



Dixon Landing Center

1774-1838 Milmont Drive
Milpitas, CA 95035



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President
Mark@BiaginiProperties.com
408.331.2308

Biagini Properties, Inc.

333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087
www.biaginiproperties.com
Rev. December 19, 2024



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Location Description

Located at signalized intersection of Milmont Drive and Dixon Landing Road on going home side of the street. Retail pad building has fantastic presence and great visibility. This site is near I-680 and I-880.

Offering Summary

Lease Rate:	\$3.00 SF/month
Estimated NNN Charges	.98 SF/month - 2023
Number Of Units:	14
Available SF:	687 - 1,053 SF
Lot Size:	1.86 Acres
Building Size:	19,395 SF

Property Highlights

- Fantastic Presence & Visibility
- Signalized Intersection | On Going Home Side of the Street
- Extremely High Traffic Counts
- Full Height Storefront Glass | Glass Double Entrance Doors
- Separately Metered for Gas, Electricity & HVAC
- Fire Sprinklered Building
- Convenient Storefront Parking
- Parking Lot Resealed & Restriped in 2023
- Meets ADA Path of Travel
- Monument & Building Signage



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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1782 Milmont Drive	Available	1,053 SF	NNN	\$3.00 SF/month	± 19' W by 55' D. Former martial arts studio, full height storefront glass, double glass entrance doors, 100% drop t-bar ceiling 11' Above Finish Floor (AFF), 2' x 4' fluorescent lighting, 1 private office with picture window, 1 restroom, small storage room with hot & cold water shutoffs, industrial sink, separate electrical (150 Amps; 3 PH; 4W; 120/208V), separate HVAC. Available Now.
■ 1798 Milmont Drive	Available	687 SF	NNN	\$3.00 SF/month	± 16' W by 43' D. Full height storefront glass, double glass entrance doors, 100% drop t-bar ceiling 11' Above Finish Floor (AFF), 2' x 4' fluorescent lighting, 4 office cubicles with solid partition walls, vinyl tile flooring throughout, 1 restroom, separate electrical (200 Amps; 3 PH; 4W; 120/208V), separate HVAC, fire sprinklered. Available Now.



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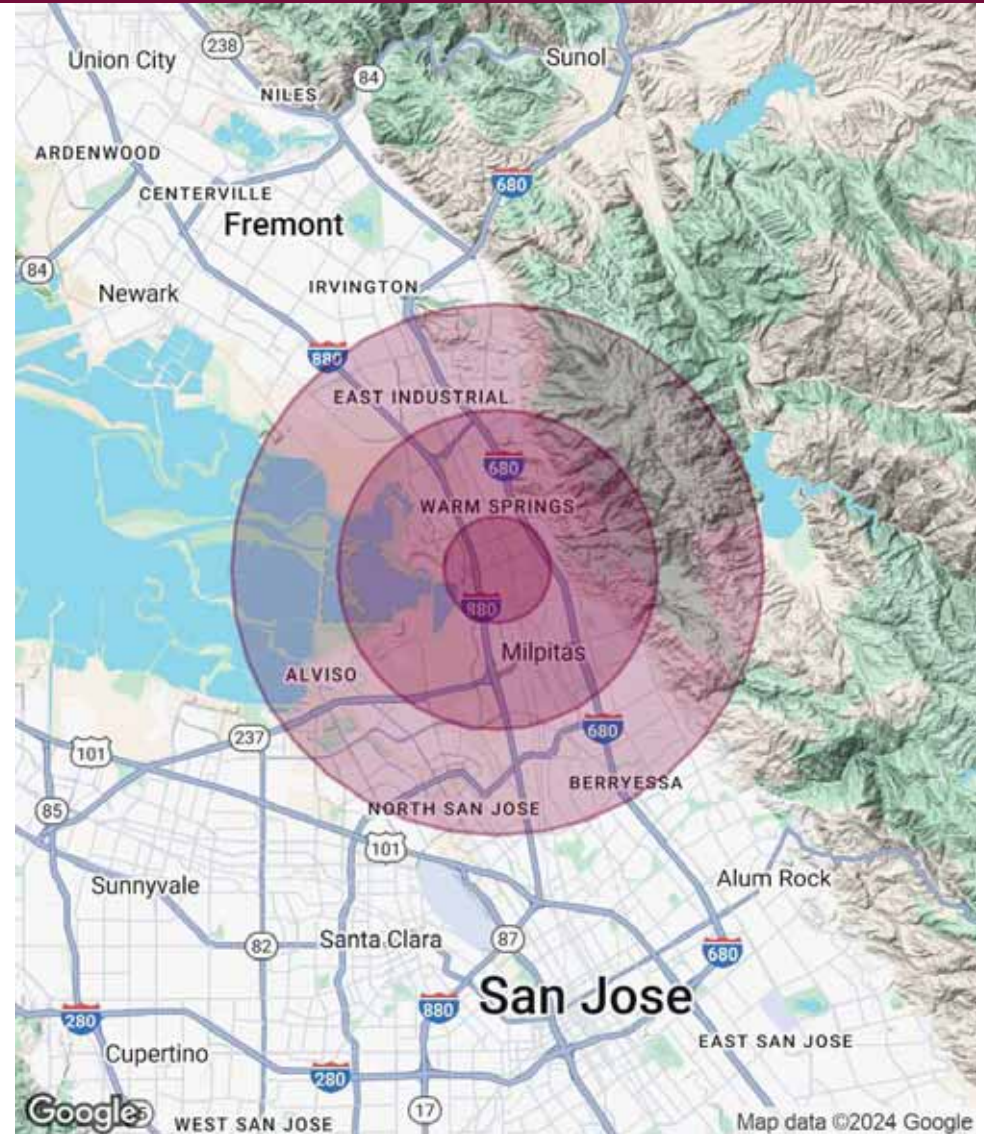
Population	1 Mile	3 Miles	5 Miles
Total Population	18,101	75,329	208,851
Average Age	37.1	38.4	37.8
Average Age (Male)	36.5	38.0	37.4
Average Age (Female)	38.1	38.9	38.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,110	22,873	69,752
# of Persons per HH	3.5	3.3	3.0
Average HH Income	\$153,096	\$157,683	\$163,454
Average House Value	\$818,832	\$933,707	\$852,853

2020 American Community Survey (ACS)

Traffic Count - 24 Hour ADT as of 2021

Milmont Drive at Jurgens Drive	3,767
Dixon Landing Road at N. Milpitas Blvd.	18,240
Dixon Landing Road at Village Parkway	32,598
Dixon Landing Road at California Circle	35,933
I-880 at Dixon Landing Road	222,600



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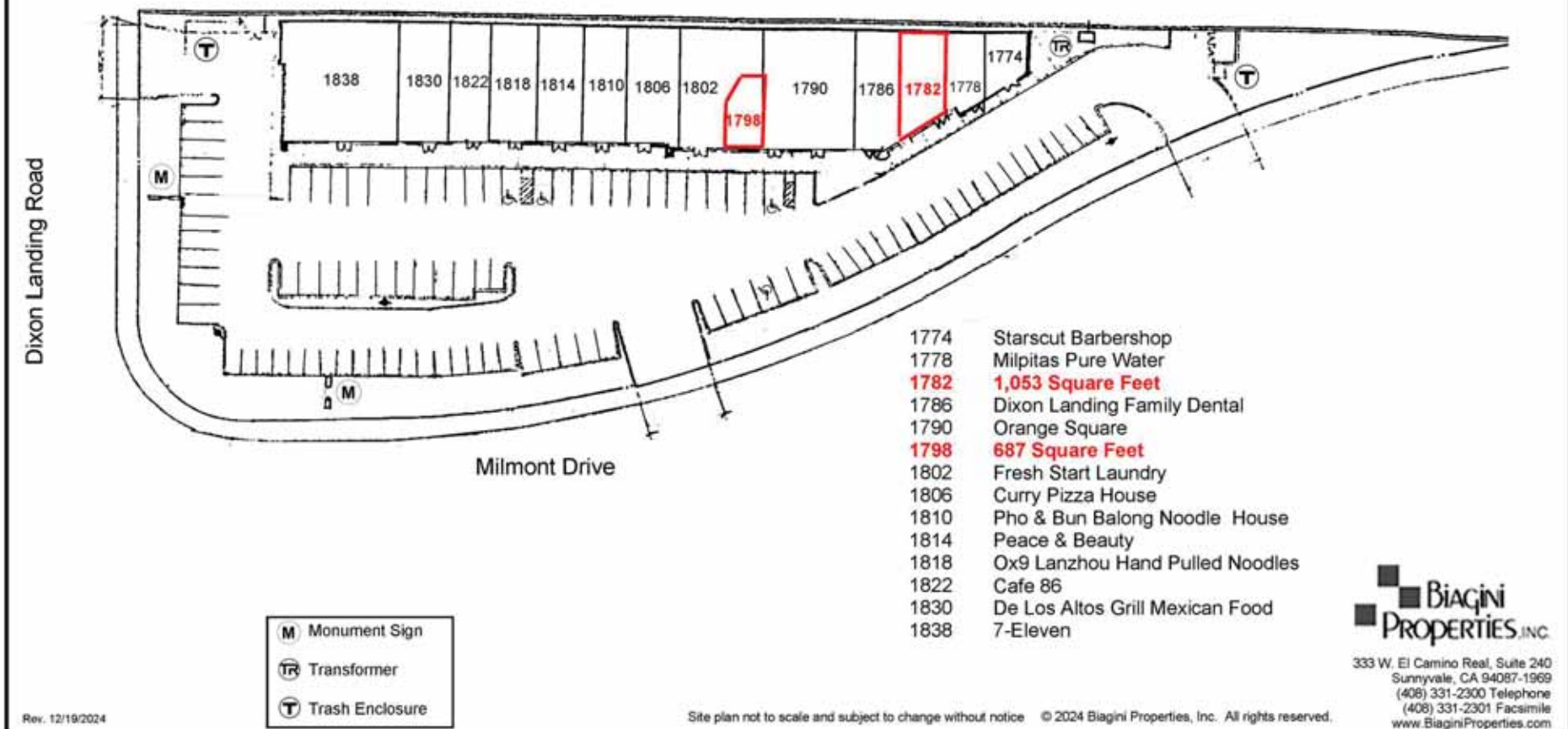
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DIXON LANDING CENTER
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- 1774 Starscut Barbershop
- 1778 Milpitas Pure Water
- 1782 1,053 Square Feet**
- 1786 Dixon Landing Family Dental
- 1790 Orange Square
- 1798 687 Square Feet**
- 1802 Fresh Start Laundry
- 1806 Curry Pizza House
- 1810 Pho & Bun Balong Noodle House
- 1814 Peace & Beauty
- 1818 Ox9 Lanzhou Hand Pulled Noodles
- 1822 Cafe 86
- 1830 De Los Altos Grill Mexican Food
- 1838 7-Eleven



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 (408) 331-2300 Telephone
 (408) 331-2301 Facsimile
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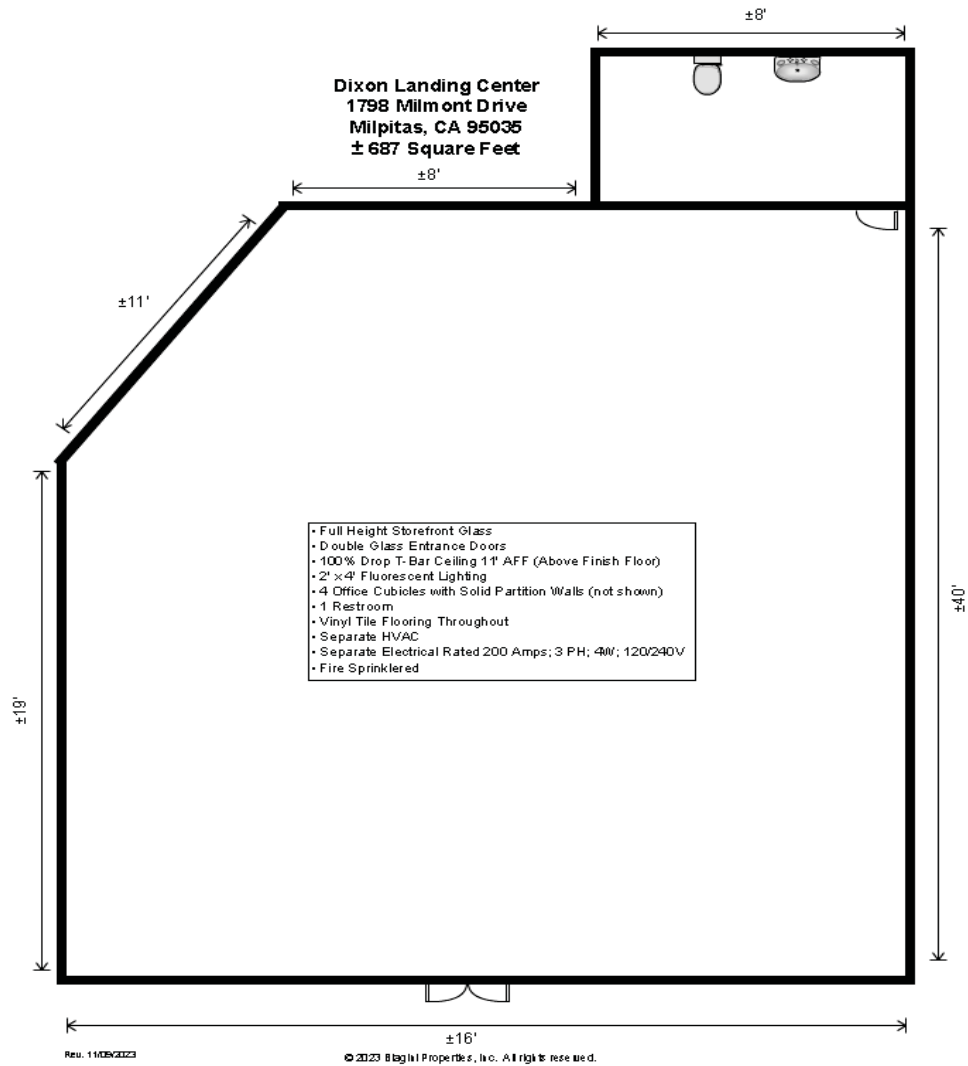
Site plan not to scale and subject to change without notice © 2024 Biagini Properties, Inc. All rights reserved.



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1798 Milmont Drive ± 687 Square Feet



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