



Berryessa Hills Shopping Center

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



For Additional information, contact Exclusive Agent:

408.331.2308

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Vice President

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Biagini Properties, Inc.

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Rev. April 08, 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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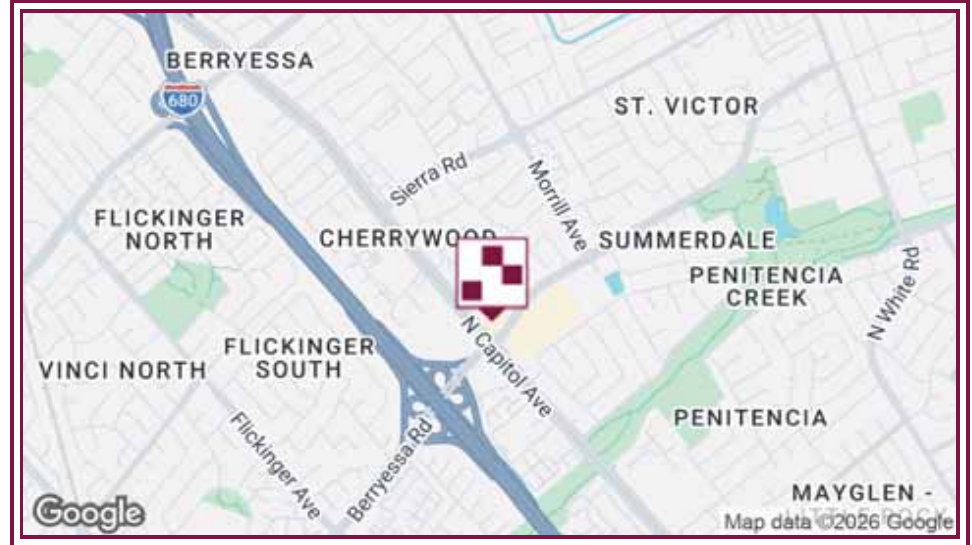
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Property Description

Introducing an exceptional leasing opportunity at Berryessa Hills Shopping Center. This prime property features an anchored center with dd's Discounts among its highly successful tenants, offering limited retail space in a thriving trade area. Boasting convenient freeway access to I-680 and proximity to a regional shopping area, this location is strategically positioned across from the newly developed Villa Sport Health Club and VTA Light Rail Station. With upgraded electrical systems, freshly restriped and sealed parking, and ADA-compliant amenities, this property presents an inviting and well-equipped space for retail ventures. Explore the potential of these shop spaces, poised to offer an optimal environment for business growth and success.



Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	\$2.01 SF/month (north side) or \$1.59 SF/month (south side) - 2026
Number Of Units:	22
Available SF:	905 - 5,400 SF
Lot Size:	287,496 Acres
Building Size:	62,770 SF

Property Highlights

- dd's Discounts Anchored Center
- Extremely Successful Tenants!
- 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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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1154 N. Capitol Avenue	Available	905 SF	NNN	Negotiable	(South Side) ± 15' 4" W x 60' D. Former Spa/Improved Offices, full height storefront glass, 100% drop t-bar ceiling 9' AFF (Above Finish Floor), recessed can lighting, tile floor entrance, reception area with built-in receptionist desk, 1 ADA restroom, 1 non-ADA restroom, 3 offices, separate electrical (225 amp, 3-phase, 4-wire, 120/240V, hardwood flooring, storage room, rear door. Available Now.
■ 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-phase, 4-wire, 120/208V), rear double doors. Available Now.



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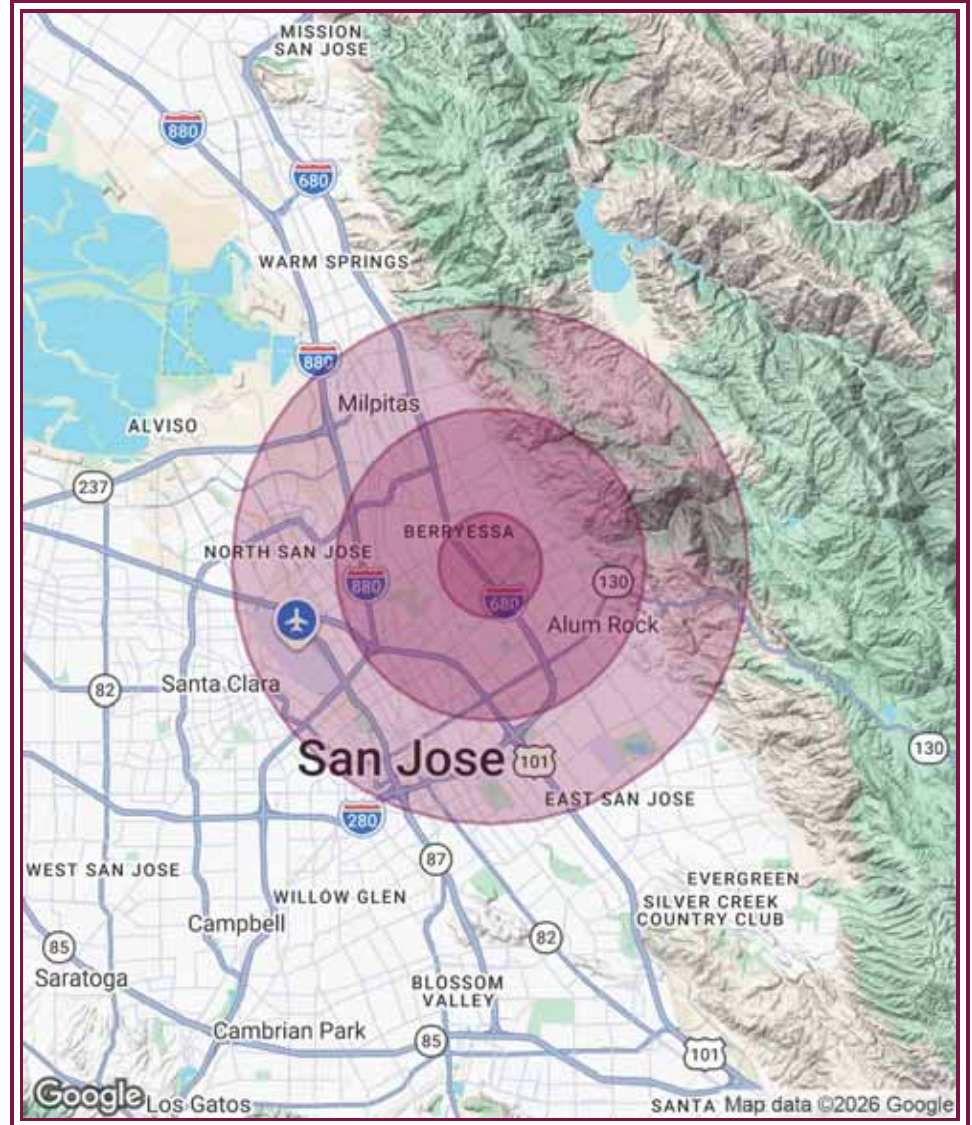
Population	1 Mile	3 Miles	5 Miles
Total Population	32,999	214,839	466,566
Average Age	40.5	37.9	36.1
Average Age (Male)	39.8	36.7	35.2
Average Age (Female)	40.9	38.9	37.0

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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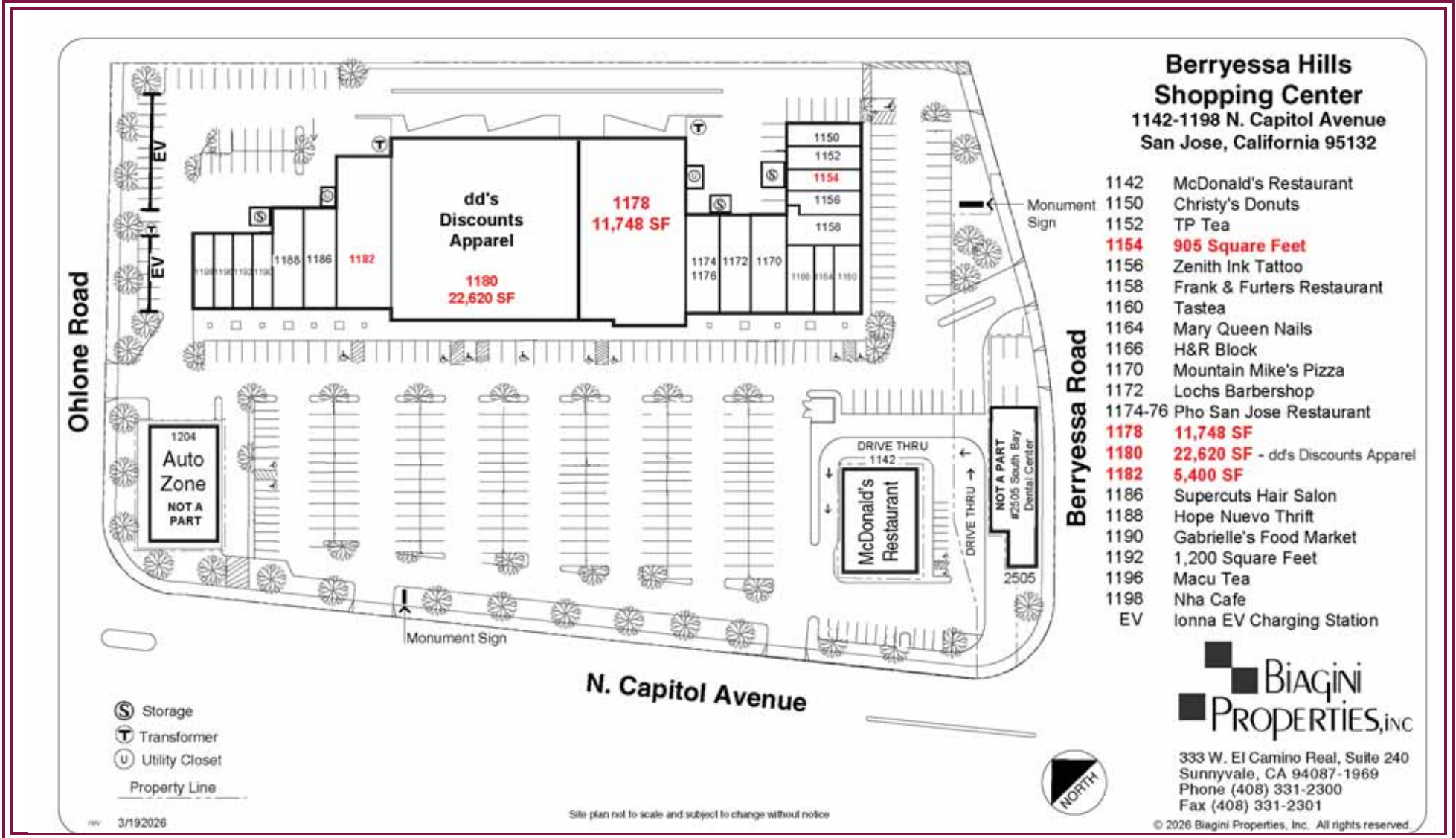
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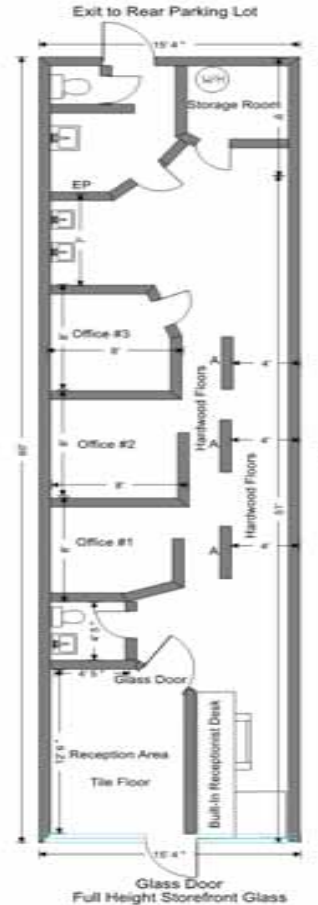
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BERRYESSA HILLS SHOPPING CENTER
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± 905 Square Feet (15' 4" W x 60' D)



- Full Height Storefront Glass
 - Tile Entrance
 - Reception Area with Tile Floor
 - Built-In Receptionist Desk
 - 3 Offices
 - 1 ADA Restroom
 - 1 Non-ADA Restroom
 - 100% Drop T-Bar Ceiling 9' AFF
 - Recessed Can Lighting
 - Storage Room
 - Separate HVAC
 - Separate Electrical
 - Rear Door
 - No Fire Sprinklers
- WH = Water Heater
 EP = Electrical Panel
 (___ Amp; 3 PH; 4W; 120/208V)
 A = Full Height Walls
 AFF = Above Finish Floor

Rev. 03/20/2026

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1154 N. Capitol Ave - Interior



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1182 N. Capitol Ave - Interior



1182 N. Capitol Ave - Interior



1182 N. Capitol Ave - Interior



1182 N. Capitol Ave - Stainless Steel Exhaust Hood



1182 N. Capitol Ave - Stainless Steel Sinks



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