

**FOR LEASE**

# 1411 Berryessa Rd

Suite 40

San Jose, CA

**CONTACT**

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Property Manager

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DRE #01913911

—Est. 1955—

**BORELLI**  
INVESTMENT COMPANY

# Market Park Shopping Center

1401–1499 Berryessa Road, San Jose, CA 95133

Positioned at the heart of North San José's rapidly growing Berryessa district, Market Park Shopping Center is a ±101,000 square-foot neighborhood retail destination anchored by a ±65,000 square-foot Safeway and complemented by a diverse mix of national and daily-needs tenants including CVS Pharmacy, Chase Bank, and a Safeway Fuel Station.

Strategically located along Berryessa Road within a vibrant live–work–play urban village, the center directly benefits from its proximity to the Berryessa/North San José BART Station—the southernmost station in the Bay Area's BART system. This transit-oriented setting drives consistent foot traffic and positions the center as a convenient hub for both local residents and commuters.



Market Park offers excellent regional connectivity with immediate access to Interstate 680, Interstate 880, and U.S. Highway 101, ensuring strong visibility and accessibility throughout Silicon Valley. The surrounding neighborhood continues to experience significant residential and mixed-use development, including approximately 308 new single-family homes, townhomes, and apartment units currently under construction just a few blocks away, further expanding the center's built-in customer base.

With a curated mix of grocery, pharmacy, financial services, fuel, and a variety of popular dining options, Market Park Shopping Center serves as a high-performing, necessity-based retail environment catering to the daily needs of a dense and growing population.

# Available Space

Rare opportunity to lease the only available space at Market Park San Jose—an approximately 1,865 SF second-generation unit formerly occupied by a chiropractic practice.



**Suite:** 1411 Berryessa Road, Suite 40

**Size:** 1,865 SF

**Rent:** \$3.95/SF/Mo. NNN

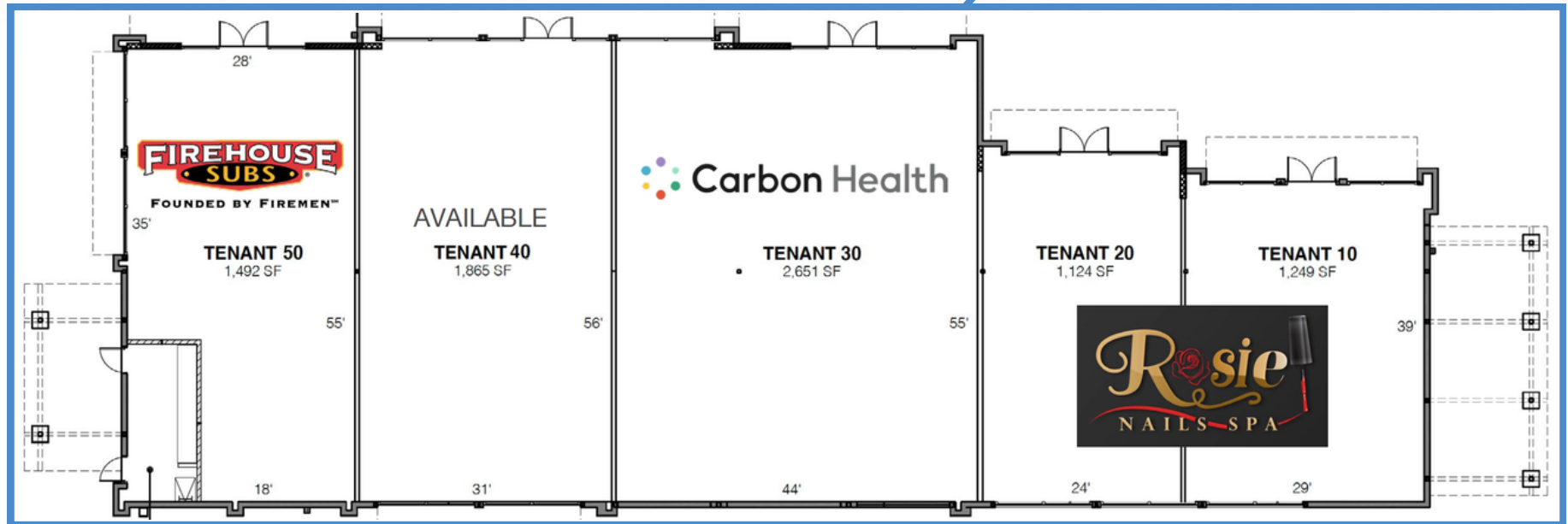
**CAM Estimate:** \$2.00/SF.Mo.

**Preferred Term:** Negotiable

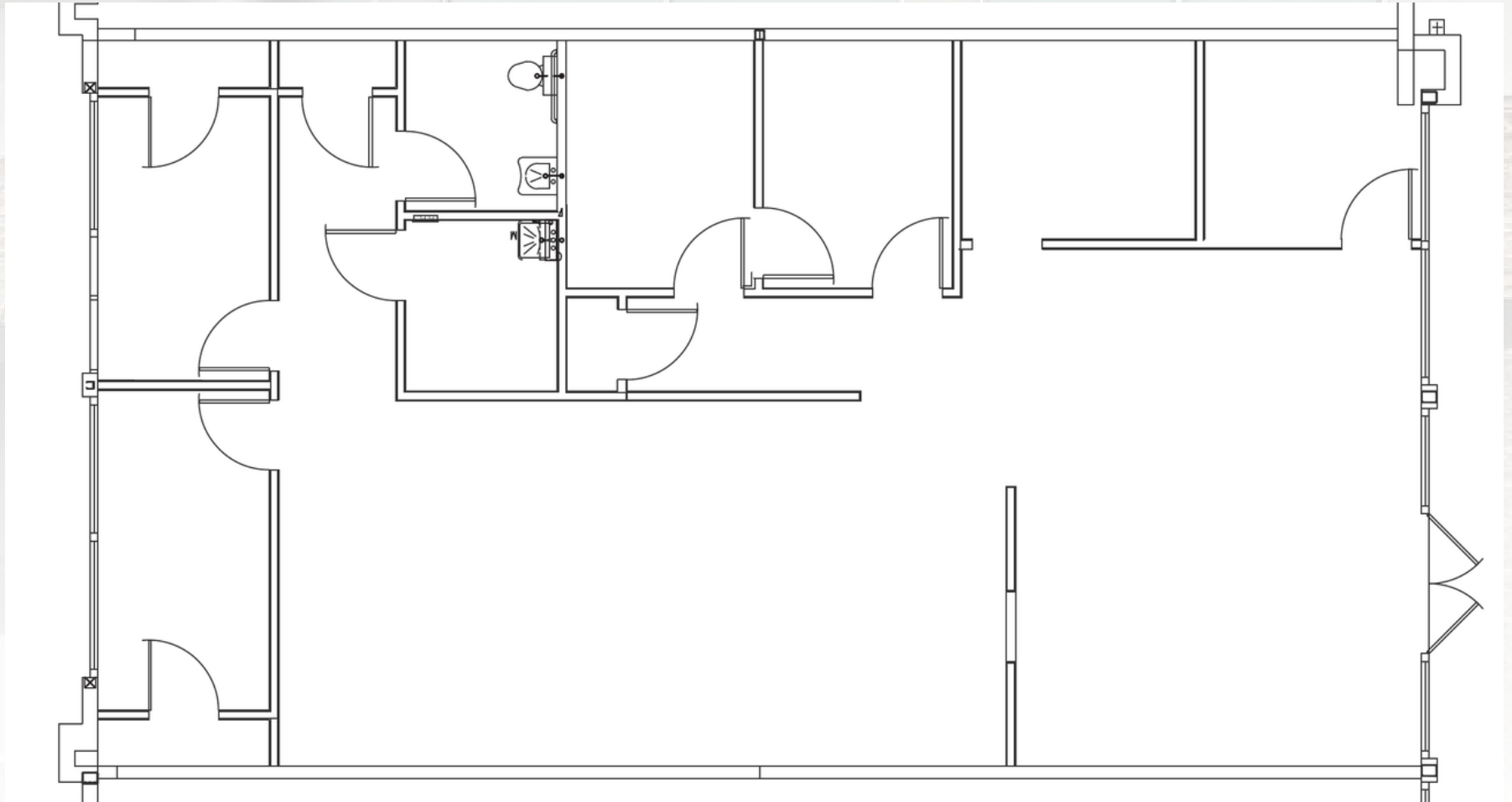
**Use:** Retail/Wellness/Personal  
Services/Professional Office

**Details:** Open floorplan with 6  
private offices, restroom, storage  
(previously a chiropractic operator)

# Site Plan



# Floor Plan



# Market Park Aerial Map











# Demographics Overview

| <u>Category</u>           | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|---------------------------|---------------|---------------|---------------|
| Population (2025)         | 24.8K         | 238.4K        | 575.8K        |
| 2030 Population (Proj.)   | 25.6K         | 238.4K        | 575.8K        |
| Household Income (Avg.)   | \$173.1k      | \$154.5k      | \$163.2k      |
| Median Income             | \$140.2k      | \$123.7K      | \$135K        |
| Daytime Employees         | 11.6K         | 160.1K        | 343.3K        |
| Businesses                | 905           | 14.6K         | 32.9K         |
| Housing Median Home Value | \$1.1M        | \$1M          | \$1.1M        |
| Households (2025)         | 7.8K          | 77.3K         | 186.7K        |



**Contact for More Information**

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