

Mike Kronzer
408.453.4700 x135
mike@borelli.com



705 W Capitol Expy,
San Jose, CA 95136

Retail Space for Lease: 1,200 - 4,200 sf



The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

BUILDING FEATURES

- High Street Visibility
- High Traffic Volume
- Abundant Parking
- Close to multiple high-residential communities
- Near restaurants & retail services
- VTA Metro Light Rail Station & buses within walking distance
- Near Highways 87, 85 and Capitol Expressway
- Current Tenants:
 - ❖ McDonald's
 - ❖ Premier Car Wash
 - ❖ Popeyes
 - ❖ Fast Signs



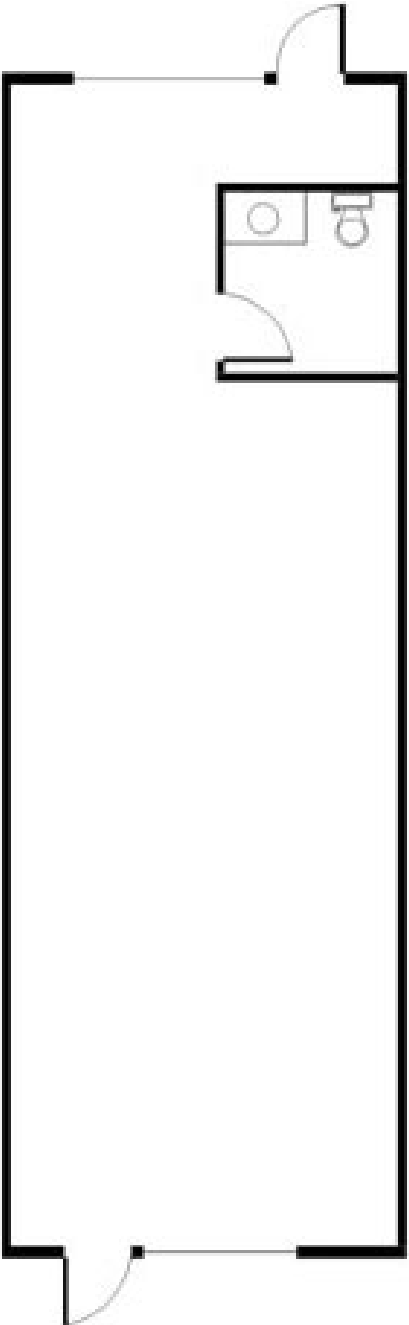
SUITE 30

Square Feet: 1200

Date Available: Available Now

Price (\$): 2.25 NNN

Buildout: Open Area with Private Restroom.



The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.



SUITE 60

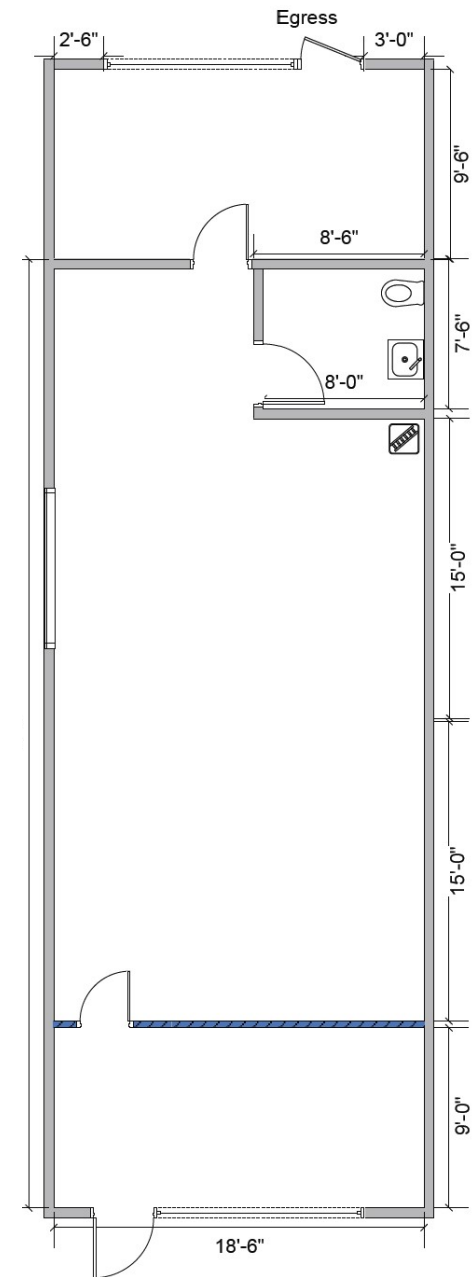
Square Feet: 1200

Date Available: Available Now

Price (\$): 2.25 NNN

Buildout: Open Area with Private Restroom.

Comments: Can be combined with Suite 70 for 2,400 RSF, or with both Suite 70 and 80 for 4,200 RSF



SUITE 70

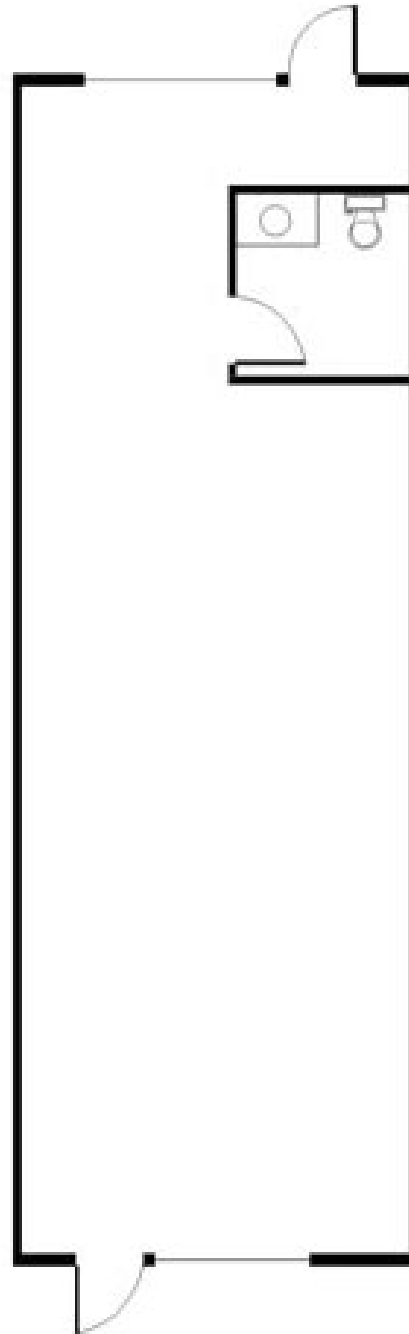
Square Feet: 1200

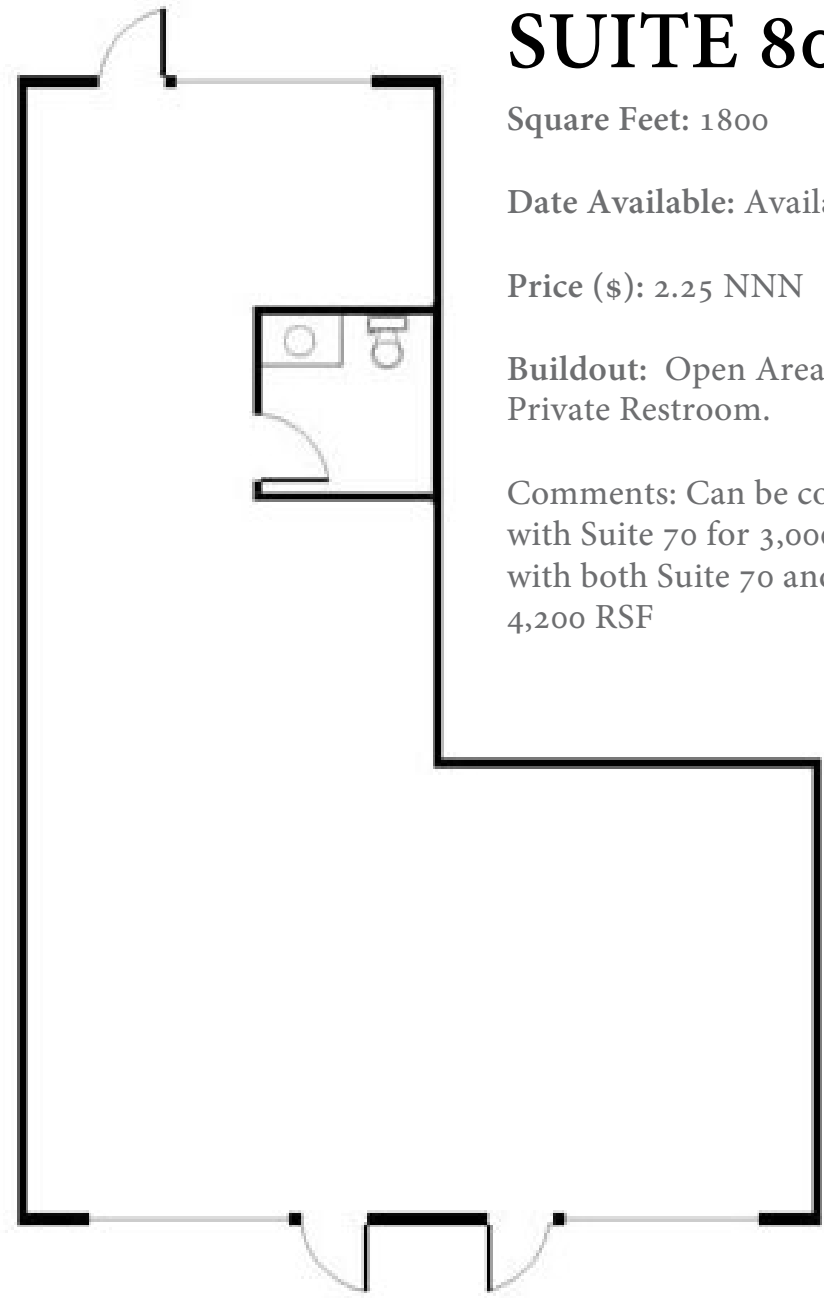
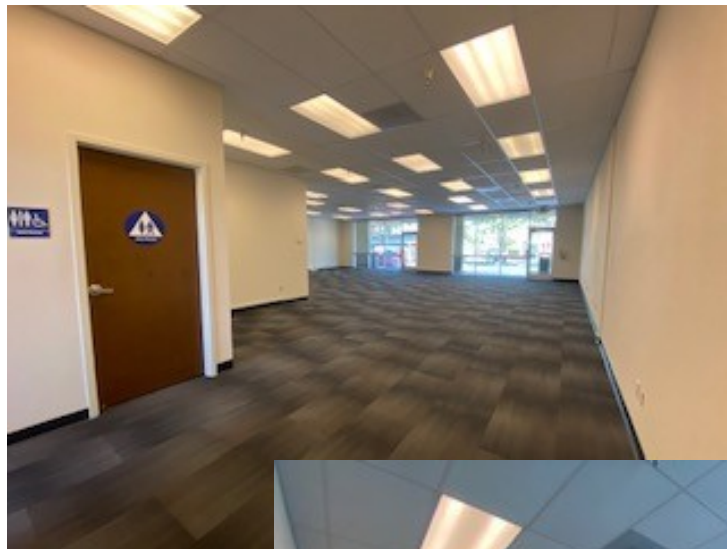
Date Available: Available Now

Price (\$): 2.25 NNN

Buildout: Open Area with Private Restroom.

Comments: Can be combined with Suite 60 for 2,400 RSF, or with both Suite 60 and 80 for 4,200 RSF





SUITE 80

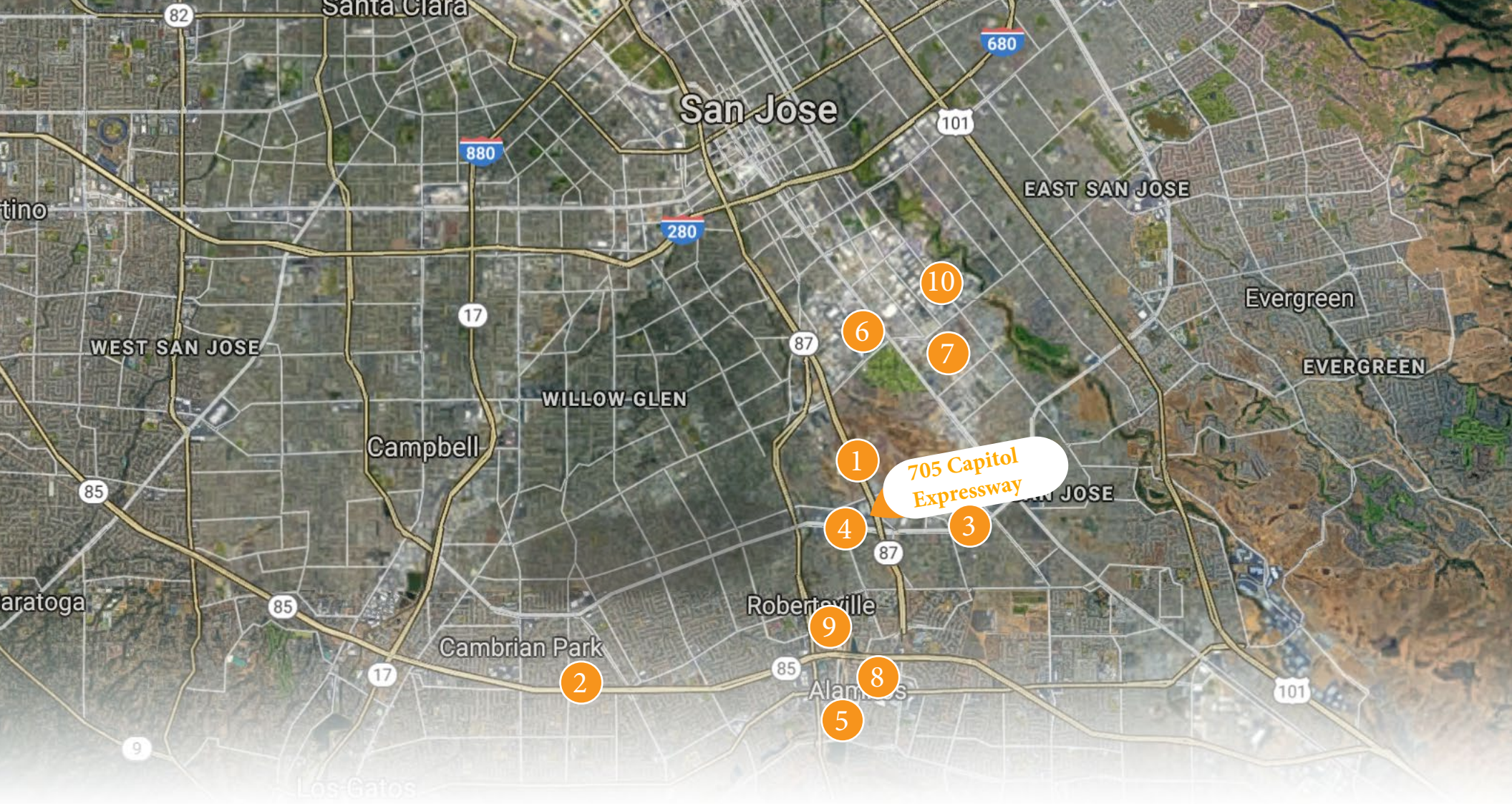
Square Feet: 1800

Date Available: Available Now

Price (\$): 2.25 NNN

Buildout: Open Area with Private Restroom.

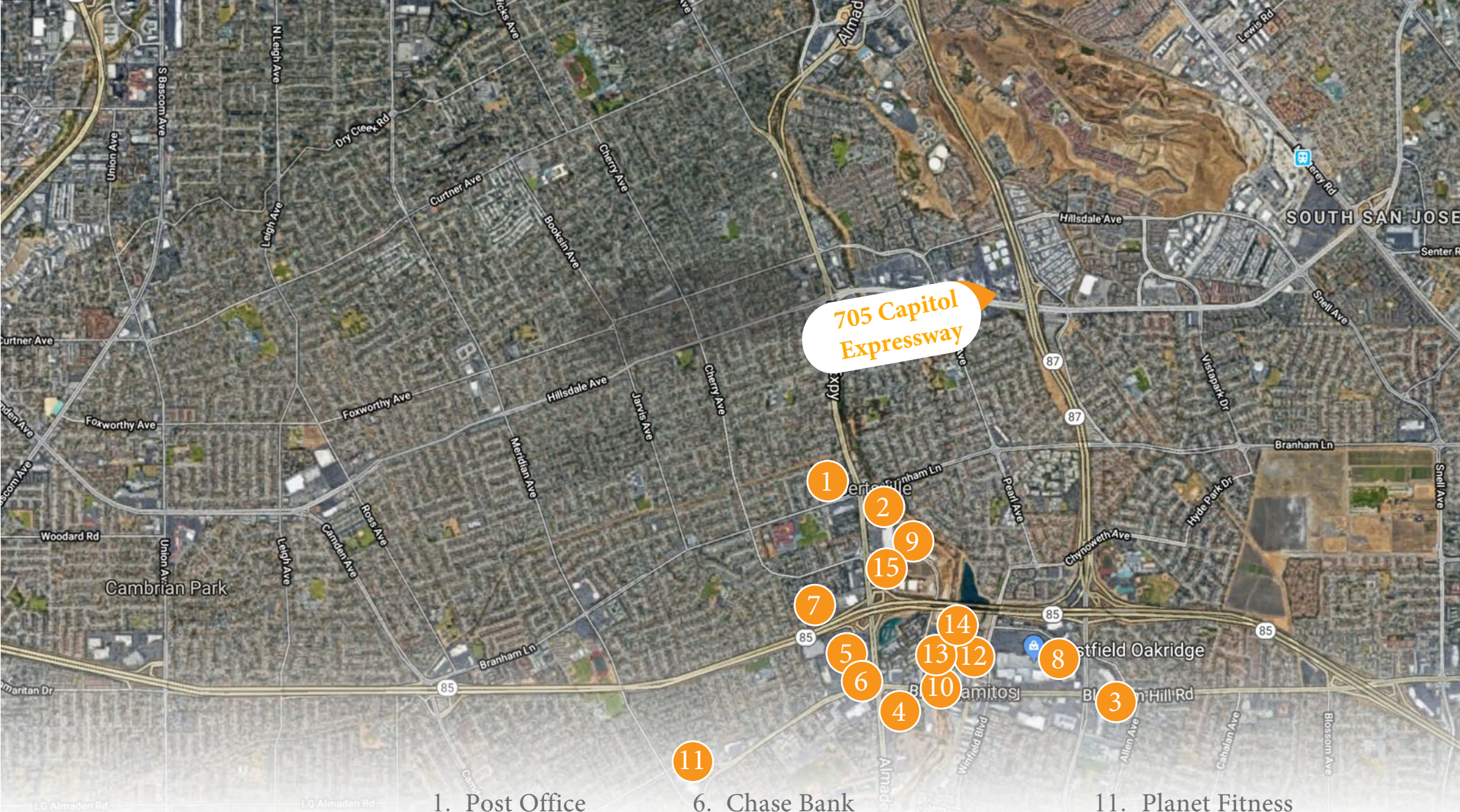
Comments: Can be combined with Suite 70 for 3,000 RSF, or with both Suite 70 and 60 for 4,200 RSF



MAJOR LANDMARKS

1. Easy access to highway 87
2. Easy access to highway 85
3. Easy access to Capitol Expressway
4. Capitol Expressway Auto Mall
5. VTA Almaden Station
6. The Plant Shopping Center
7. Santa Clara County Fairgrounds
8. Westfield Oakridge
9. Bass Pro Shops
10. Costco

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.



705 Capitol Expressway

LOCAL BUSINESSES

- 1. Post Office
- 2. UPS
- 3. FedEx
- 4. U.S. Bank
- 5. Wells Fargo
- 6. Chase Bank
- 7. Walmart Superstore
- 8. Target
- 9. City Sports
- 10. Orange Theory Fitness
- 11. Planet Fitness
- 12. The Fish Market
- 13. Cheesecake Factory
- 14. P.F. Chang's
- 15. Mod Pizza

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.