

RETAIL FOR LEASE AT MILPITAS TOWN CENTER

CALAVERAS BLVD AT NORTH MILPITAS • MILPITAS, CA



Anchor and Rare Pad Opportunity

Shop Retail Available
1,400± SF—4,875± SF

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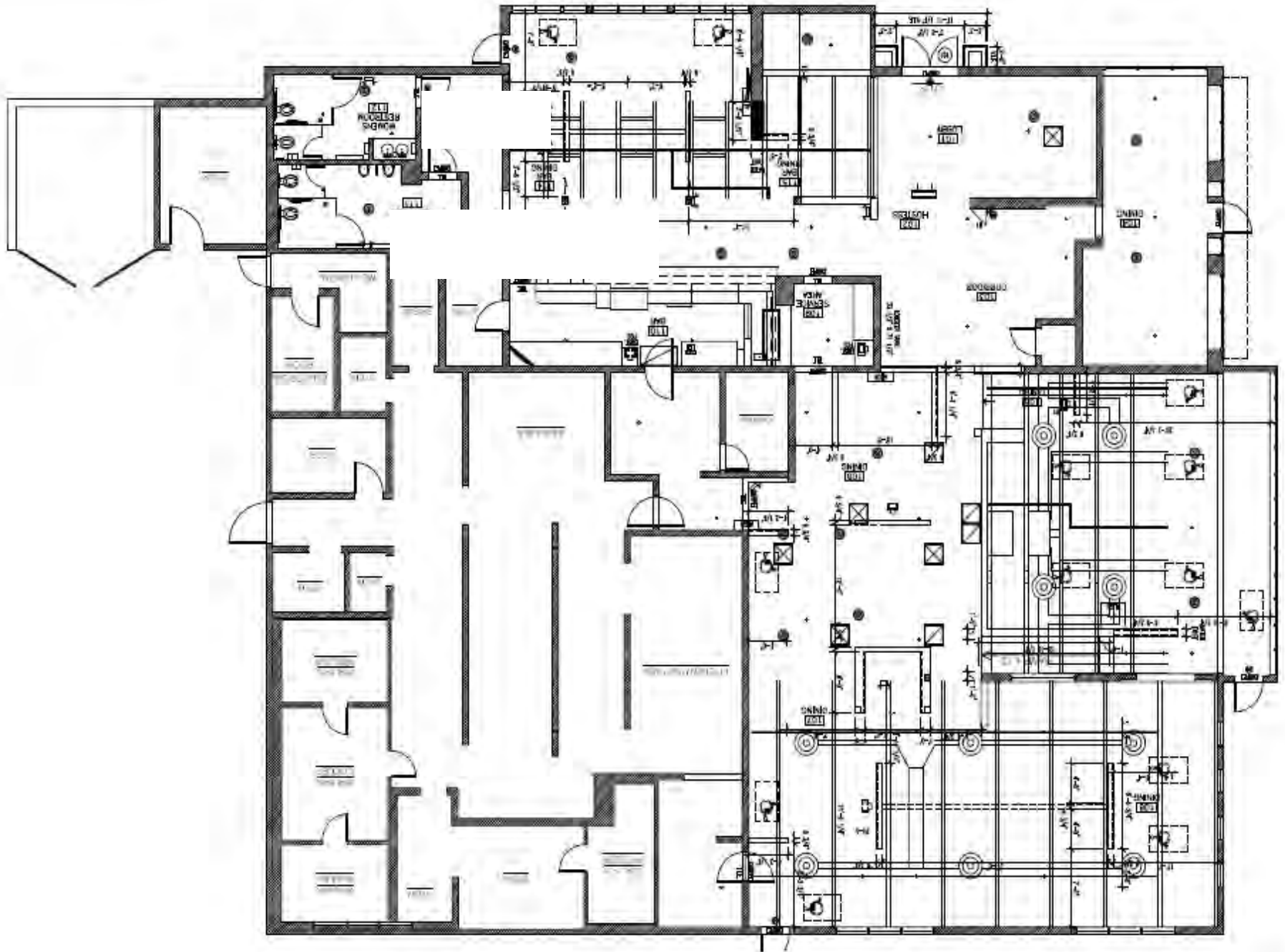


- Center anchored by Safeway, 24hr Fitness and BevMo!
- Available Retail:
 - 1,400± SF
 - 1,485± SF (with 60 Day Notice)
 - 3,300± SF –This could be combined with adjacent 1,485± SF for 4,875± SF
- **20,000± SF Anchor Opportunity**
- **9,000± SF Rare Restaurant Pad Lease Pending**
- Asking \$4.00 per SF, plus NNN
- Co-Tenants: Chick-fil-A, Peet’s Coffee, Jamba Juice, Cathay Bank, AAA, Erik’s DeliCafe, and Crumbl Cookies
- Prime location in the heart of Milpitas
- Neighboring businesses include: Johnson & Johnson, Cisco Systems, Kaiser Permanente & Milpitas City Hall
- Traffic Count Calaveras Blvd 71,180/Day
- Traffic Count North Milpitas Blvd 25,700/Day

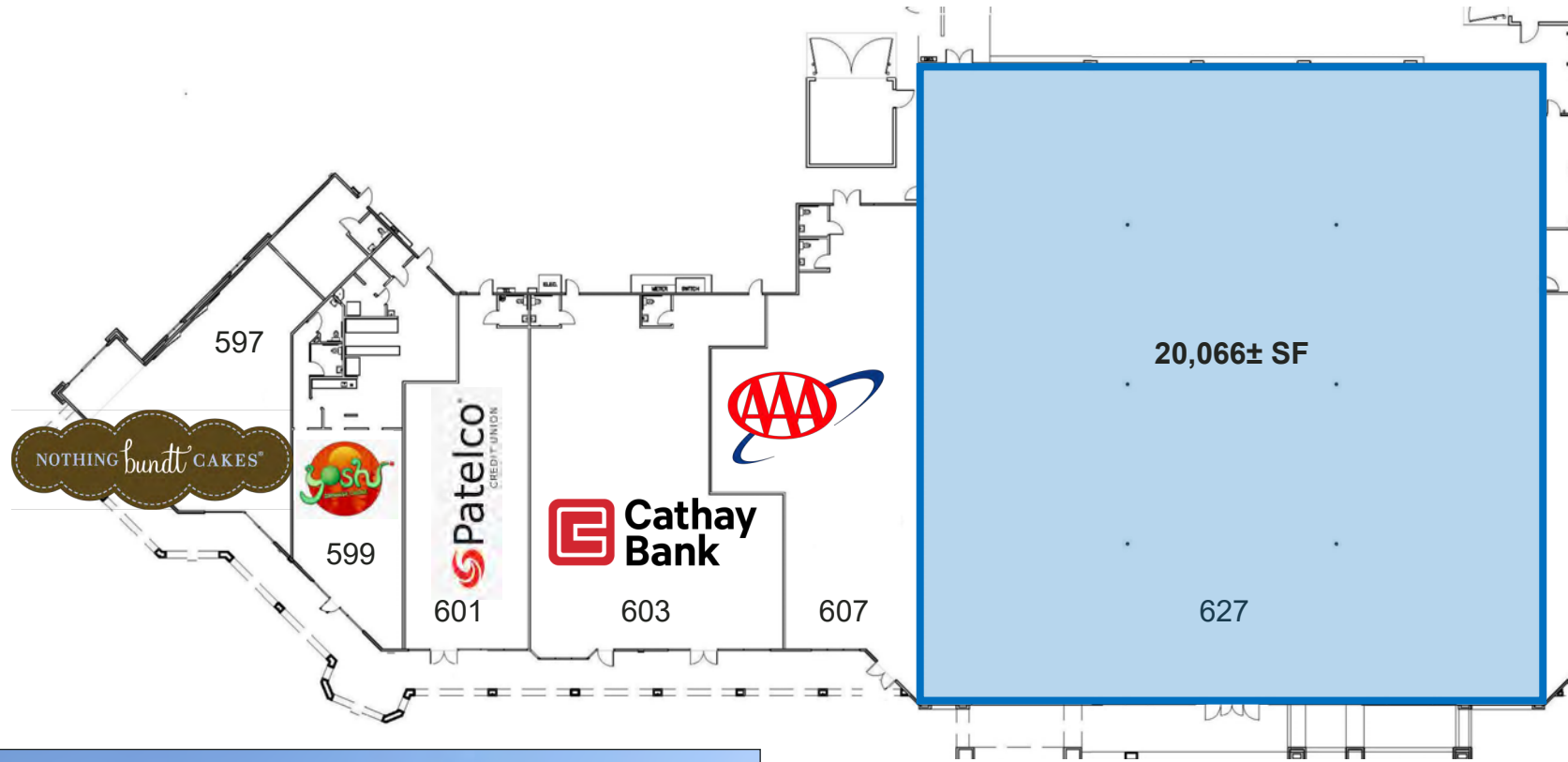
SITE PLAN



FLOOR PLAN BUILDING 503: RED LOBSTER – 9,000± SF



SHOPS BUILDING 596-627: 34,400± SF

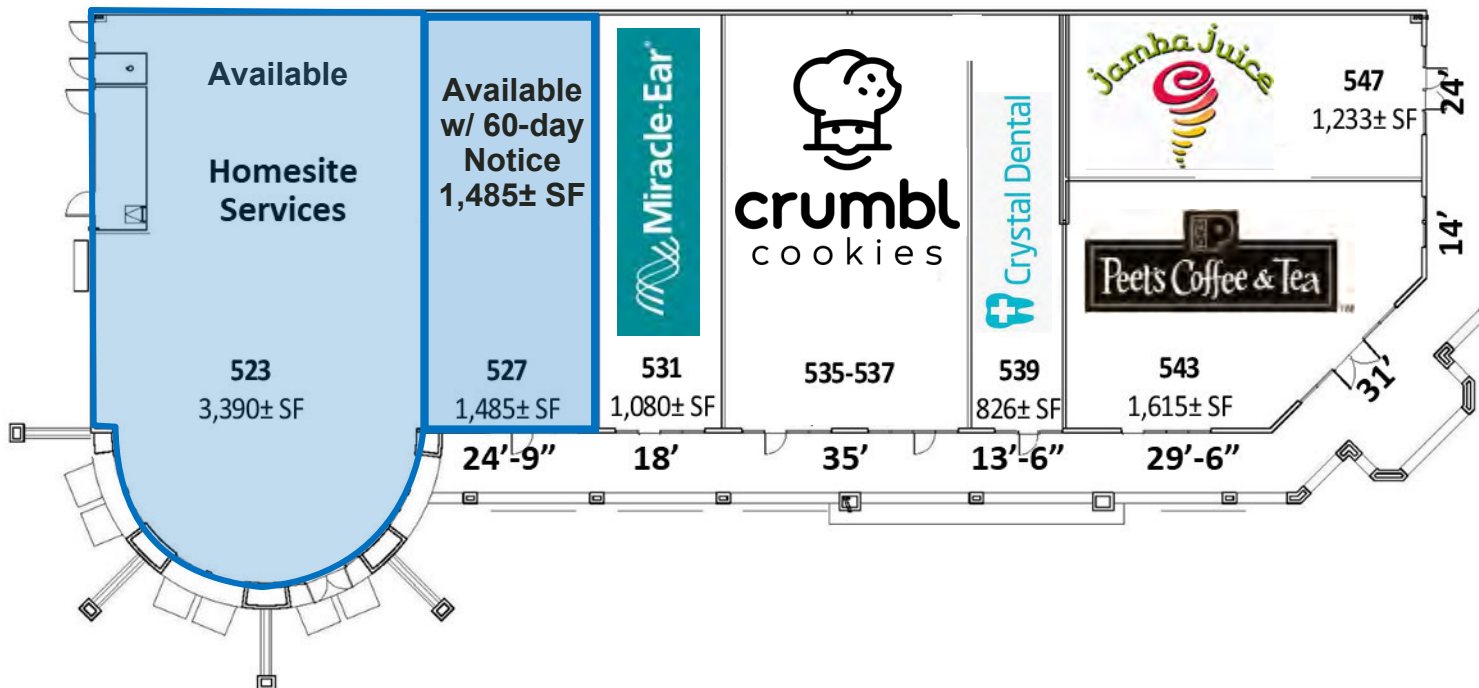


The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

SHOPS BUILDING 523-547: 11,713± SF



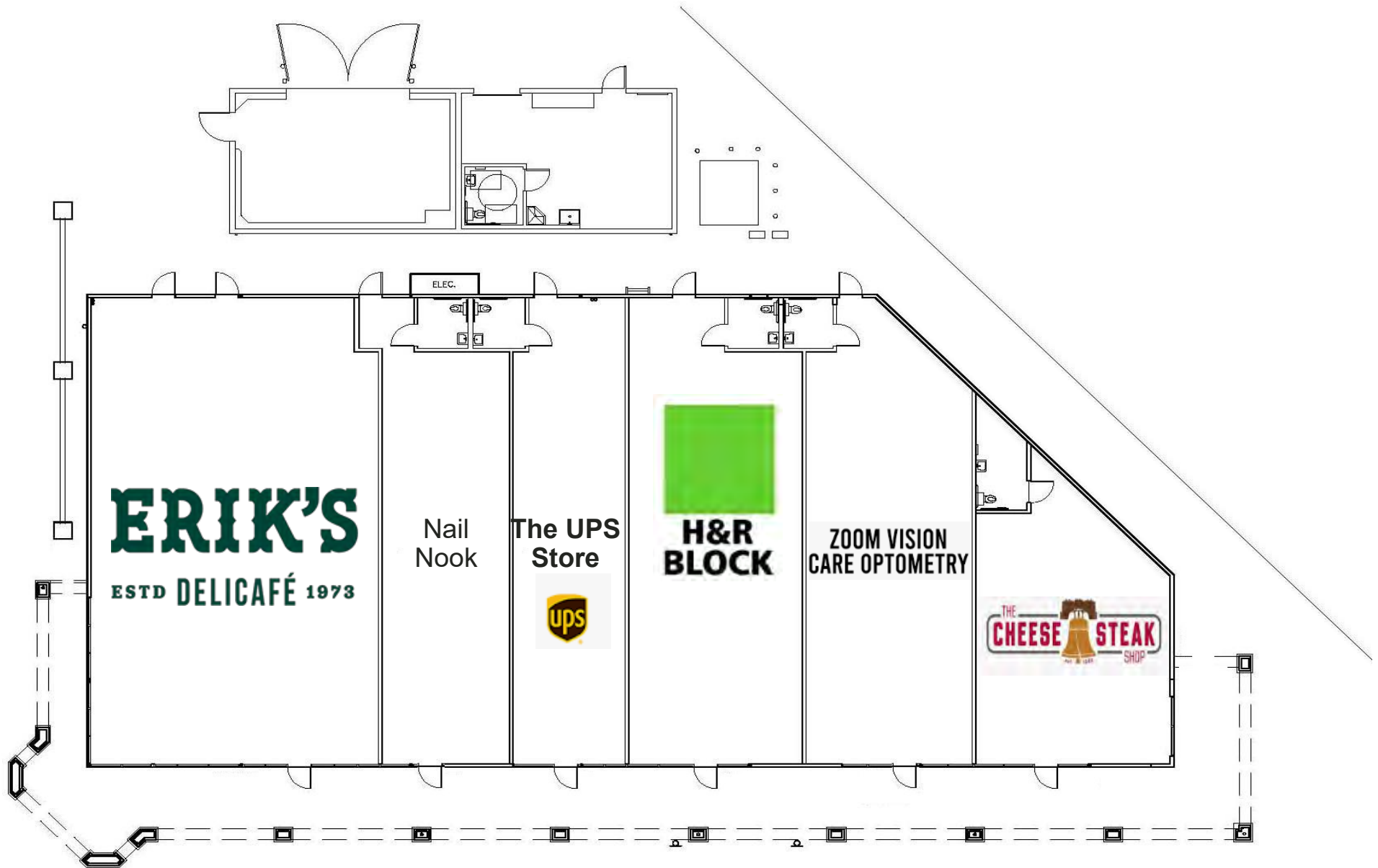
Units could be combined for 4,875 SF



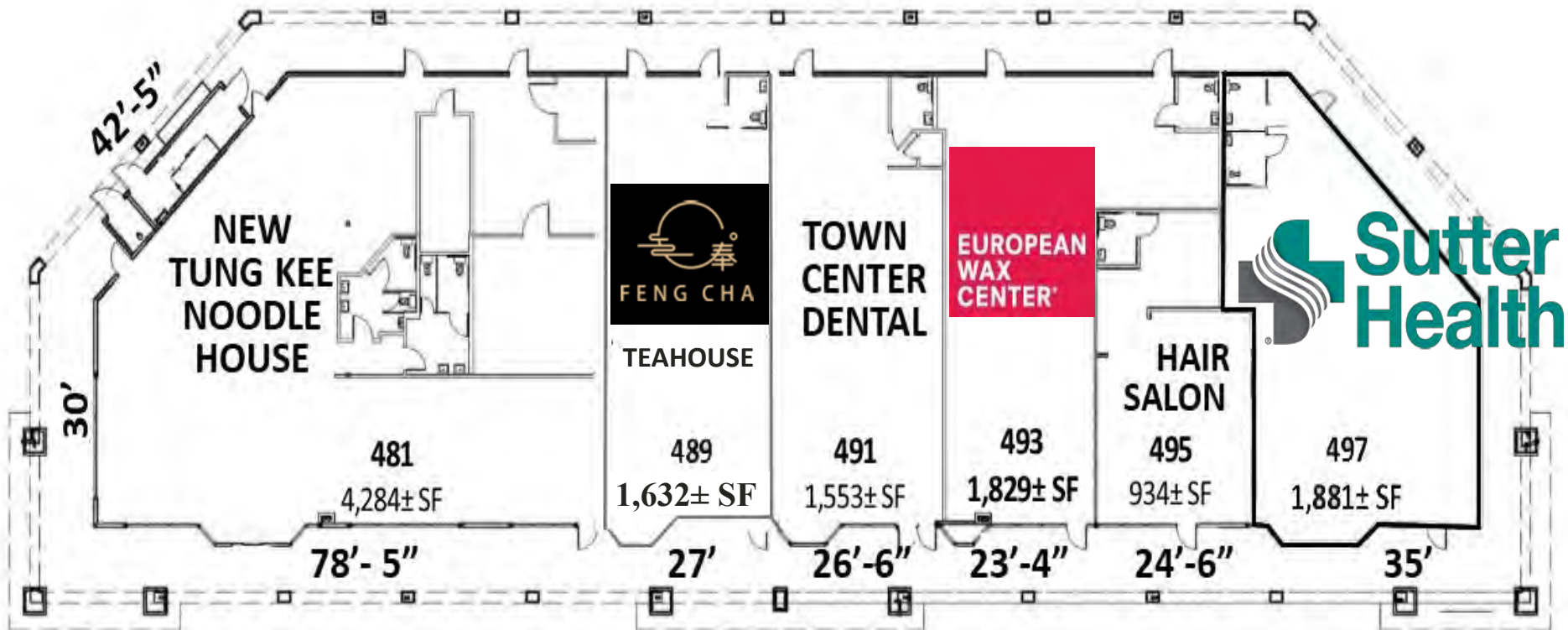
SHOPS BUILDING 637: 7,071± SF



SHOPS BUILDING 130: 8,415± SF



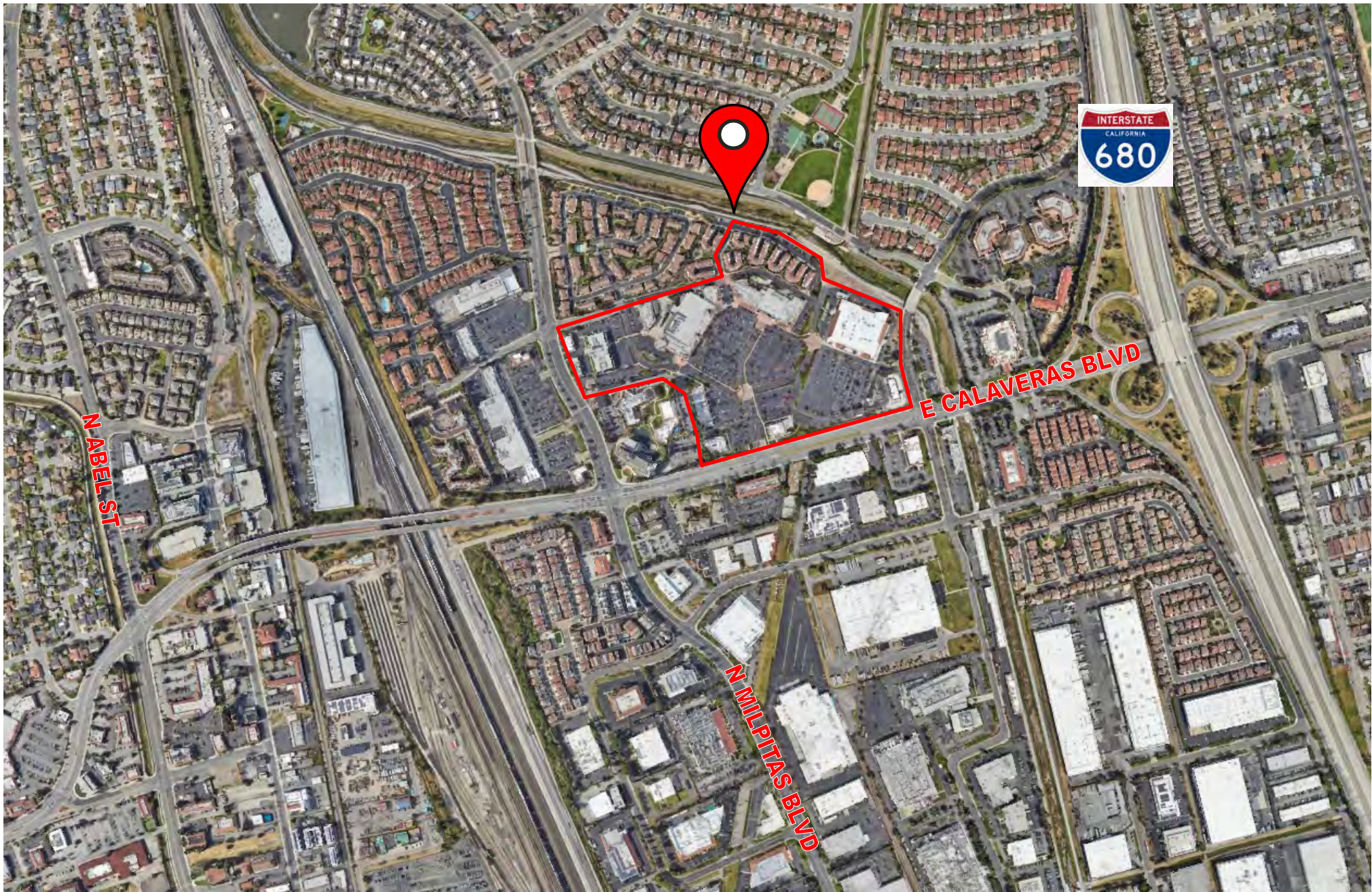
SHOPS BUILDING 479: 12,113± SF



SHOPS BUILDING 794: 75,000± SF



2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	25,840	166,601	311,919
Households	8,925	54,873	102,384
Average Household Size	2.72	2.99	3.00
Owner Occupied Housing Units	4,328	28,695	52,636
Renter Occupied Housing Units	4,597	26,178	49,748
Median Age	36.5	38.1	37.6
Median Household Income	\$186,207	\$164,507	\$151,299
Average Household Income	\$218,346	\$207,424	\$192,046



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N MILPITAS BLVD



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