

FOR LEASE

GOULD SHOPPING CENTER

1059 E. CAPITOL EXPRESSWAY & 3111 MCLAUGHLIN AVENUE, SAN JOSE, CA



HIGHLIGHTS

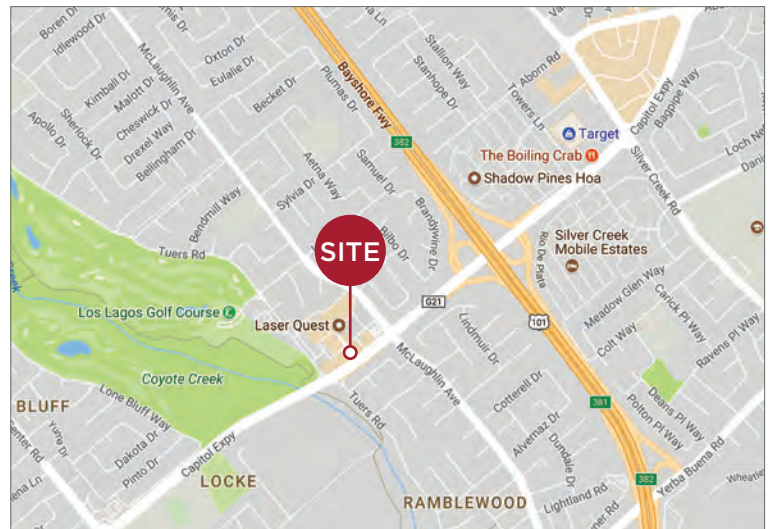
- ±1,300 SF of Retail & ±2,560 SF of Office/Medical Available
- Medical Office Use Permitted
- Anchored by Lion Supermarket & Rite-Aid
- Other Tenants in the Center Include: Laser Quest, McDonald's, Bonchon, Starbucks, Round Table Pizza, Subway, UPS & Metro PCS
- 3111 McLaughlin Ave: \$2.75/ PSF NNN
- 1059 E. Capitol Expwy: \$3.25/ PSF NNN

TRAFFIC COUNTS

Capitol Expwy. & McLaughlin 58,000 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	32,604	241,422	614,406
AVG. HH INCOME	\$101,747	\$108,327	\$113,024
DAYTIME POP.	22,067	241,422	614,406



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SITE PLAN

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	Not Available	±1,500 SF
7	Darling Nails	±900 SF
8	Rainbow Cleaners	±1,200 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	Boba Fitt Drinks	±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	±20,336 SF
22	Laser Quest	-
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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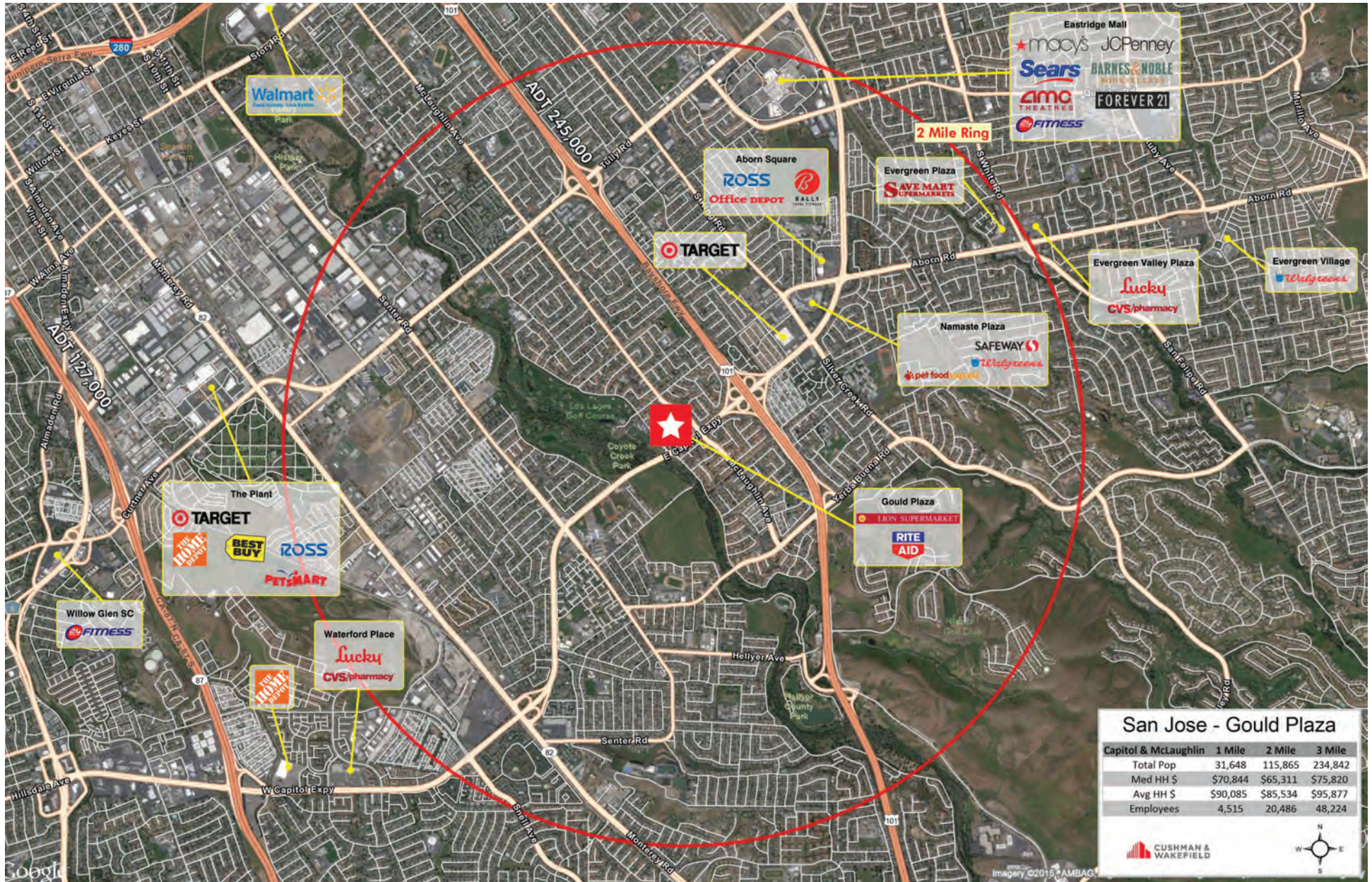
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San Jose - Gould Plaza

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

CUSHMAN & WAKEFIELD