

North Capitol Ave & McKee Road, San Jose

CAPITOL SQUARE

Shopping center

Listing Agents

Annie Prupas
Michael Seigel

annie@retailwestinc.com
mseigel@lockehouse.com

415.919.7944
650.597.6424

dre01781411
dre01096257



LOCKEHOUSE

retailwest

Capitol Square Shopping Center

houses 365,000 SF of retail space, anchored by Target, Marshalls, and Ross Dress for Less. Located on the VTA Light Rail system, serving San Jose, the center sits at the intersection of Capitol Ave & McKee Rd seeing over **74,688 cars per day**.



SHOP SPACE INCLUDING

- AT&T
- GNC
- SALLY BEAUTY
- Jamba
- SHOE PALACE
- TOGO'S GREAT SANDWICHES
- AMERICA'S BEST CONTACTS & EYEGLASSES
- FIVE GUYS

ROSS
DRESS FOR LESS

CARDENAS

Marshalls

Walgreens

WELLS FARGO

CHASE

TARGET

William Sheppard Middle
503 students (2023)



| # | TENANT | SF | # | TENANT | SF | # | TENANT | SF | # | TENANT | SF | | |
|------|-----------------|--------|-----|---------------------|-------|-----|--------------------------------|--------------|-----------------------------------|--------------------|---------|----------------|-------|
| 320 | Cardenas | 35,596 | 372 | Jamba Juice | 1,610 | 408 | Santa Clara Family Health Plan | 10,435 | 436 | AT&T | 2,769 | | |
| 330 | Marshalls | 28,517 | 376 | Lease Pending | 2,852 | 412 | AVAILABLE JULY 2024 | 3,000 | 438 | 5 Guys | 2,500 | | |
| 330B | Site Storage | 16,483 | 378 | Shoe Palace | 1,917 | 414 | Mai Dental | 2,835 | 450 | Target | 146,259 | | |
| 336 | Tung Kee Noodle | 3,744 | 380 | Togo's | 1,610 | 418 | Heroes Martial Arts | 2,174 | 2707 | Starbucks | 1,749 | | |
| 340 | Ross | 25,535 | 382 | Sally Beauty Supply | 1,550 | 422 | On One Studio | 4,628 | 2715 | Sweet Fix Creamery | 945 | | |
| 350 | Walgreens | 19,788 | 384 | Kumon | 950 | 421 | Site Storage | 112 | 2719 | Wingstop | 1,545 | | |
| 352 | Site Office | 232 | 392 | Asby Sports | 4,470 | 430 | GNC | 1,250 | 2723 POTENTIALLY AVAILABLE | 1,255 | 2727 | Capitol Dental | 2,000 |
| 360 | Wells Fargo | 5,614 | 394 | Boxing Gym | 4,705 | 432 | America's Best | 3,186 | 2735 | Cardenas | 6,394 | | |
| 370 | Chase | 6,495 | 400 | Cuts & More | 1,400 | | | | | | | | |



| DEMOGRAPHICS | 1 MILE | 3MILE | 5MILE |
|-------------------------|-----------|-----------|-----------|
| Est. Population | 39,852 | 255,502 | 507,592 |
| Average HH Income | \$121,898 | \$135,363 | \$145,299 |
| Est. Total Businesses | 1,328 | 6,290 | 22,979 |
| Est. Daytime Population | 10,301 | 46,821 | 254,817 |

Site

TARGET **Walgreens**
ROSS **Marshalls** **CARDENAS**
DRESS FOR LESS

Listing Agents

Annie Prupas
Michael Seigel

annie@retailwestinc.com
mseigel@lockehouse.com

415.919.7944
650.597.6424

dre01781411
dre01096257



retailwest

This information has been secured from sources we believe to be reliable, but we make no representations, or warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only preliminary due diligence on the property. The materials are not to be considered fact. The information contained herein is not a substitute for a thorough due diligence investigation. Information to be verified by an interested party, and their advisors and consultants. By receiving these materials you are agreeing to the disclaimers set forth herein. DRE# 01445169