



BERRYESSA HILLS SHOPPING CENTER

N. Capitol Ave.
at Berryessa Road

San Jose,
California

RETAIL SPACES AVAILABLE

1,320± SF—1,600 ±SF

High Visibility Shopping Center



PROPERTY INFORMATION

- Anchored by dd's Discounts and Dollar Tree
- Co-Tenants Include: McDonalds, Supercuts, Auto Zone, Mountain Mike's Pizza and Tastea
- Umai Savory Hot Dogs and Cricket Wireless Coming Soon
- Unit 1188 Available: 1,320± SF
- Unit 1172 Available: 1,600± SF
- Asking \$3.00 Per Sq. Ft. plus NNN
- Close Proximity to Hwy 680 and Light Rail
- **Area Traffic Counts:**
 - N. Capitol Ave. 51,000 ADT
 - Berryessa Road 36,000 ADT

ESTIMATED DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	33,306	205,395	441,943
AVG. HH INCOME:	\$112,271	\$97,713	\$94,924

FOR MORE INFORMATION CONTACT:

Ryan Warner

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(408) 477-2505

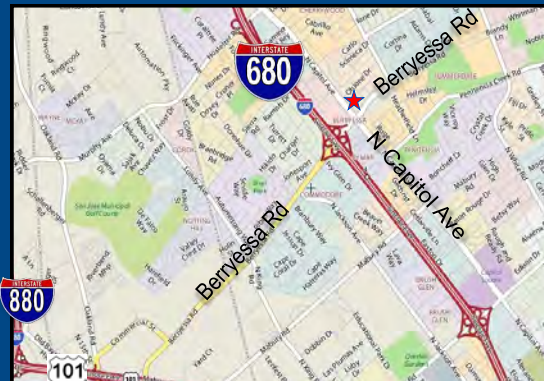
Tom Spilsbury

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MEACHAM/OPPENHEIMER, INC.

COMMERCIAL BROKERAGE
INVESTMENT SALES

8 No. San Pedro St., Suite 300
San Jose, California 95110

Tel: 408.378.5900

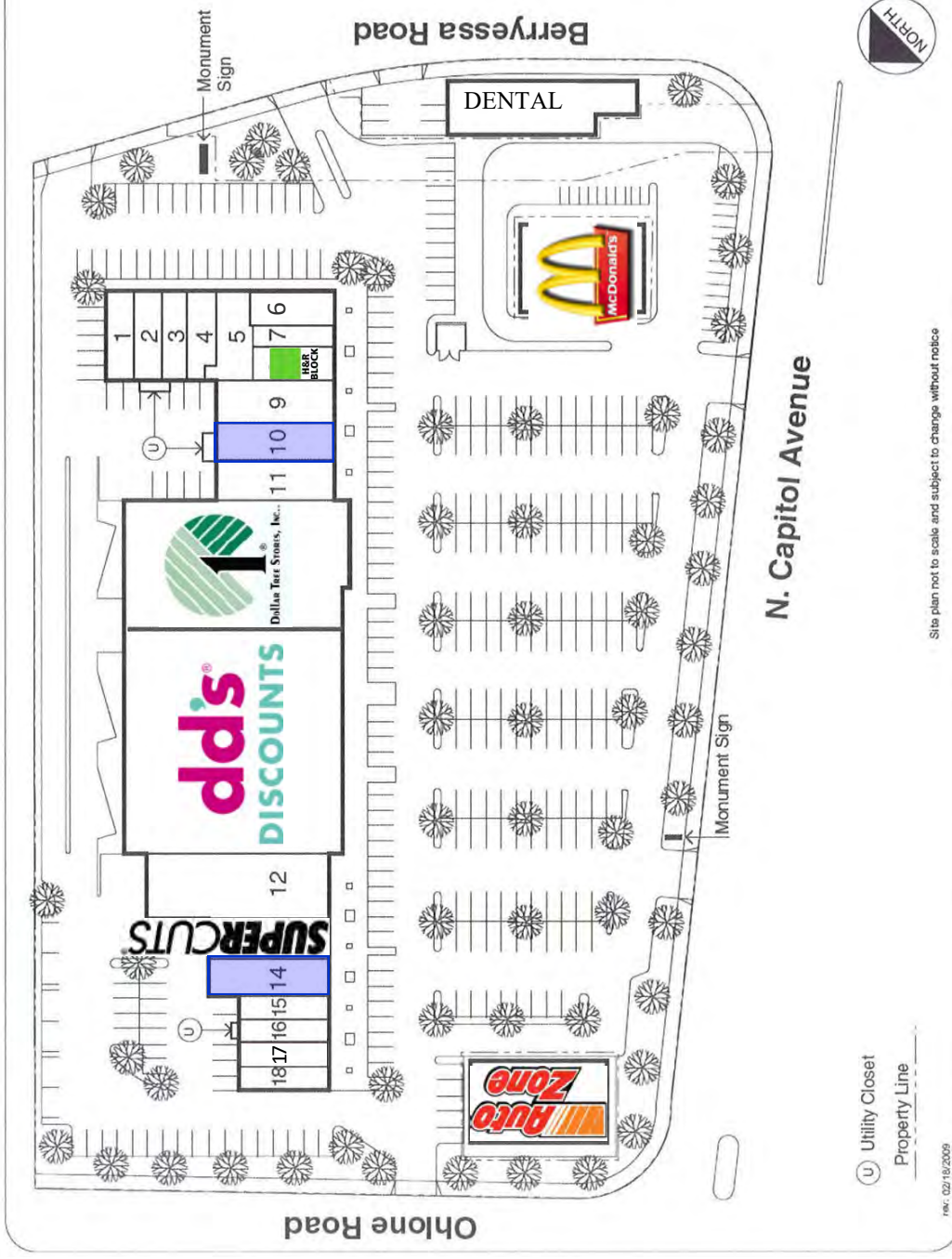
Fax: 408.378.5903

www.moinc.net

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1142-1198 N. Capitol Ave. at Berryessa Road
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1. Christy's Donuts
2. Cost-U-Less Insurance Center
3. St. Joseph Dental Care
4. Cirket Wireless
5. Umai Savory Hot Dogs
6. Tastea
7. Nails 39
8. H&R Block
9. Mountain Mike's Pizza
10. **1,600 SF AVAILABLE**
11. Pandora Café
12. Apna Bazar
13. Super Cuts Hair Salon
14. **1,320 SF AVAILABLE**
15. Magat Asian Groceries
16. Royal Dry Cleaners
17. House of Teriyaki
18. Chef Liu Restaurant



Site plan not to scale and subject to change without notice

REV. 02/15/2009

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Building "A" with 1,320± SF Suite Available



Building "B" Anchors dd's discounts and Dollar Tree



Building "C" 881± SF—1,600± SF Suite Available (Additional Available Units Not Pictured)

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