



AVAILABLE FOR LEASE

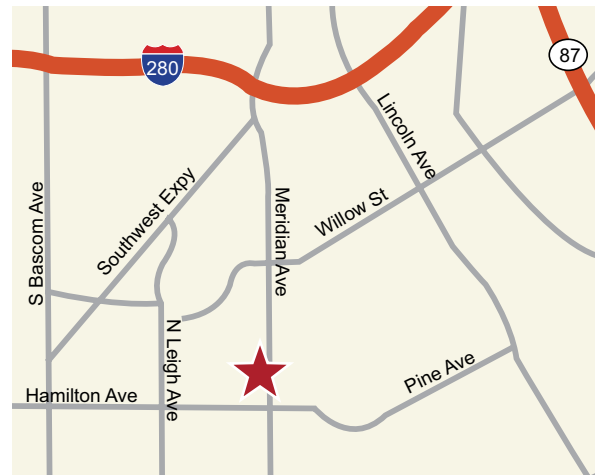
1525 Meridian Ave., Unit 105 & 106

San Jose, CA

±3,076 SF Retail/Office/Medical
Divisible to ±1,339 SF & ±1,737 SF

Property Highlights:

- Unit 105: ±1,737 SF
- Unit 106: ±1,339 SF
- Max Contiguous: ±3,076 SF
- Excellent Willow Glen Location
- Great Street Visibility/Identity
- Ample Parking
- Easy Access to I-280 & Hwy 17
- 2022 Traffic Count (ADT)
Meridian Ave @ Hamilton Ave: 46,000 Cars



2022 Demographics

DISTANCE	2-MILE	3-MILE	5-MILE
Population	106,851	240,881	661,195
AVG HH Income	\$186,107	\$176,529	\$170,675

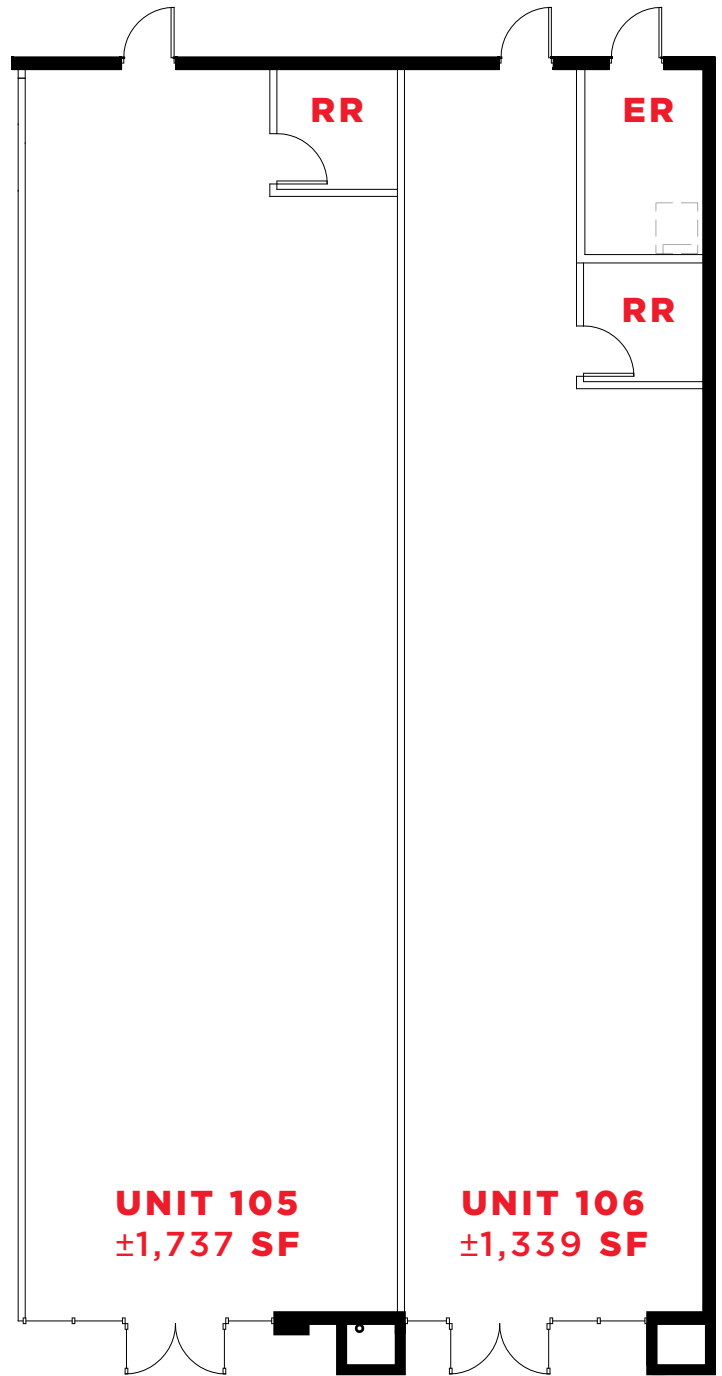
For more information, contact:

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FLOOR PLAN

UNIT 105	±1,737 SF
UNIT 106	±1,339 SF
UNITS 105 + 106	±3,076 SF

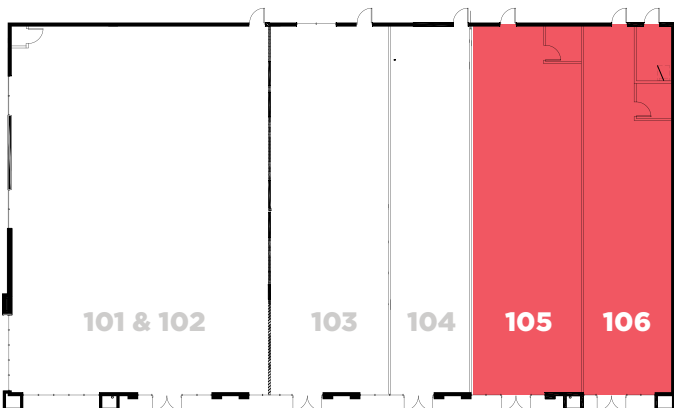


UNIT 105
±1,737 SF

UNIT 106
±1,339 SF

NOT TO SCALE

BUILDING PLAN



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