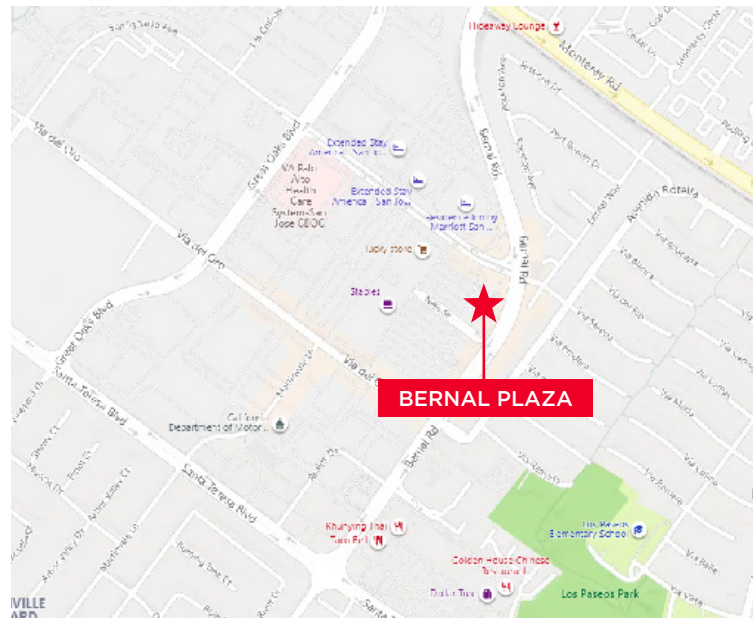


## Freestanding Retail Pad for Sublease ±5,000



### PROPERTY FEATURES

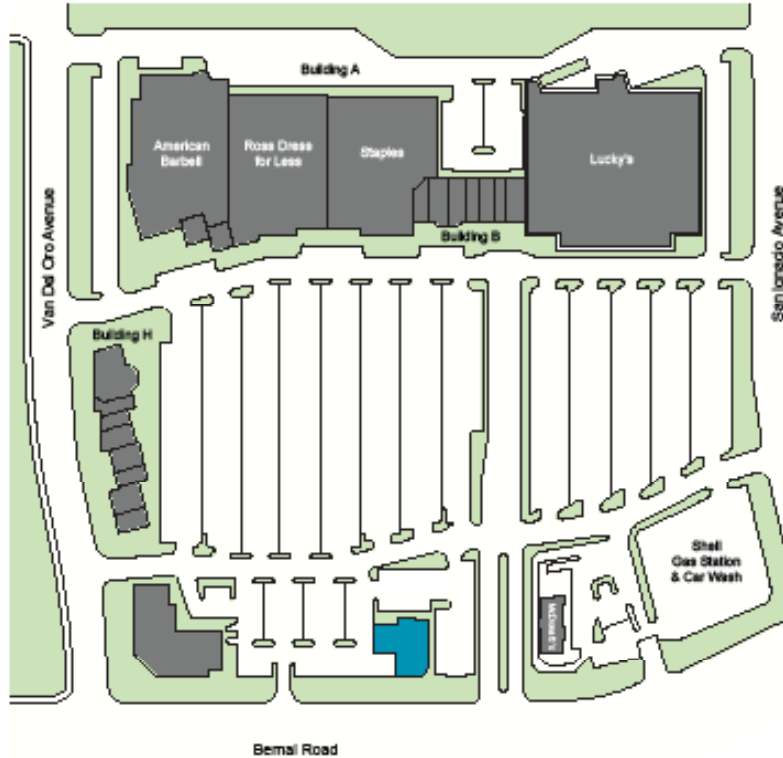
- ± 5,000 SF Freestanding Retail Pad at the Entrance to Bernal Plaza
- Excellent visibility from Bernal Road
- Anchored by Lucky Supermarkets, Staples, Ross & American Barbell
- Other recognized tenants include Starbucks, McDonalds, Togo's, Nick the Greek, Jamba Juice, & Shell
- Three years remaining with Opportunity to Extend Term
- Great access to SR 85 and U.S. 101 at Bernal Road
- Near major employers like Western Digital and Kaiser Permanente Medical Center
- Part of an affluent and expanding South San Jose demographic
- Lease Expiration Date: 11/20/2024



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**Site Plan**



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## Aerial / Location Map



## Demographics



### POPULATION



### TOTAL HH



### AVG. HH INCOME



### DAYTIME POP.

<b>1 Mile</b>	15,793	5,055	\$160,658	16,254
<b>2 Mile</b>	37,140	11,617	\$168,152	37,727
<b>3 Mile</b>	69,864	21,717	\$158,605	64,936

## Traffic Counts

Bernal Road	20,000 ADT
San Ignacio Avenue	21,480 ADT

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