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Anchor For Lease



# Berryessa Hills Shopping Center

1178-1180 N. Capitol Avenue  
San Jose, CA 95132



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For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President  
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**Biagini Properties, Inc.**

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Rev. September 19, 2024



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### **Berryessa Hills Shopping Center Neighborhood**

Discover the diverse offerings surrounding Berryessa Hills Shopping Center in San Jose, creating an appealing environment for a retail or neighborhood center tenant. Nearby, Alum Rock Park provides a serene natural escape, while the San Jose Flea Market promises an eclectic shopping experience. Additionally, the Japanese Friendship Garden and the Tech Interactive museum contribute to the area's cultural allure, attracting both local residents and visitors. With its diverse attractions and vibrant spirit, Berryessa Hills Shopping Center is the perfect place to establish your business and become part of this thriving community.



### **Location Description**

Rare anchor space 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.



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**Offering Summary**

Lease Rate:	Negotiable
Estimated NNN Charges	\$8.00 SF/Year - 2024 (excludes refuse & water paid directly by anchors)
Available SF:	11,745 - 34,365 SF
Building Size:	62,770 SF

Spaces	Lease Rate	Space Size
1178 N. Capitol Avenue	Negotiable	11,745 SF
1180 N. Capitol Avenue	Negotiable	22,620 SF
1178-1180 N. Capitol Avenue	Negotiable	34,365 SF

**Property Highlights**

- Rare Anchor Spaces
- Easy Freeway Access via Berryessa Off-Ramps to I-680
- Across From Villa Sport Health Club & VTA Light Rail Station
- Parking Lot Freshly Restriped & Sealed, ADA Compliant
- 358 On-Site Parking (346 regular & 12 handicap)
- Fire Sprinklered Anchor Spaces
- Separately Metered Electricity & Natural Gas
- Water Meter Shared between 1178 & 1180
- 2 Separate Loading Docks & 1 Roll Up Door



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### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1178 N. Capitol Avenue	Available	11,745 SF	NNN	Negotiable	±80' W x 146' D (irregular). Currently Dollar Tree. Electrical: 400 Amps; 3 PH; 4 W; 120/208V 2 Electric Sub-Panels each with 42 circuit breakers HVAC: 5 Separate Units Totaling 30.5 Tons Available October 1, 2025. Please DO NOT disturb the occupant or its employees.
■ 1180 N. Capitol Avenue	Available	22,620 SF	NNN	Negotiable	±156' W x 146' D. Currently dd's Discounts. Electrical: 2,000 Amps; 3 PH; 4 W; 120/208V 3 Electric Sub-Panels (250 amps with 42 circuits) 2 Electric Sub-Panels (400 amps with 42 circuits) HVAC: 7 Separate Units Totaling 58 Tons Available October 1, 2025. Please DO NOT disturb the occupant or its employees.
■ 1178-1180 N. Capitol Avenue	Available	34,365 SF	NNN	Negotiable	1178 & 1180 combined.



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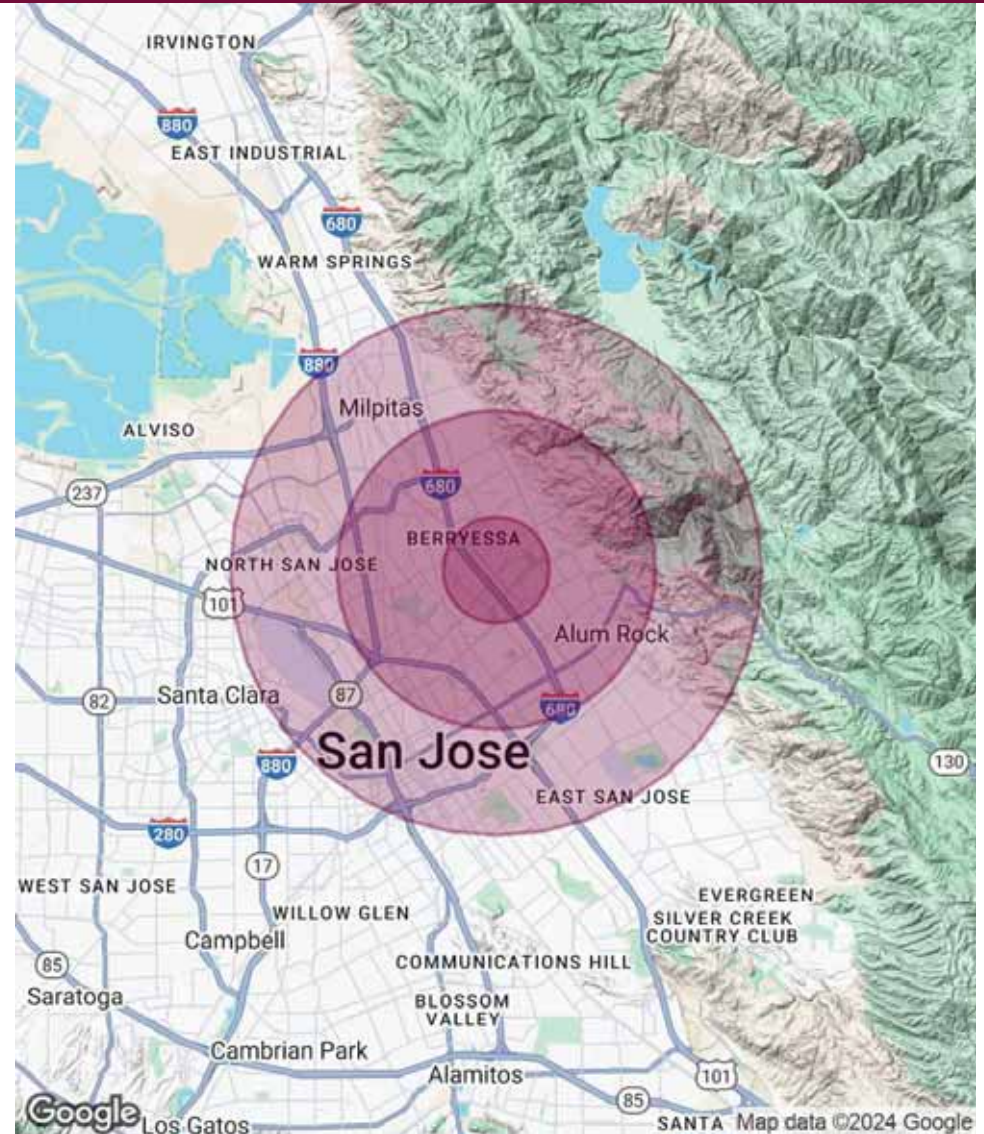
Population	1 Mile	3 Miles	5 Miles
Total Population	30,423	211,071	428,872
Average Age	41	39	38
Average Age (Male)	40	39	38
Average Age (Female)	42	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,857	63,565	131,238
# of Persons per HH	3.4	3.3	3.3
Average HH Income	\$208,137	\$191,572	\$181,317
Average House Value	\$1,282,284	\$1,158,415	\$1,131,396

\* 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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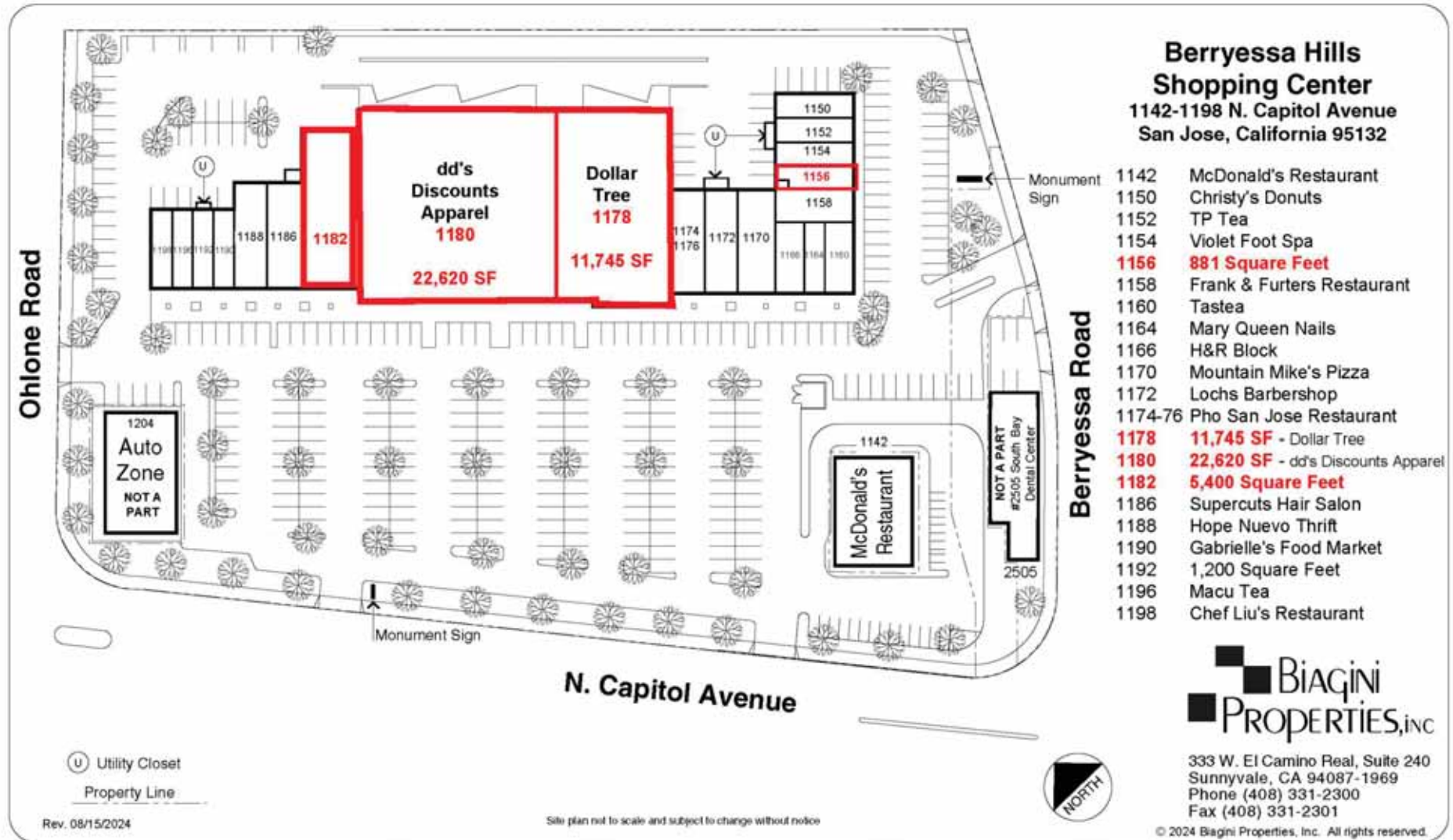
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### Age & Condition of Roof & HVAC

**Roof:** Replaced New 2001

**HVAC:** Replaced New 2006

### 88.5 Tons Total

dd's Discounts: 58 Tons Total

Dollar Tree Stores: 30.5 Tons Total

### Electrical & Water Meter

**Electrical:** Replaced NEW with separate services to each space.

**Water Meter:** Serves both dd's Discounts and Dollar Tree Stores. Separate from landscaping and other shops.

### dd's Discounts & Dollar Tree Stores HVAC - 88.5 Tons Total

dd's Discounts	HVAC	Dollar Tree Stores	HVAC
AC-1	5 tons	AC-1	7.5 tons
AC-2	3 tons	AC-2	6 tons
AC-3	10 tons	AC-3	6 tons
AC-4	5 tons	AC-4	6 tons
AC-5	10 tons	AC-5	5 tons
AC-6	10 tons		
AC-7	15 tons		
<b>HVAC Totals</b>	<b>58 Tons</b>		<b>30.5 Tons</b>

### dd's Discounts (2,000 Amps Total) and Dollar Tree Stores (400 Amps Total)

dd's Discounts 3 PH; 4 W; 120/208V		Dollar Tree Stores 3 PH; 4 W; 120/208V
Panel #1	250 amps with 42 circuits	2 Electrical Panels - 400 Amps Total
Panel #2	250 amps with 42 circuits	
Panel #3	250 amps with 42 circuits	
Panel #4	400 amps with 42 circuits	
Panel #5	400 amps with 42 circuits	
<b>2,000 Amps Total</b>		<b>400 Amps Total</b>



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**PARKING:**

**358 Parking Spaces** (field verified by E. Kempis)

346 Regular Parking Spaces

12 Disabled Parking Spaces

4.9 Spaces Per 1,000 SF Ratio

**FLOOR AREA:**

34,365 SF Total Floor Area

**dd's Discounts:**

± 22,620 SF

**Dollar Tree Stores:**

± 11,745 SF



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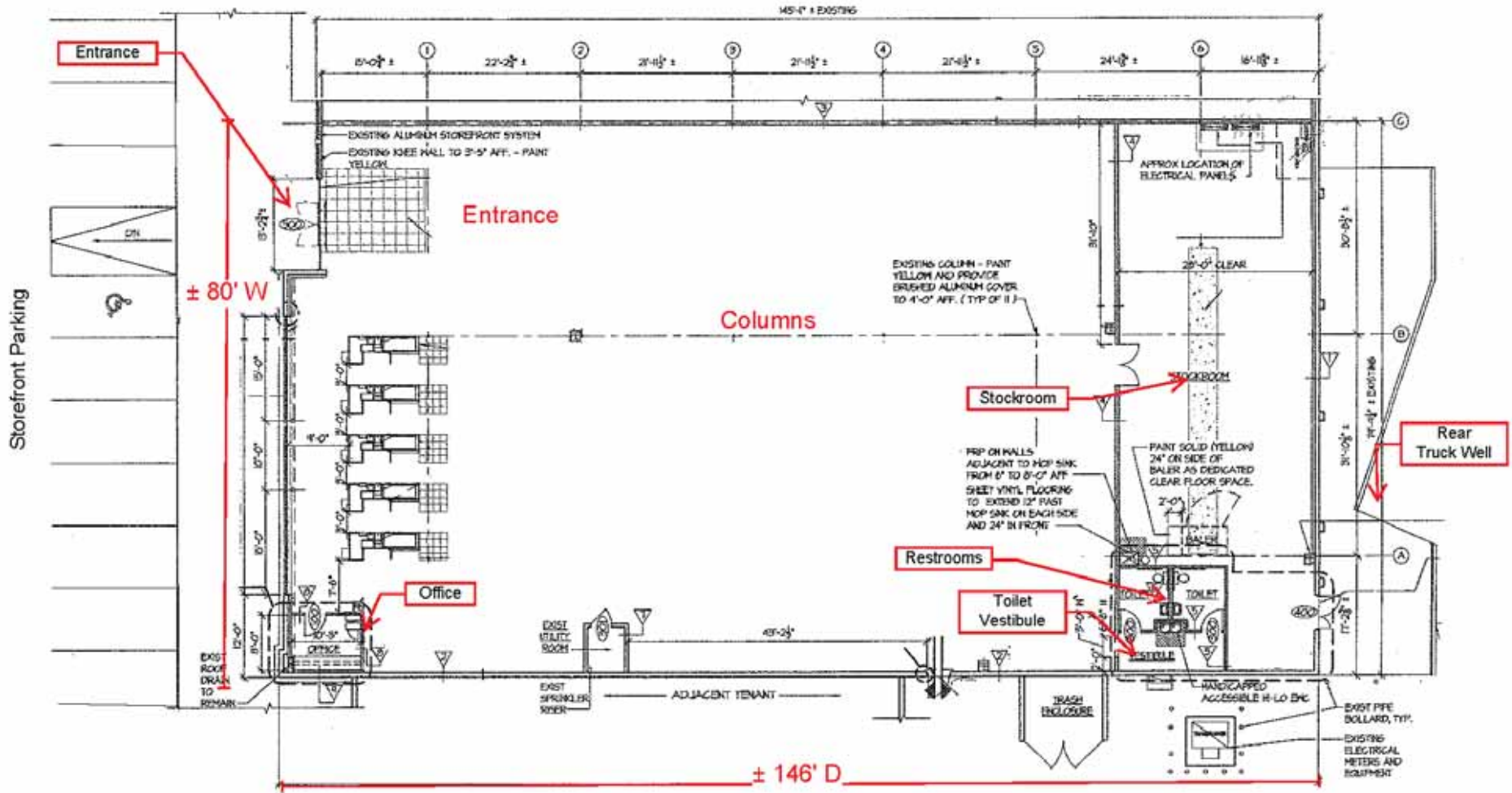
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Dollar Tree Stores | 1178 N. Capitol Avenue | San Jose, CA 95133  
 ± 11,745 Square Feet (± 80' W x 146' D)



Rev. 08/23/2001

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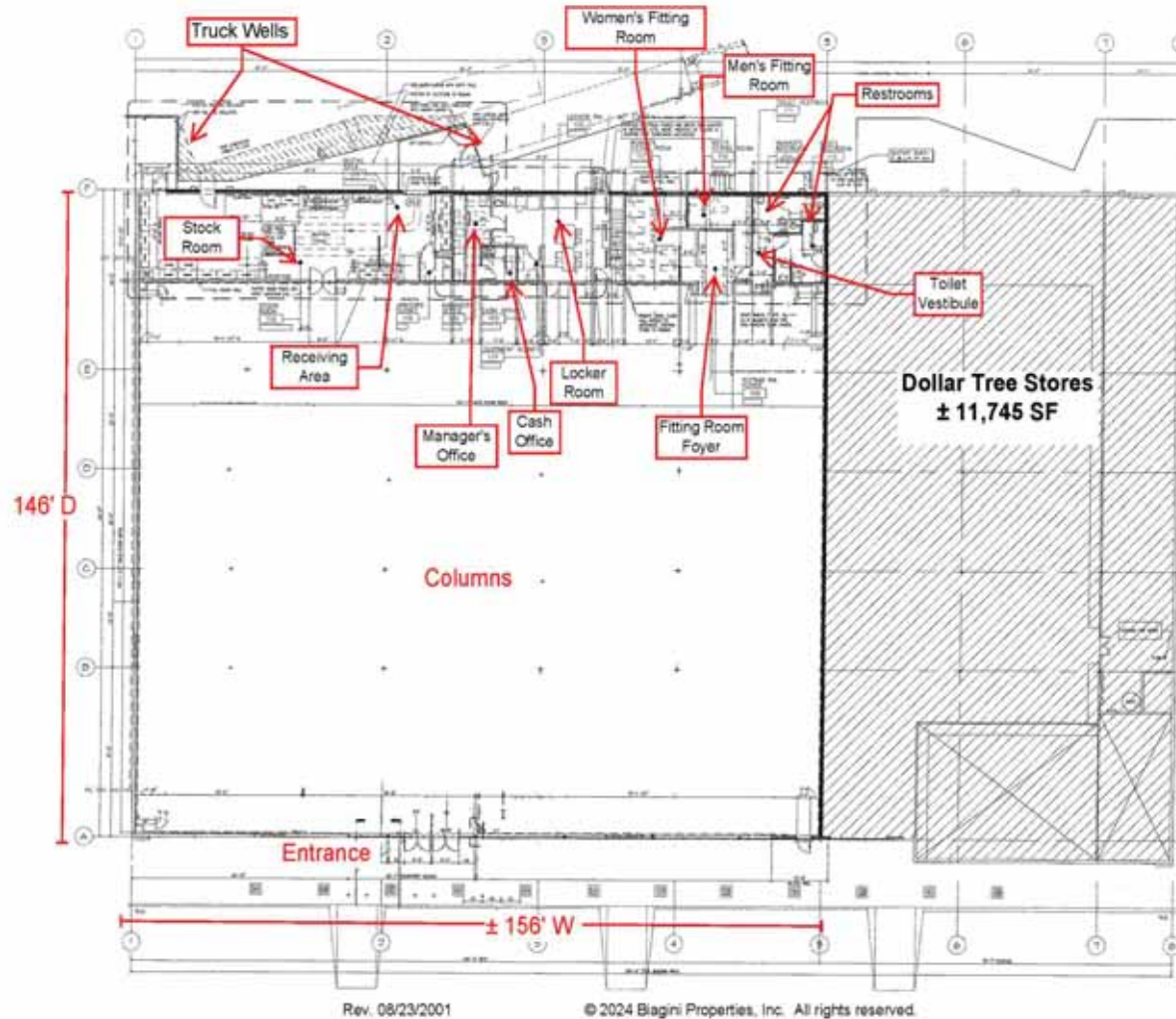
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**dd's Discounts | 1180 N. Capitol Avenue | San Jose, CA 95133**  
**± 22,620 Square Feet (± 156' W x 146' D)**



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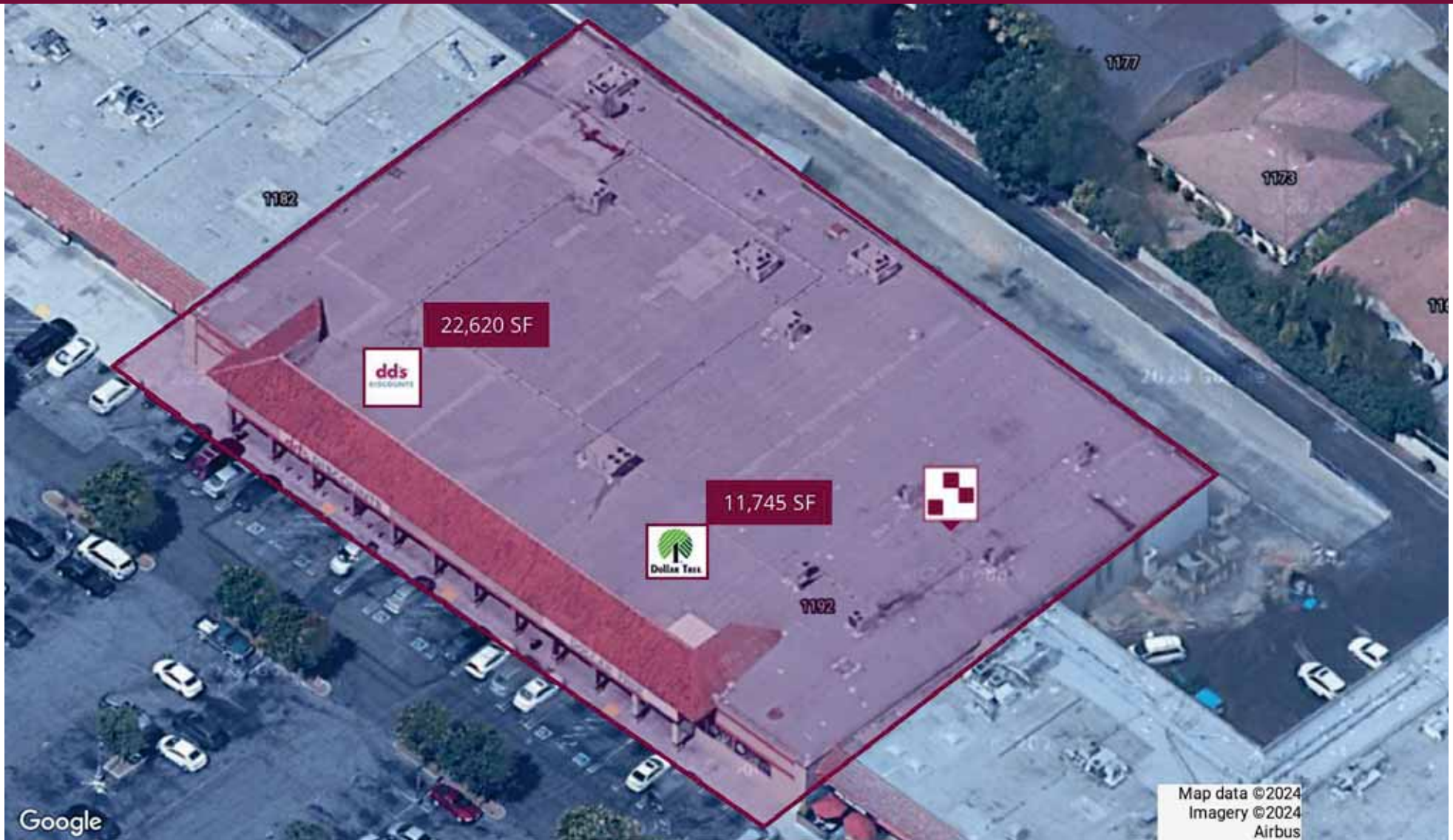
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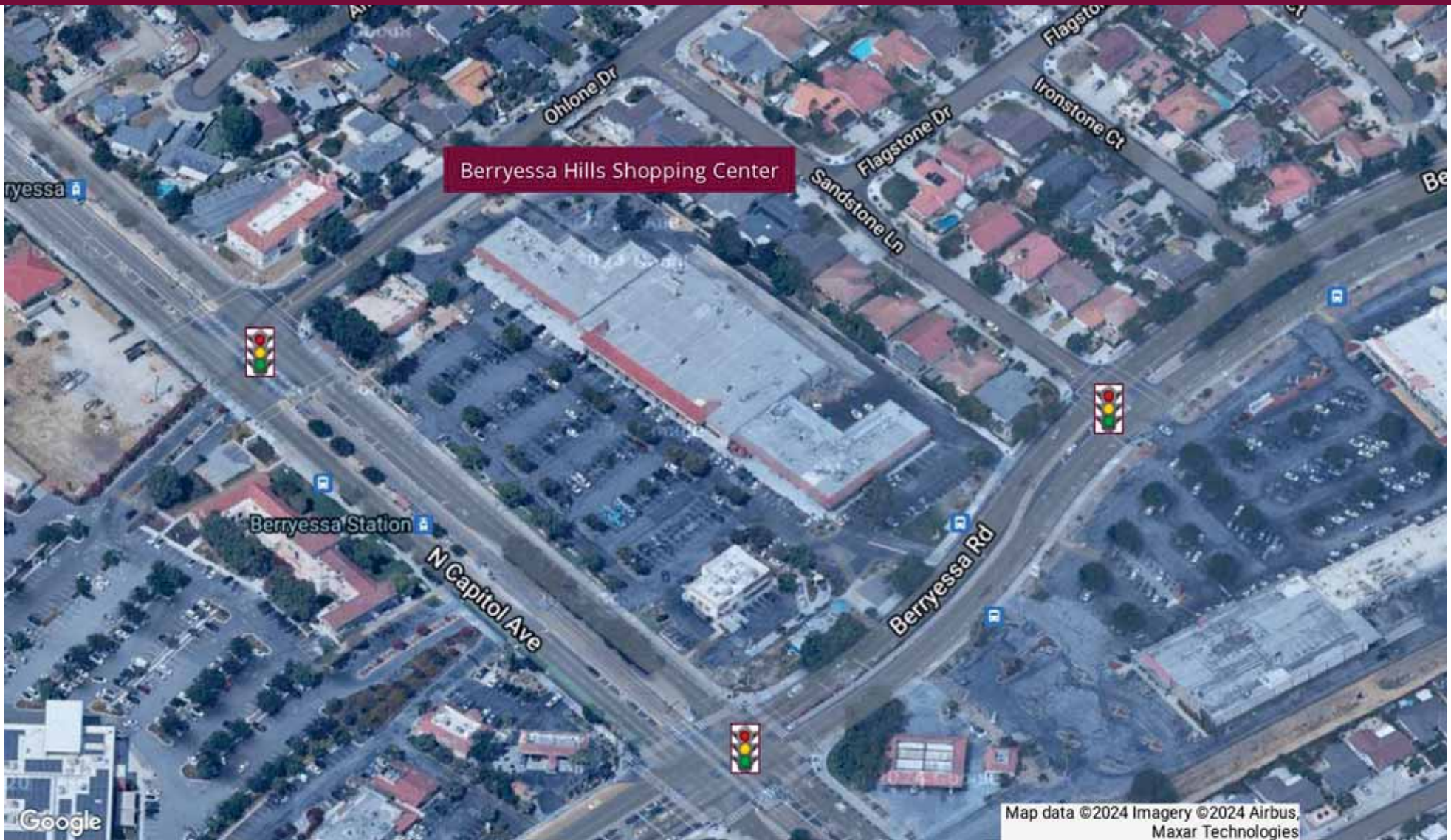
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