



Park Victoria Plaza

1207-1247 S Park Victoria Blvd.
Milpitas, CA 95035



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President
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Biagini Properties, Inc.

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www.biaginiproperties.com
Rev. September 06, 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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Property Description

S. Park Victoria Drive and Landess Avenue, Milpitas. Minutes from I-680 at Landess Avenue on and off ramps. Across from Apni Mandi Farmers Market, Dollar Tree, Target, Walgreens and Seafood City.

Offering Summary

Lease Rate:	\$2.25 SF/month
Estimated NNN Charges	.84 SF/Month - 2024
Number Of Units:	6
Available SF:	4,048 SF
Lot Size:	0.75 Acres
Building Size:	10,093 SF

Property Highlights

- Ideal for Professional Medical or Dental Offices
- Great Building & Monument Signage for each Tenant.
- Convenient and Ample Storefront Parking
- No Load Factor
- Close to Great Mall of Bay Area, New Milpitas Bart Station
- Retail Services Nearby



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,048 SF	Lease Rate:	\$2.25 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1247 S. Park Victoria Drive	Available	4,048 SF	NNN	\$2.25 SF/month	Former Preschool. Prime End Cap unit with full height glass on 3 sides, lots of natural light, open floor plan, drop t-bar ceiling 10' AFF, 2' x 4' energy efficient fluorescent lights, reception/foyer area, large open area/classroom area, 2 private offices, employee breakroom with kitchen, dishwasher & cabinets above & below, hardwood & carpet floors; 1 private ADA restroom, 1 large open air ADA children's restroom with 4 low height preschool toilets & sinks, storage room, 4 separate heat pump units, 2 separate electrical panels (150 & 200 Amps 3 PH; 4 W; 120/208V), fire monitoring system (not fire sprinklered), rear exit door. Available Now.



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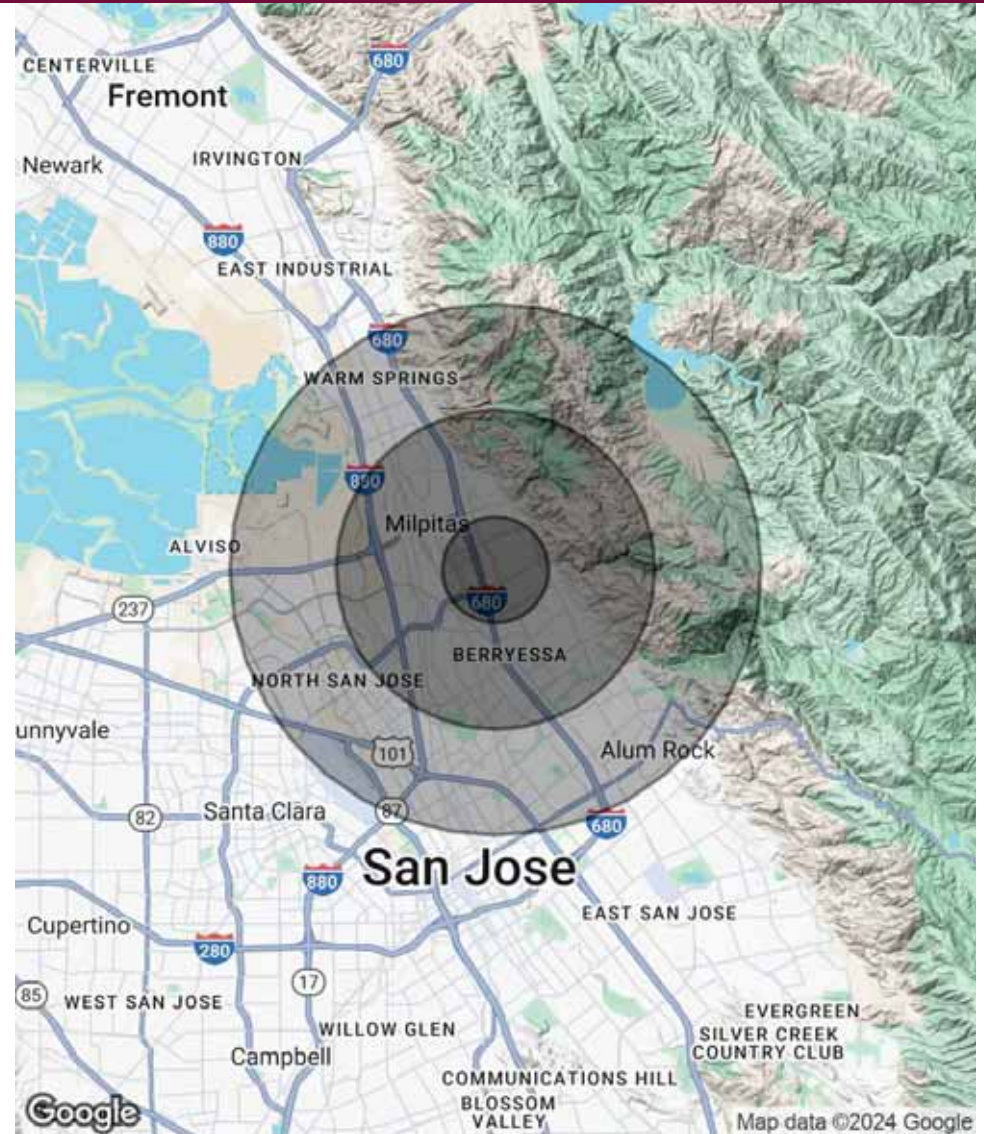
Population	1 Mile	3 Miles	5 Miles
Total Population	25,680	147,135	320,000
Average Age	38.6	39.0	37.7
Average Age (Male)	37.1	37.7	36.9
Average Age (Female)	39.6	40.0	38.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,730	45,406	104,402
# of Persons per HH	3.3	3.2	3.1
Average HH Income	\$153,621	\$156,725	\$144,196
Average House Value	\$913,141	\$904,581	\$779,201

2020 American Community Survey (ACS)

Traffic Counts 24 Hour ADT 2021

S. Park Victoria Drive at Parktown Plaza	12,701
Landess Avenue at Ashwood Lane	15,304
Landess Avenue at Clear Lake Avenue	25,000
Landess Avenue at Dempsey Road	38,600
I-680 at David Lane	134,000
I-680 at Cropley Avenue	162,800



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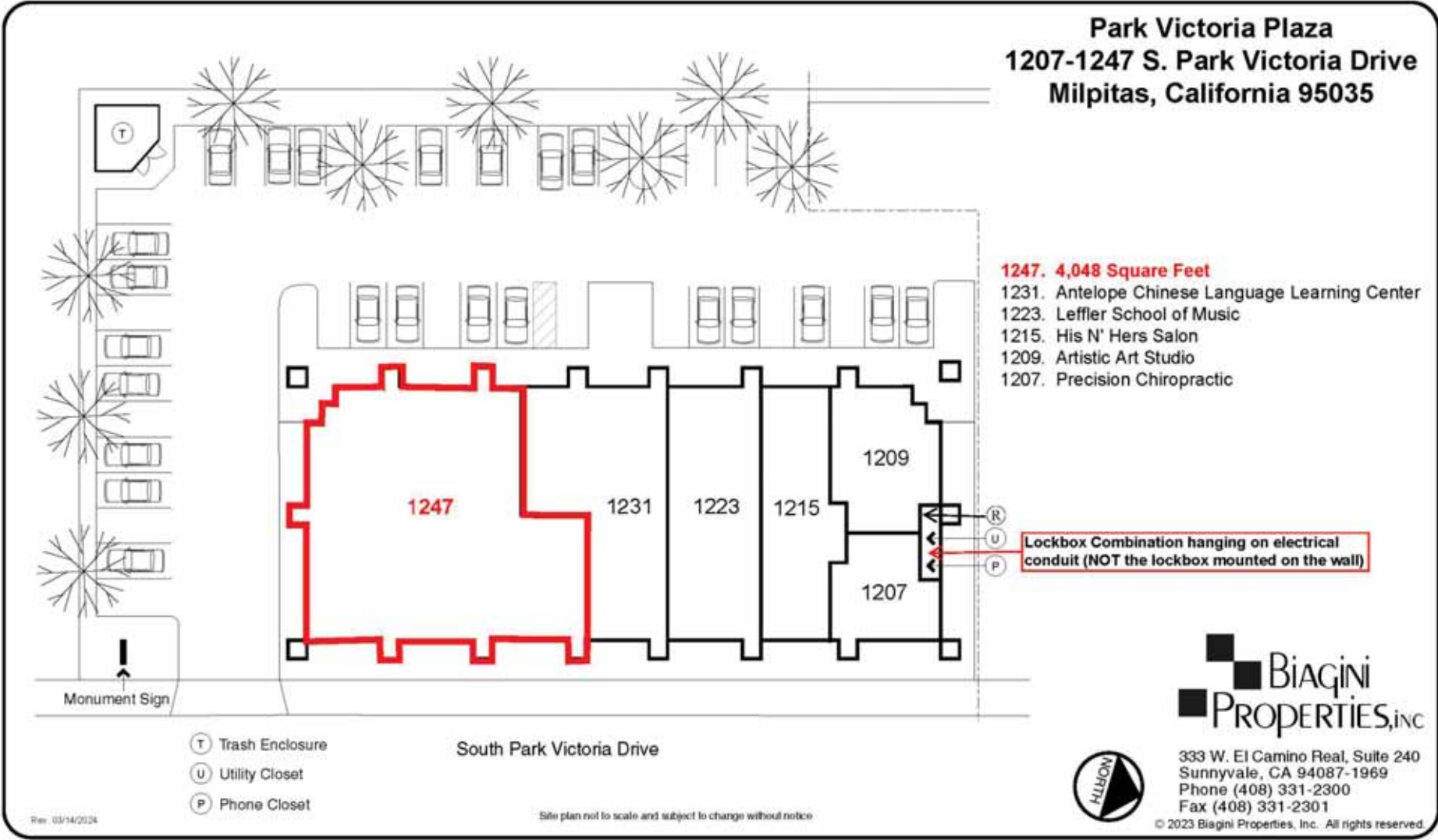
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Park Victoria Plaza
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- 1247. 4,048 Square Feet**
- 1231. Antelope Chinese Language Learning Center
- 1223. Leffler School of Music
- 1215. His N' Hers Salon
- 1209. Artistic Art Studio
- 1207. Precision Chiropractic

Lockbox Combination hanging on electrical conduit (NOT the lockbox mounted on the wall)



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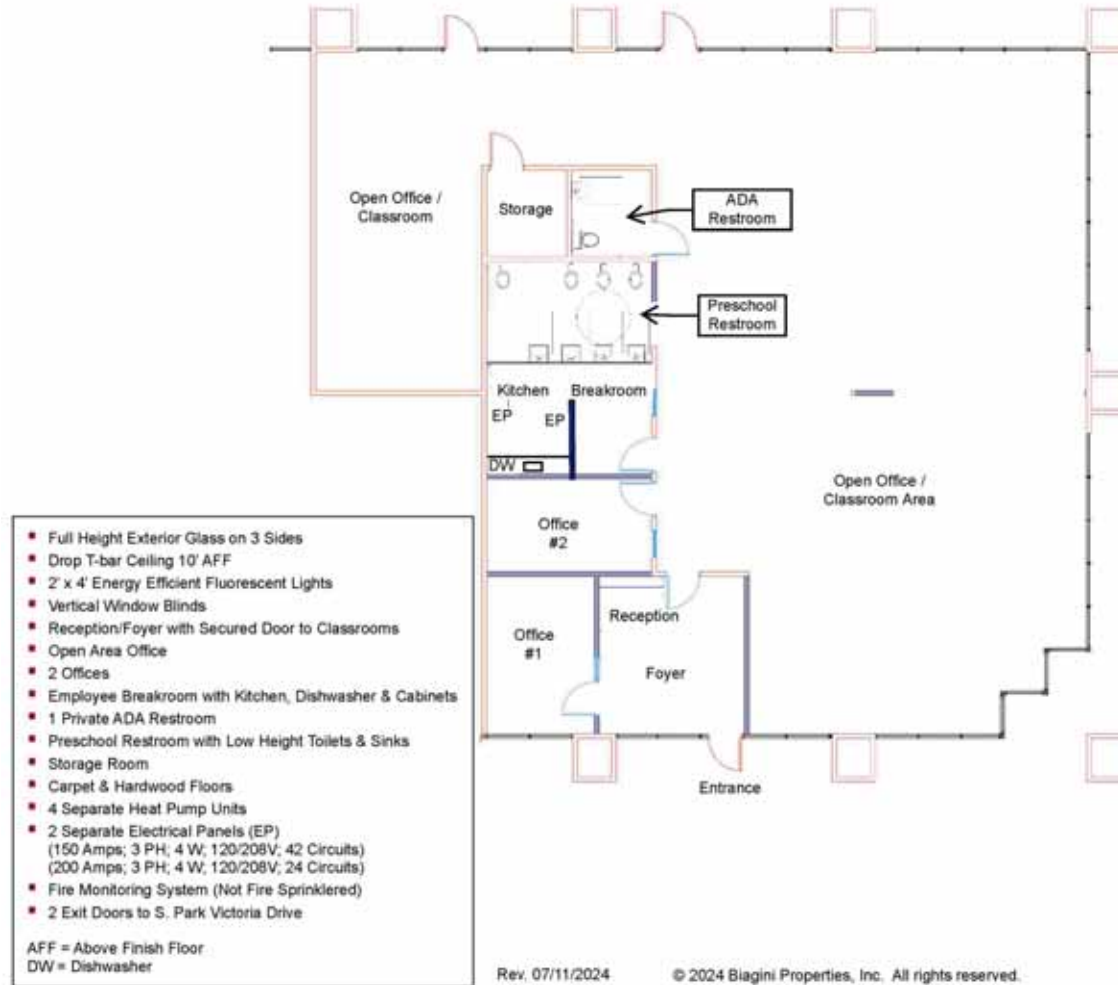
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1247 S. Park Victoria Drive | Milpitas, CA
95035 ± 4,048 Usable Square Feet



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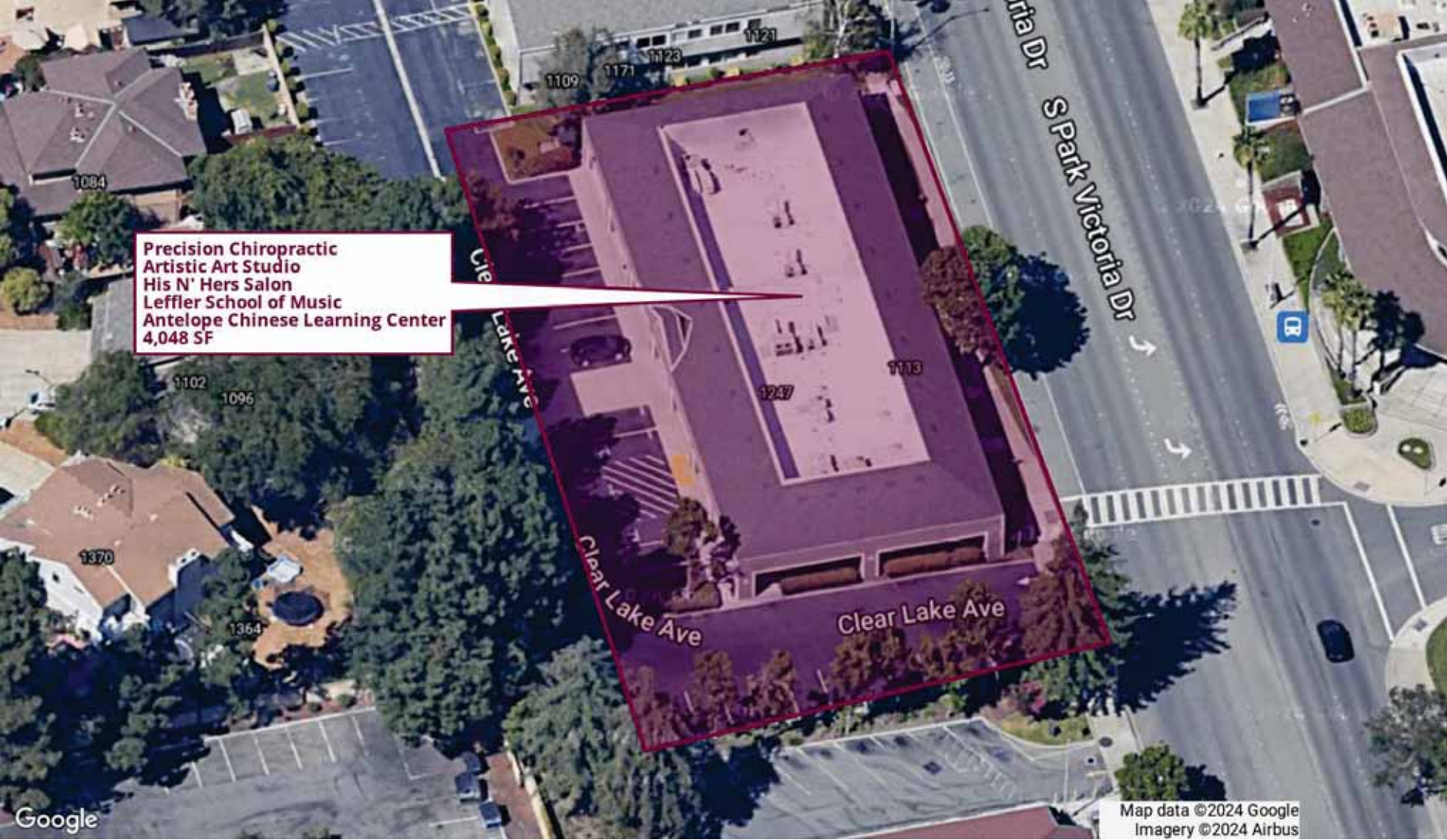
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