

## PROPERTY HIGHLIGHTS

**1712 Berryessa Road, Suite 15, San Jose, CA**

**±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

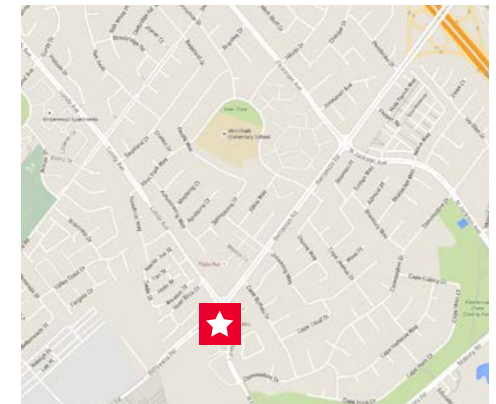
**CONTACT BROKER TO TOUR**

## 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



For more information contact:

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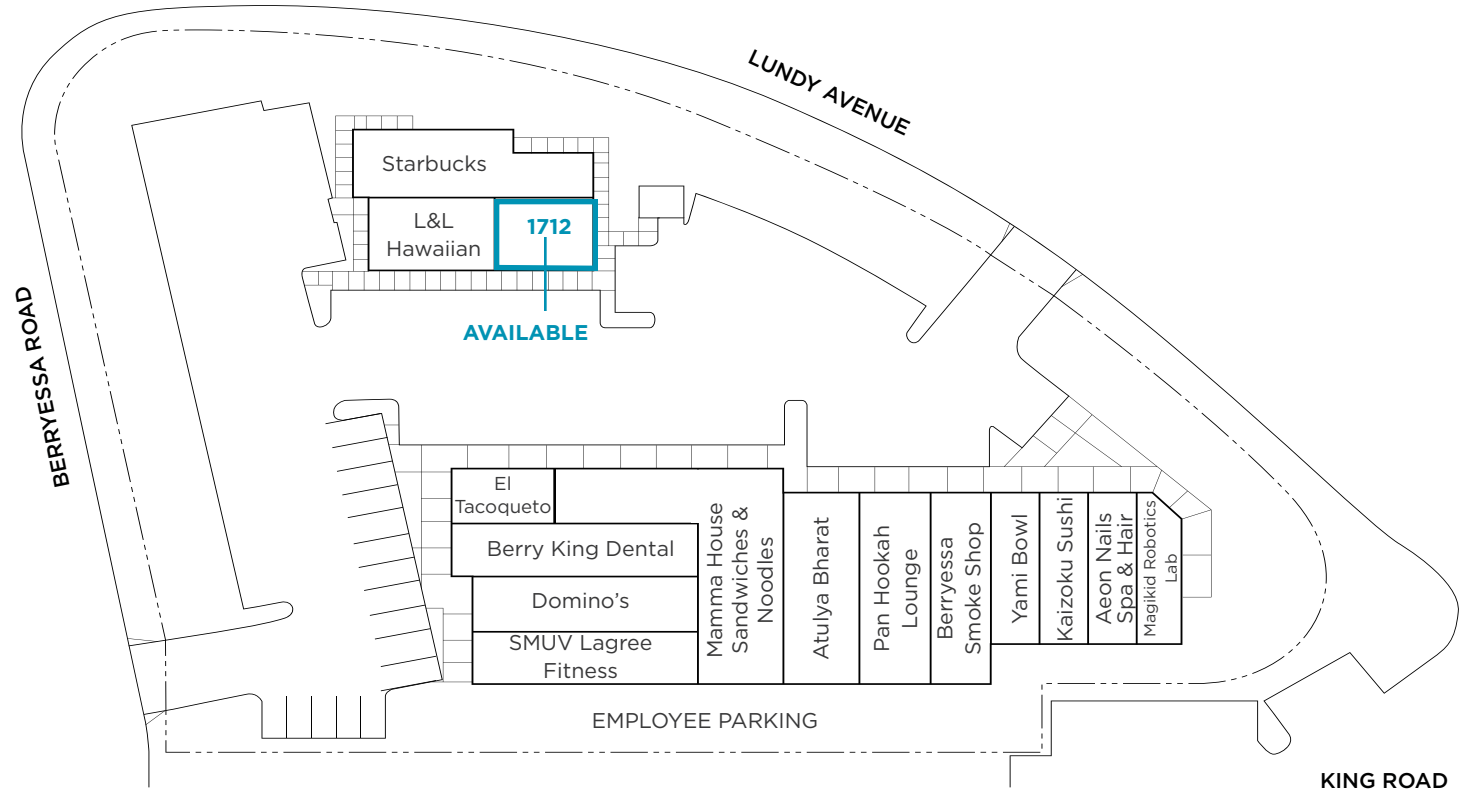
## SITE PLAN

### NATIONAL TENANTS:

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

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Retail Space  
±900 SF



\*Site Plan not exact or to scale

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## AMENITIES MAP

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