

**RETAIL PAD AVAILABLE FOR LEASE**

**±1,200 - 1,300 SF DRIVE-THRU  
OR ±2,000 - 3,000 SF NON-DRIVE**

**HWY 680: 185,900 ADT**

**MCKEE RD: 45,925 ADT**

**N CAPITOL AVE: 31,000 ADT**

**SPROUTS**  
FARMERS MARKET  
±24,000 SF  
ESTIMATED OPENING  
OCTOBER 2024

**Burlington**  
±31,500 SF  
ESTIMATED OPENING  
SEPTEMBER 2024

**five BELOW**  
±15,583 SF  
UNDER  
CONSTRUCTION

Popeyes  
Happy Lemon  
Mehak of India  
Metro by T-Mobile  
Red Carpet Capitol  
**NAP**

**GROCERY OUTLET**  
bargain market  
**NAP**

**DOLLAR TREE**  
**NAP**

**SPROUTS**  
FARMERS MARKET  
**Burlington**  
**five BELOW**

**CRUNCH**

**BURGER KING**  
**NAP**

**AVAILABLE**

**CHIPOTLE**  
**PANDA EXPRESS**  
**RAPID FIRED PIZZA**  
AMAZINGLY GOOD & AMAZINGLY FAST.  
**NAP**

SJ Crawfish  
Kamal Spice House  
BonChon  
Pho Tick Tock  
Capitol Liquours  
La Belle Nails  
Da Thanh Vietnamese  
**NAP**

**W**  
Wienerschnitzel  
**NAP**

**375**  
**N CAPITOL AVE**  
SAN JOSE, CA 95133



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# PROPERTY HIGHLIGHTS



Located within Capitol Square Center and anchored by a **brand new Sprouts Farmers Market, Burlington, Crunch Fitness, and Five Below.**



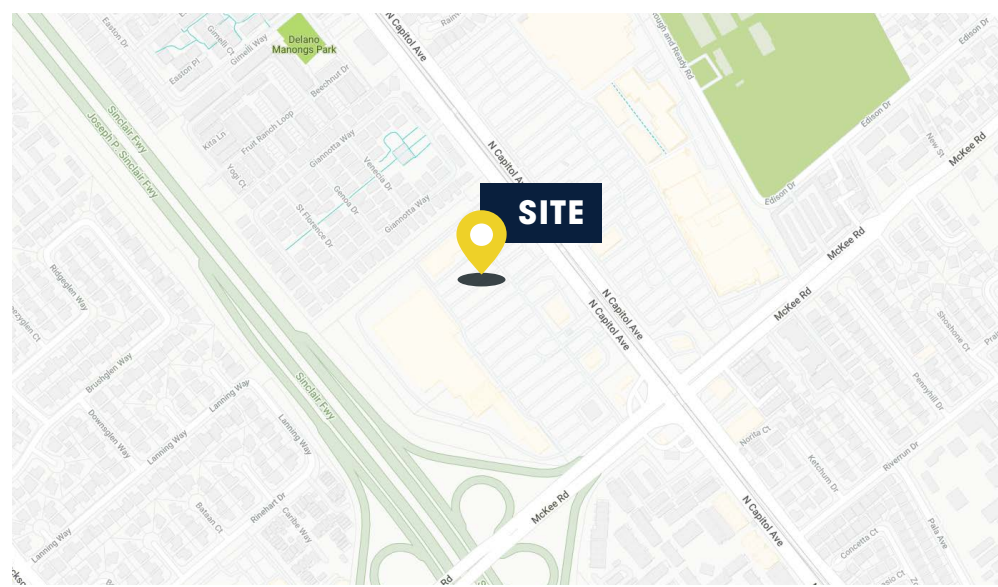
Densely populated trade area with **500,000 people within a 5-mile radius** and an **average household income of \$153,586.**



Brand new development pad available at main entrance with **potential for drive thru.**



Direct access to I-680 with **±186,000 vehicles per day** as well as approximately **±77,000 vehicles per day** on N Capitol Ave and McKee Rd combined.



## DEMOGRAPHICS

|                    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| Population         | 37,685    | 256,168   | 494,383   |
| Avg. HH Income     | \$136,701 | \$163,127 | \$170,156 |
| Daytime Population | 30,777    | 194,065   | 526,644   |

## TRAFFIC COUNTS

Source: 2024 Esri.

|                  |             |
|------------------|-------------|
| N Capitol Avenue | 31,000 ADT  |
| McKee Road       | 45,925 ADT  |
| Highway 680      | 185,900 ADT |

# MARKET AERIAL

SAFeway **CVS** pharmacy

**COSTCO** WHOLESALE

BERRYESSA

375 N CAPITOL AVE

**CRUNCH** **GROCERY OUTLET** **DOLLAR TREE**  
Bargain Market

**SPROUTS** **Burlington** **five BELOW**  
FARMERS MARKET UNDER CONSTRUCTION  
OPENING OCT 2024 OPENING SEPT 2024

**DOLLAR TREE** **dd's** DISCOUNTS

ALUM ROCK

Norman Mineta San Jose International Airport

CAPITOL SQUARE MALL

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

**CARDENAS**  
**dd's** DISCOUNTS  
**DOLLAR TREE**  
 **STARBUCKS**  
**O'Reilly** AUTO PARTS

**COSTCO** WHOLESALE

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DOWNTOWN SAN JOSE

PLAZA DE SAN JOSE

**TARGET** **Smart & Final**  
**CVS** pharmacy *Walgreens*

**THE HOME DEPOT** **food maxx**

Lake Cunningham

SAN JOSE MARKET CENTER

**TARGET** **TRADER JOE'S** **Marshalls** **PET SMART**  
*Michaels* **SPROUTS** **WORLD MARKET**  
FARMERS MARKET **COST PLUS**

EASTRIDGE CENTER MALL

**JCPenney** **macy's** **AMC** THEATRES **24 HOURS FITNESS**  
**verizon** **H&M** **metro** by T-Mobile

# 375

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