

SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

SAN JOSE, CA

Walgreens #7079

± 15KSF | \$175,000/yr, MG | June '26

1615 MERIDIAN AVE

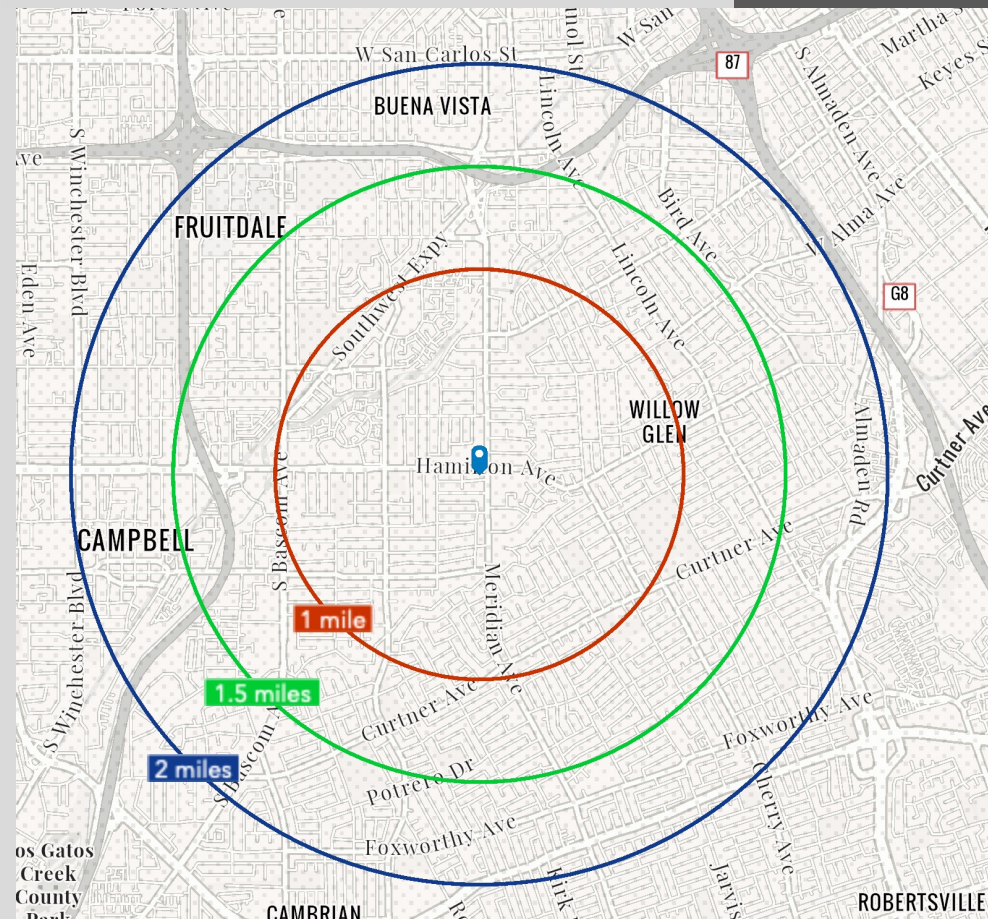


Property Overview

- ✦ **Rent.** \$175,000/yr, Modified Gross*
* (inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 6/30/26
- ✦ **Walgreens Premises.** ±15,465 SF
- ✦ **Signage.** Building
- ✦ **Opportunity.** Immediate occupancy, with parking, at below market rent
- ✦ **Signalized Intersection.** NWC of Hamilton Ave & Meridian Ave
- ✦ **Zoning.** CN, San Jose - [Permitted Use Info](#)
- ✦ **Prohibited Uses.** Pharmacy

Location Overview

- ✦ **Willow Glen.**
 - ✦ Property is located within the Willow Glen, an area known for its historic downtown, dining and shopping. Willow Glen is also one of the more affluent neighborhoods in San Jose.
- ✦ **Strong Neighborhood Commercial Trade Area.**
 - ✦ Nearby Retailers include Safeway, Rite Aid, Whole Foods
 - ✦ ±65K VPD at subject intersection
 - ✦ Population density of ~60K within 2 miles



'23 Estimates	1 Mile	1.5 Miles	2 Miles
Population	23,405	59,155	104,747
Households	9,430	23,486	41,205
Avg. HH Inc.	\$198,472	\$195,896	\$191,886
Meridian Ave – Daily Traffic Count Estimate			39,000
Hamilton Ave – Daily Traffic Count Estimate			25,336

san jose

1615 MERIDIAN AVE



Hamilton Ave – 25,336 VPD

Meridian Ave - 39,000 VPD

Willowhurst Ave



SUBLEASE OPPORTUNITY

RetailNet

REAL ESTATE

san jose

1615 MERIDIAN AVE



SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE

san jose

1615 MERIDIAN AVE



san jose

1615 MERIDIAN AVE



SUB-LEASE TERMS

SUGGESTED RENT*

\$175,000

(inclusive of RET; R&M, insurance, utilities separate)

TERM

6/30/26 *(Co-terminus with master lease)*

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

MARK HOLLENBECK, CCIM

844.RNRE.111 📧 mark@retailnetrealestate.com

THIS IS NOT AN OFFER: VOID WHERE PROHIBITED. NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, WITHDRAW WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR CLIENT AND/OR FIRM PRINCIPALS.

SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE