



# Berryessa Hills Shopping Center

1142-1198 N. Capitol Avenue  
San Jose, CA 95132



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For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

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**Biagini Properties, Inc.**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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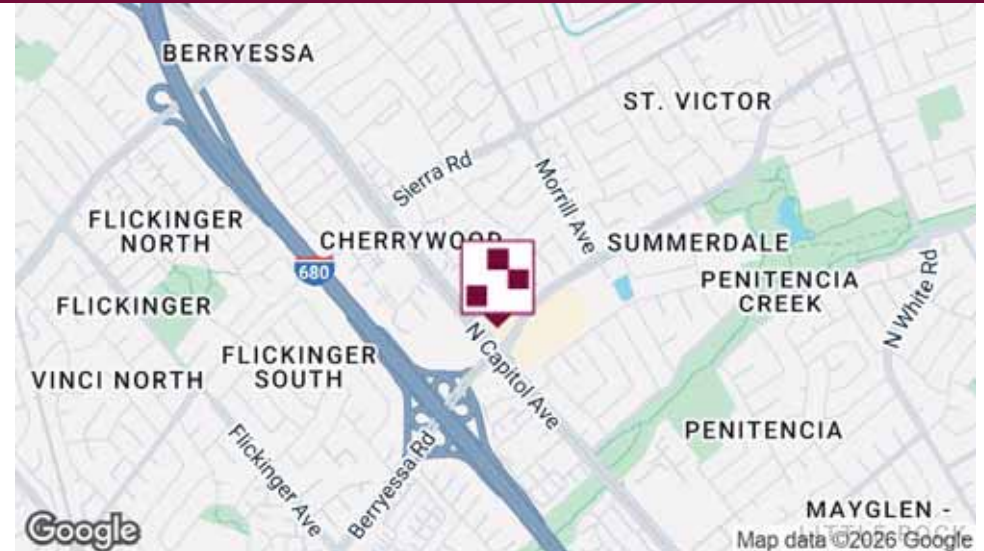
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## Property Description

Introducing an exceptional leasing opportunity at Berryessa Hills Shopping Center. This prime property features an anchored center with dd's Discounts among its highly successful tenants, offering limited retail space in a thriving trade area. Boasting convenient freeway access to I-680 and proximity to a regional shopping area, this location is strategically positioned across from the newly developed Villa Sport Health Club and VTA Light Rail Station. With upgraded electrical systems, freshly restriped and sealed parking, and ADA-compliant amenities, this property presents an inviting and well-equipped space for retail ventures. Explore the potential of these shop spaces, poised to offer an optimal environment for business growth and success.

## Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	\$2.01 SF/month (north side) or \$1.59 SF/month (south side) - 2026
Number Of Units:	22
Available SF:	1,200 - 5,400 SF
Lot Size:	287,496 Acres
Building Size:	62,770 SF



## Property Highlights

- dd's Discounts and Dollar Tree Anchored Center
- Extremely Successful Anchors!
- Freeway Access to I-680 & Regional Shopping Area
- Across From Brand New Villa Sport Health Club & VTA Light Rail Station
- Limited Retail Space in Trade Area
- **New** Upgraded Electrical Systems in the Shop Spaces
- Parking Lot Freshly Restriped & Sealed, ADA Compliant
- Non Fire Sprinklered Shop Spaces



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## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1182 N. Capitol Avenue	Available	5,400 SF	NNN	Negotiable	(North Side) Former Indian Grocer/Market. Small kitchen area includes stainless steel exhaust hood, mop sink, 3 compartment stainless steel sink, washable ceiling tiles and related food preparation improvements, new upgraded electrical panel (600 amp; 3 PH; 4W; 120/208V), rear double doors. Available Now.
■ 1198 N. Capitol Avenue	Available	1,200 SF	NNN	Negotiable	(North Side) End cap unit. New Restaurant improvements, never occupied. Complete demo & rebuild. New 5-ton electric heat pump with uniform distribution throughout, new swamp cooler in kitchen area, 1 new ADA restroom, new mop sink w/hot water, New LED lighting throughout, new roof insulation on underside of roof deck, cold water shutoff valves, separately metered for water, open beam ceiling, new electrical subpanel (200 amps; 3 ph; 4 wire; 208/120V), new sheetrock walls taped textured & painted, new inground grease interceptor connected to the 3-compartment stainless steel (SS) sink w/hot water connected to new 40-gallon electric hot water heater, new 10' wide Type 1 SS exhaust hood with Ansul fire suppression system, stainless steel washable walls in kitchen area, gas stub outs for stoves, new steel rear door, new aluminum glass storefront window, new single glass entrance door, floor drains and floor sinks, smooth slab concrete floor.



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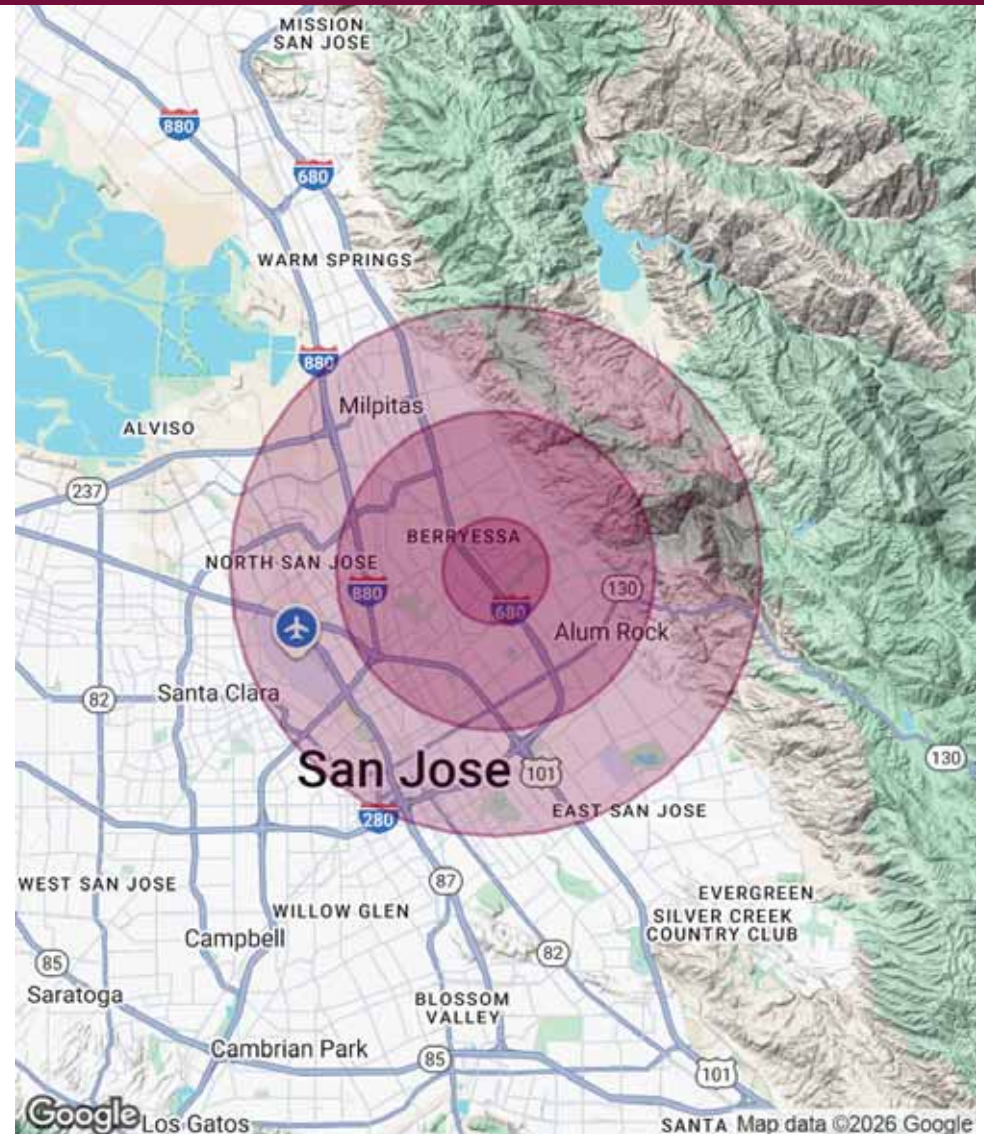
Population	1 Mile	3 Miles	5 Miles
Total Population	32,999	214,839	466,566
Average Age	40.5	37.9	36.1
Average Age (Male)	39.8	36.7	35.2
Average Age (Female)	40.9	38.9	37.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,668	64,296	143,729
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$148,230	\$131,926	\$129,739
Average House Value	\$884,365	\$804,285	\$727,338

\* Demographic data derived from 2020 ACS - US Census

### Traffic Counts 24 Hour ADT 2018

Berryessa Road at N. Capitol Avenue SW	18,320
N. Capitol Avenue at Berryessa Road SE	24,605
Berryessa Road at N. Capitol Avenue NE	51,020
I-680 at Berryessa Road SE	178,000



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1182 N. Capitol Ave - Interior



1182 N. Capitol Ave - Interior



1182 N. Capitol Ave - Interior



1182 N. Capitol Ave - Stainless Steel Exhaust Hood



1182 N. Capitol Ave - Stainless Steel Sinks



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1198 N. Capitol - 2nd Generation Restaurant



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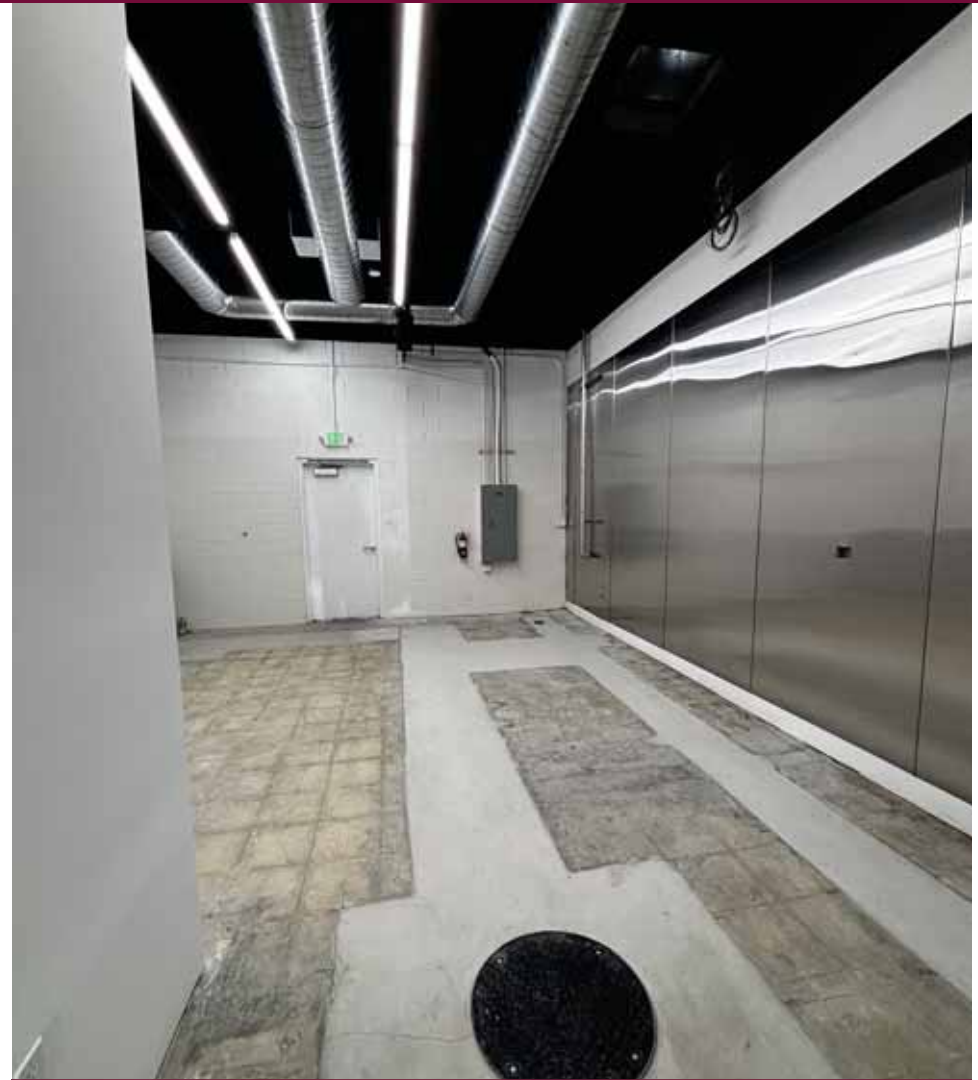
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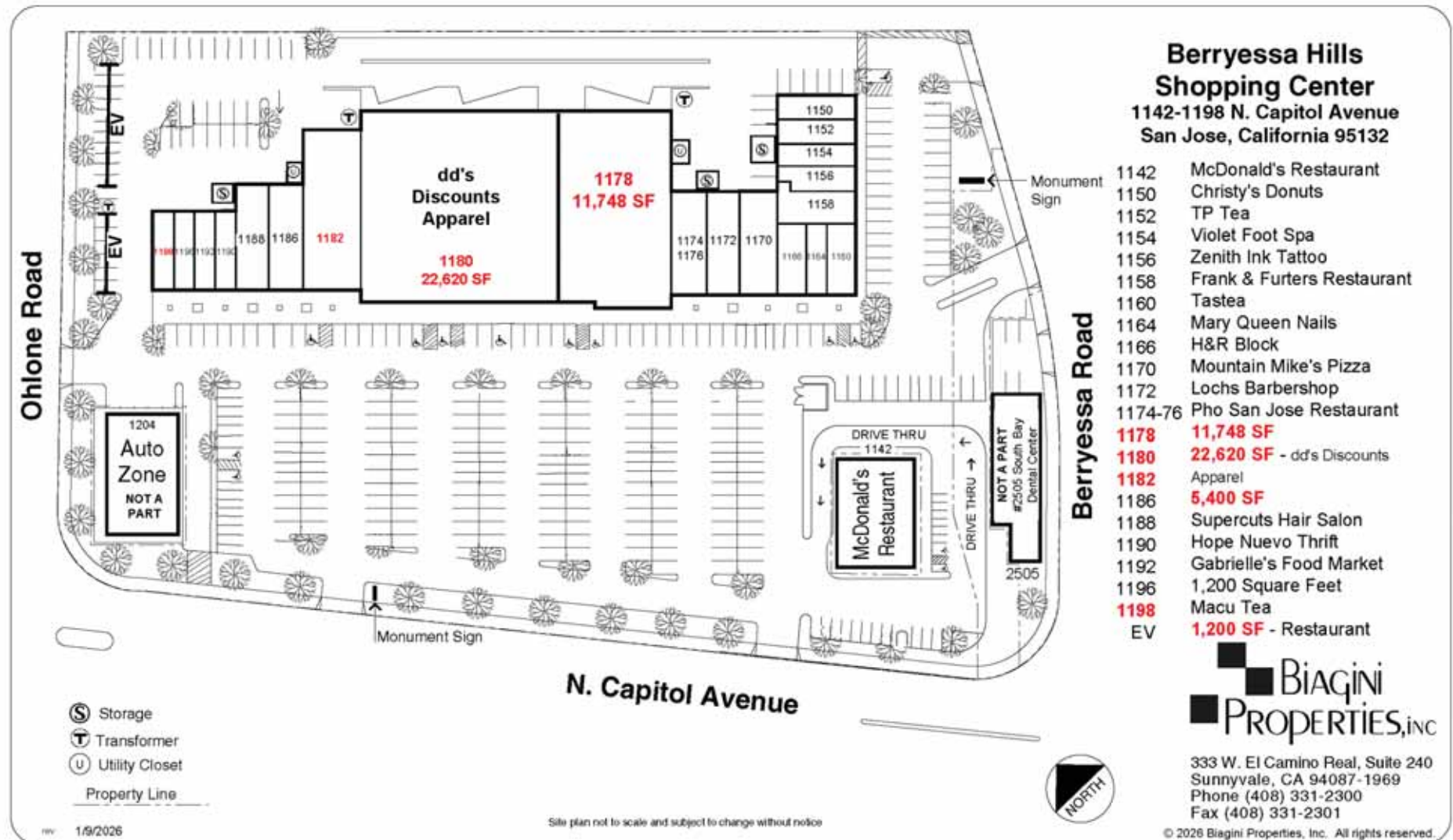
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