



RETAIL CENTER

**COMPASS
COMMERCIAL**

FOR LEASE
1 232 SQFT & 2648 SQFT

— OFFERING MEMORANDUM —

2676-2692 CROPLEY AVENUE
SAN JOSE, CA 95120

COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP

2676-2692 CROPLEY AVENUE SAN JOSE, CA 95120

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial -San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.

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AVAILABLE FOR LEASE



For Lease: \$2.00 NNN

Suite 2692 - 1232sqft

For Lease: \$2.00 NNN

Suite 2690 - 2648sqft

Building Size:	15,000 SF
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Lot Size:	1.15 AC
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Year Built:	1980
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Zoning:	C1H
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Property Highlights

> 1 Acre Lot

(58) Surface Dedicated Parking Spaces

Close Proximity to Hwy 680, Montague Expressway,
Capitol Avenue, Hwy 880, Hwy 237.

Average HH income is \$182,520 within 2 Miles

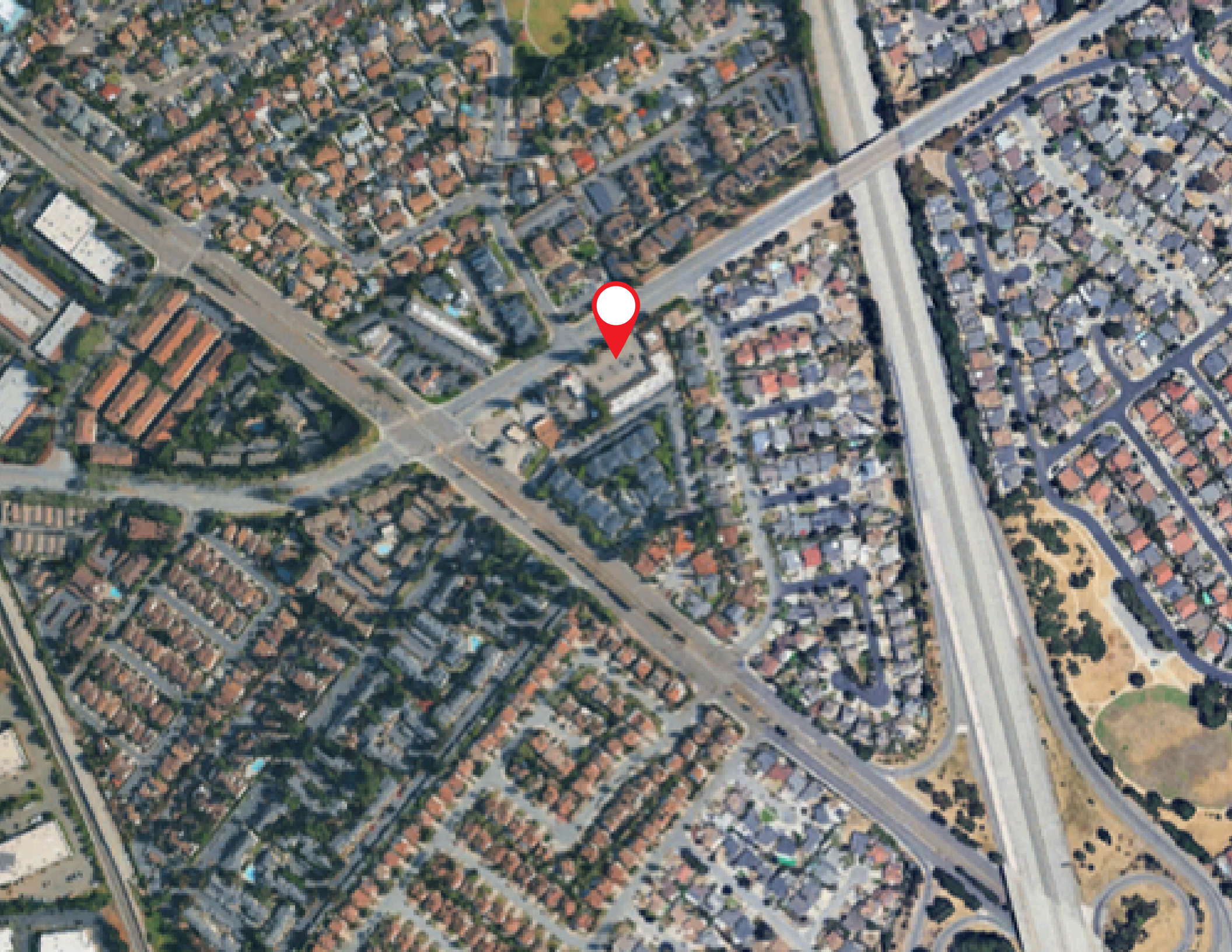


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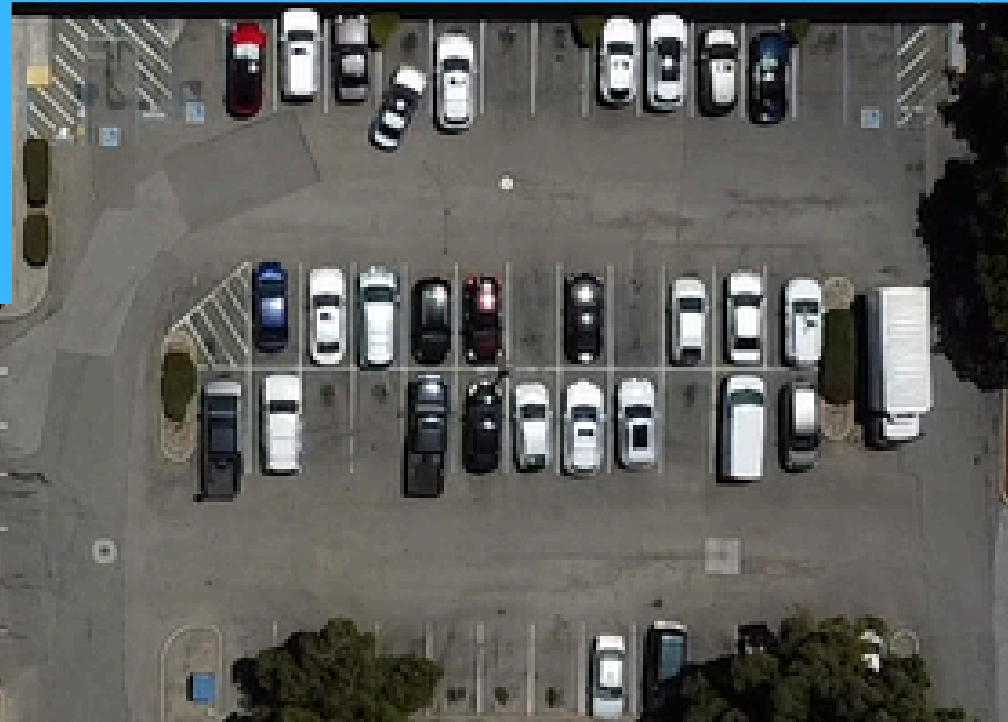
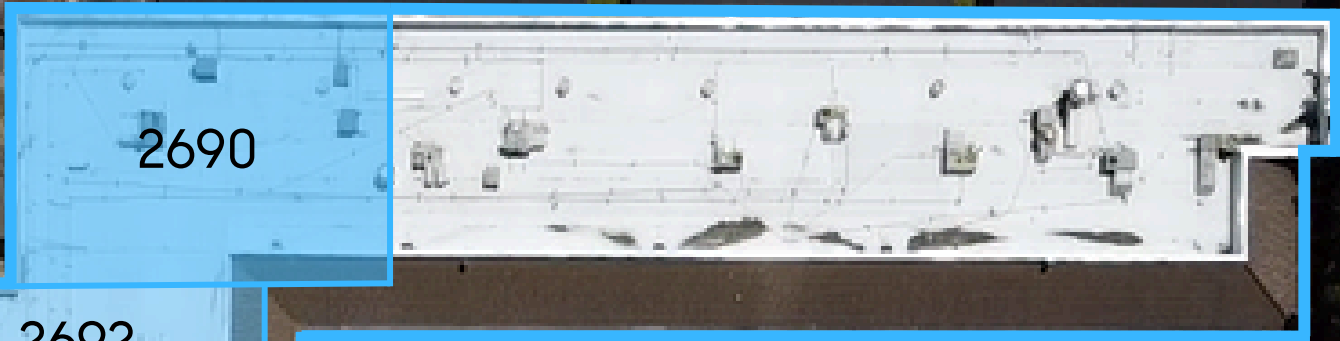
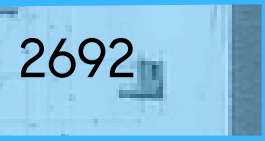
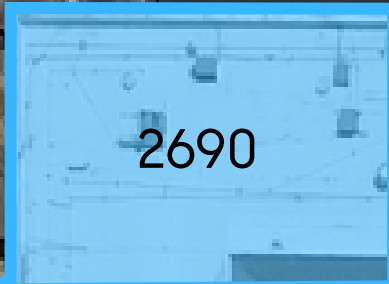


HIGHLIGHTS

- HWY 680
- HWY 237
- The Great Mall
- Busy Drive-Thru Neighbor
- Ample Parking
- Disabled Parking
- Parking Lot Lights
- Tree Lined
- Dual Parking Entrances
- ADA Ramps
- Trash Dumpster On Site
- Residential Neighborhood

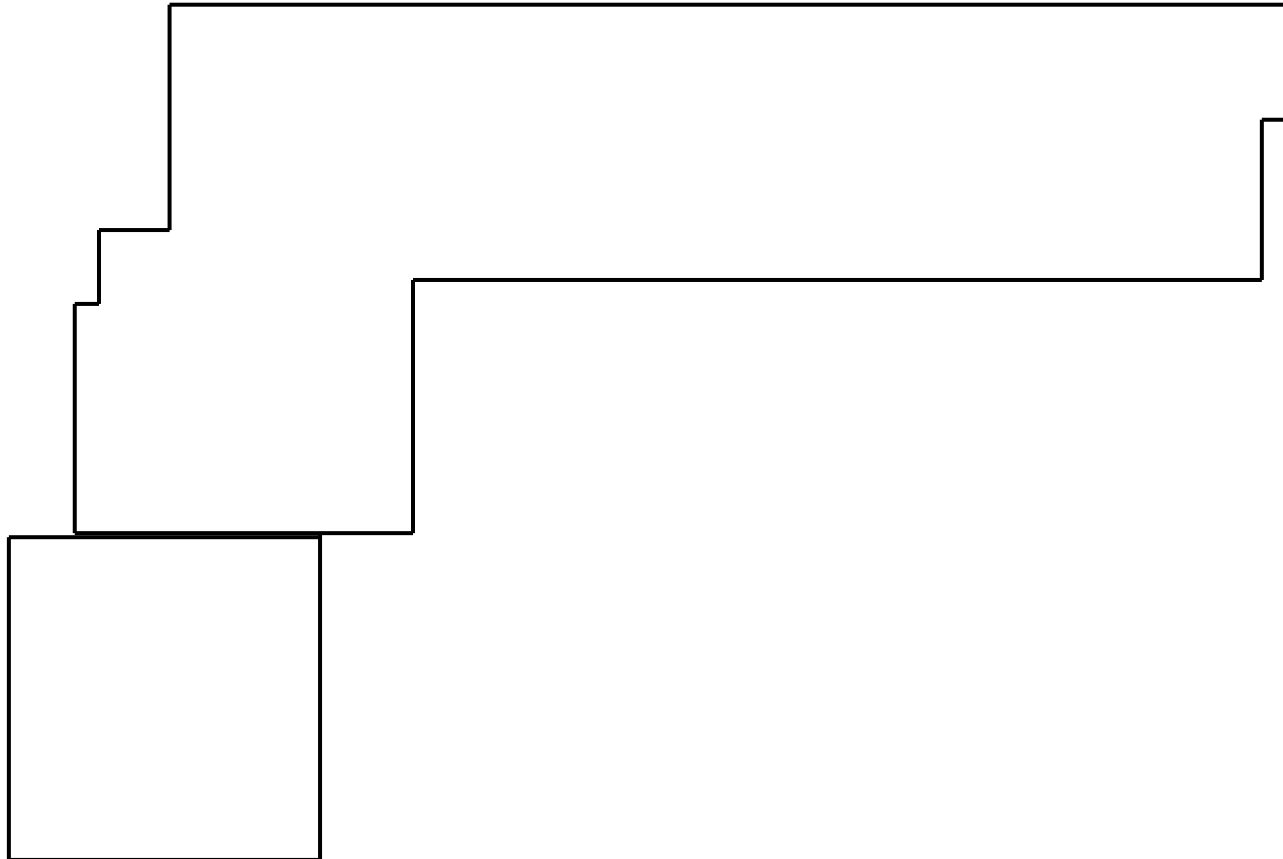






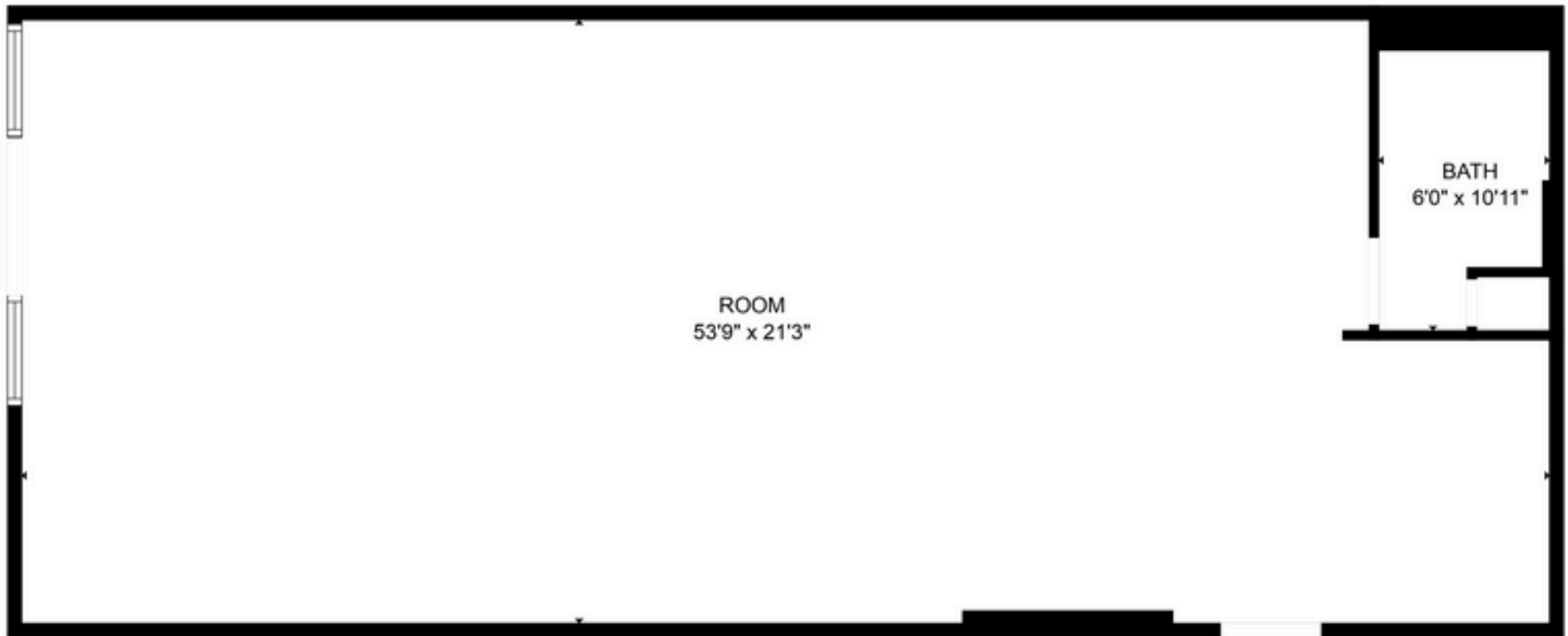
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SITE PLAN

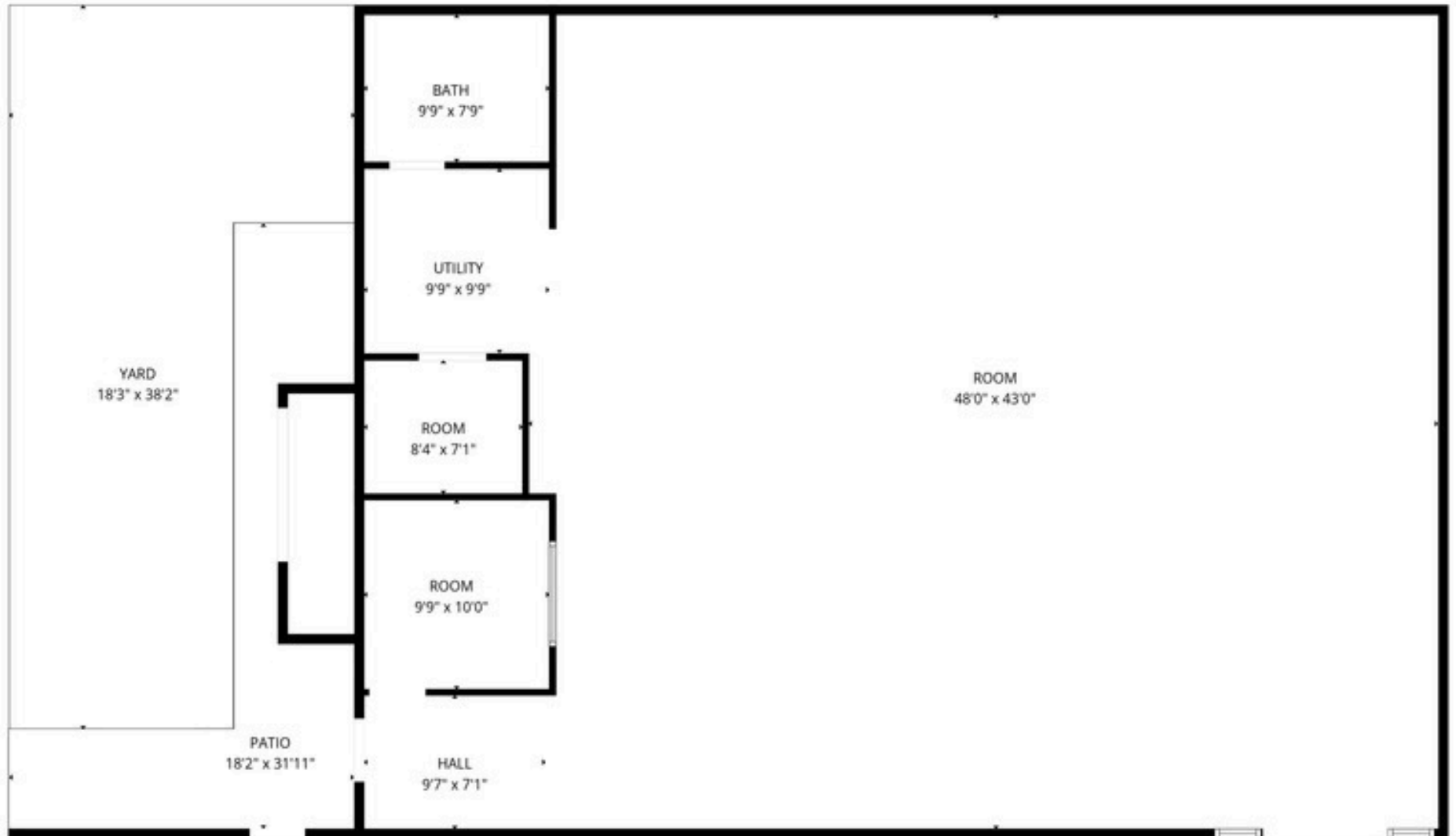


« CROPLEY AVENUE »

SUITE 2692 FLOOR PLAN



SUITE 2690 FLOOR PLAN





INTERIOR PHOTOS

SUITE 2692



SUITE 2692



SUITE 2690



SUITE 2690





SUITE 2690



OAKWOOD CENTER

OAKWOOD LIQUORS BEER & WINE

FAST EXPRESS PIZZA & PASTA

MEGA NAILS & SPA

SAVING CLEANERS

LYNN'S HAIR DESIGN

SAGE ACUPUNCTURE

NORTH VALLEY CHIROPRACTIC

GARR TAE KWON DO

KADHAI KITCHEN

2676-2694 CROPLEY AVE

EXTERIOR PHOTOS

CLOSE TO FREEWAYS

HWY 680

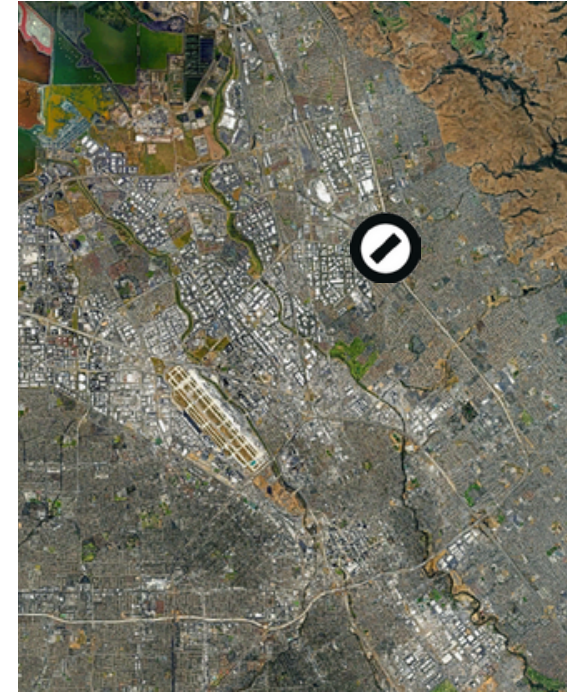
An aerial photograph of a commercial property. On the left is a multi-lane road with a yellow center line. To the right of the road is a large commercial building with a brown roof and a white section. Adjacent to the building is a large parking lot filled with various vehicles, including several white delivery vans and a large white box truck. The background shows a residential neighborhood with houses and trees. A semi-transparent grey rectangle is overlaid across the center of the image, containing the word "DEMOGRAPHICS" in white, bold, sans-serif capital letters.

DEMOGRAPHICS

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MARKET OVERVIEW

BERRYESSA



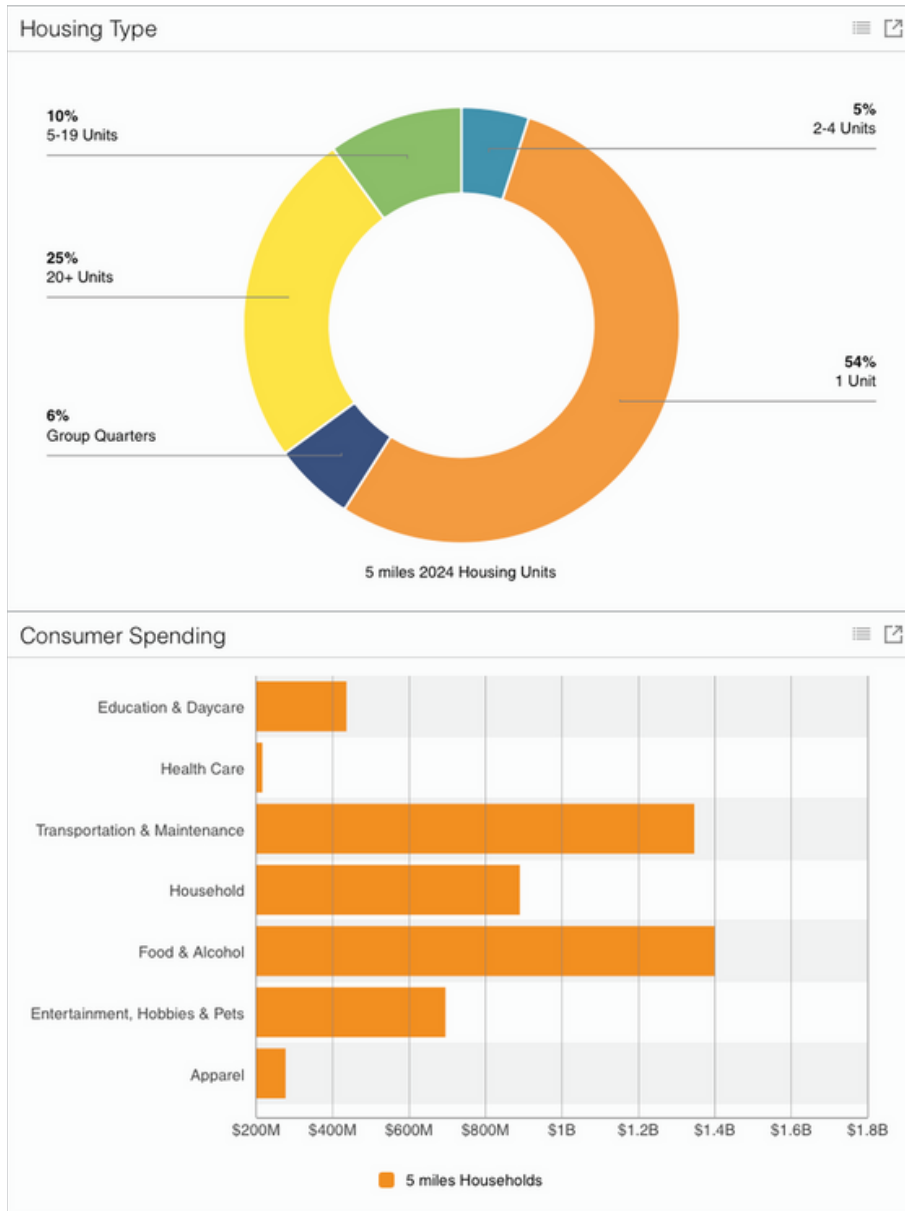
Located in Silicon Valley's core, Berryessa in San Jose, CA (ZIP 95132), is a prime commercial hub blending urban access with suburban charm. Ideal for retail, office, and mixed-use properties, it sits near tech giants like Cisco and Intel, tapping into a robust job market and a median household income above \$120,000.

Berryessa offers excellent connectivity via I-680, I-880, US-101, and the new Berryessa/North San José BART station, linking to downtown San Jose and the broader Bay Area. Low vacancy rates (5-7%) and strong demand for flexible commercial spaces drive growth, with modern retail centers and mixed-use projects reshaping the area. Its diverse, affluent community supports varied businesses, from eateries to professional services.

Proximity to top schools, parks, and attractions like the evolving Berryessa Flea Market enhances appeal. With Silicon Valley's economic strength and ongoing development, Berryessa is a strategic choice for commercial investment and leasing in the Bay Area.

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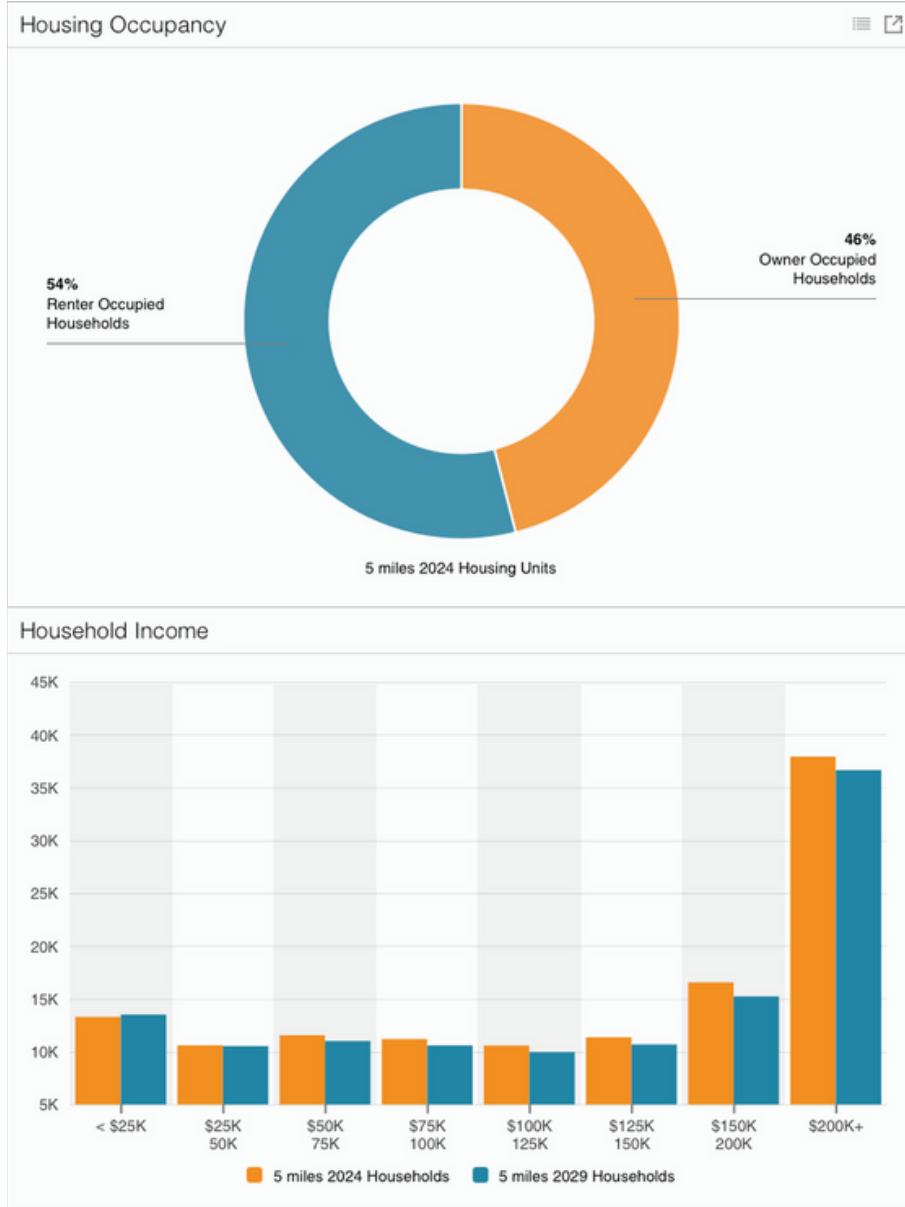
Demographics



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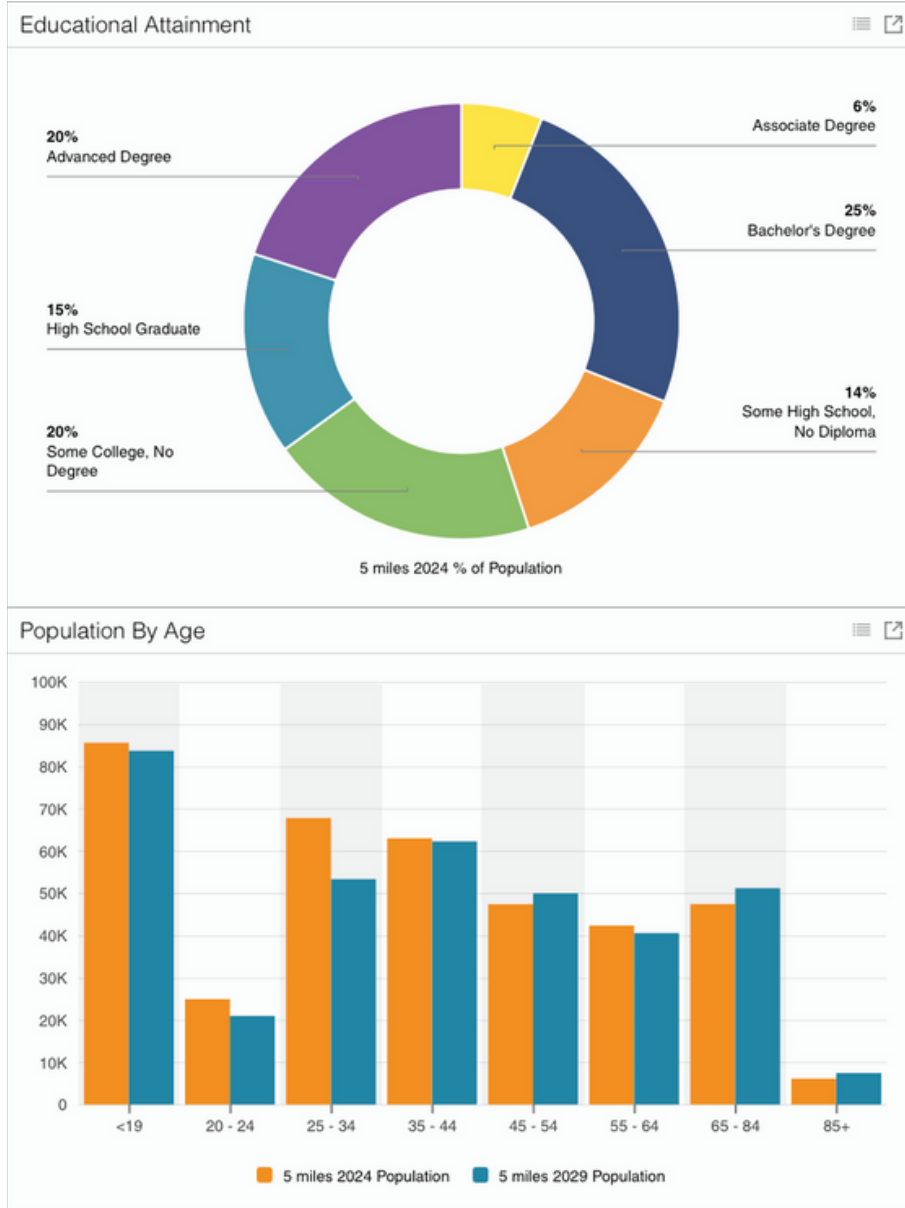
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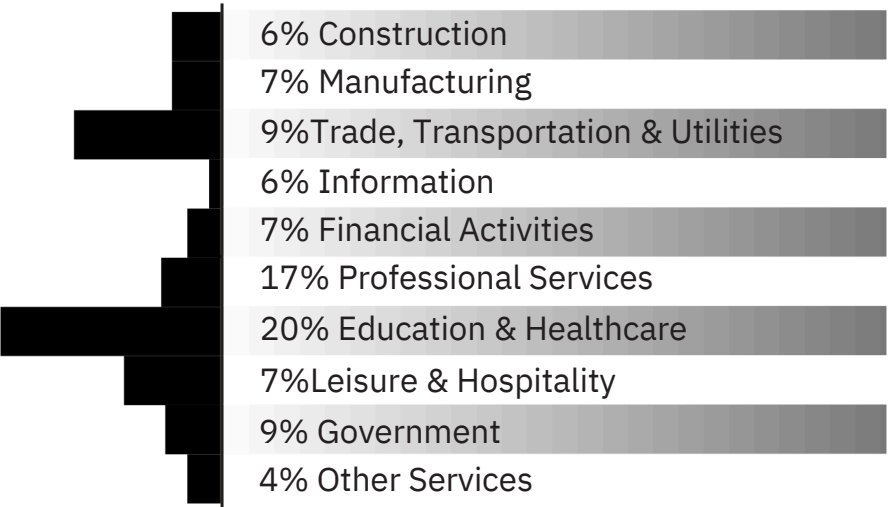
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MAJOR EMPLOYERS

San Jose’s major employers include Cisco Systems, Adobe Systems, PayPal, eBay, IBM, Oracle, Apple, Samsung, Western Digital, and San Jose State University. These companies and institutions play a crucial role in the city’s economy, particularly in technology and education.

SHARE OF EMPLOYMENT



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Demographics

Traffic					
Collection Street	Cross Street	Traffic Volume	Traffic Volume	Count Year	Distance from Property
Cropley Ave	Via Cinco de Mayo SW	26,070	26,070	2025	0.08 mi
Trade Zone Blvd	N Capitol Ave NE	31,191	31,191	2025	0.15 mi
Via Cinco de Mayo	N Capitol Ave SW	3,291	3,291	2018	0.16 mi
N Capitol Ave	Via Cinco de Mayo E	37,960	37,960	2018	0.16 mi
N Capitol Ave	Fallingtree Dr E	35,211	35,211	2018	0.18 mi
I 680	N Capitol Ave S	141,656	141,656	2025	0.32 mi
Cropley Ave	Camargo Dr NE	19,052	19,052	2025	0.34 mi
I- 680	Cropley Ave S	158,398	158,398	2025	0.39 mi
Shade Tree Ln	Olivetree Dr SW	1,271	1,271	2018	0.42 mi
Sinclair Freeway	-	170,542	170,542	2025	0.42 mi



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The Team



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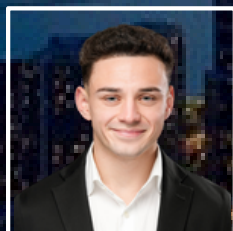
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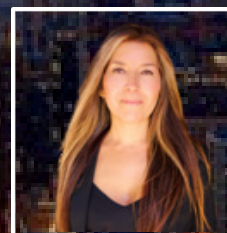
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RETAIL SALES | LEASING | INVESTING

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