

RETAIL SPACE FOR LEASE

1535 Meridian Ave, San Jose, CA

Suite 40

+/- 1,216 SF

\$3.00/SF NNN

NNN +/- \$.50/SF

AVAILABLE 9/1/25

CALL TO TOUR

Do not disturb Tenants



SUITE FEATURES

ELENA LONGINETTI

DRE #01880825

{CELL} 408 309-3872

{OFFICE} 408 292-1166

ELENA@TERRACOMMERCIAL.COM

- Existing Hair Salon
- Large open area with hookups for 2 wash stations
- Private restroom, W/D hookups
- Monument and Building Signage available

520 E. MCGLINCY LN., #1 CAMPBELL, CA 95008 • TEL (408) 292-1166

FOR LEASE

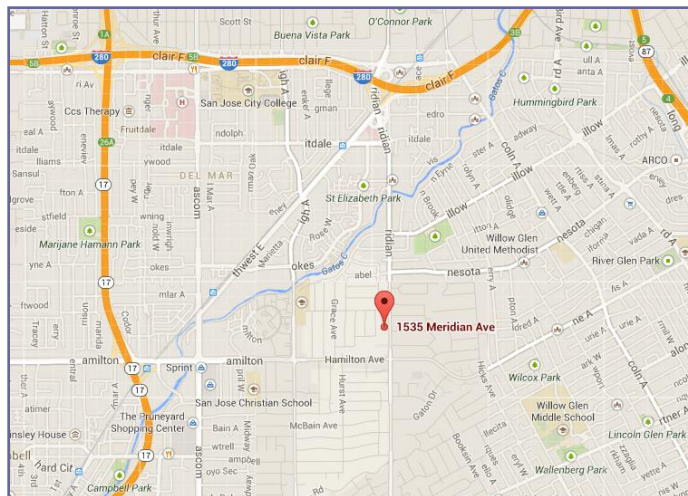
RETAIL SPACE FOR LEASE

1535-40 Meridian Ave, San Jose, CA

PROPERTY FEATURES

- Tenants include Three Flames, Rookies, Joseph George and many others
- Willow Glen Neighborhood Shopping Center
- On busy Meridian Ave. near Hamilton Ave. with street frontage
- High traffic count street
- Well maintained neighborhood center

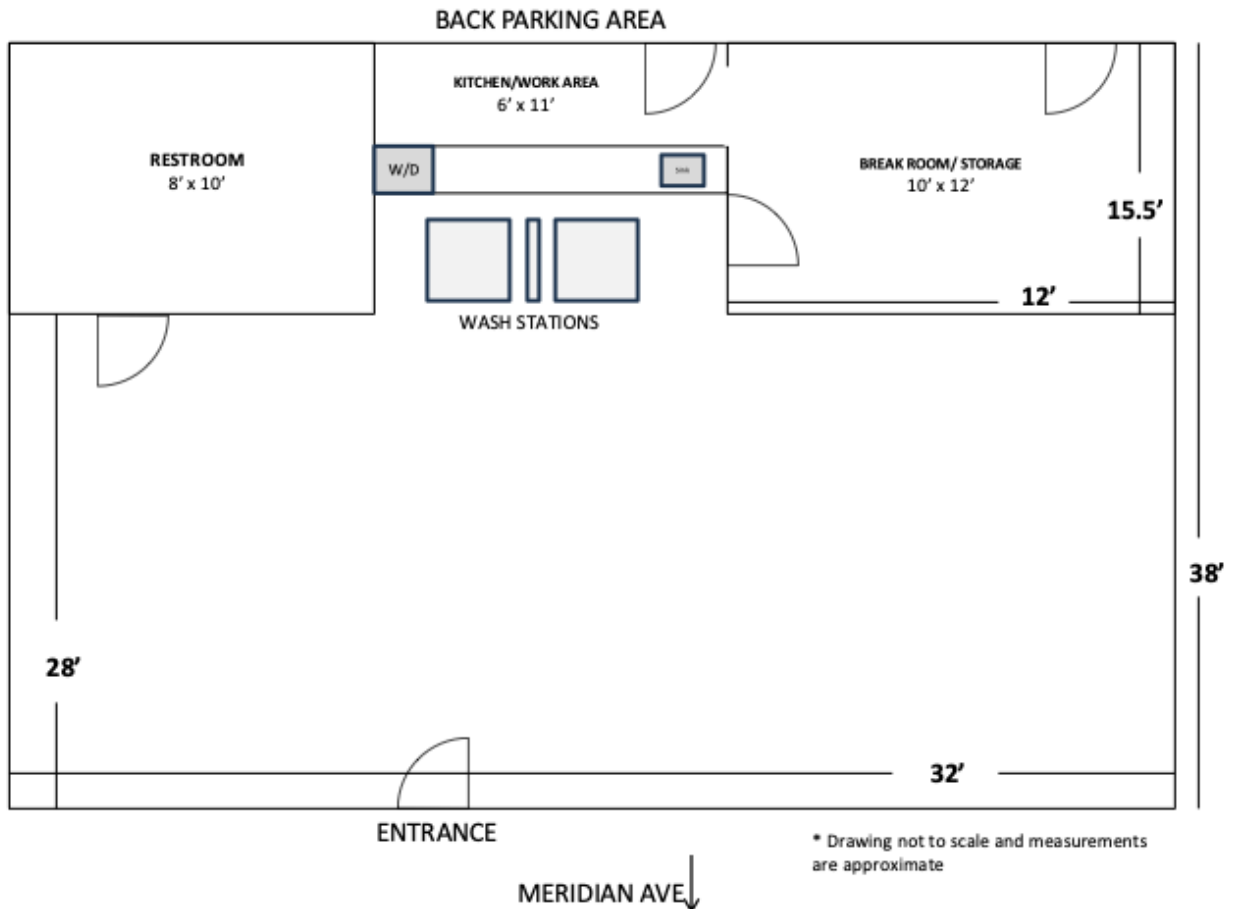
Demographics	1 Mile	3 Miles	5 Miles
Population	24,002	230,727	623,417
Average HH Income	\$164,107	\$155,153	\$154,114



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*drawing not to scale and all measurements are approximate

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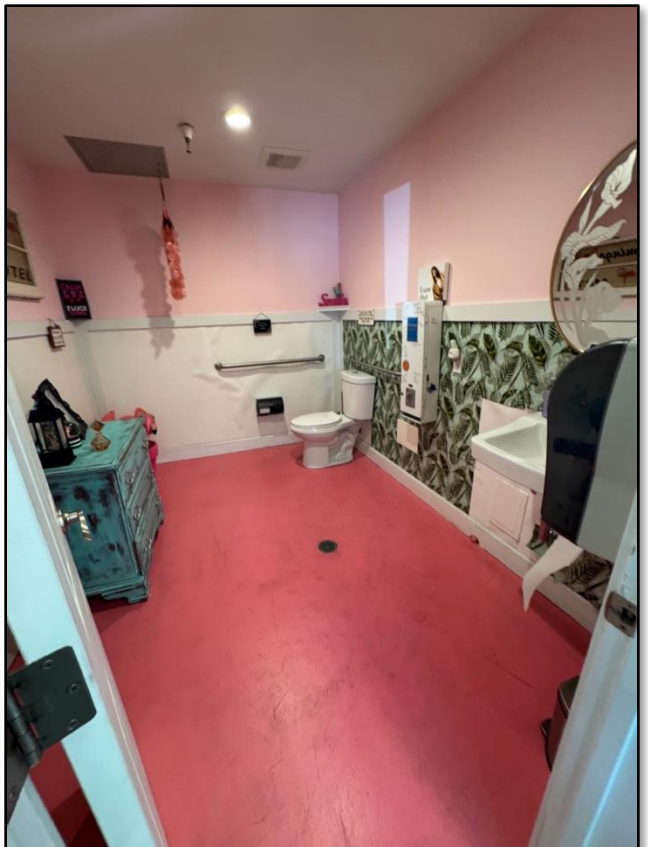
Main Open Floor Area



Entrance



Kitchen/Break Room with
Washer/Dryer



Large private restroom

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