

Anchor For Lease



Berryessa Hills Shopping Center

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



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

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Biagini Properties, Inc.

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Rev. January 09, 2026



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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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.



Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	\$12.00 SF/Year - 2026 (excludes refuse & water paid directly by anchors)
Available SF:	11,748 - 22,620 SF
Building Size:	62,770 SF

Spaces	Lease Rate	Space Size
1178 N. Capitol Avenue	Negotiable	11,748 SF
1180 N. Capitol Avenue	Negotiable	22,620 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	Size (SF)	Lease Type	Lease Rate	Description
■ 1178 N. Capitol Avenue	11,748 SF	NNN	Negotiable	±80' W x 146' D (irregular). Former 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 Drop T-bar Ceiling 12' Above Finish Floor (AFF) Double Door Exit Dock High Loading in Rear 2 ADA Restrooms Rear Stockroom with High Open Beam Ceilings Available Now
■ 1180 N. Capitol Avenue	22,620 SF	NNN	Negotiable	±156' W x 146' D. Currently dd's Discounts. Please DO NOT disturb the occupant or its employees. 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 Availability: Contact Mark



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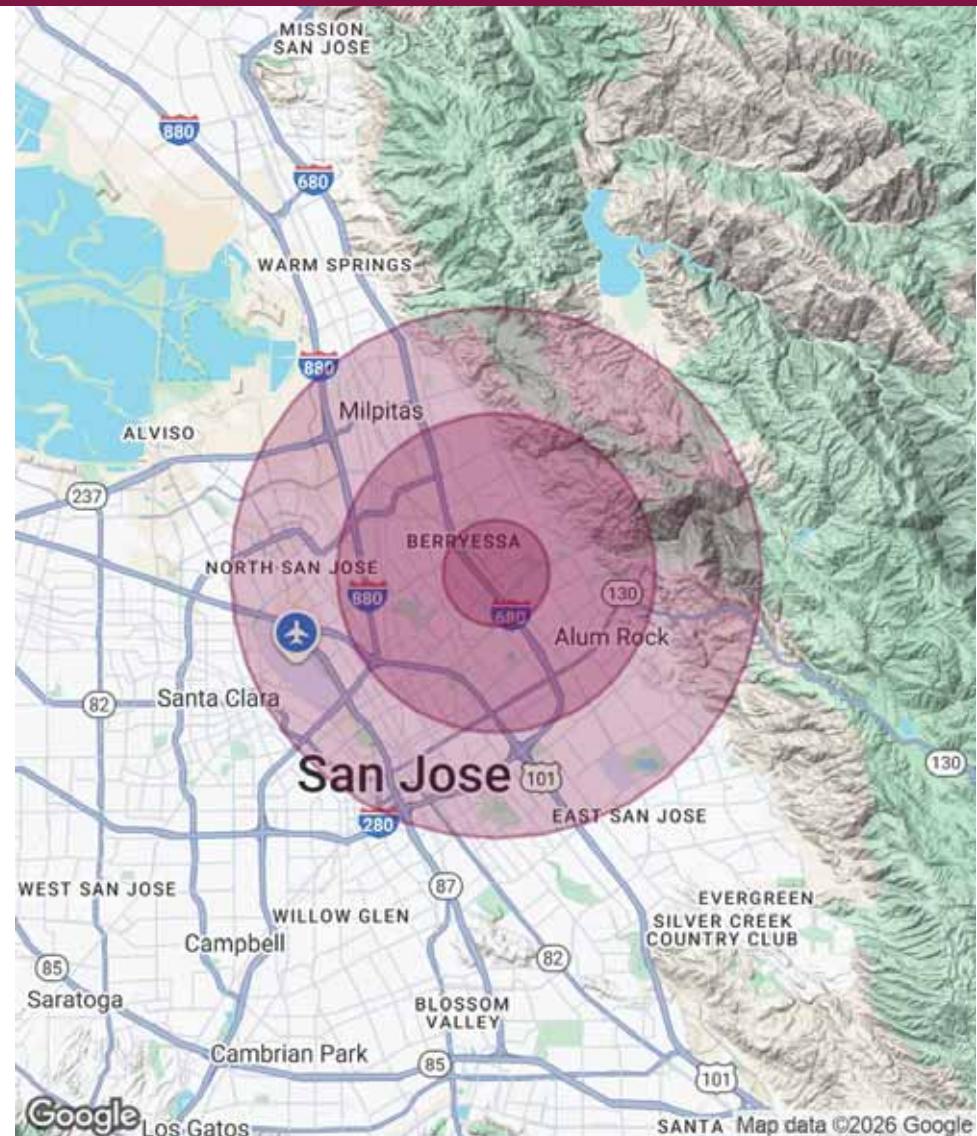
Population	1 Mile	3 Miles	5 Miles
Total Population	30,423	211,071	428,872
Average Age	41	39	38
Average Age (Male)	40	39	38
Average Age (Female)	42	40	39

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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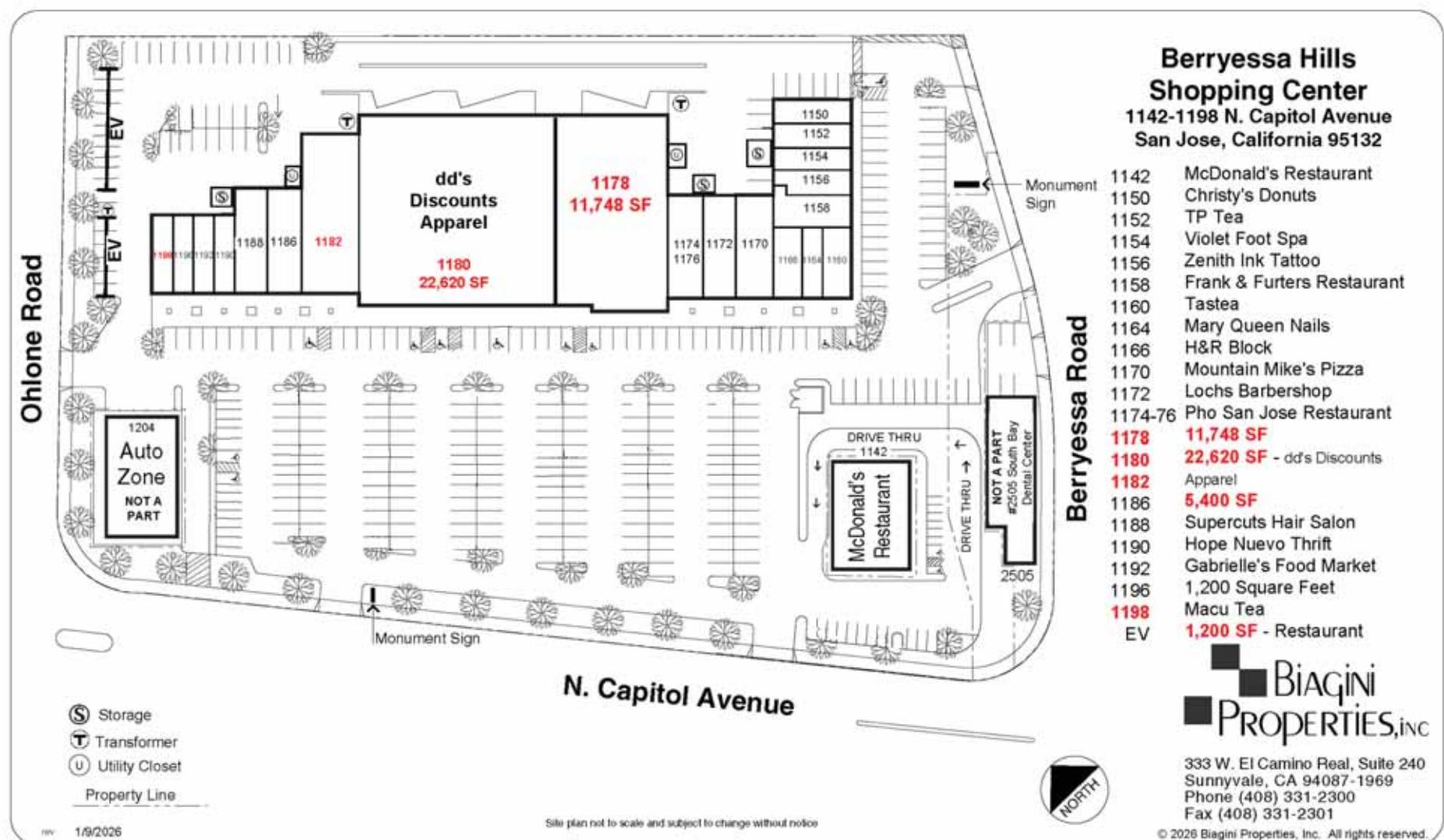
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Age & Condition of Roof & HVAC**Roof:** Replaced New 2001**HVAC:** Replaced New 2006**88.5 Tons Total**

dd's Discounts: 58 Tons Total

Dollar Tree Stores: 30.5 Tons Total

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

dd's Discounts	HVAC	Former Dollar Tree	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		
HVAC Totals	58 Tons		30.5 Tons

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 (2,000 Amps Total) and
Former Dollar Tree (400 Amps Total)**

dd's Discounts 3 PH; 4 W; 120/208V	Former Dollar Tree 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	
2,000 Amps Total	400 Amps Total



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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

Former Dollar Tree:

± 11,748 SF



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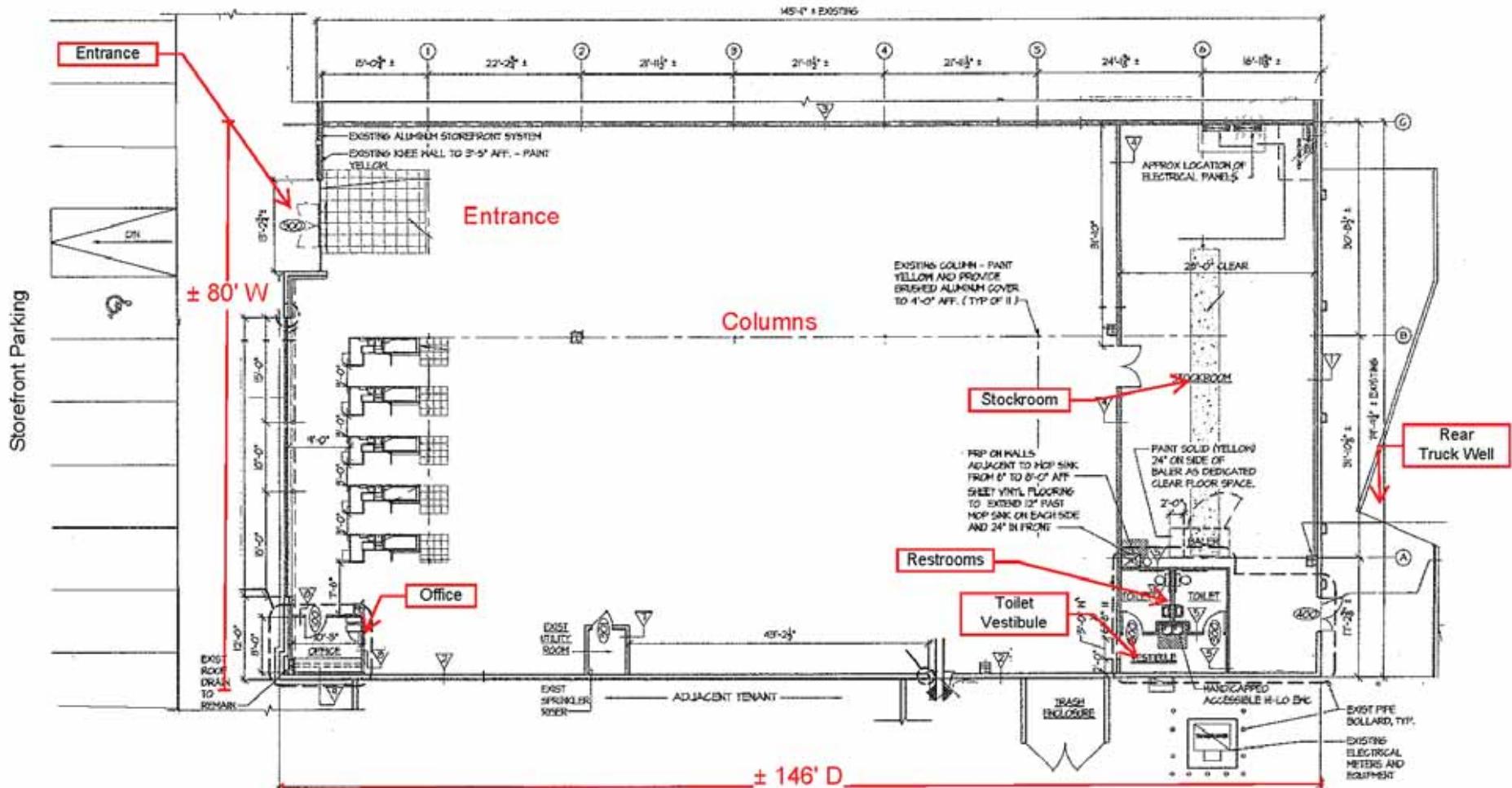
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**Dollar Tree Stores | 1178 N. Capitol Avenue | San Jose, CA 95133
± 11,748 Square Feet (± 80' W x 146' D)**



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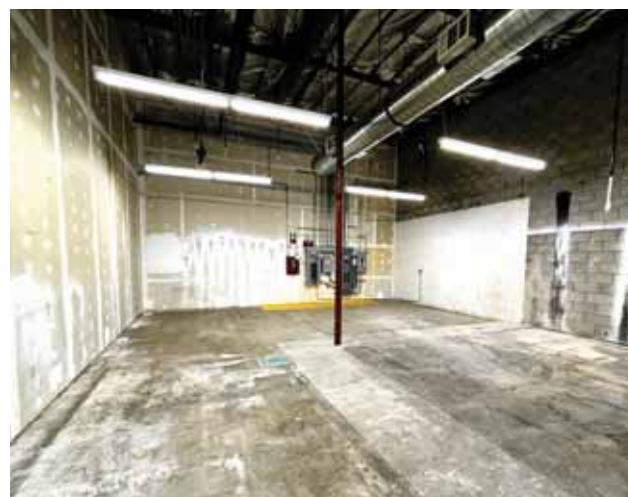
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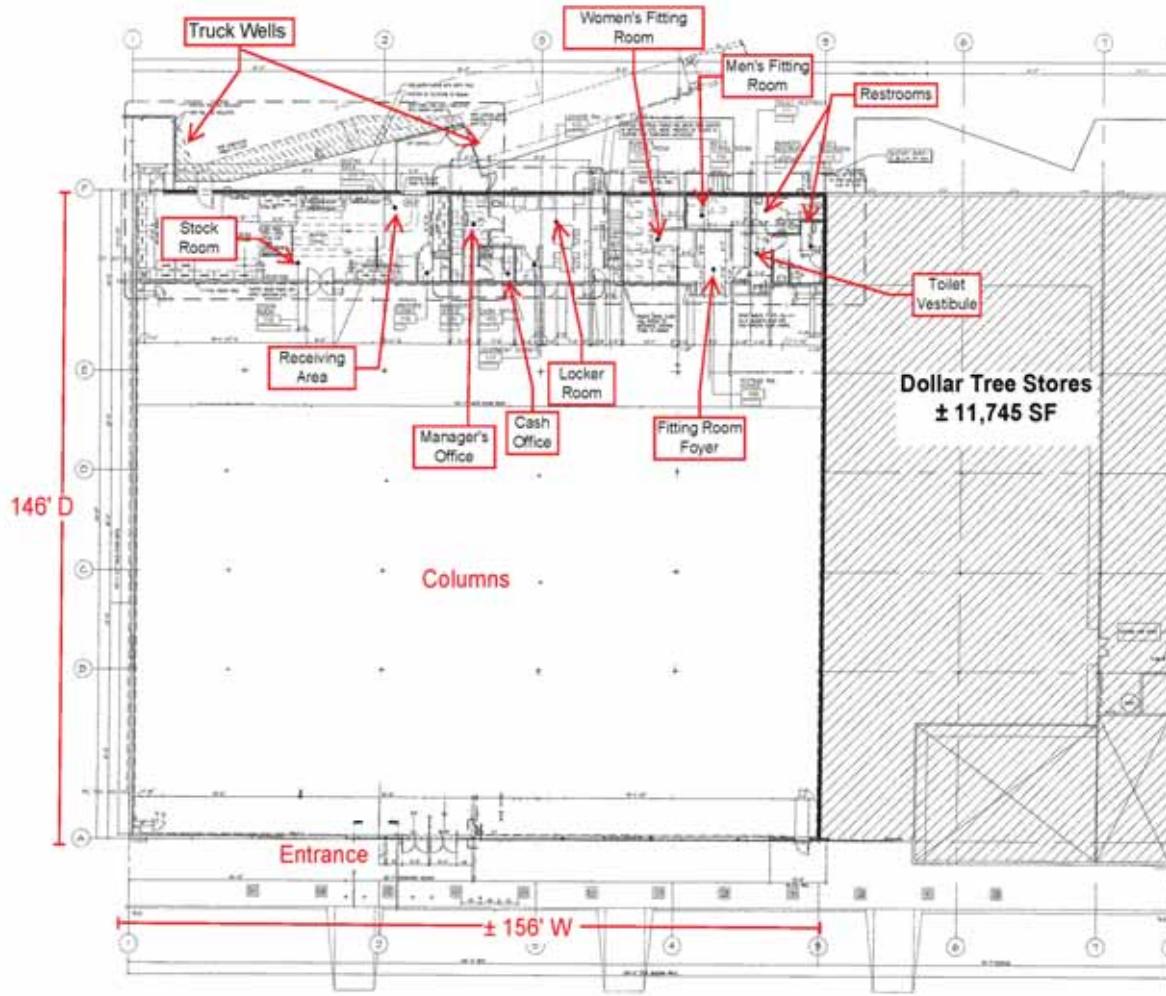
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dd's Discounts | 1180 N. Capitol Avenue | San Jose, CA 95133
 $\pm 22,620$ Square Feet ($\pm 156'$ W x $146'$ D)







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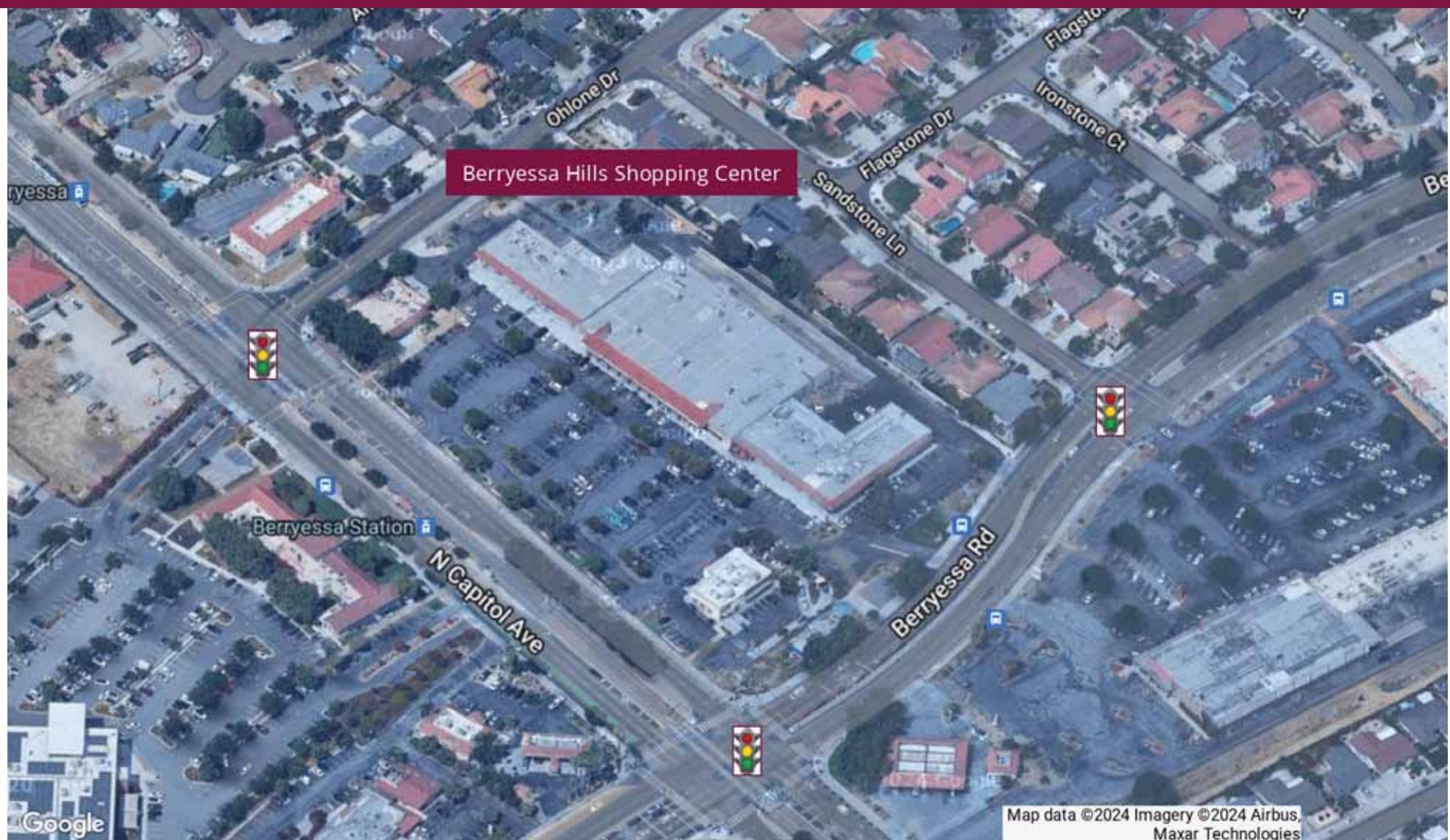
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