

5314 & 5316 Monterey Hwy

 San Jose, CA 95111

Retail For Lease - 2 Units Remaining

±1,206 & 1,584 RSF



SEEKING

Retail, Personal Services, and
Professional Services Uses



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PROPERTY

HIGHLIGHTS

-  2 Units Remaining: (**±1,206 RSF & ±1,584 RSF**)
-  New restroom (shared) constructed by landlord
-  Monument signage on Monterey Road (±37,000 Cars Per Day)
-  Proximate to Hwy 101 access point
-  Low Estimated NNN – \$0.87 psf, per month

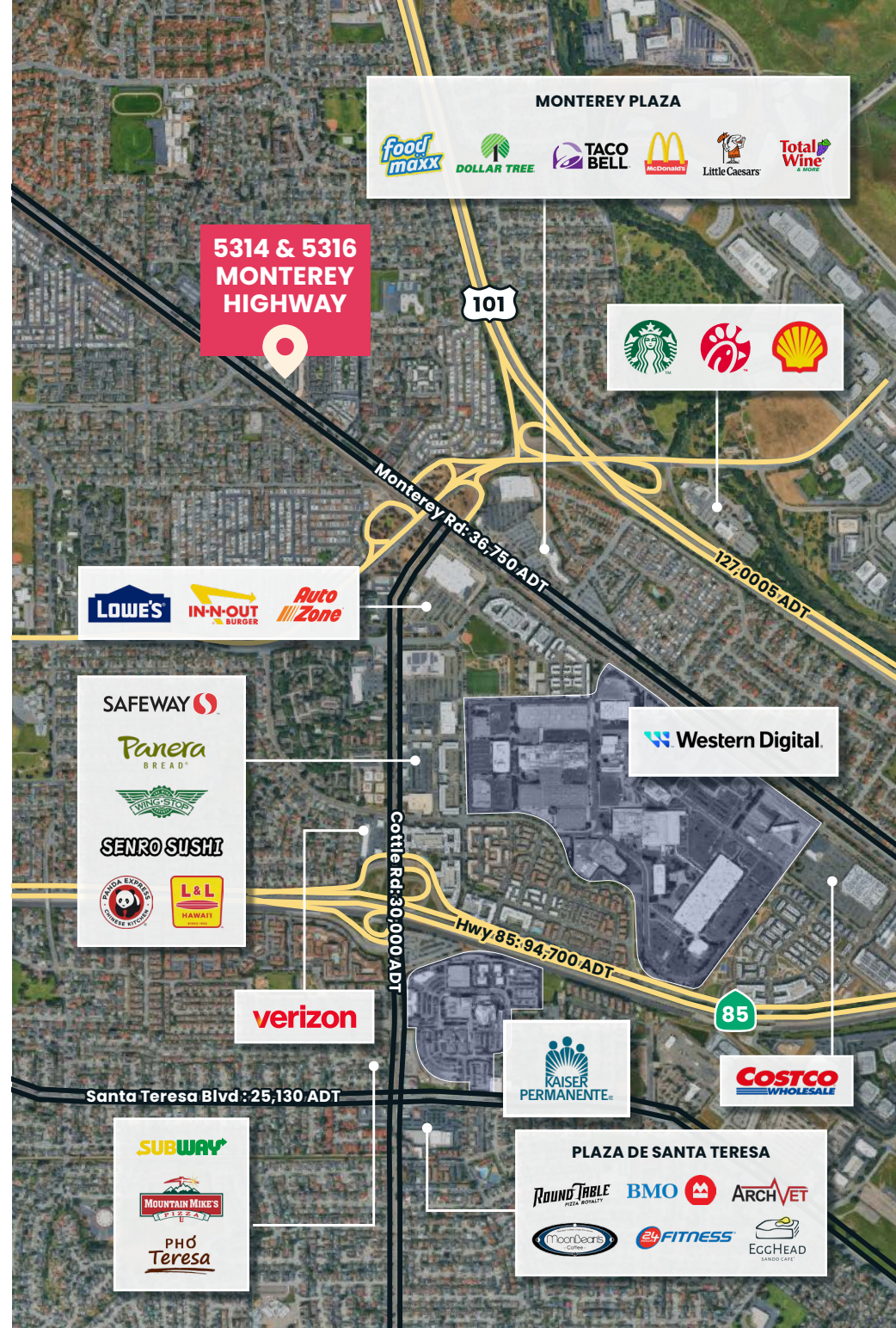
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	33,611	172,516	390,956
Avg. HH Income	\$171,903	\$215,082	\$219,774
Daytime Population	22,529	133,357	318,512

TRAFFIC COUNTS

Source: 2026 Esri.

Monterey Rd	36,750 ADT
Hwy 101	127,005 ADT
Chynoweth Ave	12,565 ADT



PROPERTY

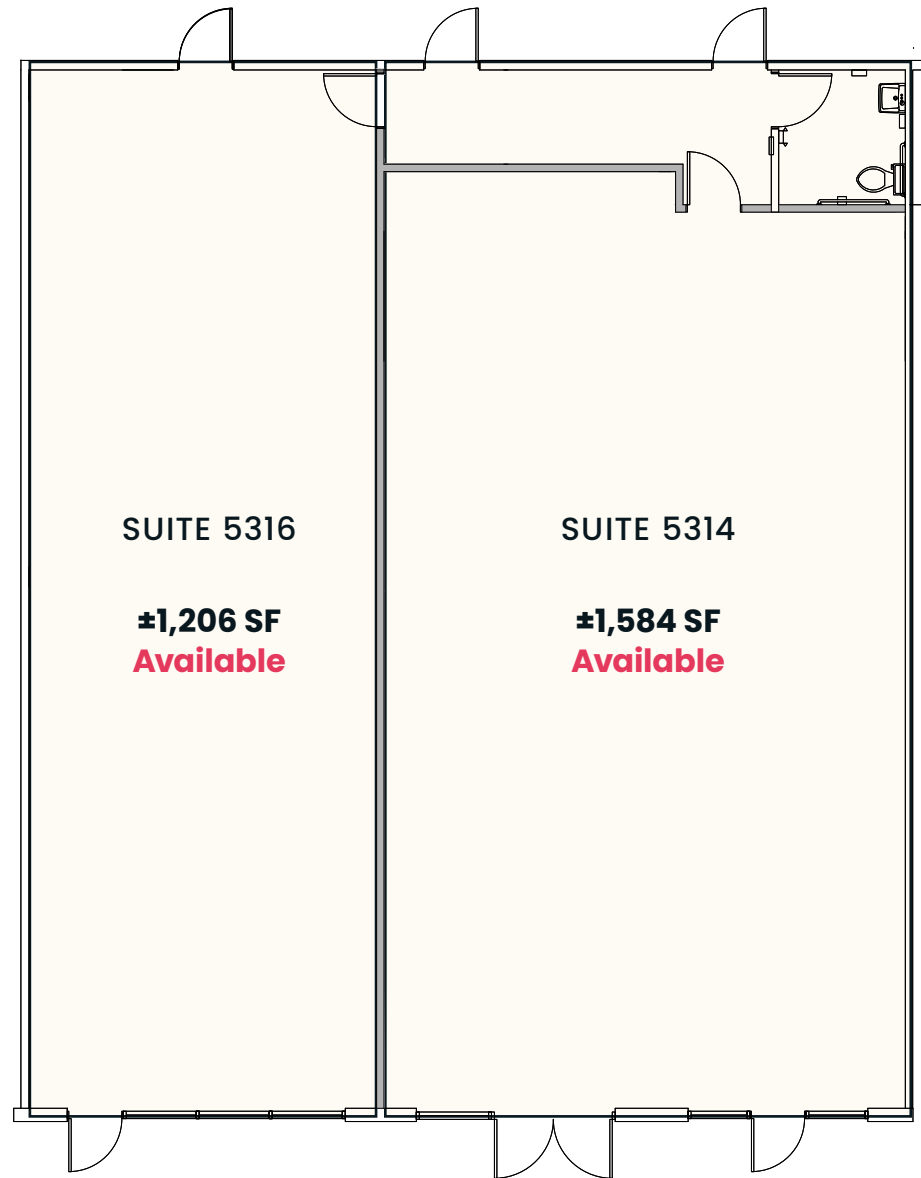
SITE PLAN

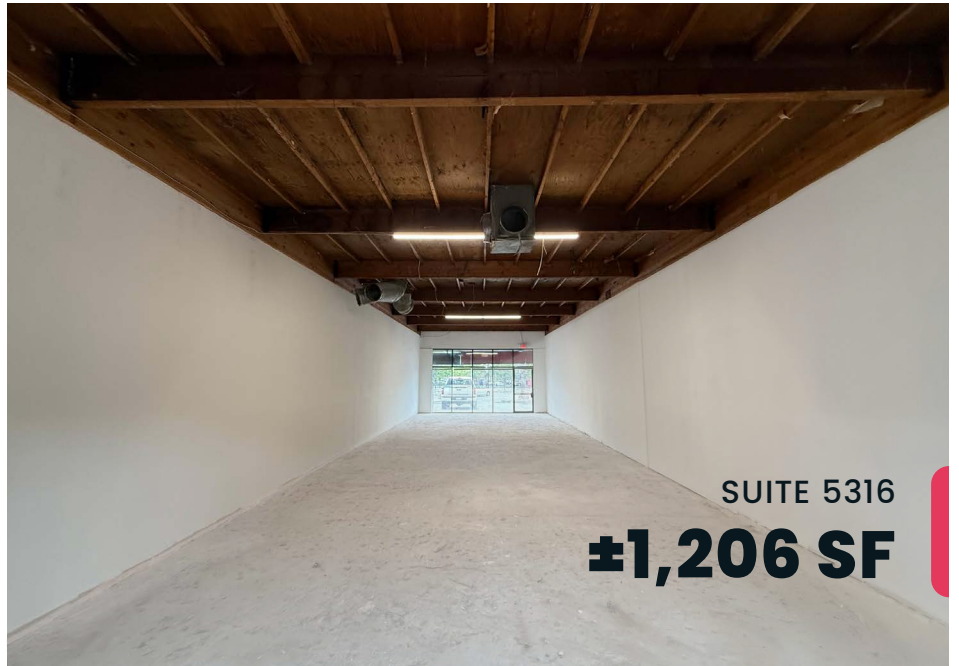
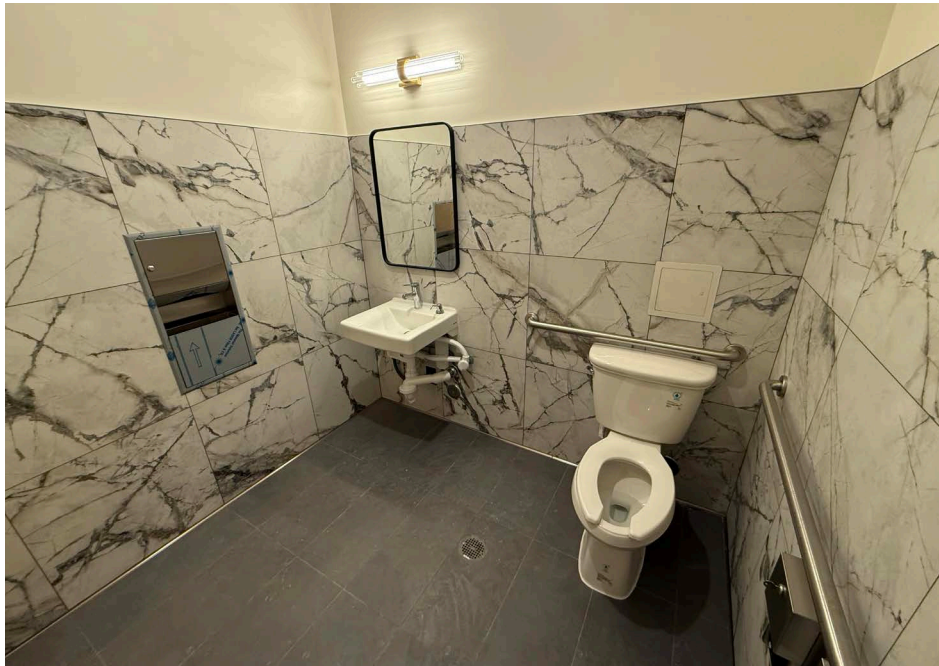
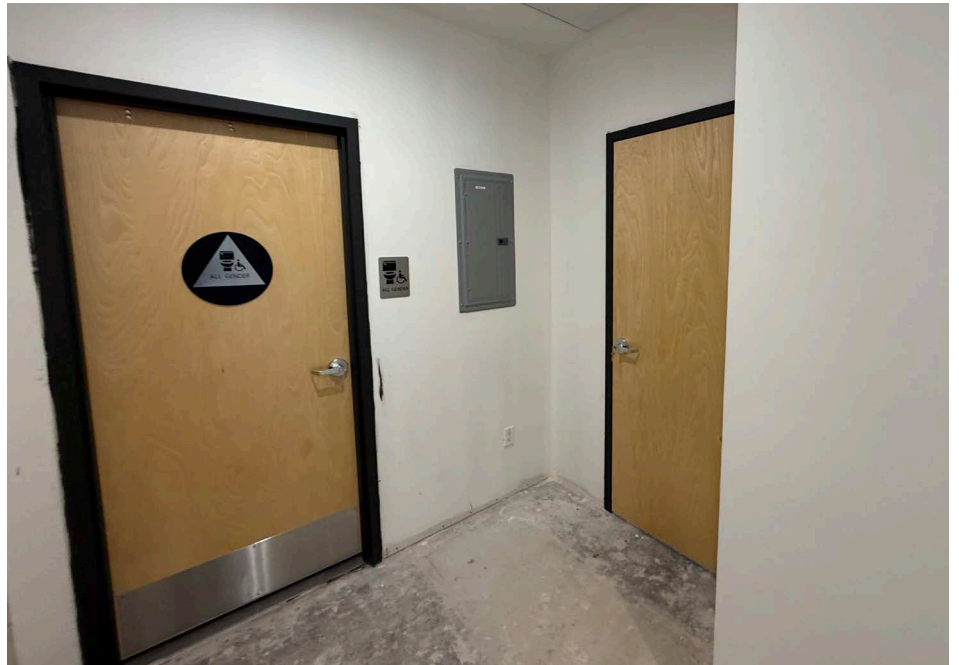


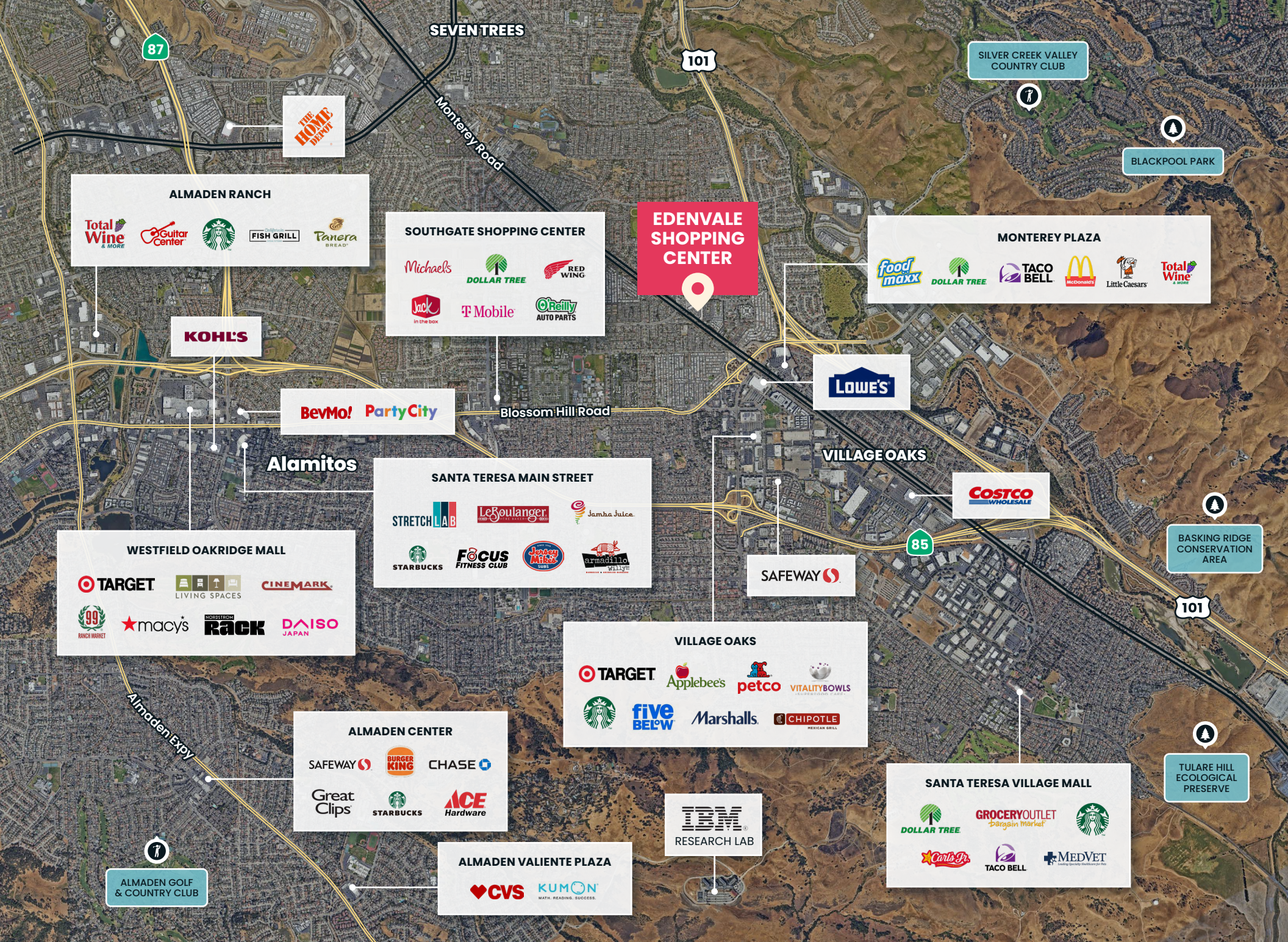
#	TENANTS	UNIT	SF
1	Mercado Market	5302	7,723
2	Trine's Cafe	5304	2,792
3	Atlandia Insurance	5304A	1,193
4	Sanchez Tax Service	5306	1,195
5	#1 Dry Cleaners	5308	1,194
6	Holly's Nail Design	5310	913
7	Lang's Hair	5312	877
7	Available	5314	1,584
9	Available	5316	1,206
10	Launderland	5318	2,390
11	El Primo	5320A	2,390
12	Operation Hair	5320B	1,195
13	Delizias Bakery	5320C	2,750

AVAILABLE SPACES

FLOOR PLANS







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the econic company®



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