

# LANTANA Class "A" Mixed-Use Development

720 Montague Expressway • Milpitas, California

LANTANA



- 5,630 SF of Convenience Retail, Divisible, with Outdoor Dining
- 216 Residential Units Above
- Available Q2, 2019
- Contact Agent for Pricing

- Adjacent Milpitas BART Station Expects 21,000 Daily Riders
- Benefits from Milpitas Transit Area Improvements
- Just 1/4 Mile from The Great Mall



MEACHAM/OPPENHEIMER, INC.  
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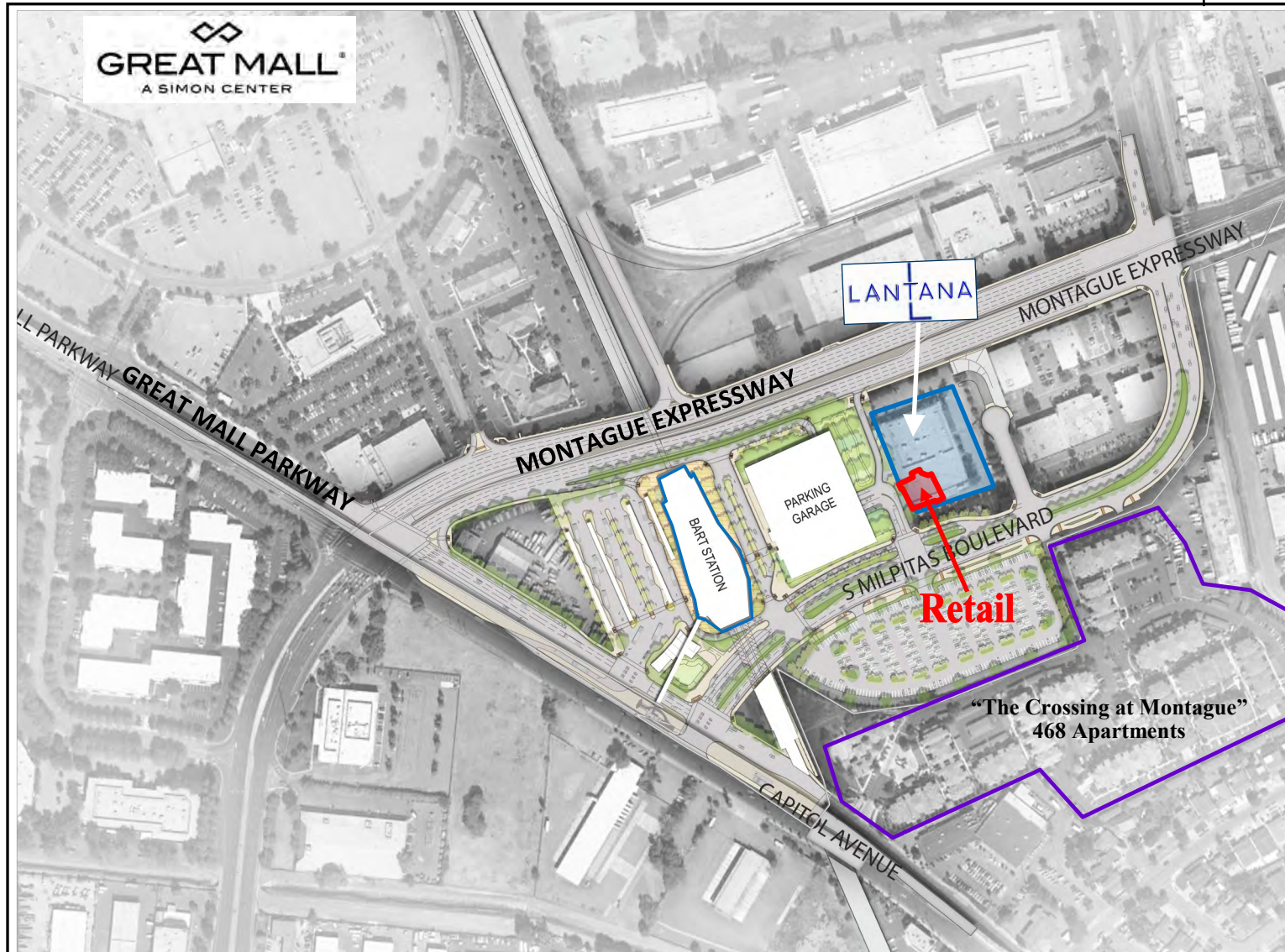
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Milpitas Transit Area



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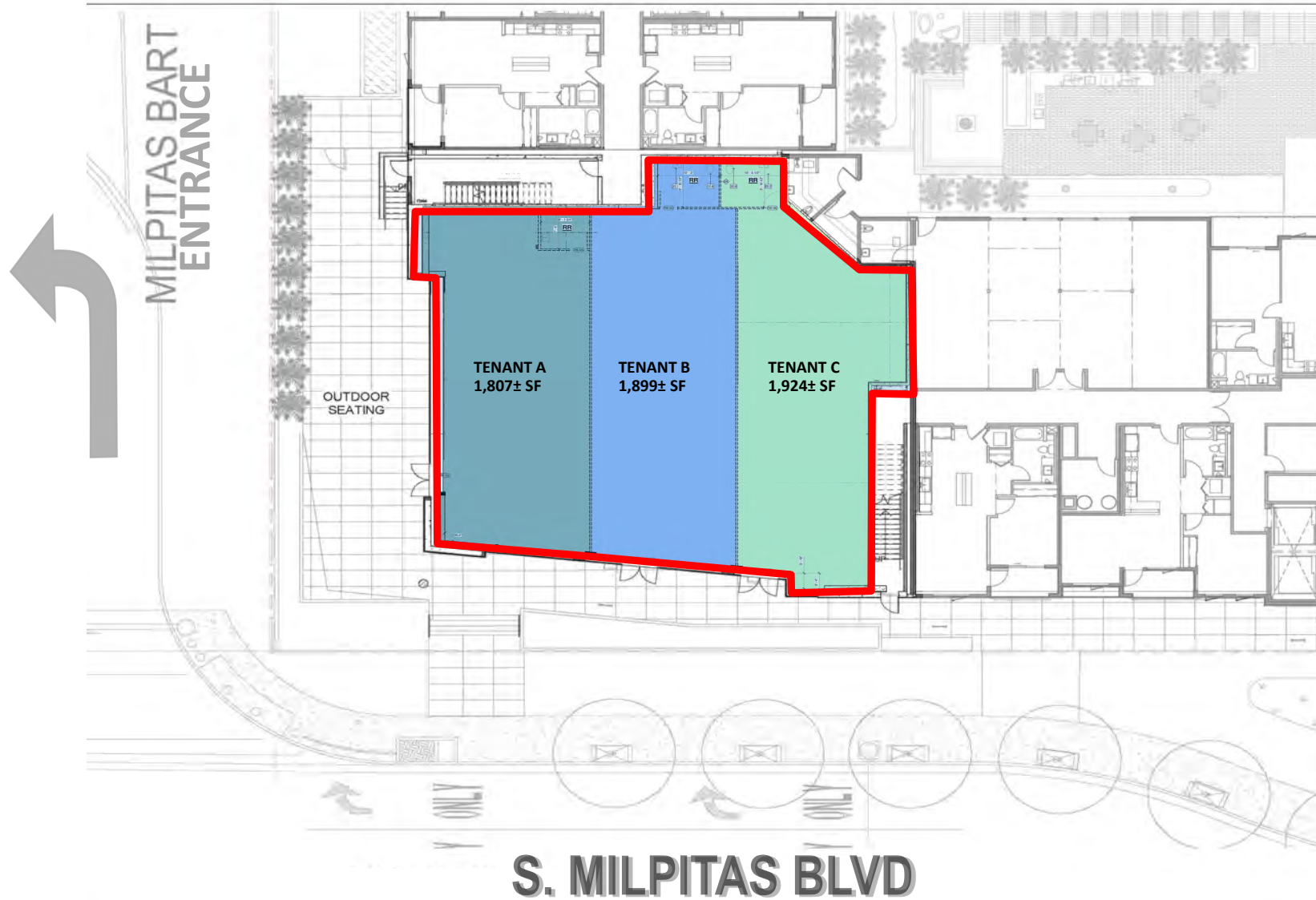
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## Retail Site Layout



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## Surrounding Housing



- Apartments
- Townhomes
- Single Family Homes
- Hotel
- BART Station and Line

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## Market Information

### Project Highlights

- 5,630 SF of Retail, with Outdoor Seating Available
- 216 Residential Units Above—Available Q2 2019
- Development is part of the Milpitas Transit Area Specific Plan
- Plan calls for 7,100+ Residential Units and 1,000,000± SF of Office Space
- Site is perfectly positioned immediately adjacent to the new Milpitas BART Station, providing accessibility to commuters and pedestrians from all over the Bay Area
- Also conveniently accessible to VTA Light Rail and VTA Bus Transit Center
- Highways 237, I-680 and I-880 link Milpitas and Lantana to the rest of the Bay Area

### Location Highlights

- The city of Milpitas is perfectly situated in the Northeast section of Silicon Valley
- Called the “Crossroads of Silicon Valley”, most of its 13.63 square miles sits between Hwys 880 and 680
- Multiple large employers are located in Milpitas, including Cisco, LifeScan, Xicor, Seagate and SanDisk.

Area Traffic:	Average Daily Traffic Volumes:	Montague Expwy -	46,150+
		Great Mall Parkway -	30,000+
		Interstate 680 -	164,000+

### Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	20,833	167,566	359,187
Average Household Income	\$127,065	\$135,698	\$120,135
Daytime Population	22,005	128,048	303,068

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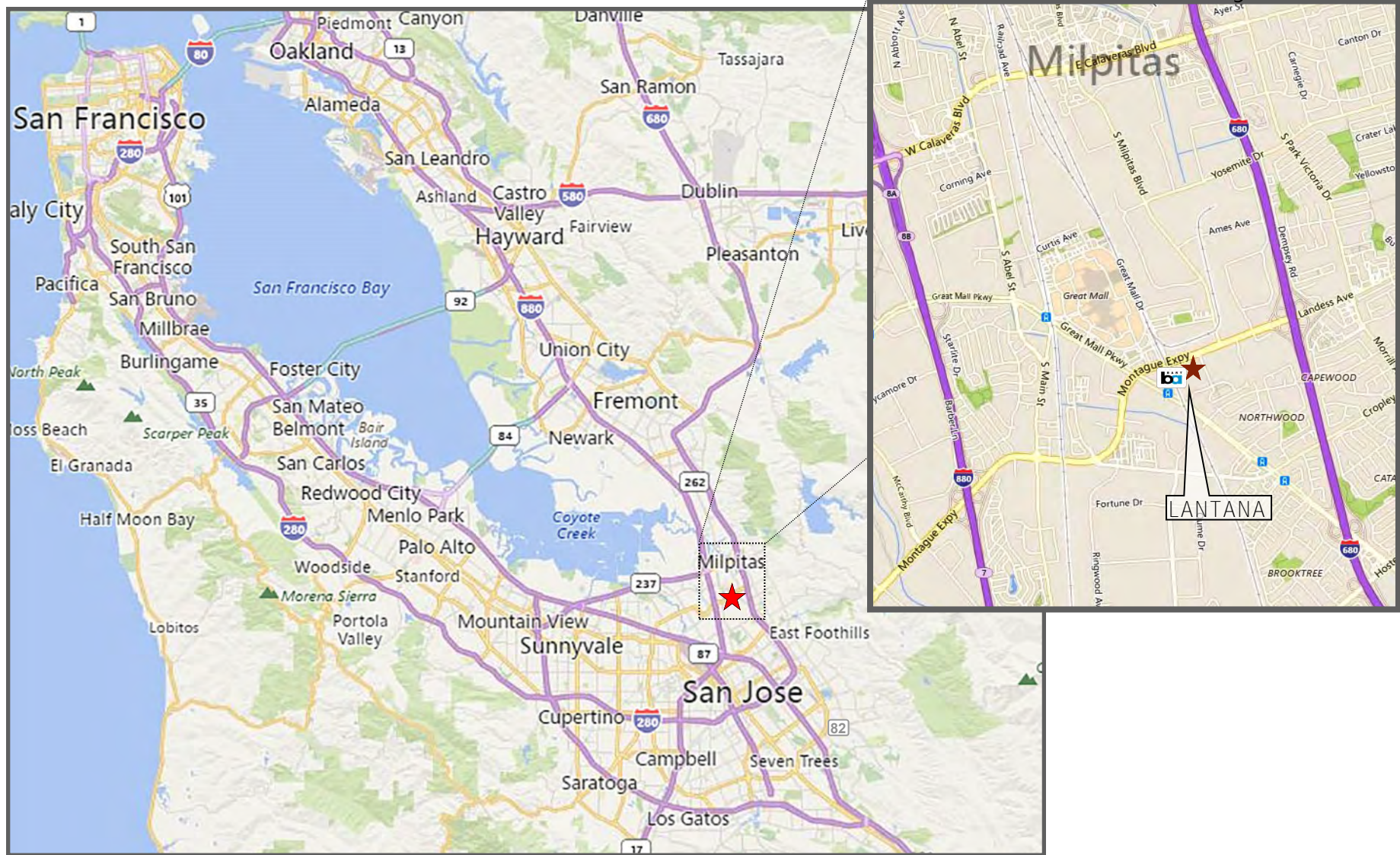
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Bay Area Maps



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