




CAPITOL SQUARE

SAN JOSE, CA

A GROCERY-ANCHORED INVESTMENT OPPORTUNITY IN THE HEART OF SILICON VALLEY



[CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM](#)

\$33,300,000
YEAR 1 CAP RATE: 6.0%

The Northmarq National Shopping Center Group, as the exclusive advisor, is pleased to present the opportunity to acquire 375 Capitol Square (the "Property"), a grocery anchored, 101,500 squarefoot shopping center located in the heart of Silicon Valley. The Property is anchored by Sprouts Farmers Market, Burlington, Five Below and Crunch fitness, and boasts a long term WALT of 8.6 years, yielding stable cashflow for a significant period. Located in San Jose, one block east from the Interstate 680 (191,000 VPD) at the highly trafficked intersection of McKee Rd (41,000 VPD) and N Capitol (32,000 VPD), the Property sits within a larger shopping center, shadow anchored by a variety of quick-service restaurants and convenience stores. The total center sees roughly 5.5 million visits annually, and the surrounding submarket has an incredible low vacancy rate at 1.5%. This, coupled with the strong rent roll, situate this center to continue strong performance.




375 N. Capitol Ave.
San Jose, CA 95133



98,519 SF
Total GLA
101,500 SF
Total Building




8.02 AC
Site Size



95%
Occupancy



\$2.0M
Year One NOI



CG
Commercial General District

Exclusively Offered by The Northmarq National Shopping Center Group

BRYAN LEY
Managing Director
424.401.9500
bley@northmarq.com
CA RE #01458927

TIM KURUZAR
Senior Vice President
424.401.9203
tkuruzar@northmarq.com
CA RE #01778384

[VIEW LANDING PAGE](#)

