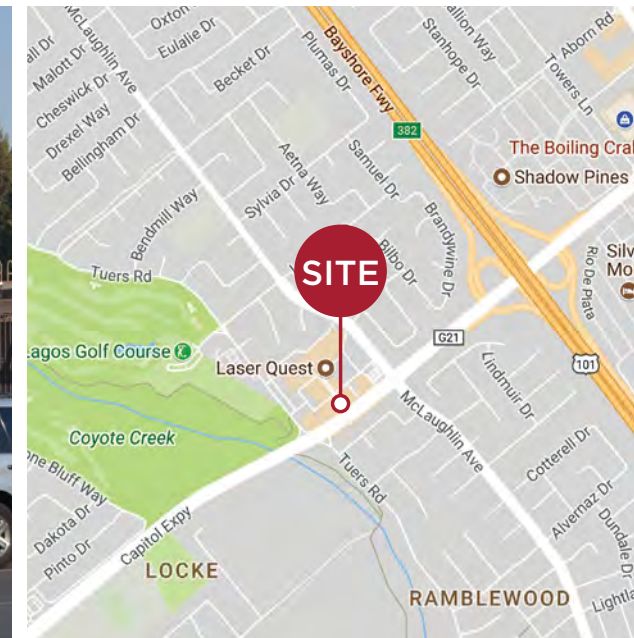


FOR LEASE

GOULD SHOPPING CENTER

CAPITOL EXPRESSWAY & MCLAUGHLIN AVENUE, SAN JOSE, CA



HIGHLIGHTS

- ±12,093 SF Junior Anchor Space
- Anchored by Lion Supermarket & Rite-Aid
- Other Tenants in the Center Include: Laser Quest, McDonald's, Bonchon, Starbucks, Round Table Pizza, Subway, UPS & Metro PCS
- Asking \$1.75/SF NNN

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	32,253	234,141	597,674
AVG. HH INCOME	\$115,741	\$124,409	\$135,063
DAYTIME POP.	25,624	196,077	524,525

TRAFFIC COUNTS

Capitol Expy. & McLaughlin 58,000 ADT

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VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN



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1	P 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	Round Table Pizza	±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	Subway	±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	City of San Jose	±1,302 SF
16	AVAILABLE	±1,302 SF
17	Don's Liquor	±3,970 SF
18	Best Brains	±1,300 SF
19	Dentist	±1,301 SF
20	AVAILABLE	±1,300 SF
21	California Ripped Fitness	±20,285 SF
-	Garden Center	±5,931 SF
22	AVAILABLE	±12,093 SF
23	Denny's	±30,000 SF
24	McDonald's	±34,600 SF
25	Shell Gas	±13,540 SF
26	Vietnamese Restaurant	±1,500 SF
27	Bonchon Fried Chicken	±2,825 SF
28	AVAILABLE	±2,560 SF



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