

2,230± SF Freestanding Retail/Office/Medical Office Bldg.

Owner User Opportunity with Rare Fenced Parking Lot

174-176 S MAIN ST, MILPITAS

DAVID TAXIN

Partner

408.966.5919

dtaxin@moinc.net

JEREMY AWDISHO

Vice President

650.814.4510

jeremy@moinc.net



INVESTMENT OVERVIEW



OFFERING PRICE: \$1,995,000

ZONING: MXD – Mixed Use

BUILDING AREA: ± 2,230 SF

GENERAL PLAN: MGSP – Milpitas Gateway Specific Plan

LAND AREA: ± 10,000 SF

PARKING SPACES: 12

YEAR BUILT: 1948

PARCEL NUMBER (APN): 083-07-019

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

2,230 SF FREESTANDING RETAIL/OFFICE/MEDICAL BUILDING

OWNER USER OPPORTUNITY WITH RARE FENCED PARKING LOT

- 174-176 S Main St, Milpitas presents a rare Owner-User/Investment opportunity to acquire a freestanding ±2,230 square foot retail/office/medical office building with a fenced parking lot which has 12 onsite parking spaces.
- The property is in the MXD – Mixed Use zoning designation which allows for uses such as medical or dental offices & clinics, retail, veterinarian clinic, animal grooming (no boarding), personal services, and many more.
- The property has 2 units, unit 174 is ±950 SF and unit 176 is ±1,280 SF, both are vacant, allowing an owner user to occupy the entire building or just one of the units.
- The Seller did recent construction & renovations to the building including adding a new permitted structure to add square footage, new parking lot with new landscaping, as well as new HVAC Units.
- The property is situated on a ±10,000 square foot with a fully fenced rear parking lot which has 12 parking spaces.

CENTRAL LOCATION IN MILPITAS

S MAIN STREET NEAR W CALAVERAS BLVD

- The property is located near the corner of S Main Street and Serra Way, minutes from S Abel Street and W Calaveras Blvd.
- The property is in one of the highest barrier to entry markets in the Silicon Valley. Extremely strong demographics with household incomes in excess of \$171,829 in a 1-mile radius.
- 1.8 miles from the New Milpitas BART Station.



REIKI ENERGY HEALING

COLLECTOR'S CLUB

174

176

SERENITY
FOOT SPA

10AM-10PM













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E CALAVERAS BLVD

S ABEL ST

SERRA WAY

S MAIN STREET



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2023 SUMMARY	1-MILE	5-MILE	10-MILE
Population	18,935	264,480	1,193,436
Households	5,340	84,474	399,968
Average Household Size	3	3	2.9
Owner Occupied Housing Units	3,416	50,309	198,924
Renter Occupied Housing Units	1,924	33,629	193,932
Median Age	39.3	39.1	38.4
Median Household Income	\$153,662	\$143,204	\$130,456
Average Household Income	\$171,829	\$167,083	\$157,527

174-176 S MAIN ST

MILPITAS, CA



DAVID TAXIN

Partner
+1 408 966 5919
dtaxin@moinc.net
Lic. 00983163

JEREMY AWDISHO

Vice President
+1 650 814 4510
jeremy@moinc.net
Lic. 02064232

MEACHAM/OPPENHEIMER INC.
8 N San Pedro St. #300
San Jose, CA 95110
408.378.5900
www.moinc.net

