



# For Lease

1902 N. Capitol Avenue  
San Jose, California 95131

## FEATURES:

- ✓ 1,490 sq. ft. Medical Office Space
- ✓ Currently Built Out as a Dental Office
- ✓ 4 Operatories
- ✓ 17 On-Site Parking Spaces
- ✓ Excellent Location Near the Great Mall
- ✓ Asking \$4.00 / SF / Month

## DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
<b>Population:</b>	27,470	182,350	420,848
<b>Average Household Income:</b>	\$204,889	\$197,660	\$178,435
<b>N. Capitol Avenue:</b>	31,000 ADT		
<b>Croypley Avenue:</b>	26,000 ADT		



# SURROUNDING RETAILERS



PRIME COMMERCIAL  
INCORPORATED

DIXIE DIVINE CA BRE 00926251 & 01481181 408.879.4001 [ddivine@primecommercialinc.com](mailto:ddivine@primecommercialinc.com)  
DOUG FERRARI CA BRE 01032363 408.879.4002 [dferrari@primecommercialinc.com](mailto:dferrari@primecommercialinc.com)

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from STDB.