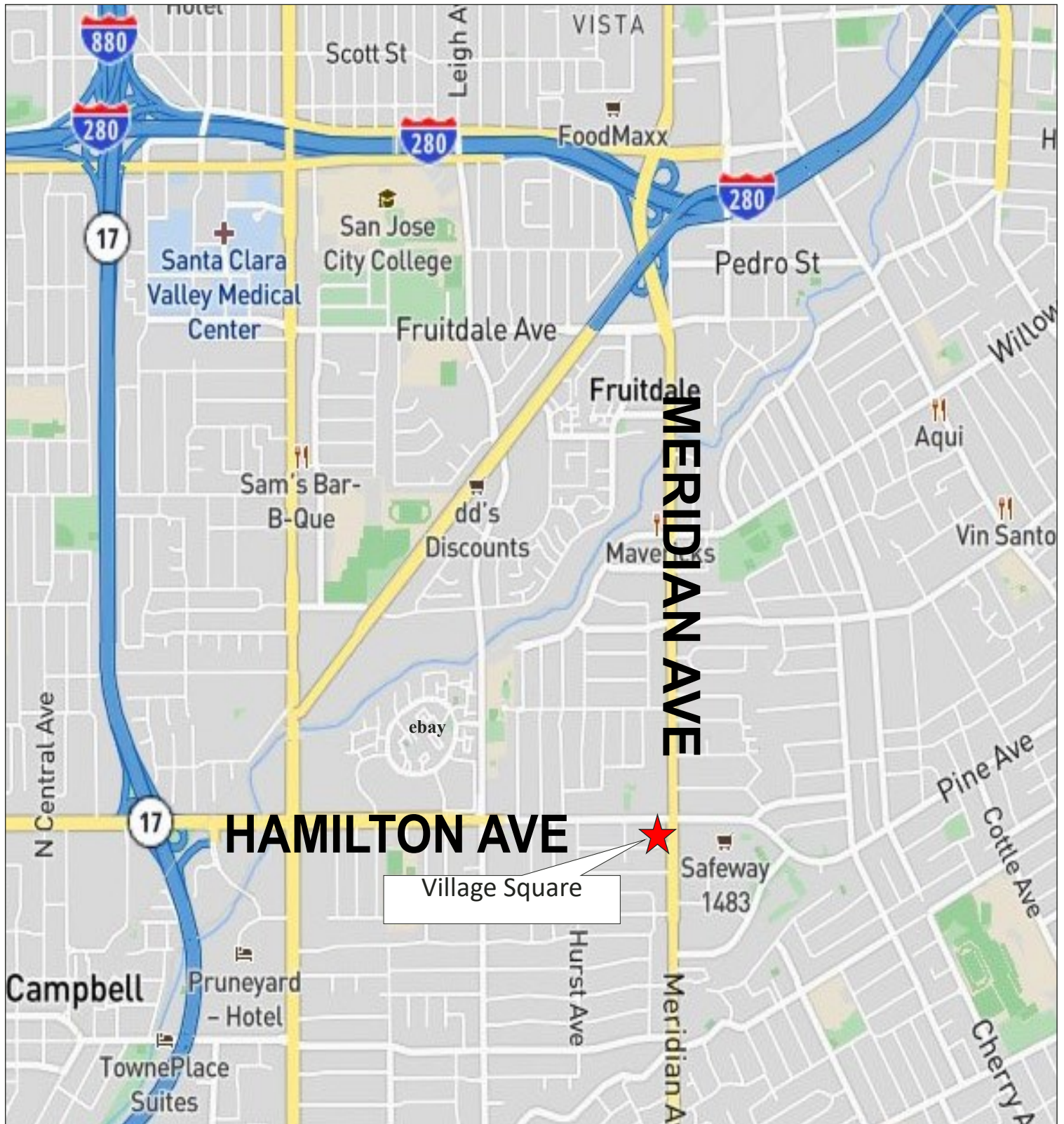


← **MERIDIAN AVE.** →

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