



Berryessa Hills Shopping Center

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



For Additional information, contact Exclusive Agent:

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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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Property Description

dd's Discounts and Dollar Tree anchored shopping center located at northeast corner of Berryessa Road at Capitol Avenue, one block off the I-680 Berryessa off-ramp. Across from brand new Villa Sport Health Club and VTA Light Rail Station at Capitol Avenue and Berryessa Road.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	\$1.53 SF/month (north side) or \$1.17 SF/month (south side) - 2024
Number Of Units:	22
Available SF:	881 - 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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Lease Information

Lease Type:	NNN
Total Space:	881 - 5,400 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1156 N. Capitol Avenue	Available	881 SF	NNN	Negotiable	(South Side) ±15' 2" W x 58' 10" D. Standard retail finish, drop t-bar ceiling & sheetrocked soffit ceiling 10' Above Finish Floor (AFF), freshly painted interior, new upgraded electrical panel (200 amp; 3 PH; 4W; 120/208V), ADA restroom, rear door.
■ 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.



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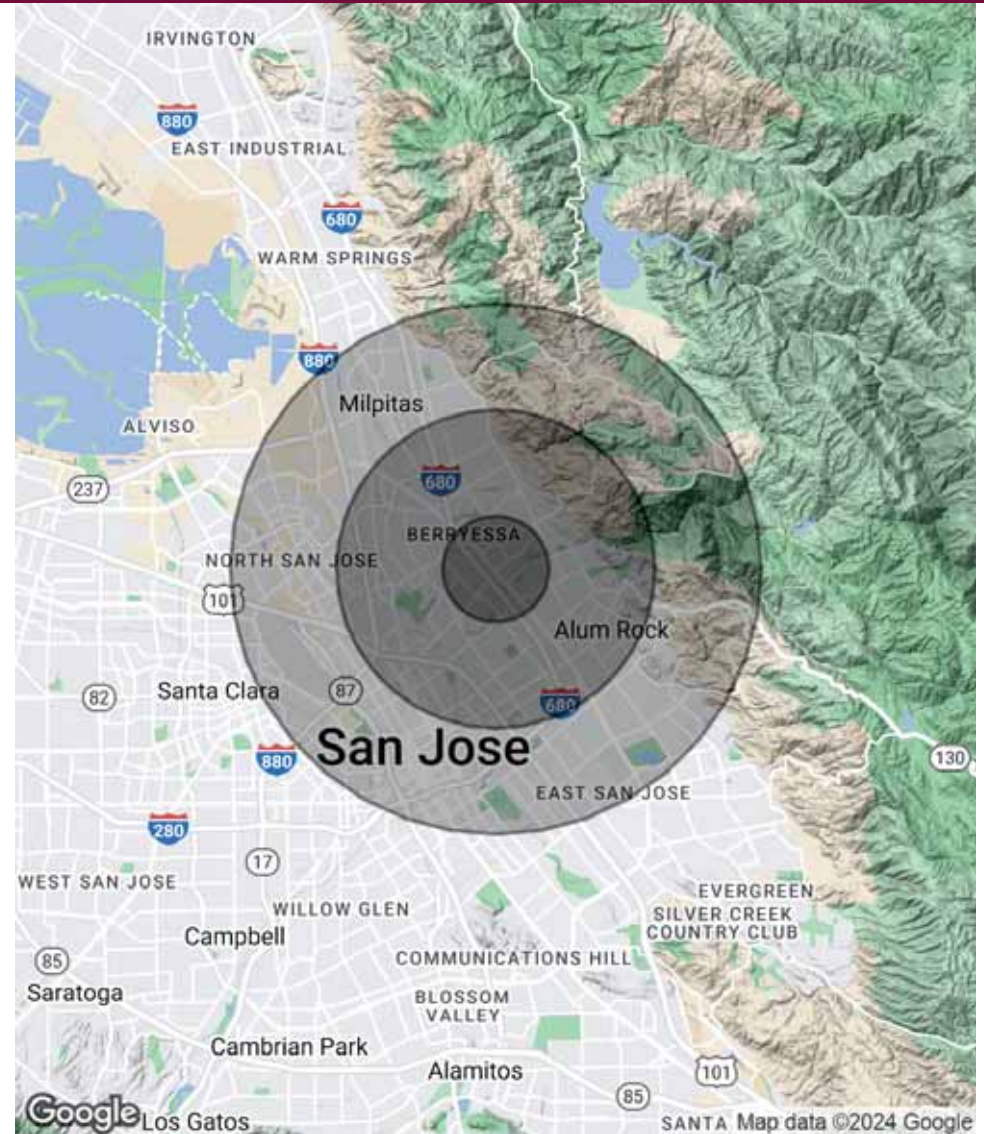
Population	1 Mile	3 Miles	5 Miles
Total Population	32,999	214,839	466,566
Average Age	40.5	37.9	36.1
Average Age (Male)	39.8	36.7	35.2
Average Age (Female)	40.9	38.9	37.0

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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1156 N. Capitol Avenue - Interior



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1156 N. Capitol Avenue - NEW 200 Amp Electrical Panel



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1182 N. Capitol Avenue - Interior



1182 N. Capitol Avenue - Interior



1182 N. Capitol Avenue - Interior



1182 N. Capitol Avenue - Stainless Steel Exhaust Hood



1182 N. Capitol Avenue - Stainless Steel Sinks



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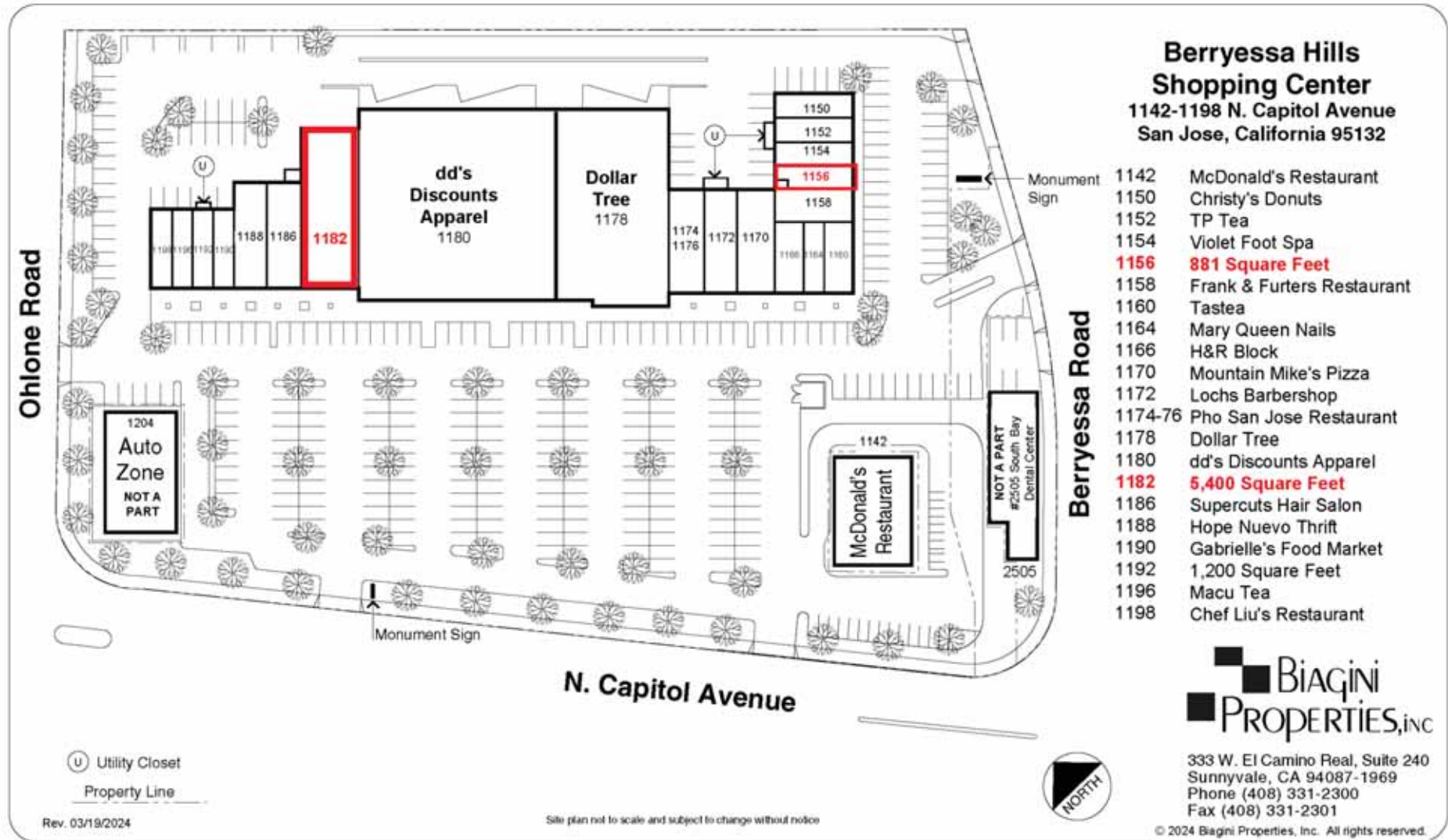
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