



PROPERTY HIGHLIGHTS

1710 Berryessa Road (AVAILABLE 9/1/2025)

±4,500 SF (Divisible to ±1,340 SF, ±1,580 SF & ±1,580 SF)

2nd Gen. Restaurant - Multiple Type I Hoods & Grease Trap

Asking Price: \$3.95/SF/MO NNN + Estimated 2025 NNN Expenses \$1.93/SF/MO

1712 Berryessa Road (AVAILABLE 4/1/2026)

±900 SF Retail Space

Asking Price: \$3.25/SF NNN

- 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
Population	28,554	253,064	554,029
AVG. HH Income	\$196,834	\$171,126	\$178,711
Daytime Population	26,058	291,252	638,391

TRAFFIC COUNTS

Berryessa Road 40,070 ADT

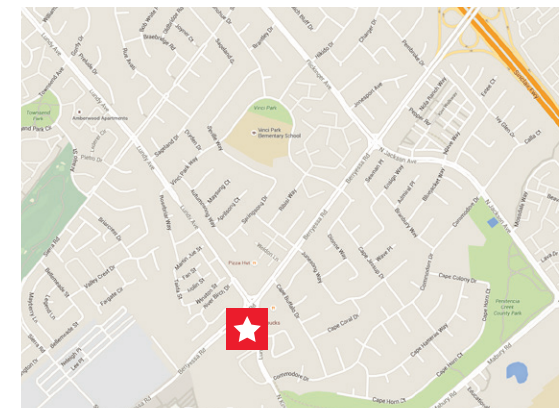
DO NOT DISTURB TENANT -
CONTACT BROKER TO TOUR

For more information contact:

Kevin Sweatt | Senior Director
+1 408 639 6247
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LIC #01221048

300 Santana Row, Fifth Floor
San Jose, California 95128
main +1 408 615 3400

www.cushmanwakefield.com



SITE PLAN

NATIONAL TENANTS:

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

1710 Berryessa Road

2nd Generation Restaurant

±4,500 SF (Divisible to
±1,340 SF, ±1,580 SF & ±1,580 SF)

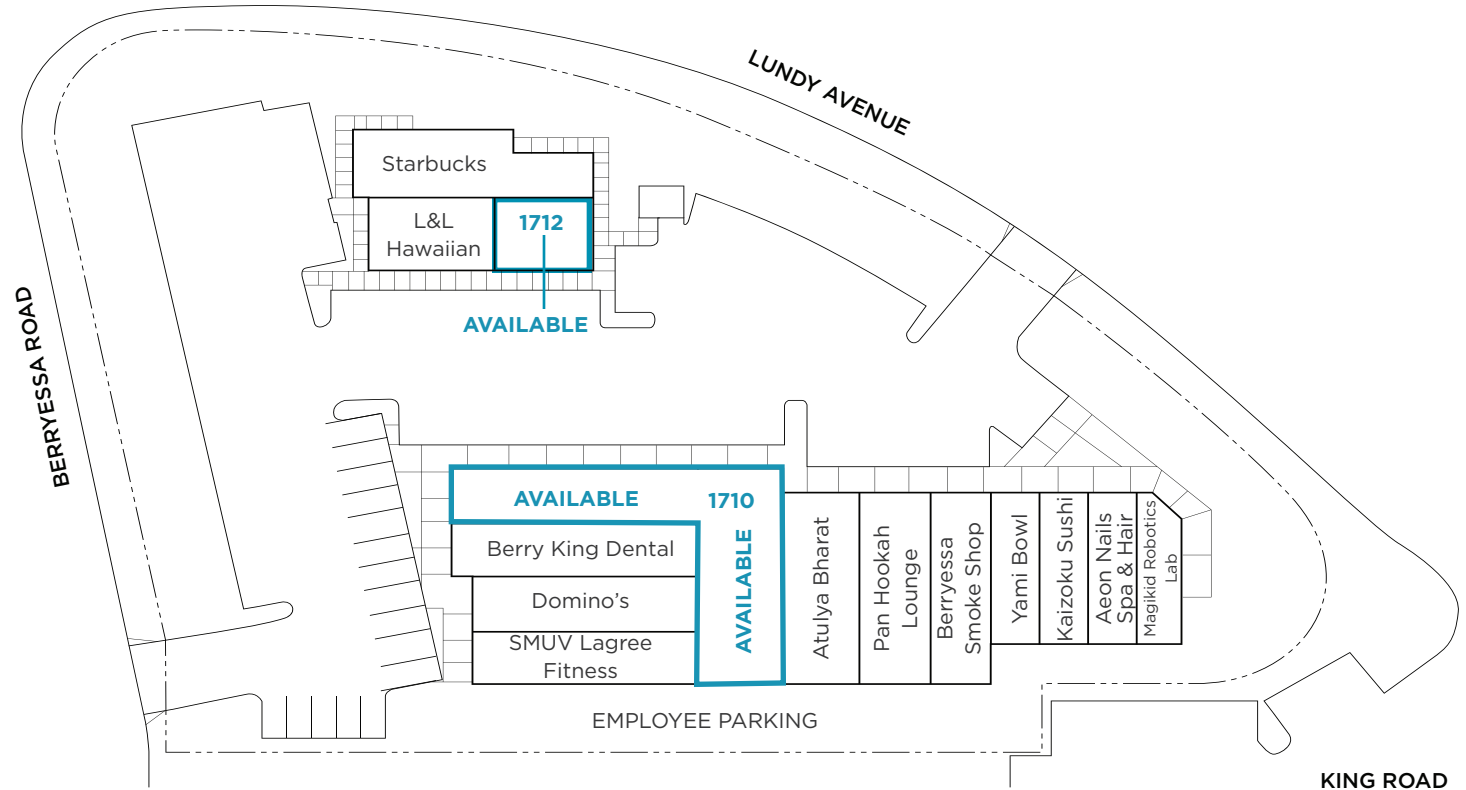
AVAILABLE 9/1/2025

1712 Berryessa Road

Retail Space

±900 SF

AVAILABLE 4/1/2026



*Site Plan not exact or to scale

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1710-1712 Berryessa Road

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INTERIOR PICTURES 1710 BERRYESSA ROAD

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AMENITIES MAP

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