BIAGINI PROPERTIES, INC.

North Valley Plaza Shopping Center

1670-1696 Berryessa Road
San Jose, CA 95133

For Additional information, contact Exclusive Agent:

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Rev. February 11, 2026
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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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Location Description

Nestled within San Jose's bustling North Valley Plaza Shopping Center, this prime lease opportunity offers access to an array of nearby attractions and amenities. Explore the scenic Berryessa Creek Trail for outdoor adventures or immerse in the rich cultural experience at the Mexican Heritage Plaza and adjacent to Berryessa Flea Market. With major highways close by, your retail business will enjoy excellent visibility and a steady flow of foot traffic. Surrounding retailers like Target, CVS Pharmacy, and a variety of dining options ensure a built-in customer base for your business. Embrace the vibrant energy of this coveted San Jose location and establish your retail presence at this thriving destination.

Offering Summary

Lease Rate:	$2.95 SF/month
Estimated NNN Charges	$1.20 SF / month - 2025
Number Of Units:	12
Available SF:	1,134 SF
Lot Size:	1.29 Acres
Building Size:	7,962 SF

Property Highlights

- Next to San Jose Flea Market
- Rear Door Access for Deliveries
- Rare Left Turn Access off of Berryessa Road
- Convenient Parking for Customers and Employees
- High Visibility for Increased Foot Traffic
- Spacious Layout for Versatile Retail or Commercial Use
- Modern and Well-maintained Building Features
- Proximity to Major Transportation Routes

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,134 SF	Lease Rate:	$2.95 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1670 Berryessa Road	Available	1,134 SF	NNN	$2.95 SF/month	22' 6" Wide by 50' Deep. Office-retail end cap unit. Full-height glass storefront, 100% drop t-bar ceiling at 10' AFF (Above Finish Floor), new interior paint, 3 private offices with lots of natural light, exterior windows and glass sidelights, 1 ADA-compliant restroom, fire sprinklered, separate HVAC, separate electrical panel (200 Amp; 3 PH; 4 W; 120/208V), rear door for service or secondary entry. Available Now.

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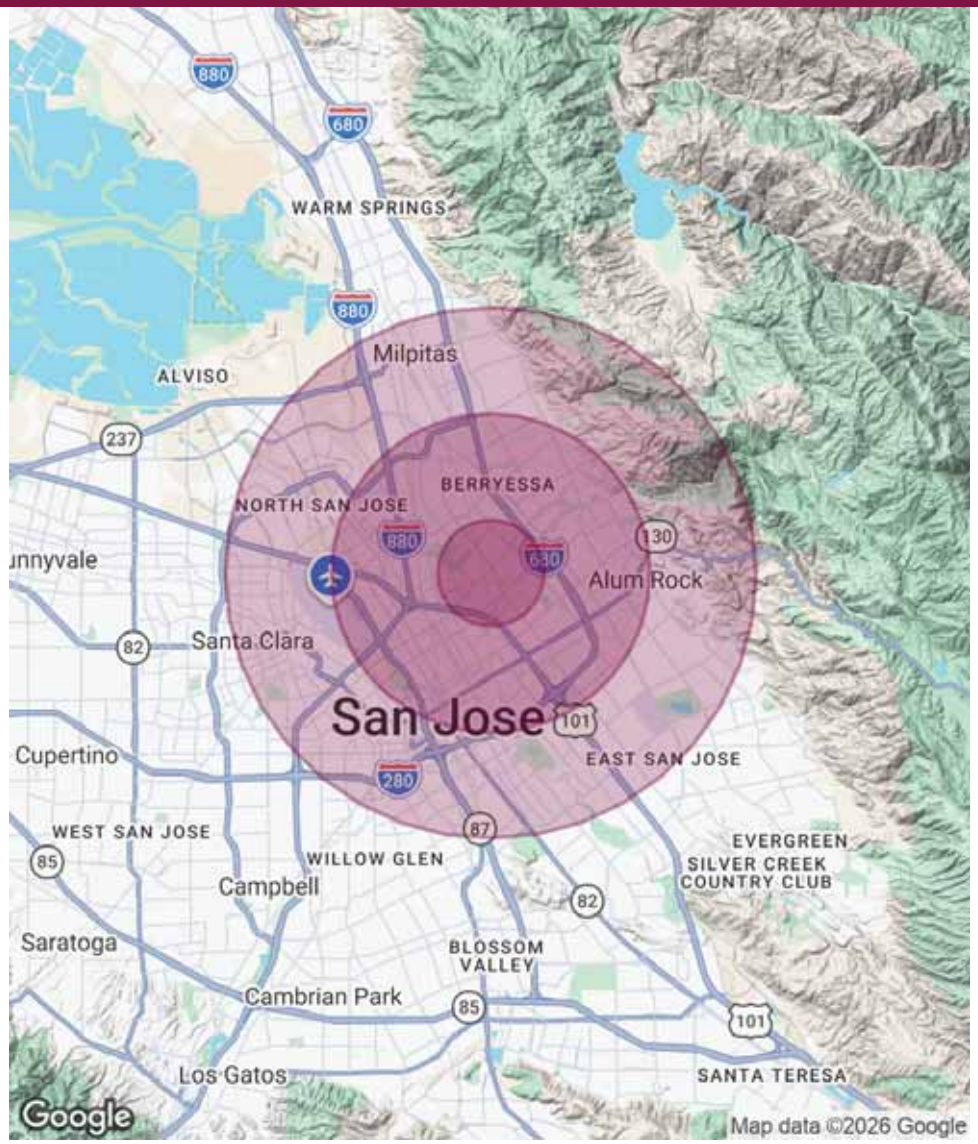
Population	1 Mile	3 Miles	5 Miles
Total Population	26,675	245,249	564,600
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,294	76,916	180,462
# of Persons per HH	3.2	3.2	3.1
Average HH Income	$215,470	$174,702	$182,925
Average House Value	$1,255,009	$1,129,221	$1,173,230

Demographics data derived from AlphaMap

Traffic Counts - 24 Hour ADT 2010

N. King Road at Mabury Road	15,071
Lundy Avenue at Berryessa Road SE	20,665
Lundy Avenue at Chen Street	22,000
Lundy Avenue at Vinci Parkway NW	27,980
Berryessa Road at New Street NE	36,020
Berryessa Road at Junesong Way NE	40,000



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NORTH VALLEY PLAZA

1670-1696 Berryessa Road
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1670 1,134 Square Feet
1672 Best Brains
1674 Champa Kitchen Restaurant
1678 PMU Clinic
1680 Nails & Hair City
1682 Genius Kids
1686 Genius Kids
1688 Yo-Yo Kitchen Restaurant
1690 Hung Vuong Martial Arts
1692 Hung Vuong Martial Arts
1694 X Tea
1696 Claw Shack

M Monument Sign

T Trash Enclosure

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All dimensions are approximate only. 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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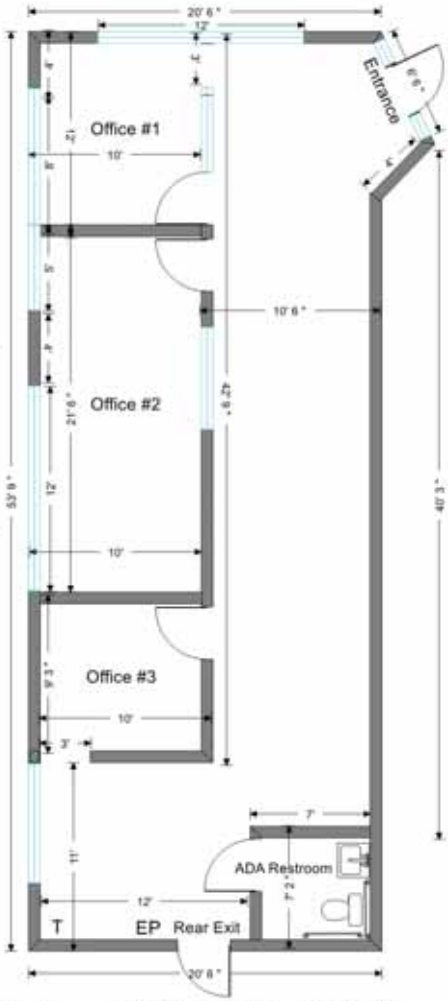
1670 Berryessa Road • San Jose, CA 95133
± 1,134 Square Feet (± 20' 6" W x 53' 9" D)

- Full Height Glass Storefront
- 100% Drop T-Bar Ceiling 10' AFF
- 100% Carpet
- 3 Offices
- 1 ADA Restroom
- Rear Door
- Fire Sprinklered
- AFF = Above Finish Floor
- T = Telephone Board
- EP = Electrical Panel
  150 Amp; 3 PH; 4 W; 120/208V



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