
2nd Generation Restaurant | Retail | Office For Lease



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.

333 W. El Camino Real, Suite 240

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Rev. September 04, 2026

www.biaginiproperties.com

2nd Generation Restaurant | Retail | Office For Lease



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Property Description

Introducing an exceptional leasing opportunity at Berryessa Hills Shopping Center. This prime property features 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 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

- Freeway Access to I-680 & Regional Shopping Area
- Across From 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	Size (SF)	Lease Rate	Description
■ 1154 N. Capitol Avenue	905 SF	Negotiable	(South Side) ± 15' 4" W x 60' D. Former Spa/Improved Offices, new storefront glass with single glass entrance door, 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 private offices/treatment rooms, new electrical panel rated: 225 amp, 3-phase, 4-wire, 120/240V, hardwood flooring, storage room, rear door. Available Now.
■ 1158 N. Capitol Avenue	1,236 SF	Negotiable	± 20' W x 60' D. 2nd Generation Restaurant (former Frank & Furters). Beautiful storefront glass with single glass entrance door, 8' wide stainless steel (SS) exhaust hood with fire suppression, 3 gas outlets under the SS hood, in-ground grease interceptor, mop sink, 1 new ADA restroom with upgraded floor tiles and tile wainscot, upgraded open beam sheet rocked ceiling with ceiling mounted fans in front dining area, drop t-bar ceiling, 10' Above Finish Floor (AFF) in kitchen area, numerous plumbing stub outs for sinks, marlite walls throughout kitchen food prep area, upgraded track lighting in dining area, upgraded tile floor in front dining area, plumbing stub outs for gas hot water heater with separate water shut off valves, separate HVAC, separately metered for water, new upgraded electrical panel rated: 225 amp, 3-phase, 4-wire, 120/208V, rear door for easy delivery access. Available Now.
■ 1182 N. Capitol Avenue	5,400 SF	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 various food preparation improvements, new upgraded electrical panel rated: 600 amp, 3-phase, 4-wire, 120/208V, rear double doors for easy delivery access. Available Now.



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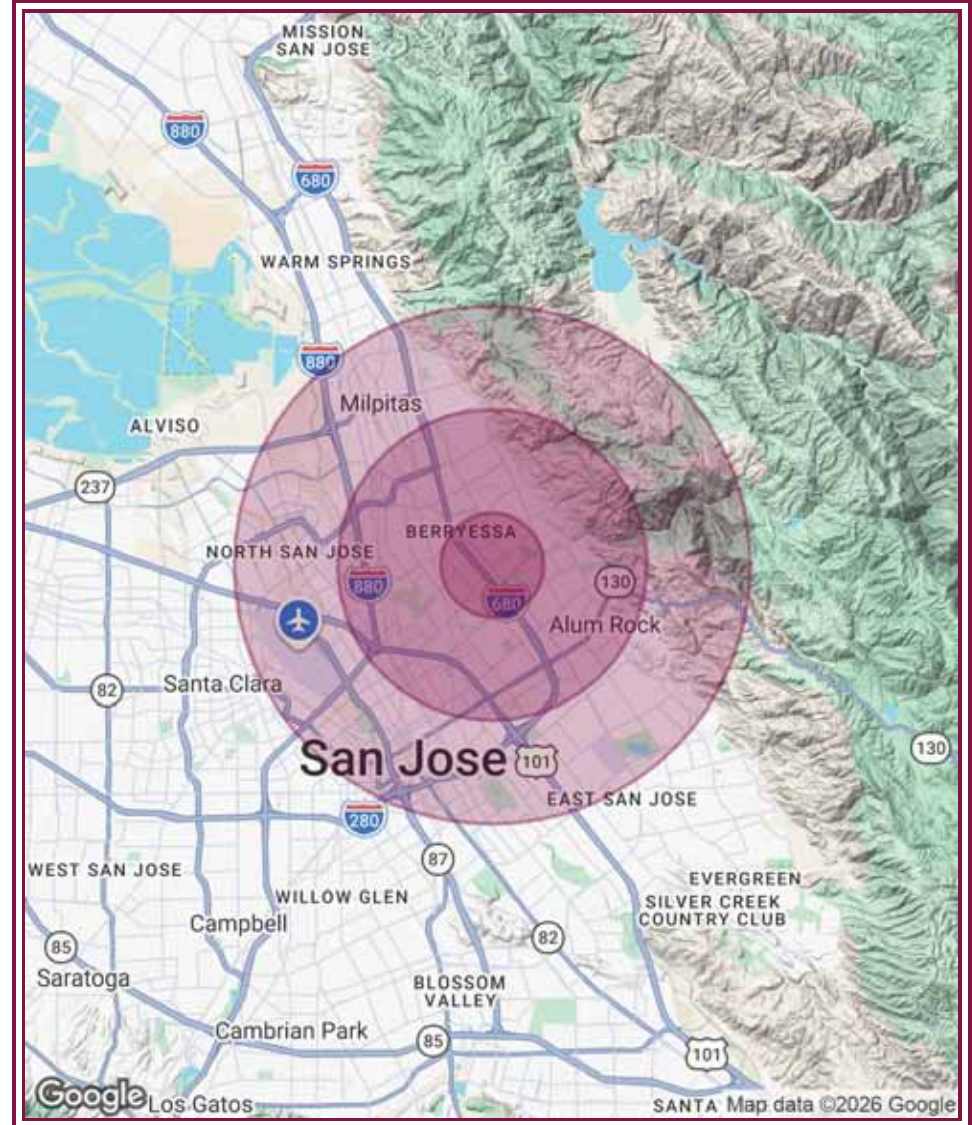
Population	1 Mile	3 Miles	5 Miles
Total Population	31,420	207,477	449,514
Average Age	40.0	39.0	37.2
Average Age (Male)	39.1	37.8	36.3
Average Age (Female)	41.1	40.5	38.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,050	63,620	140,849
# of Persons per HH	3.5	3.3	3.2
Average HH Income	\$211,669	\$178,261	\$172,927
Average House Value	\$1,240,697	\$1,111,170	\$1,098,215

* 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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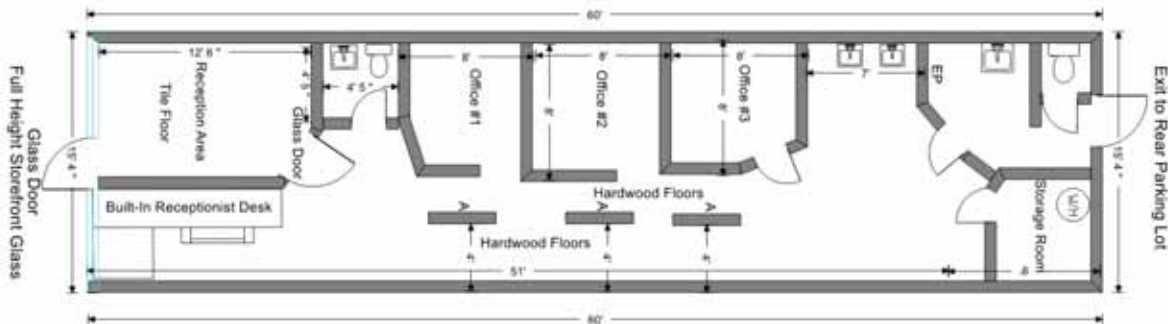
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BERRYESSA HILLS SHOPPING CENTER
1154 N. Capitol Avenue | San Jose, CA 95132
± 905 Square Feet (15' 4" W x 60' D)



- Full Height Storefront Glass
- The 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
- W/H = 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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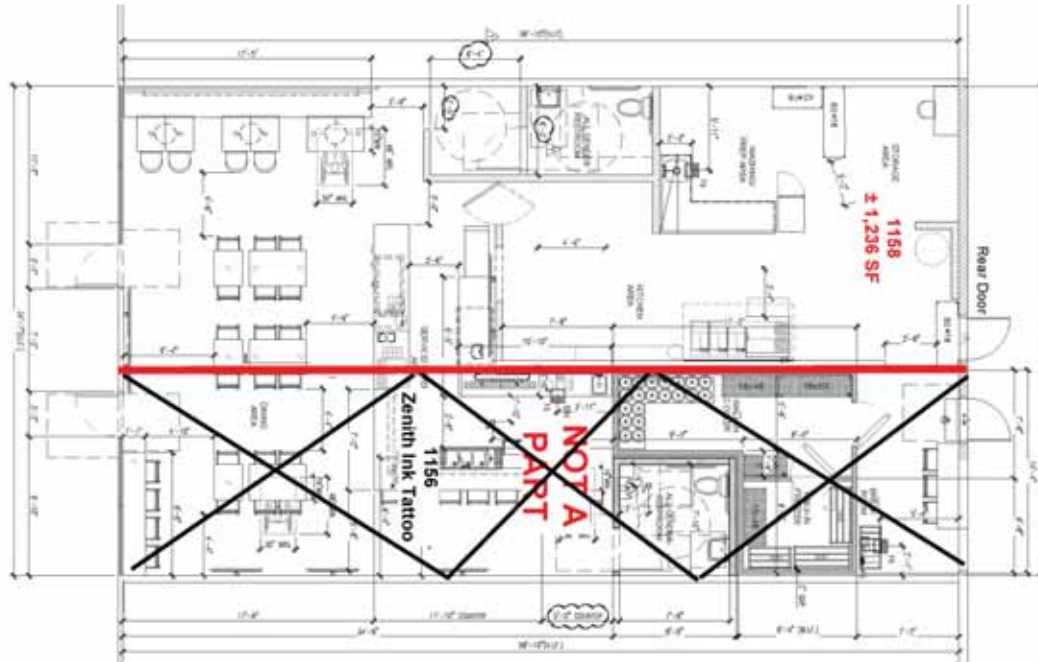
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BERRYESSA HILLS SHOPPING CENTER
1158 N. Capitol Avenue | San Jose, CA 95132
± 1,236 Square Feet (20' 6" W x 60' D)

DIMENSIONED FLOOR PLAN – Proposed Expansion



Rev. 11/19/2020

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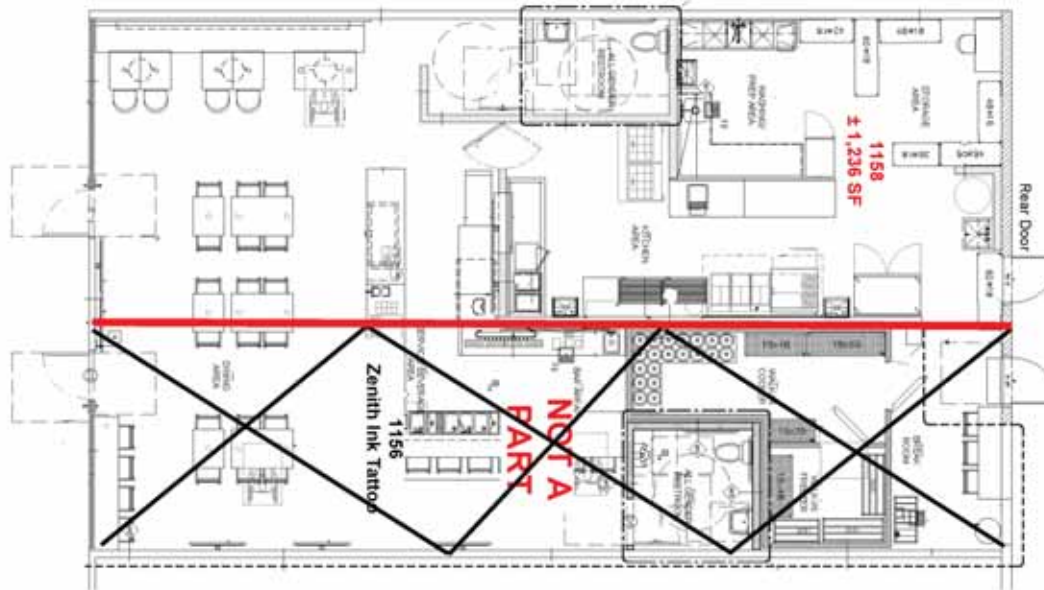
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FLOOR PLAN – Proposed Expansion



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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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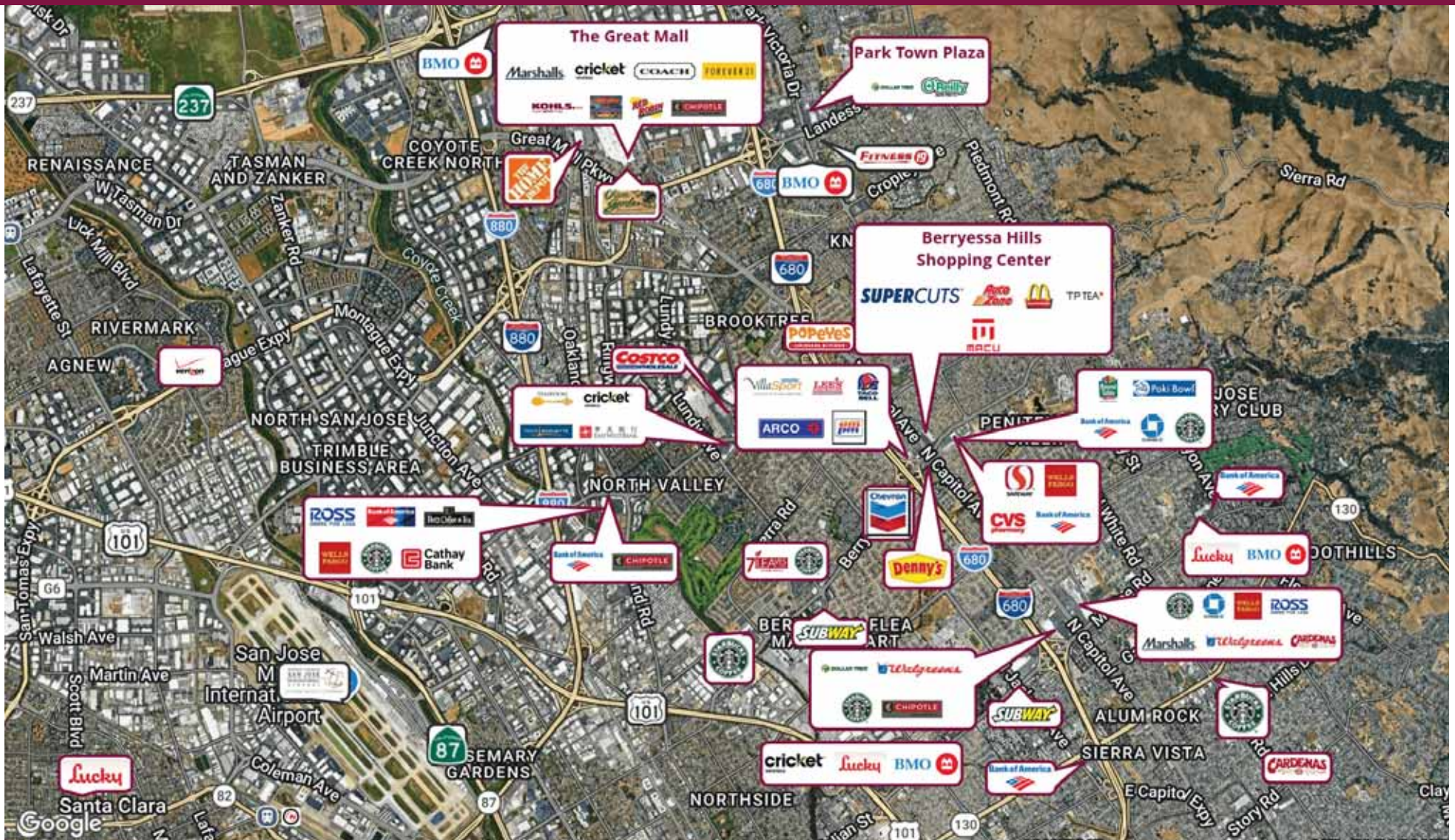
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