

FULLY LEASED

HWY 680: 185,900 ADT

Popeyes
Happy Lemon
Mehak of India
Metro by T-Mobile
Red Carpet Capitol

NAP

GROCERY OUTLET
bargain market

NAP



NAP

SPROUTS
FARMERS MARKET

±24,000 SF

Burlington

±31,500 SF

five BELOW

±15,583 SF

UNDER
CONSTRUCTION

MCKEE RD: 45,925 ADT

BURGER
KING

NAP



RAPID FIRED
PIZZA

NAP

Incoming National
Coffee Tenant

CRUNCH

SJ Crawfish
Kamal Spice House
BonChon
Pho Tick Tock
Capitol Liquours
La Belle Nails
Da Thanh Vietnamese

NAP



NAP

375

N CAPITOL AVE

SAN JOSE, CA 95133

N CAPITOL AVE: 31,000 ADT

N

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PROPERTY HIGHLIGHTS



Located within Capitol Square Center and anchored by a **brand new Sprouts Farmers Market, Burlington, Crunch Fitness, and Five Below.**



Densely populated trade area with **500,000 people within a 5-mile radius** and an **average household income of \$153,586.**



Brand new development pad available at main entrance with **potential for drive thru.**



Direct access to I-680 with **±186,000 vehicles per day** as well as approximately **±77,000 vehicles per day** on N Capitol Ave and McKee Rd combined.

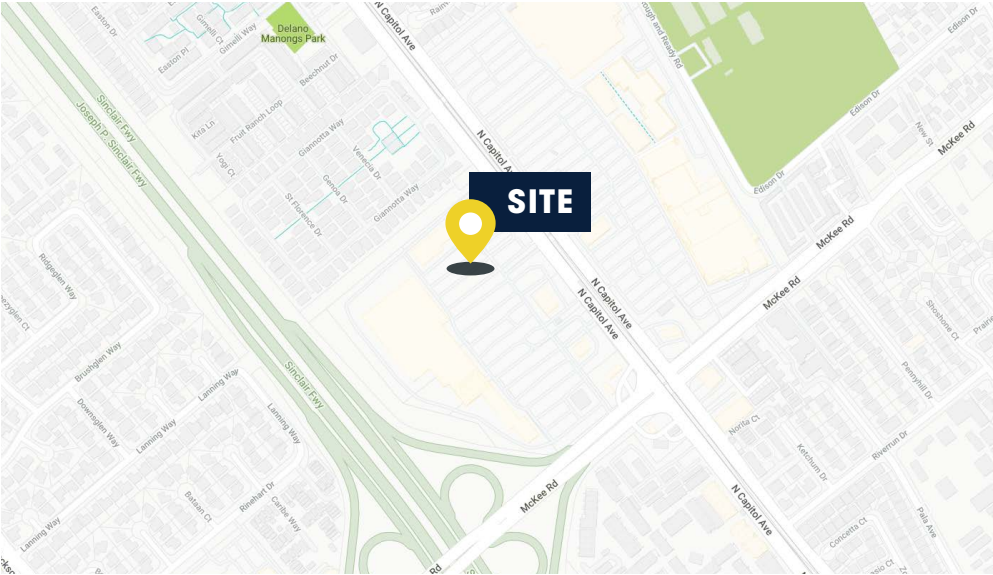
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	37,685	256,168	494,383
Avg. HH Income	\$136,701	\$163,127	\$170,156
Daytime Population	30,777	194,065	526,644

TRAFFIC COUNTS

Source: 2024 Esri.

N Capitol Avenue	31,000 ADT
McKee Road	45,925 ADT
Highway 680	185,900 ADT



MARKET AERIAL

SAFeway

CVS
pharmacy

COSTCO
WHOLESALE

BERRYESSA

375 N CAPITOL AVE

CRUNCH

GROCERYOUTLET
Bargain Market

DOLLAR TREE

SPROUTS
FARMERS MARKET

Burlington

five BELOW
UNDER
CONSTRUCTION

DOLLAR TREE

dd's
DISCOUNTS

NORTH
SAN JOSE

ALUM ROCK

Norman Mineta
San Jose
International
Airport

CAPITOL SQUARE MALL

TARGET

Starbucks

Walgreens

CARDENAS

Marshalls

ROSS
DRESS FOR LESS

CARDENAS

dd's
DISCOUNTS

DOLLAR TREE

Starbucks

O'Reilly AUTO PARTS
PROFESSIONAL EQUIPMENT

PLAZA DE SAN JOSE

TARGET

Smart
& Final

CVS
pharmacy

Walgreens

**food
maxx**

THE HOME
DEPOT

Lake
Cunningham

SAN JOSE MARKET CENTER

TARGET

TRADER
JOE'S

Marshalls

PETSMART

Michaels

SPROUTS
FARMERS MARKET

COST PLUS
WORLD MARKET

EASTRIDGE CENTER MALL

JCPenney

★ macy's

AMC
THEATRES

24
HOUR FITNESS

verizon

H&M

metro
by T-Mobile

375



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