

North Capitol Ave & McKee Road, San Jose

CAPITOL SQUARE

Shopping center

Listing Agents

Annie Prupas
Michael Seigel

annie@retailwestinc.com
mseigel@lockehouse.com

415.919.7944
650.597.6424

dre01781411
dre01096257



LOCKEHOUSE

retailwest

Capitol Square Shopping Center

houses 365,000 SF of retail space, anchored by Target, Marshalls, and Ross Dress for Less. Located on the VTA Light Rail system, serving San Jose, the center sits at the intersection of Capitol Ave & McKee Rd seeing over **74,688 cars per day**.



SHOP SPACE INCLUDING

AT&T GNC SALLY BEAUTY jamba
SHOE PALACE TOGO'S GREAT SANDWICHES AMERICA'S BEST CONTACTS & EYEGLASSES FIVE GUYS



William Sheppard Middle
503 students (2023)



#	TENANT	SF	#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
320	Cardenas	35,596	408	Santa Clara Family		436	AT&T	2,769			
330	Marshalls	28,517	376	Lease Pending	2,852		Health Plan	10,435	438	5 Guys	2,500
330B	Site Storage	16,483				412	Heroes Martial Arts	3,000	450	Target	146,259
336	Tung Kee Noodle	3,744	380	Togo's	1,610	414	Mai Dental	2,835	2707	Starbucks	1,749
340	Ross	25,535	382	Sally Beauty Supply	1,550	418	AVAILABLE MID-Q2 2025	2,174	2715	Sweet Fix Creamery	945
350	AVAILABLE 9/2025	19,788	384	Kumon	950	422	On One Studio	4,628	2719	Wingstop	1,545
352	Site Office	232				421	Site Storage	112	2723	Do Roberto	1,255
360	Wells Fargo	5,614	394	Boxing Gym	4,705	430	GNC	1,250	2727	Capitol Dental	2,000
370	Chase	6,495				432	America's Best	3,186	2735	Cardenas	6,394



DEMOGRAPHICS	1 MILE	3MILE	5MILE
Est. Population	39,852	255,502	507,592
Average HH Income	\$161,510	\$177,884	\$175,902
Est. Total Businesses	1,328	6,290	22,979
Est. Daytime Population	10,301	46,821	254,817

Site

TARGET **Walgreens**
ROSS **Marshalls** **CARDENAS**
DRESS FOR LESS

Listing Agents

Annie Prupas
Michael Seigel

annie@retailwestinc.com
mseigel@lockehouse.com

415.919.7944
650.597.6424

dre01781411
dre01096257



retailwest

This information has been secured from sources we believe to be reliable, but we make no representations, or warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only preliminary due diligence on the property. The materials are not to be considered fact. The information contained herein is not a substitute for a thorough due diligence investigation. Information to be verified by an interested party, and their advisors and consultants. By receiving these materials you are agreeing to the disclaimers set forth herein. DRE# 01445169