

1699 N Capitol Ave | San Jose, CA

2,895± SF Retail/Office Space For Lease

TYLER LU

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PROPERTY OVERVIEW



Rental Rate: \$3.50/PSF + NNN	Space SF: 2,895± SF
Zoning (C2): Commercial	Rentable Building Area: 8,250± SF
Build-out: Professional Services	Year Built: 1999

Multi-tenant Retail For Lease

1699 N Capitol Avenue

- 2,895 ± SF unit available now
- Rental Rate: \$3.50/PSF + NNN
- Turnkey office build-out with 7 - 8 private offices and 2 restrooms
- Ideal for professional, medical, or financial services
- Street-facing monument signage with visibility on high-traffic N Capitol Ave
- Prime Berryessa location with direct I-680 access and Berryessa/North San José BART
- C-2 zoning surrounded by retail, services, and dense residential in a high-growth submarket
- Strong demographics with an average household income of \$186,348 within a 1-mile radius
- Co-Tenants include Kung Fu Kids opening in Fall 2026 and Jandee Thai Massage

GALLERY









LOCATION MAP

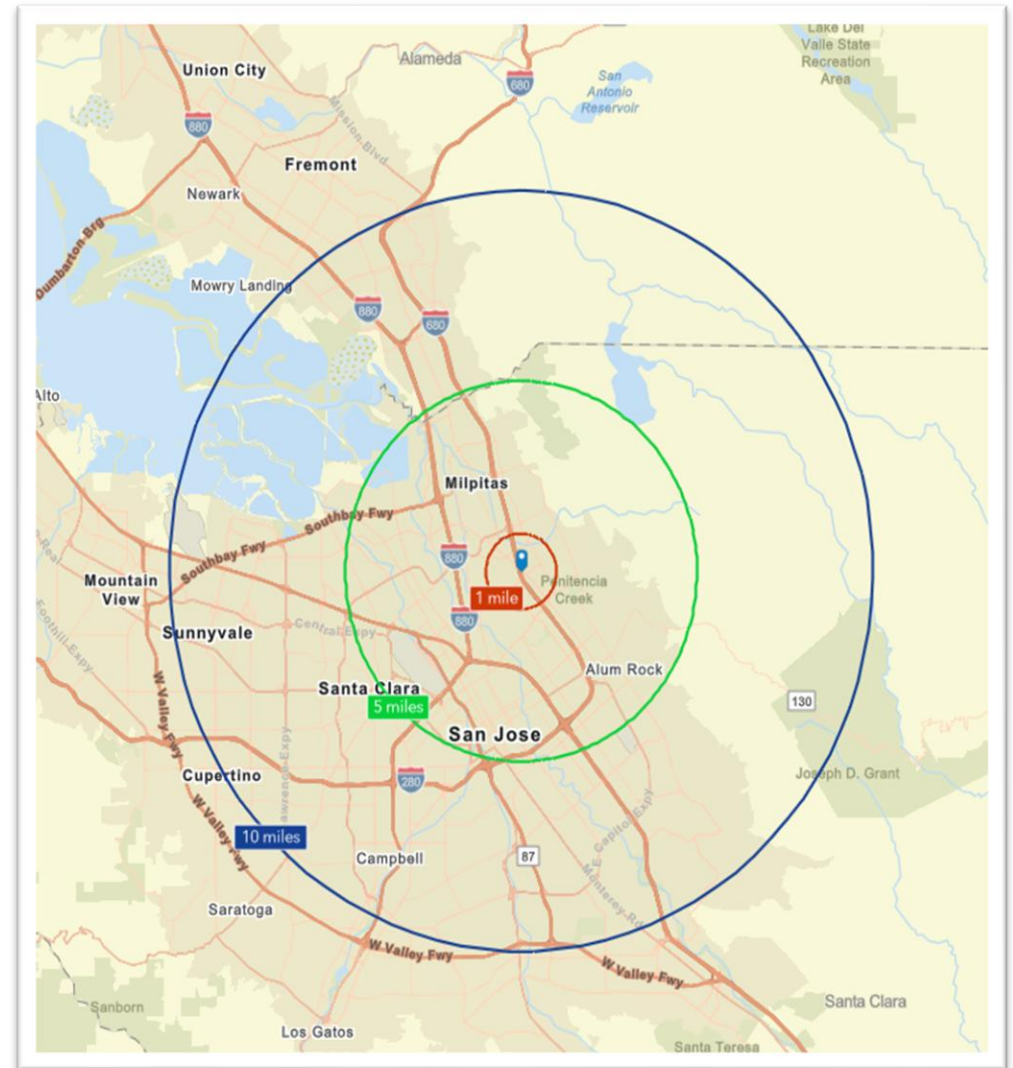


SITE MAP



DEMOGRAPHICS

Summary	1-Mile	5-Mile	10-Mile
Population	26,746	440,612	1,283,931
Households	7,770	139,752	428,412
Average Household Size	3.3	3	2.9
Owner Occupied Housing Units	5,044	63,931	213,498
Renter Occupied Housing Units	2,828	78,952	224,589
Median Age	40.9	37.4	38.7
Median Household Income	\$168,853	\$144,908	\$149,530
Average Household Income	\$186,348	\$169,152	\$174,311



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