

ELEANOR

BRAND NEW RETAIL
SHELL SPACES AVAILABLE

1500 Centre Pointe Dr
Milpitas, CA 95035



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ELEANOR

ADDRESS:

Eleanor Apartments
1500 Centre Pointe Drive
Milpitas, CA 95035

TYPE:

Retail / Restaurant

CONDITION:

Cold Dark Shell
(Tenant Improvement Allowances Available)

PRICE:

\$2.75 - \$3.50 / SF + NNN \$1.20

HIGHLIGHTS



Brand-New Ground Floor Retail Spaces at Eleanor Apartments, an upscale mixed-use community



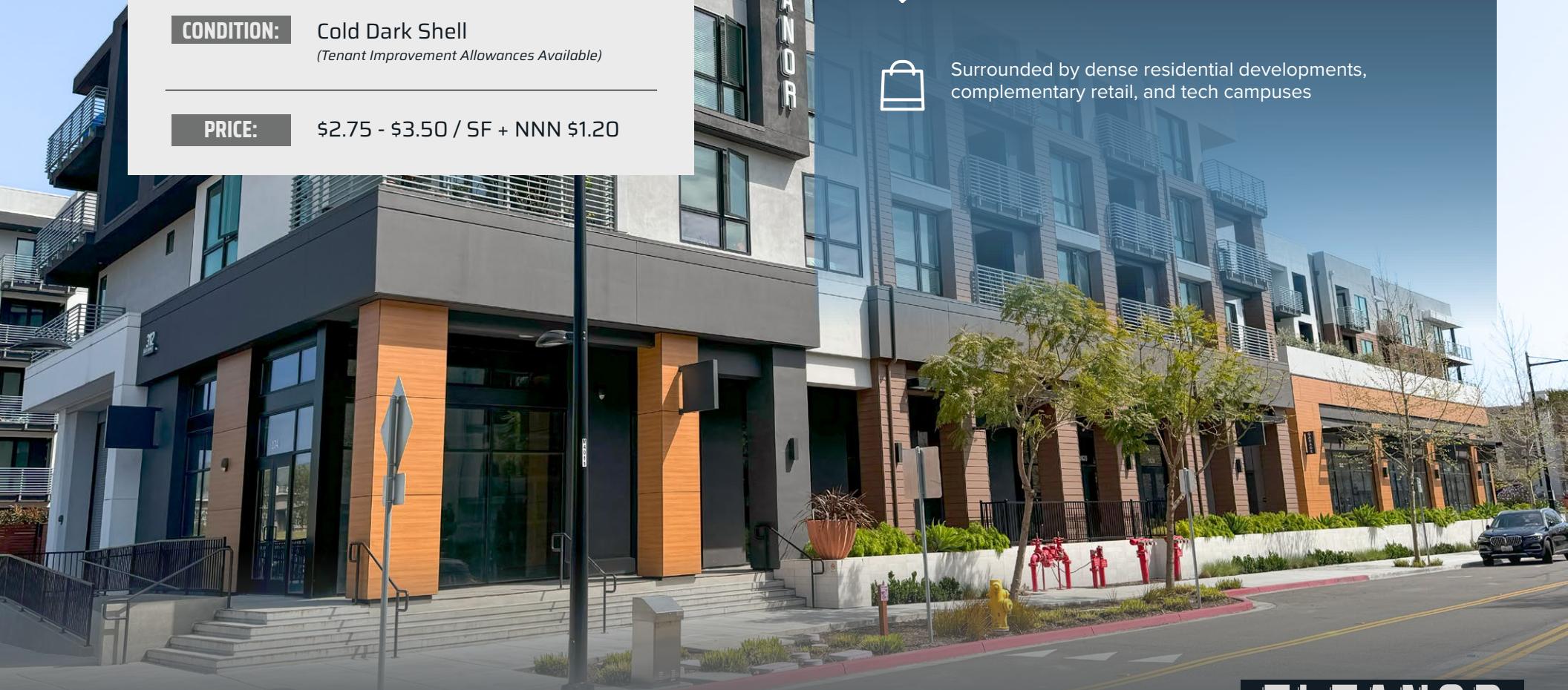
Situated in a high-growth tech corridor with strong daytime population and affluent residential base



Conveniently located across from Great Mall and BART Milpitas Station, near Montague Expressway



Surrounded by dense residential developments, complementary retail, and tech campuses



ELEANOR

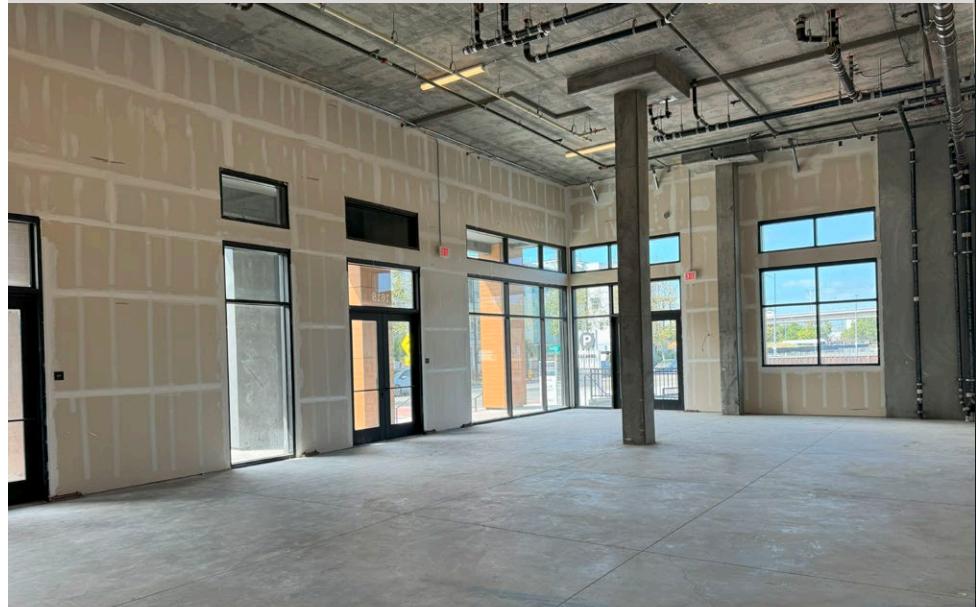
THE SPACES FEATURES



Ground Level Retail Shells



Modern design with large storefront windows, high ceilings (18.5'), and signage opportunities



Flexible floor plans with a variety of suite sizes



Grease interceptors and ventilation in place for potential restaurant build-out



Cold Grey Shell condition, ready for customization
(Tenant Improvement Allowances Available)

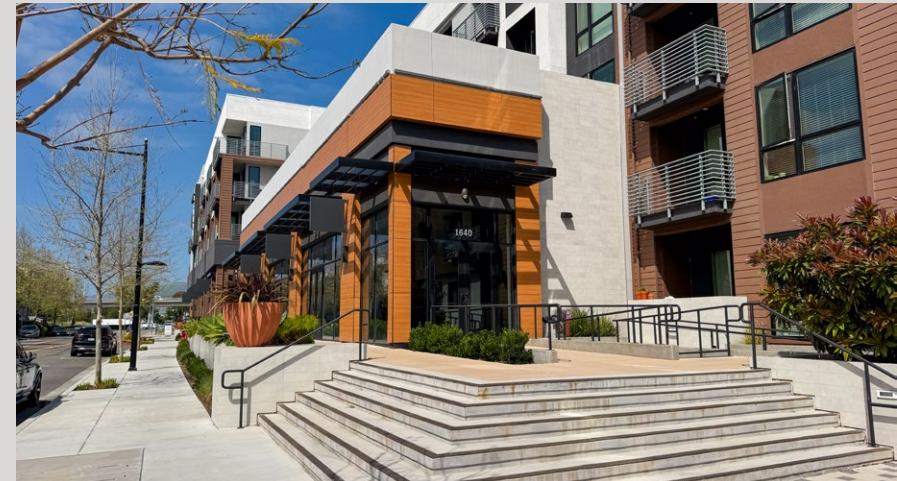


Potential for outdoor patio and seating available



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INTERIOR PHOTOS



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PARKING

SITE PLAN

 **GUEST AND RETAIL PARKING**
(GARAGE & STREET)

CENTRE POINTE DRIVE

GATES DRIVE

MONTAGUE EXPRESSWAY

FIRST FLOOR GARAGE

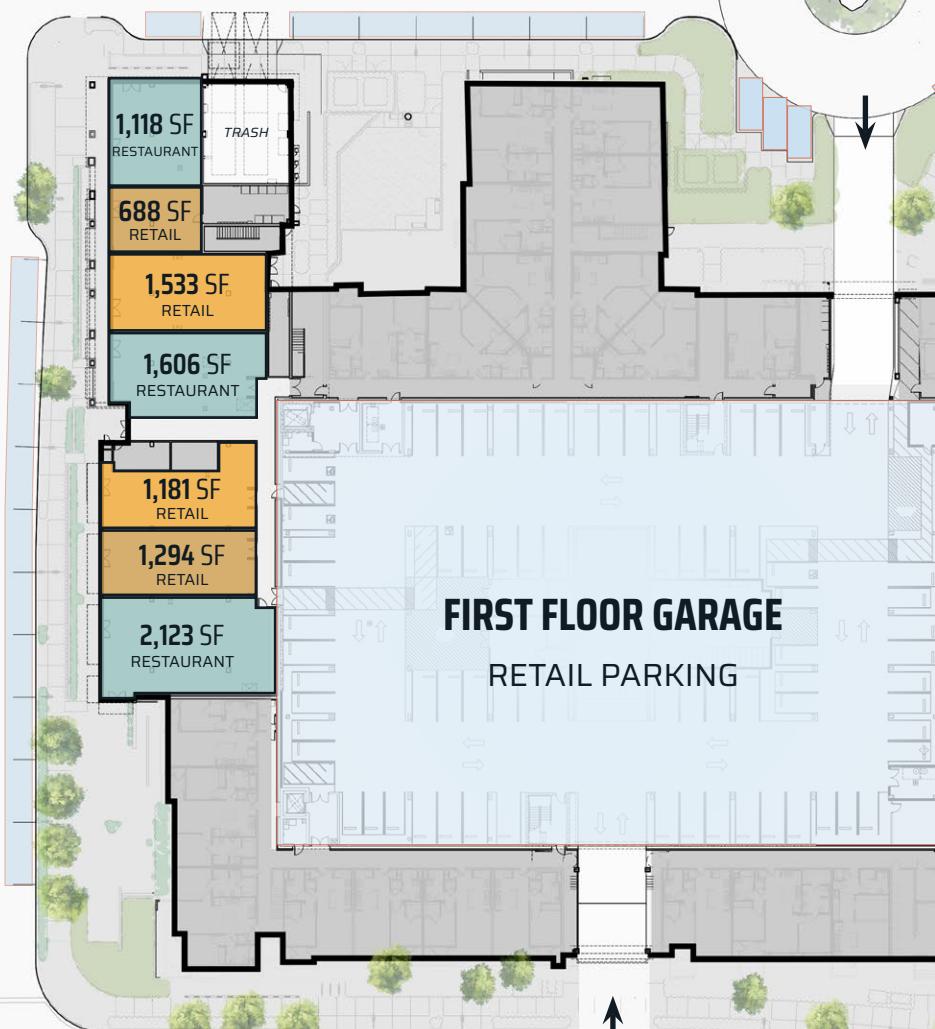
RETAIL PARKING

333

Residential Units

**GARAGE
ENTRANCE**

CENTRE POINTE DRIVE



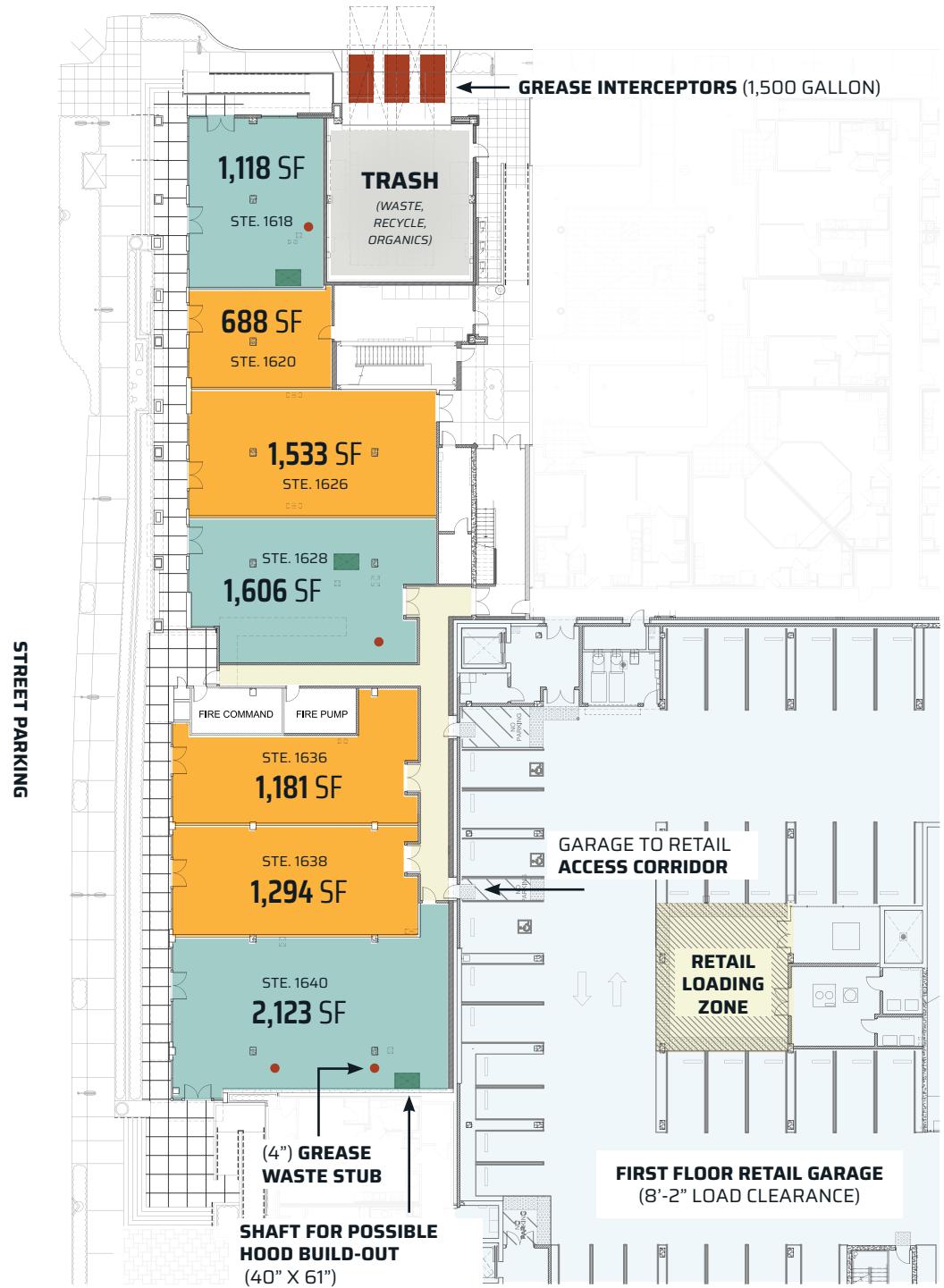
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POTENTIAL DEMISE PLAN FLOOR PLAN

**Interior Wall Sizes and Locations are Approximate
Subject to Change*

Spaces can be combined or divided

 RESTAURANT or RETAIL
 RETAIL



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DEMOGRAPHICS

MARKET

Source: esri 2025

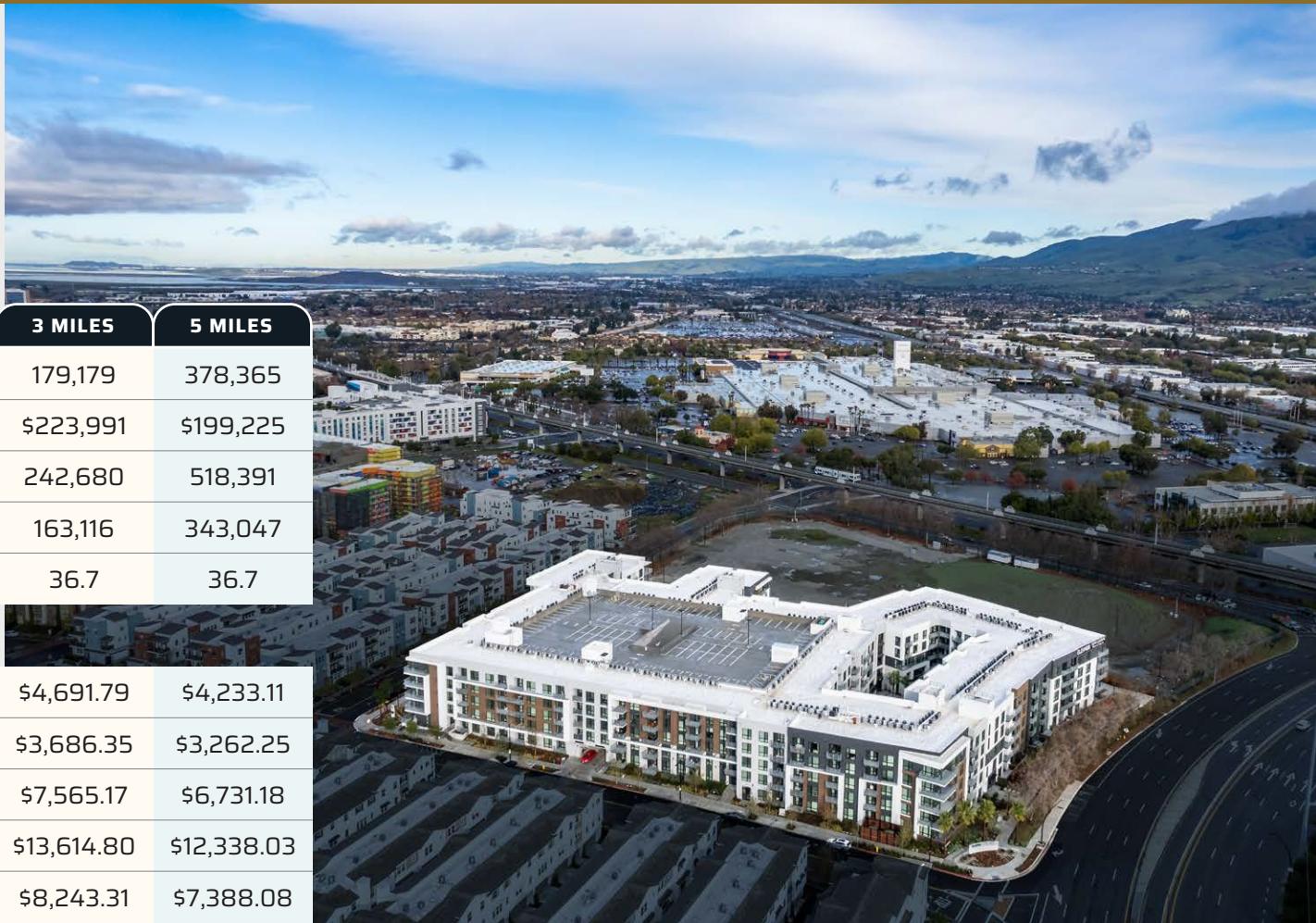
	1 MILE	3 MILES	5 MILES
Total Population	31,448	179,179	378,365
Average Household Income	\$238,203	\$223,991	\$199,225
Daytime Population	38,179	242,680	518,391
Daytime Workers	25,172	163,116	343,047
Median Age	34.8	36.7	36.7

AVG. CONSUMER SPENDING

Apparel & Services	\$5,160.48	\$4,691.79	\$4,233.11
Education	\$3,948.03	\$3,686.35	\$3,262.25
Entertainment & Recreation	\$8,014.28	\$7,565.17	\$6,731.18
Groceries	\$14,696.12	\$13,614.80	\$12,338.03
Dining	\$8,823.44	\$8,243.31	\$7,388.08
Healthcare	\$13,340.36	\$12,729.50	\$11,319.70
Furniture & Equipment	\$5,630.32	\$5,328.61	\$4,733.37
Personal Care	\$2,133.54	\$1,998.42	\$1,785.44

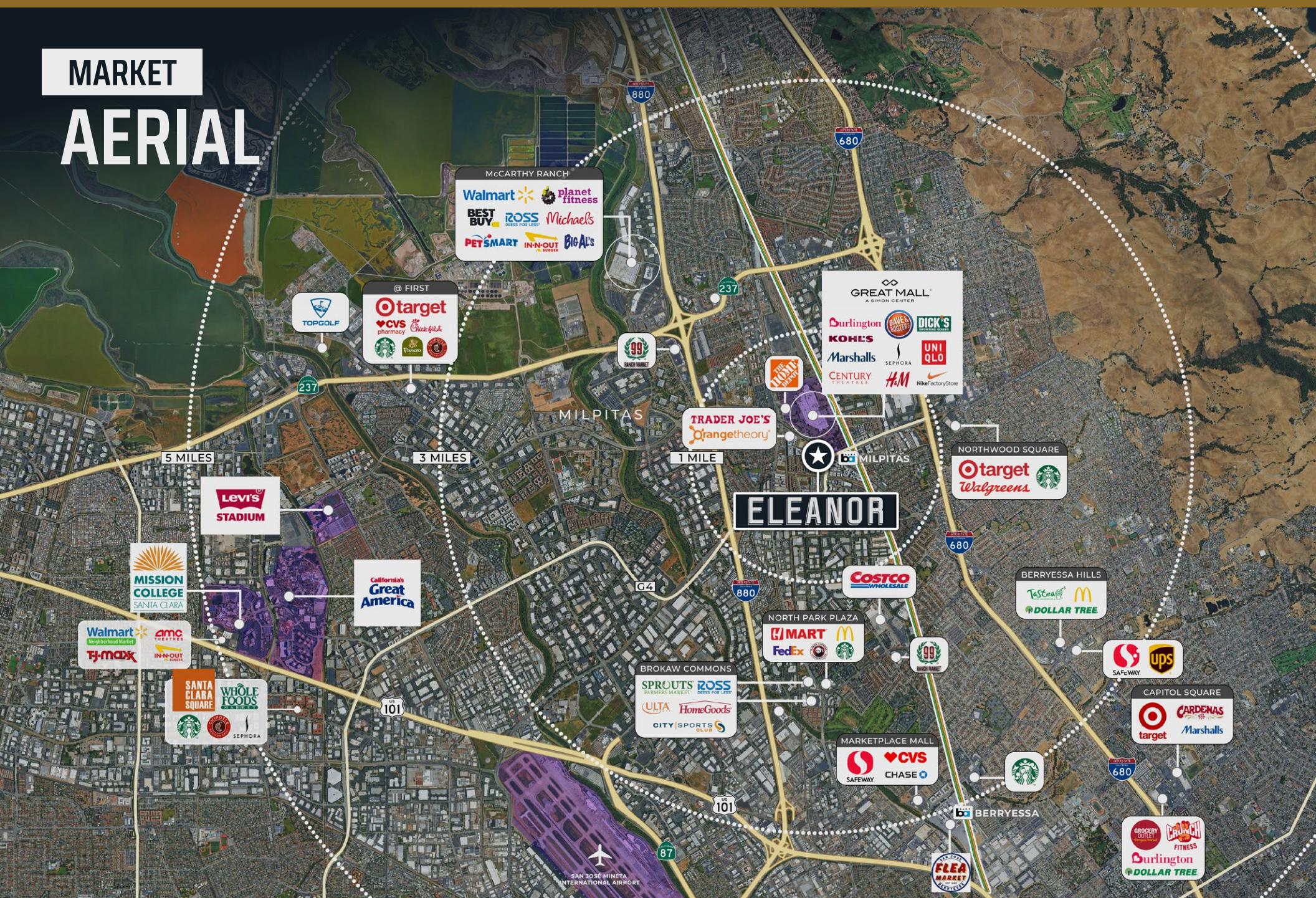
TRAFFIC COUNTS *Cars Per Day

Great Mall Parkway (0.11 mi away)	30,822 ADT
Centre Pointe Drive (0.11 mi away)	508 ADT
Montague Expressway (0.28 mi away)	46,920 ADT
East Capitol Avenue (0.29 mi away)	10,435 ADT



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MARKET AERIAL



MARKET

NEARBY

GREAT MALL

VTA LIGHT RAIL
GREAT MALL STATION

GREAT AMERICA PARKWAY

TRADER JOE'S
Orangetheory
LaserAway



CENTRE POINTE DRIVE



ELEANOR

BART FREMONT STATION
TO SAN FRANCISCO / RICHMOND

MONTAGUE EXPRESSWAY

MILPITAS
TRANSIT CENTER



BART
MILPITAS STATION

VTA LIGHT RAIL
MILPITAS STATION

BART BERRYESSA STATION
TO SAN JOSE

BART RIDERSHIP

33,428

TOTAL MONTHLY RIDERS
(MILPITAS STATION - MAY 2025)

1,348

AVG. DAILY RIDERS
(MILPITAS STATION - MAY 2025)

VTA LIGHT RAIL RIDERSHIP

391

AVG. DAILY BOARDINGS
(MILPITAS STATION - ORANGE LINE)

424

AVG. DAILY EMBARKINGS
(MILPITAS STATION - ORANGE LINE)

GREAT MALL - MONTHLY VISITORS

1.1M

TOTAL VISITS
(JUNE 2025)

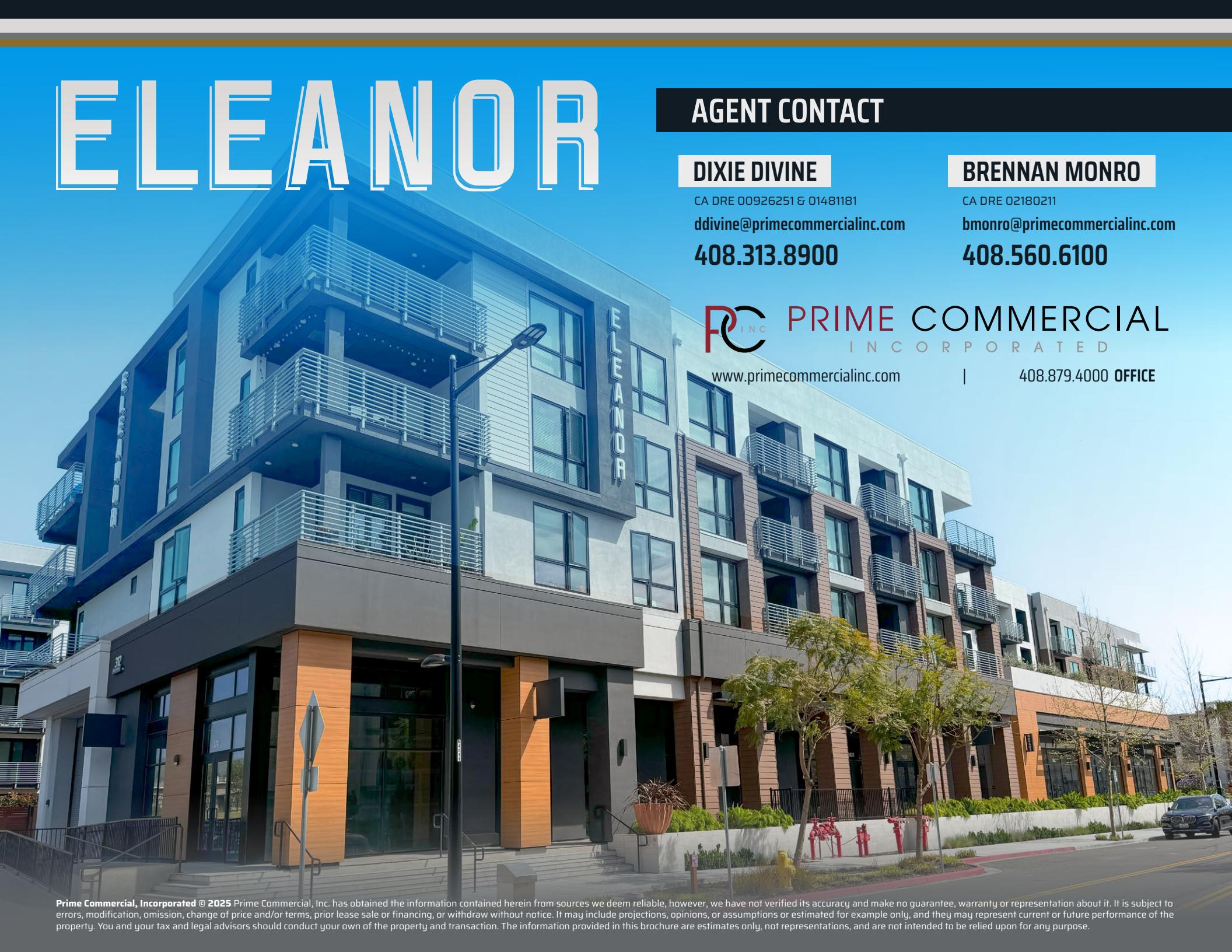
689.7K

TOTAL VISITS
(JUNE 2025)

1.6

TOTAL VISITS
(JUNE 2025)

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