



UNIT 28
±2,560 SF

UNIT 21, SUITE 20
±20,285 SF

UNIT 18
±1,300 SF

UNIT 22, SUITE 10
±12,093 SF

UNIT 5
±3,150 SF

UNIT 15
±1,302 SF

GOULD SHOPPING CENTER

1015-1049 E. CAPITOL EXPRESSWAY & 3111 MCLAUGHLIN AVENUE, SAN JOSE, CA | **FOR LEASE**



the econlc company



CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

- Medical Office Use Permitted
- Anchored by Lion Supermarket & Rite-Aid

Other Tenants in the Center Include: McDonald's,

- Bonchon, Starbucks, UPS & Metro PCS

AVAILABILITY

Unit 5 - 1015 E. Capitol Expwy: ±3,150 SF (\$3.25/PSF NNN)
2nd Generation Restaurant Space

Unit 15 - 1049 E. Capitol Expwy: ±1,302 SF (\$3.25/SF NNN)
Retail Space

Unit 18 - 1055 E. Capitol Expwy: ±1,300 SF (\$3.25 PSF NNN)

Unit 21 - 1035 E. Capitol Expwy: ±20,285 SF (\$1.75/PSF NNN)
Retail Space - Suite 20

Unit 22 - 1035 E. Capitol Expwy: ±12,093 SF (\$1.75/PSF NNN)
Retail Space - Suite 10

Unit 28 - 3111 McLaughlin Ave: ±2,560 SF (\$2.75/PSF NNN)
Office/Medical Space

DEMOGRAPHICS



POPULATION

1 MILE | 32,253
3 MILES | 234,141
5 MILES | 597,674



DAYTIME POPULATION

1 MILE | 25,624
3 MILES | 196,077
5 MILES | 524,525



MEDIAN HHI

1 MILE | \$\$115,741
3 MILES | \$124,409
5 MILES | \$135,063

TRAFFIC COUNTS

- Capitol Expy. & McLaughlin 58,000 ADT

SITE PLAN

1	Sunlight Nail & Beauty Salon	±2,520 SF
2	UPS Store	±1,330 SF
3	Back A Yard	±1,400 SF
4	Envision Optometry	±1,400 SF
5	AVAILABLE	±3,150 SF
6	Bella Nail Spa	±900 SF
7	Rainbow Cleaners	±1,200 SF
8	Tai Pan Dim Sum Bakery & BBQ	±2,000 SF
9	RawASF	±1,636 SF
10	Okayana Sushi Japanese Cuisine	±1,557 SF
11	MetroPCS	±1,387 SF
12	Starbucks	±1,406 SF
13	Jade Beauty College	±2,400 SF
14	Meridian Medical	±2,400 SF
15	AVAILABLE	±1,302 SF
16	TeaZen Tea	±1,302 SF
17	Don's Liquor	±3,970 SF
18	AVAILABLE	±1,300 SF
19	Premier Dental	±1,301 SF
20	City of San Jose	±1,300 SF
21	AVAILABLE	±20,285 SF
-	Garden Center	±5,931 SF
22	AVAILABLE	±12,093 SF
23	Denny's	±35,390 SF
24	McDonald's	±34,600 SF
25	Shell Gas	±13,540 SF
26	PhoTastic Restaurant	±1,500 SF
27	Bonchon Fried Chicken	±2,825 SF
28	AVAILABLE	±2,560 SF





Walmart

EASTRIDGE MALL
amc THEATRES FOREVER 21 macy's
24 FITNESS JCPenney
BARNES & NOBLE
sears HOME SERVICES

ABORN SQUARE
Office DEPOT OfficeMax ROSS DRESS FOR LESS®

EVERGREEN PLAZA
SAVE MART SUPERMARKETS

TARGET

NAMASTE PLAZA
Walgreens
SAFEWAY

EVERGREEN VALLEY PLAZA
Lucky CVS

2 MILE

THE PLANT
TARGET THE HOME DEPOT BEST BUY
PET SMART ROSS DRESS FOR LESS®



GOULD PLAZA
LION MARKET 獅子城
RITE AID

WILLOW GLEN SC
24 FITNESS

THE HOME DEPOT

WATERFORD PLACE
Lucky CVS

CAPITOL & MCLAUGHLIN

1 MILE 2 MILE 3 MILE

Total Pop	31,648	115,865	234,842
Med HH \$	\$70,844	\$65,311	\$75,820
Avg HH \$	&90,085	\$85,534	\$95,877
Employees	4,515	20,486	48,224



the econic company®



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WAKEFIELD**

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