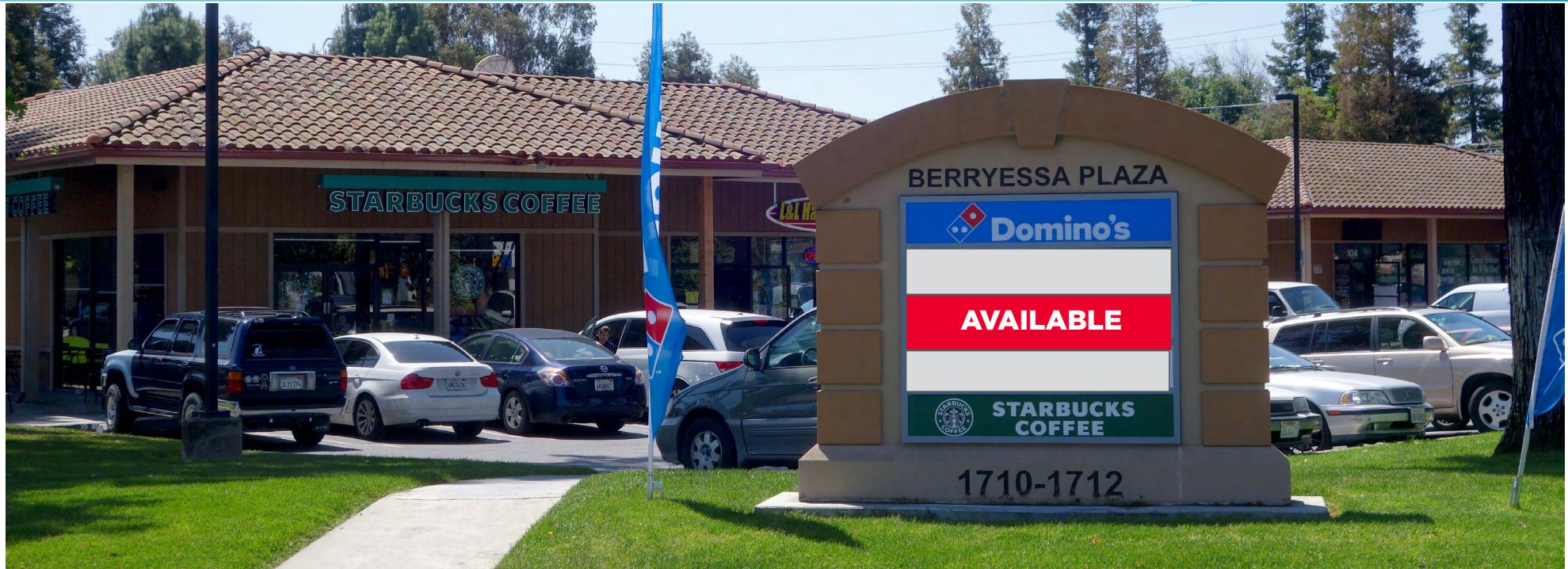


# 1712 Berryessa Road

## San Jose, California



### PROPERTY HIGHLIGHTS

#### 1712 Berryessa Road (AVAILABLE 4/1/2026)

#### ±900 SF Retail Space

Asking Price: \$3.25/SF per month NNN +  
Estimated 2026 NNN's \$2.10/SF/month

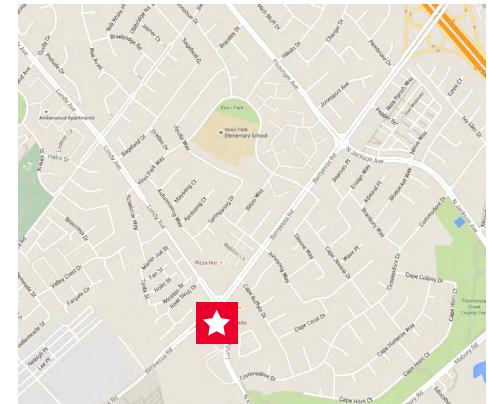
- Prime Commercial Area, Close to US-101 & I-680
- Anchored by Starbucks, Domino's, & L&L Hawaiian BBQ
- Walking Distance to Berryessa BART Station
- High Traffic Location, Close to New Residential Housing

### DEMOGRAPHICS

	1-mile	3-mile	5-mile
<b>Population</b>	28,554	253,064	554,029
<b>AVG. HH Income</b>	\$196,834	\$171,126	\$178,711
<b>Daytime Population</b>	26,058	291,252	638,391

### TRAFFIC COUNTS

Berryessa Road 40,070 ADT



**DO NOT DISTURB TENANT -  
CONTACT BROKER TO TOUR**

For more information contact:

**Kevin Sweatt | Senior Director**  
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300 Santana Row, Fifth Floor  
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[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

# 1712 Berryessa Road

## San Jose, California

### SITE PLAN

#### NATIONAL TENANTS:

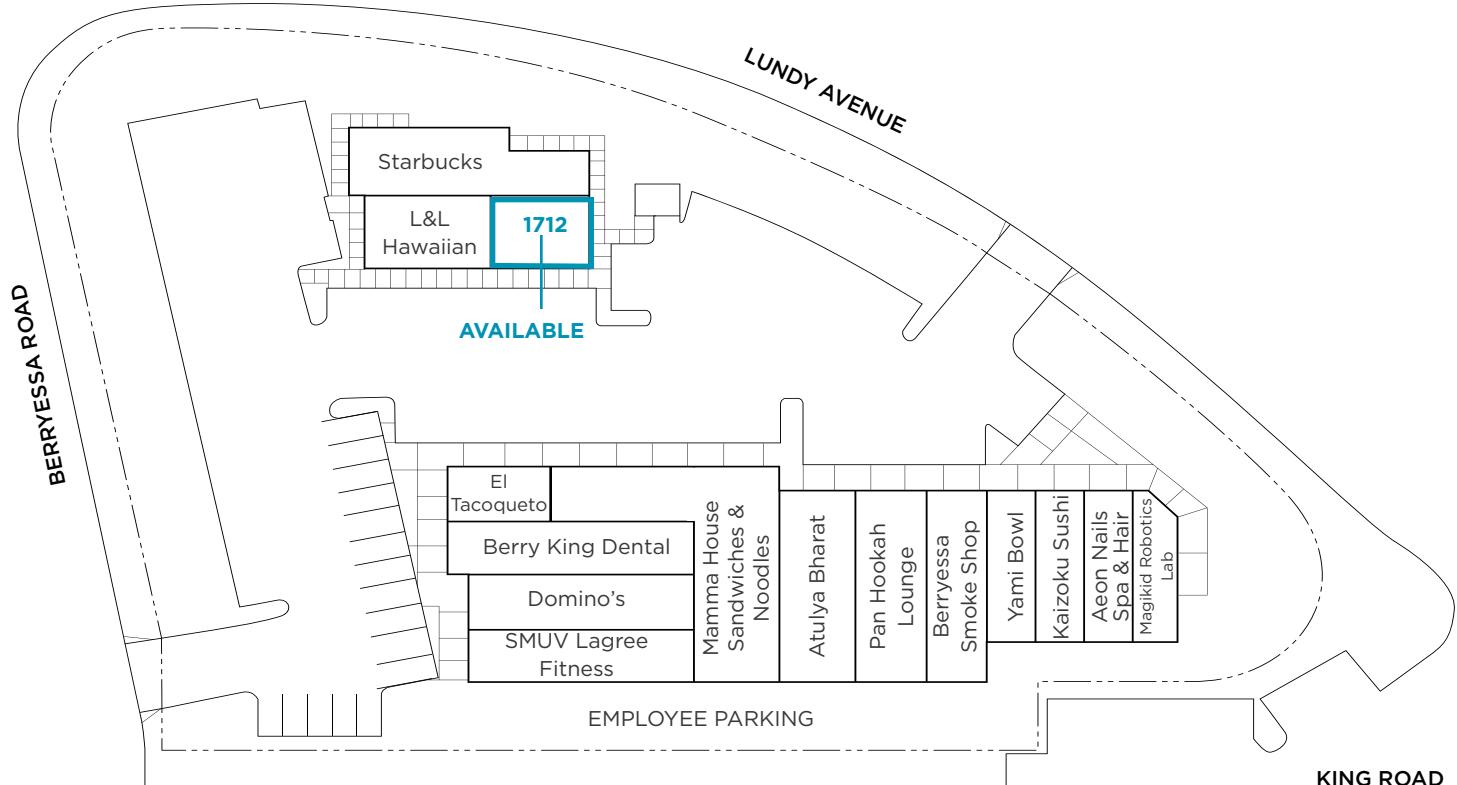
- Starbucks
- Domino's Pizza
- L&L Hawaiian BBQ

1712 Berryessa Road

Retail Space

±900 SF

AVAILABLE 4/1/2026



\*Site Plan not exact or to scale

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## AMENITIES MAP

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