

BERNAL PLAZA

101-125 BERNAL RD,
SAN JOSE, CA 95119



**High-Volume Lucky-Anchored
Neighborhood Center with
\$200K AHI's in 5 Miles -
Repositioning Q2 2025**

AVAILABLE SPACES ■

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the econic company®


BISON
PARTNERS

PROPERTY

HIGHLIGHTS



Established Anchor Tenants

The center is anchored by well-known brands like Lucky Supermarket, Ross, and American Barbell, which drive consistent foot traffic.



Diverse Tenant Mix

Category leading tenants like McDonald's, Jamba Juice, Togo's, Shell and Tesla, attracting a broad customer base.



New Ownership with capital improvement plans offering compelling tenant improvements.



Vacant Spaces for Flexibility

Availability of multiple vacant spaces (including a 5,000 SF former Chase Bank, and other smaller spaces) offers flexibility for new tenants or reconfiguration.



Prime Pad Opportunities For Lease

The 1,200 SF spaces that can be combined are ideal for quick service restaurants, which can capitalize on the existing food traffic.



Visibility and Access

Positioned at the southern end of San Jose, with good visibility from Bernal Road and San Ignacio Avenue.



BERNAL PLAZA is the quintessential 200,000 SF grocery-anchored neighborhood center in a high income, affluent demographics south Silicon Valley Location. Anchored by dominant grocery Lucky (a +20 year tenant), Bernal Plaza features exceptional site lines and visibility, easy access from 8 ingress/egress points, and a +6:1,000 SF parking ratio. Ownership plans significant exterior upgrades including paint, signage, patio furniture and rebranding, all to commence in 2025 positioning Bernal Plaza as the leading neighborhood grocery/necessity and F&B center in the trade area.

AFFLUENT SILICON VALLEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	16,967	74,429	196,697
Avg. HH Income	\$194,423	\$183,079	\$198,675
Daytime Population	18,926	64,544	148,676

TRAFFIC COUNTS

Source: 2024 Esri.

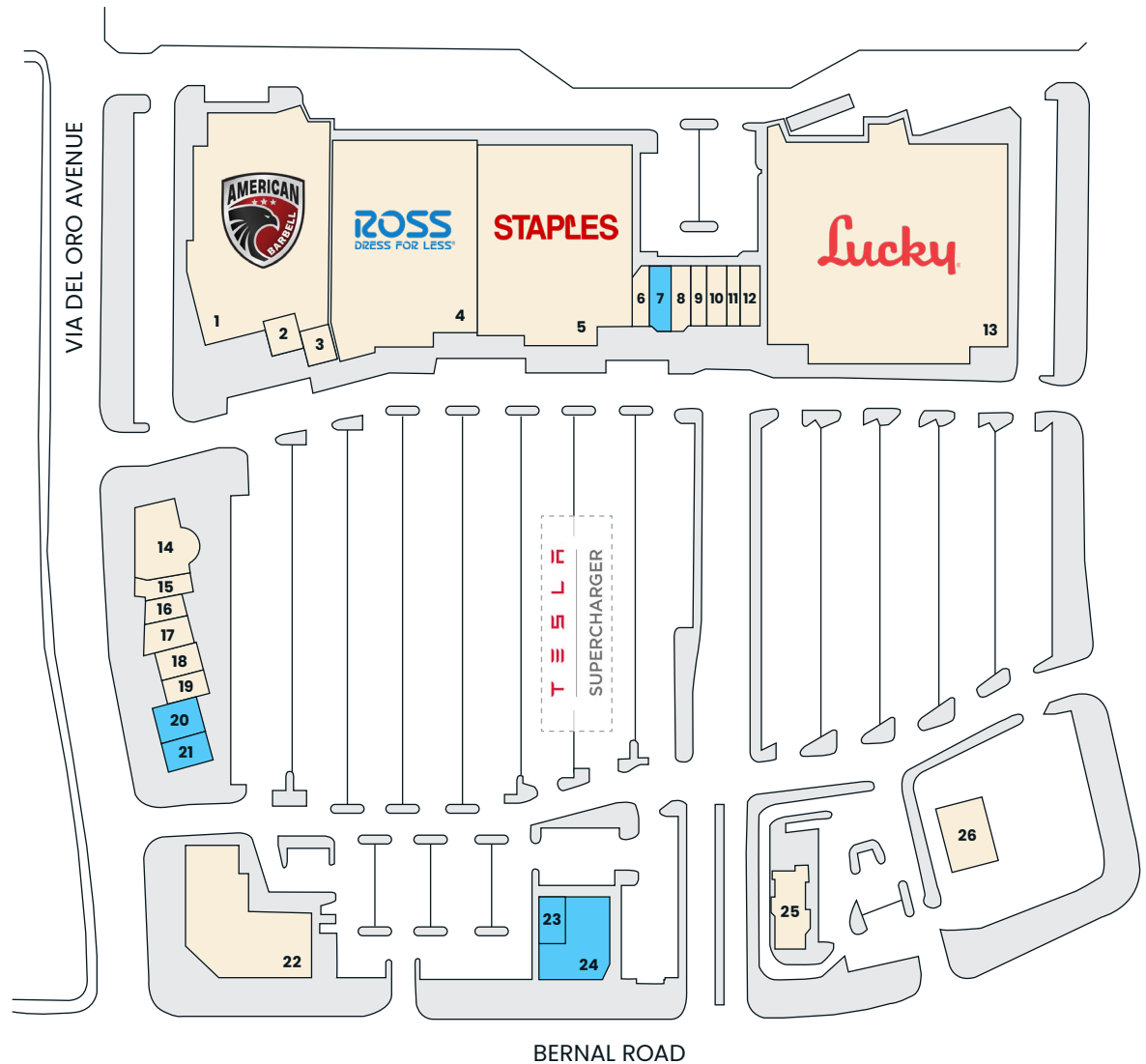
San Ignacio Ave	21,480 ADT
Bernal Rd	20,000 ADT
Monterey Rd	22,000 ADT

PROPERTY

SITE PLAN

BERNAL PLAZA features an unmatched +6 parking spaces per 1,000 SF of leasable area.

#	TENANTS	UNIT	SF
1	American Barbell	121	±30,930
2	Silver Creek Physical Therapy	121-30	-
3	Fu Kee	121-50	±1,320
4	Ross Dress For Less	121-60	±31,529
5	Staples	121-80	±23,971
6	Regal Bagel	125-10	±1,622
7	Available <i>(2nd Gen Restaurant Opportunity)</i>	125-20	±1,457
8	Togo's	125-30	±1,412
9	Jamba Juice	125-40	±1,015
10	Five Star Pizza	125-50	±1,245
11	Hankki House	125-60	±1,033
12	Nick the Greek	125-70	±2,440
13	Lucky Supermarket	129	±65,062
14	Chayakada - Indian Quick Casual	117-80	±4,121
15	Postal Annex	117-70	±984
16	JD Nails	117-60	±999
17	Reflections Family Dental	117-50	±1,281
18	Precision Eye Care	117-40	±1,600
19	Super Cuts	117-30	±1,137
20	Available	117-20	±1,281
21	Available	117-10	±1,281
22	Atria Banquet Hall	113	±12,937
23	Available	109-20	±1,500
24	Available	109-10	±5,000
25	McDonald's	105	±3,864
26	Shell Gas Station	101	±5,600



AVAILABLE ■

UNIT

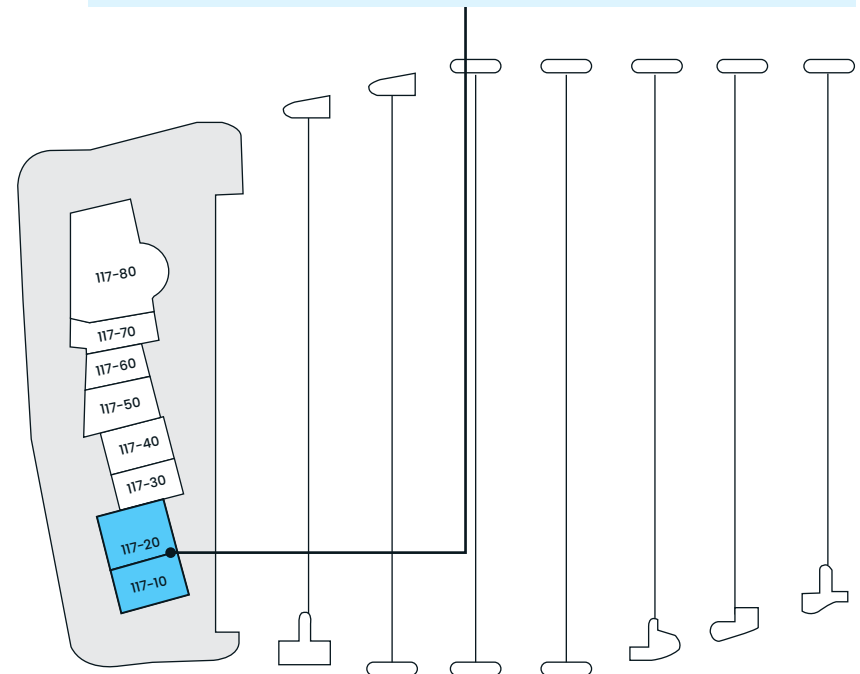
117-20 & 117-10



CAN BE COMBINED

±1,281 SF & ±1,281 SF

- Marquee End-Cap location
- Up to 1,500 SF of reserved patio space
- Strong TI/concession package for F&B uses
- Proximate to expansive parking field
- Exterior renovation planned



UNIT

109-10 & 109-20



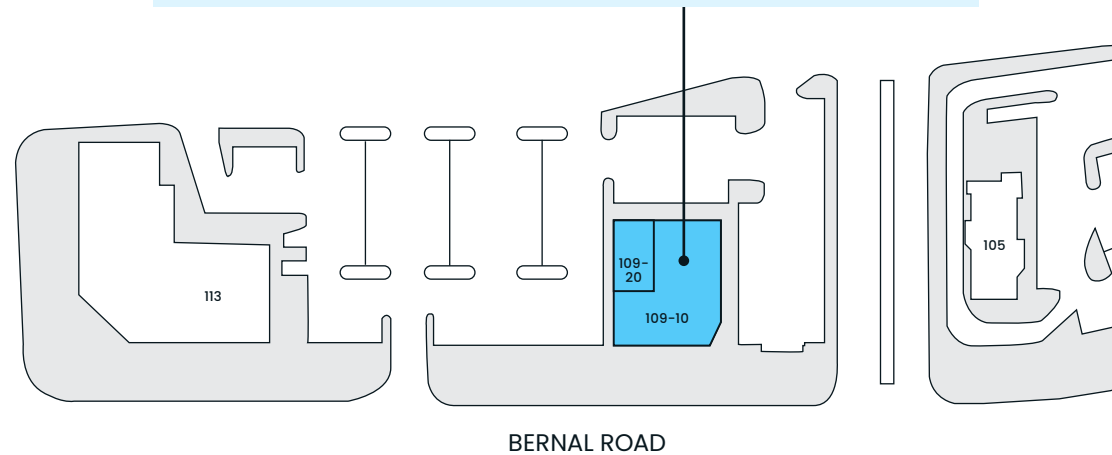
CAN BE COMBINED

±5,000 SF & ±1,500 SF

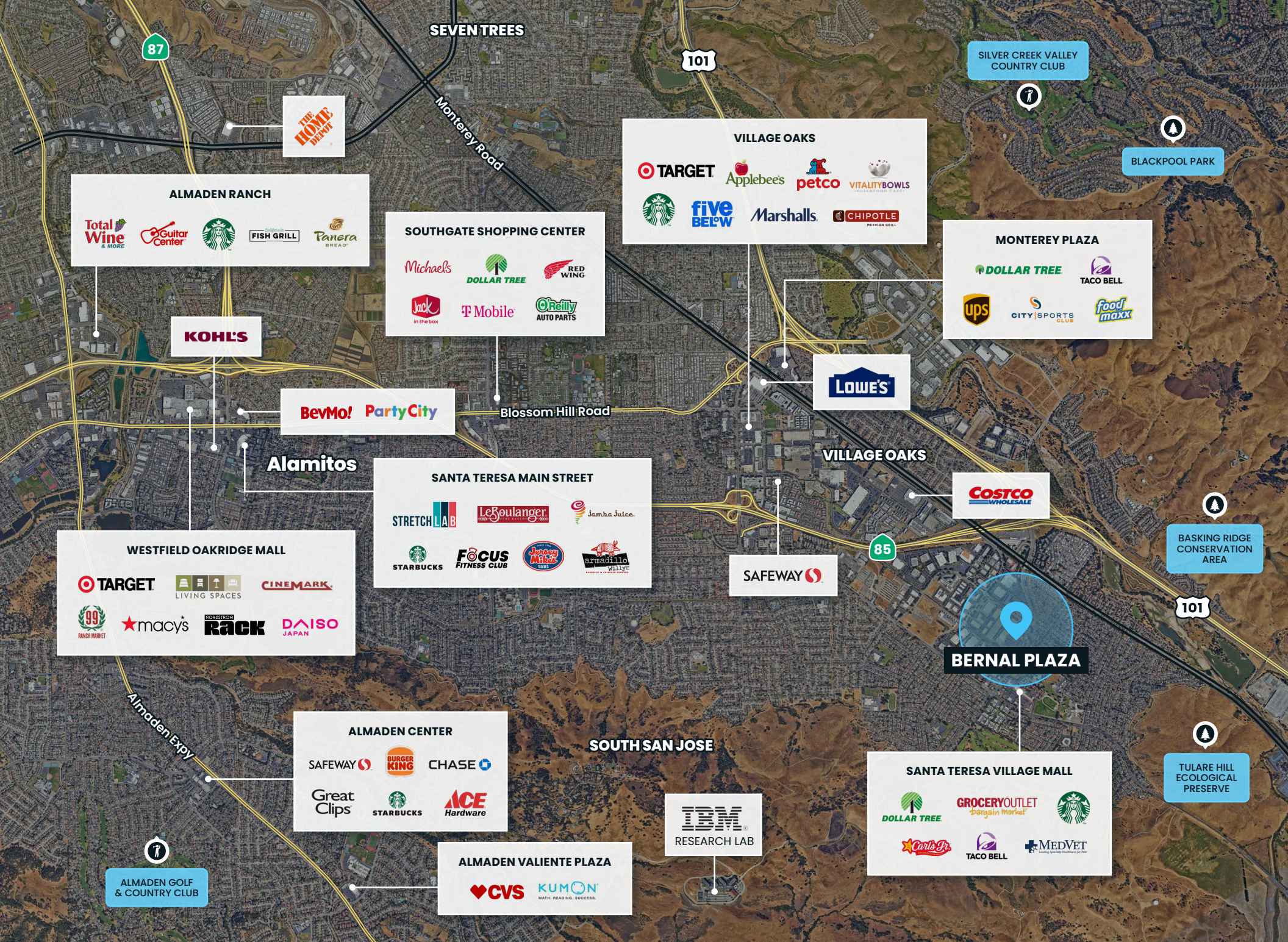
109-10: FORMER BANK PAD - ±5,000 SF

109-20 - ±1,500 SF

- Premier pad corner in the shopping center
- Adjacent to the primary drive aisle and fronting on Bernal Road
- Excellent parking and access on 3 sides of the building
- Space can be combined or demised
- Indoor/outdoor dining opportunities providing extra reserved GLA at no rent cost.







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