

RETAIL FOR LEASE



THE PLATFORM

All New Build: Retail & Restaurant Shell Spaces Available!

1501 BERRYESSA ROAD SAN JOSE, CA



PC INC PRIME COMMERCIAL
INCORPORATED

AGENT CONTACT:

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PICTURE YOUR BUSINESS AT

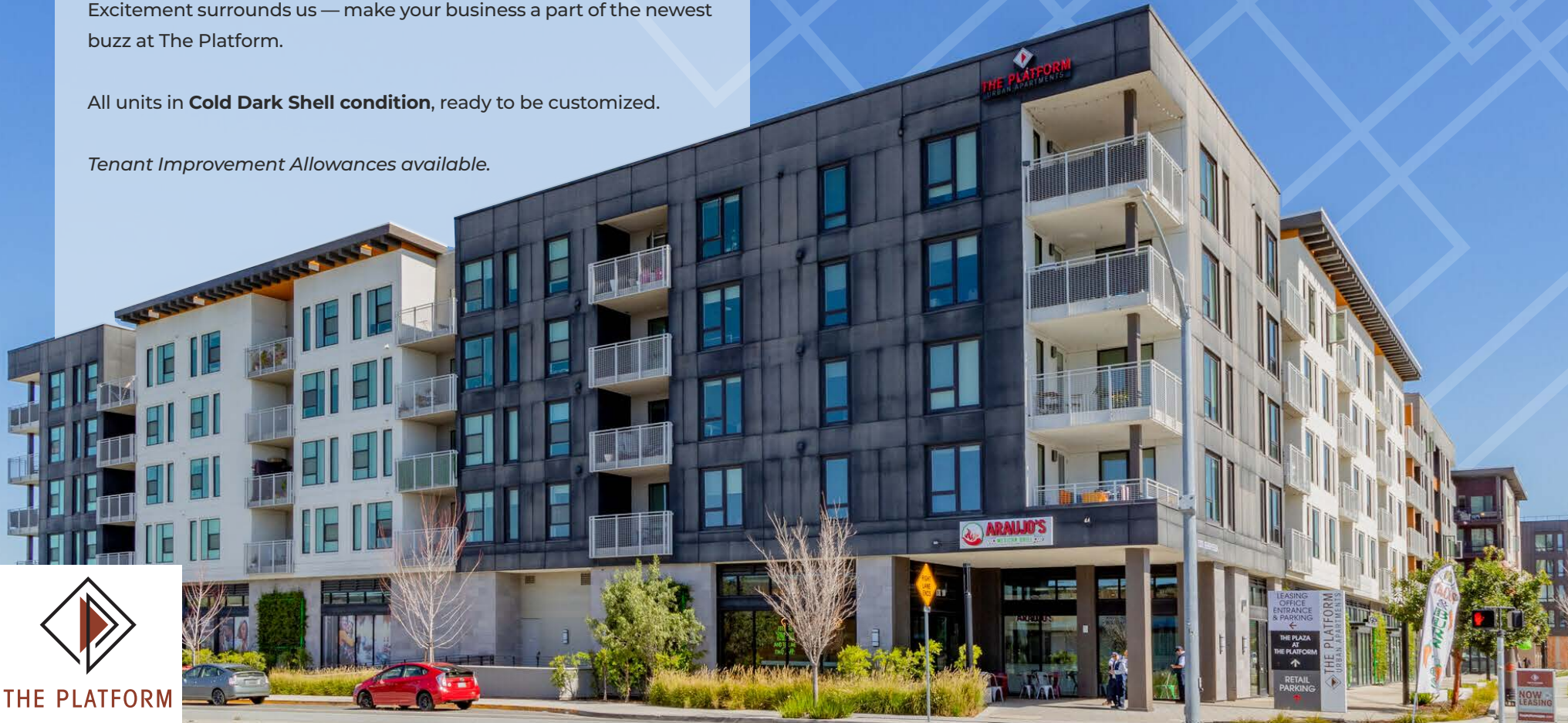
THE PLATFORM

Enjoy a truly modern urban experience — The Platform is a State of the Art Mixed-Used building with 551 luxury apartments above ground-floor retail. Just minutes from the Berryessa BART Station, the entire Bay Area is just within reach! Adjacent to The Platform is an additional ~4,000 occupied residences and upcoming proposed ~3.4 million SF of new commercial and residential development projects.

Experience what it means to truly be in the center of an urban hub. Excitement surrounds us — make your business a part of the newest buzz at The Platform.

All units in **Cold Dark Shell condition**, ready to be customized.

Tenant Improvement Allowances available.



THE PLATFORM
1501 BERRYESSA RD
SAN JOSE, CA



PROPERTY HIGHLIGHTS:

- Urban Mixed-Used Building with 551 Luxury Apartments
- High Visibility at Signalized intersection on Berryessa Road
- Minutes away from Berryessa BART Station
- Now Seeking Retail & Restaurant Tenants
- *Tenant Improvement Allowances Available*

TYPE: Retail / Restaurant

CONDITION: Cold Dark Shell, TIA Available

PRICE: \$3.00 - \$3.25 / SF + NNN \$1.21

AVAILABLE UNITS:

• RETAIL :	<u>1,290 SF</u>	• RESTAURANT :	<u>2,182 SF</u>
	<u>1,433 SF</u>	(First Generation,	<u>2,193 SF</u>
	<u>2,346 SF</u>	Type 1 Hood	<u>2,983 SF</u>
	<u>3,521 SF</u>	Build-Out Possible)	<u>3,203 SF</u>
	<u>3,481 SF</u>		

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SITE PLAN

BLOCK 9 & 10

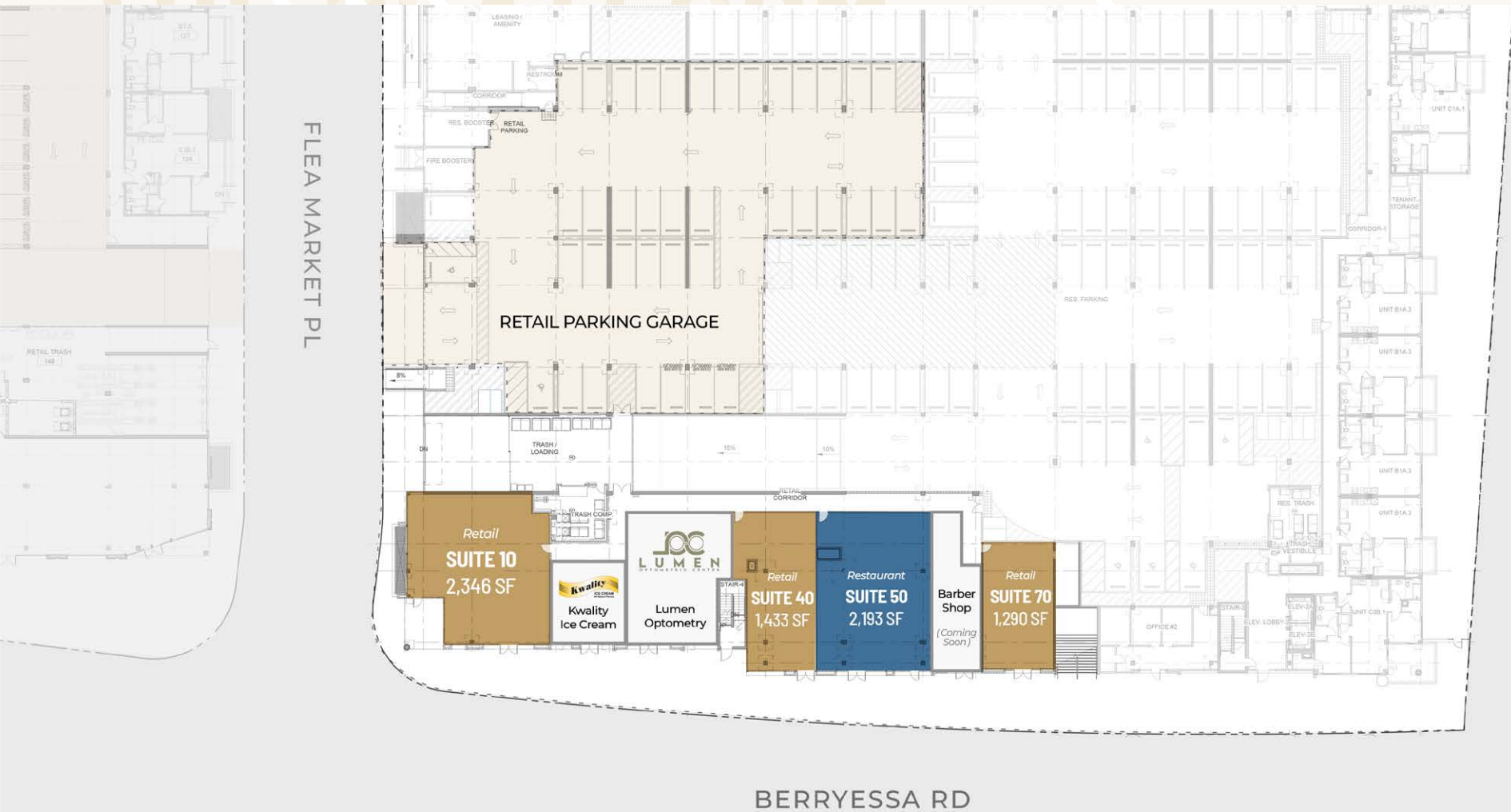


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SITE PLAN

BLOCK 11



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DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Population	26,620	244,685	566,054
Avg. House Hold Income	\$190,204	\$170,473	\$178,858
Daytime Population	26,852	306,023	680,601

TRAFFIC COUNTS

Berryessa Road (Cars Per Day)	26,620 ADT
Berryessa BART Station (Ridership)	49,373 Monthly Riders*

*Source: October 2024 Ridership Report, www.bart.gov

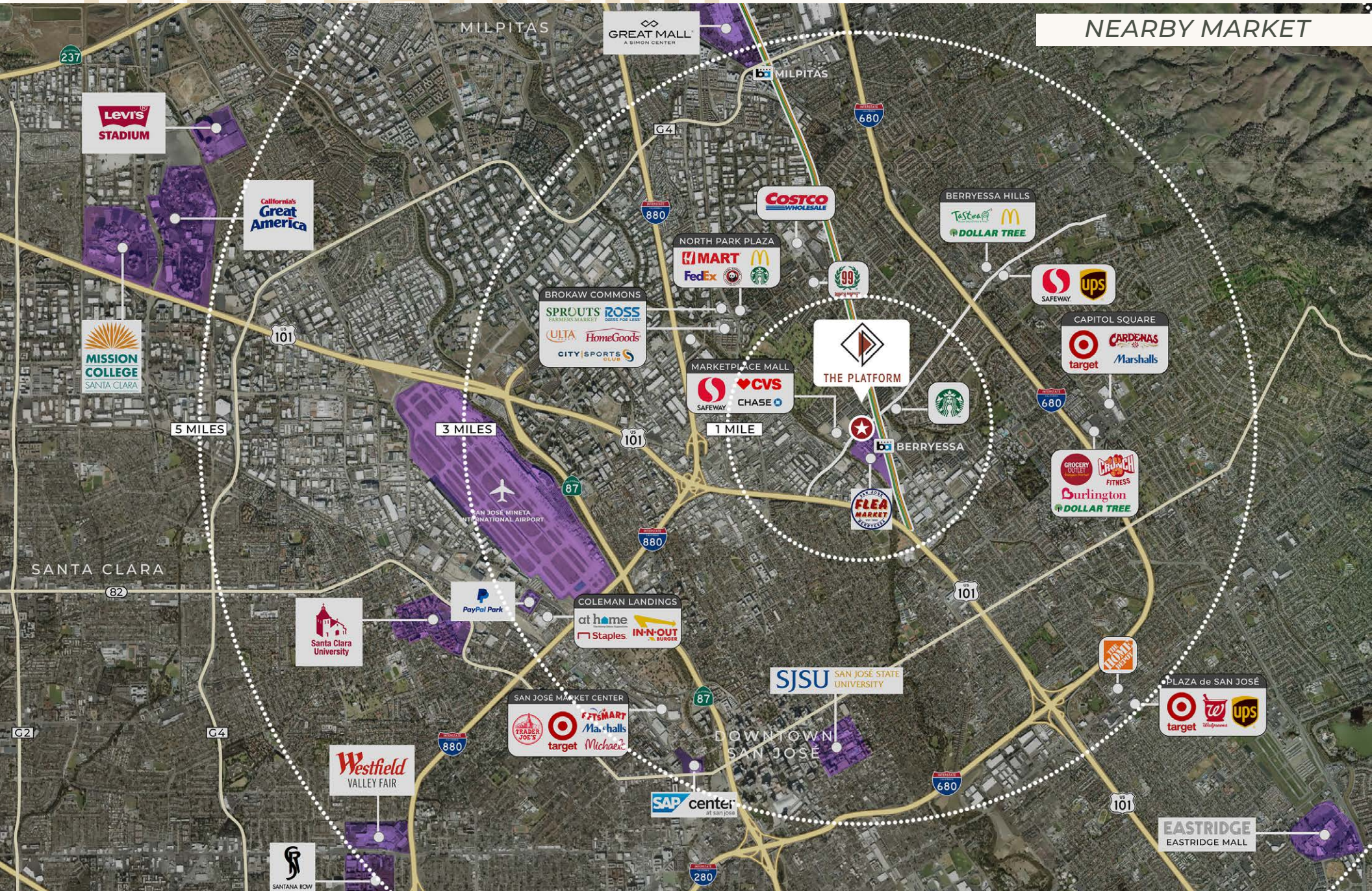


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THE PLATFORM THE PLATFORM

AERIAL MAP

NEARBY MARKET





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