

10 ACRE OPPORTUNITY
APN# 022-30-038

MCCARTHY BOULEVARD

MILPITAS, CA

CBRE

PROPERTY DETAILS

Highlights

Central to Silicon Valley

One of few developable large parcels of flat land

Surrounded by new developments including retail/distribution/
Class A Office

Great visibility/branding opportunity from Fwy 880

Easy access to 880, 237 and 680

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Parcel Size

10 Acres = 435,600 SF

Zoning

MP –Industrial Park Zone

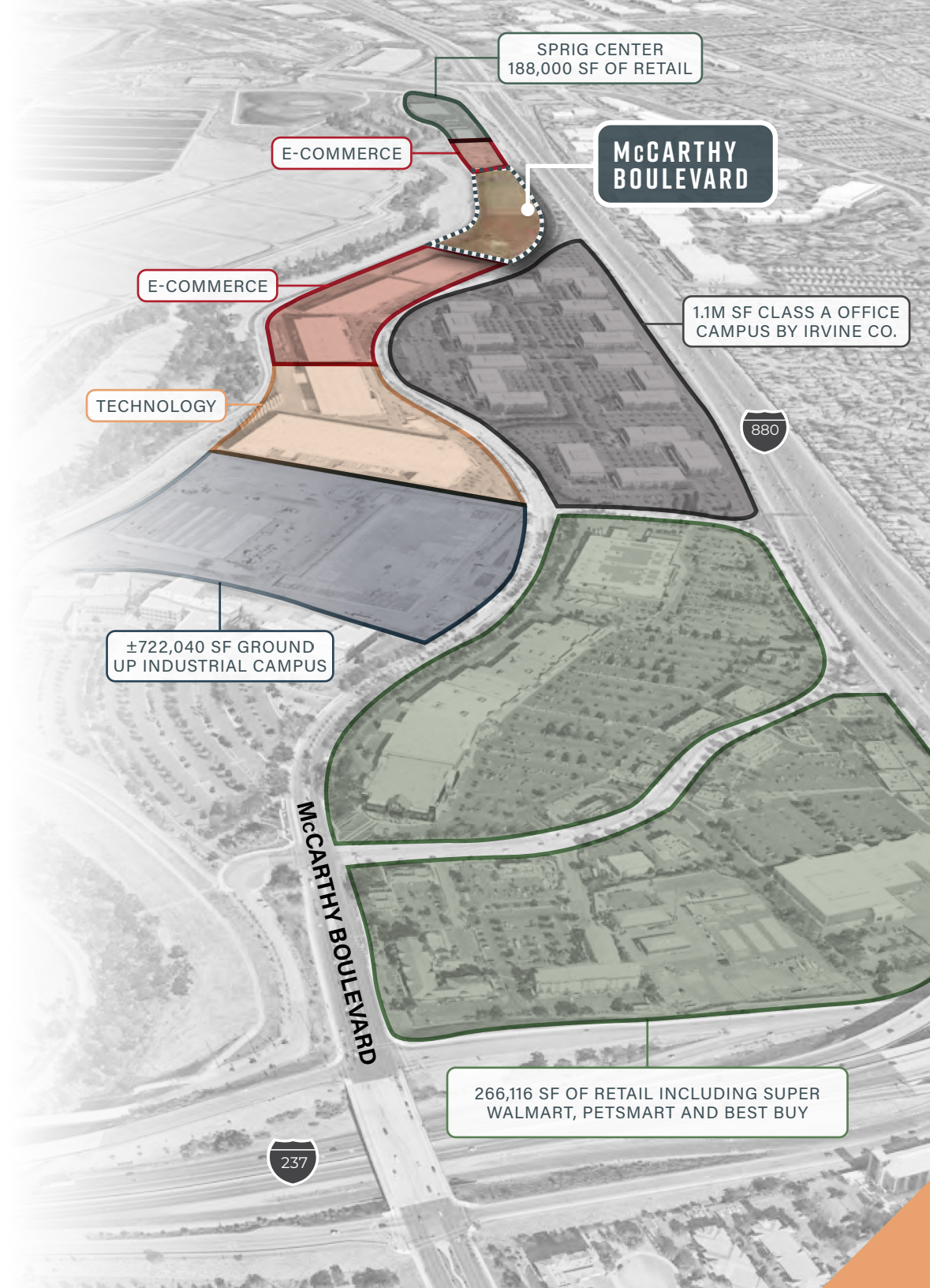
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0.5

Parking Requirements

Distribution/Manufacturing/Warehouse 1.5 per 1,500 SF

R&D/Medical Laboratories 1 per 300 SF



PROPERTY ZONING & USES

MP Zone Requirements

Lot Width, min	100 ft.
Front Yard Setback, min	35 ft.
Side Yard Setback (interior), min	10 ft.
Street Side Yard Setback, min	35 ft.
Rear Yard Setback, min	20 ft.
Building Height, maximum	None. However, any structure that exceeds three (3) stories or thirty-five (35) feet in height, requires Planning Commission review



INDUSTRIAL PARK (MP) ZONE

The MP District is intended to accommodate, in a park-like setting, a limited group of research, professional, packaging and distribution facilities and uses which may have unusual requirements for space, light, and air, and the operation of which are clean and quiet.

MP Zone Uses

1. Commercial Uses

Business support services	P
Commercial services	P
Janitorial services	P
Office supplies	C
Printing (newspaper, blueprint, publishing)	C
Retail stores, general merchandise 2	C

2. Entertainment and Recreation Uses

Billiards	C
Commercial athletic facilities	C

3. Health and Veterinarian Uses

Hospitals	C
Medical support laboratories	P
Medical and dental offices and clinics 2	P

4. Industrial Uses

Assembly from pre-processed materials 3	P
Commercial laboratory	P
Distribution facility	P
Plant or facility (research & development, assembly, manufacturing, packaging, processing, repairing, etc. or materials, merchandise or products)	P
Warehousing and wholesale	P

5. Lodging Uses

Hotels/motels	C
Billiards	C
Commercial athletic facilities	C

6. Professional Office Uses

Administrative, professional or research 2	P
Financial institutions (banks, savings and loans, etc.)	P

7. Public, Quasi-Public & Assembly Uses

Auditorium 5	C
Conference center 5	C
Vocational school	C
Farmer's market (not including flea market) 6	C
Public utilities 7	P
Temporary Public Safety Uses 8	C

8. Restaurants or Food Service Uses

Catering	P
Restaurants	
With on-site service of alcohol	C
Without on-site service of alcohol	C
Drive-in or drive-thru	C

9. Vehicle Related Uses

Auto repair (tire, oil change, smog check, etc.) 9	C 10
Service stations (with or without repair or retail) 9	C
With car wash	C
Vehicle sales and rental (auto, RV and truck-new and used in operable condition) 11	C 10

P PERMITTED USES UNDER CURRENT ZONING
C PERMITTED WITH CONDITIONAL USE PERMIT

DEMOGRAPHICS



Within 25-Miles



2023
Population
3,430,560



Population Density
(Per Square Mile)
1748



Avg.
Disposable Income
\$129,236



Med.
Disposable Income
\$110,795



Millennial
Percentage
25.10%



School Age
Children (5-19)
19.6%



Median Household Income,
Compared To Bay Area
15%



Households With
Income >\$100,000
65.6%

Available Labor



Computer, Mathematical,
& Engineering
252,471



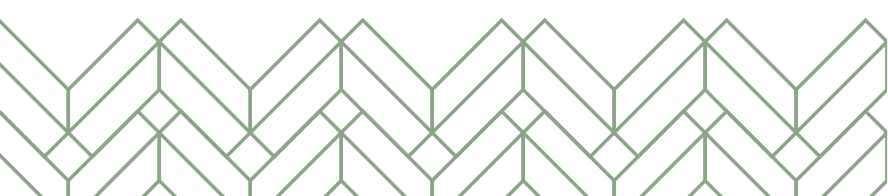
Advanced
Manufacturing
114,156



Transportation/
Material Moving
81,736



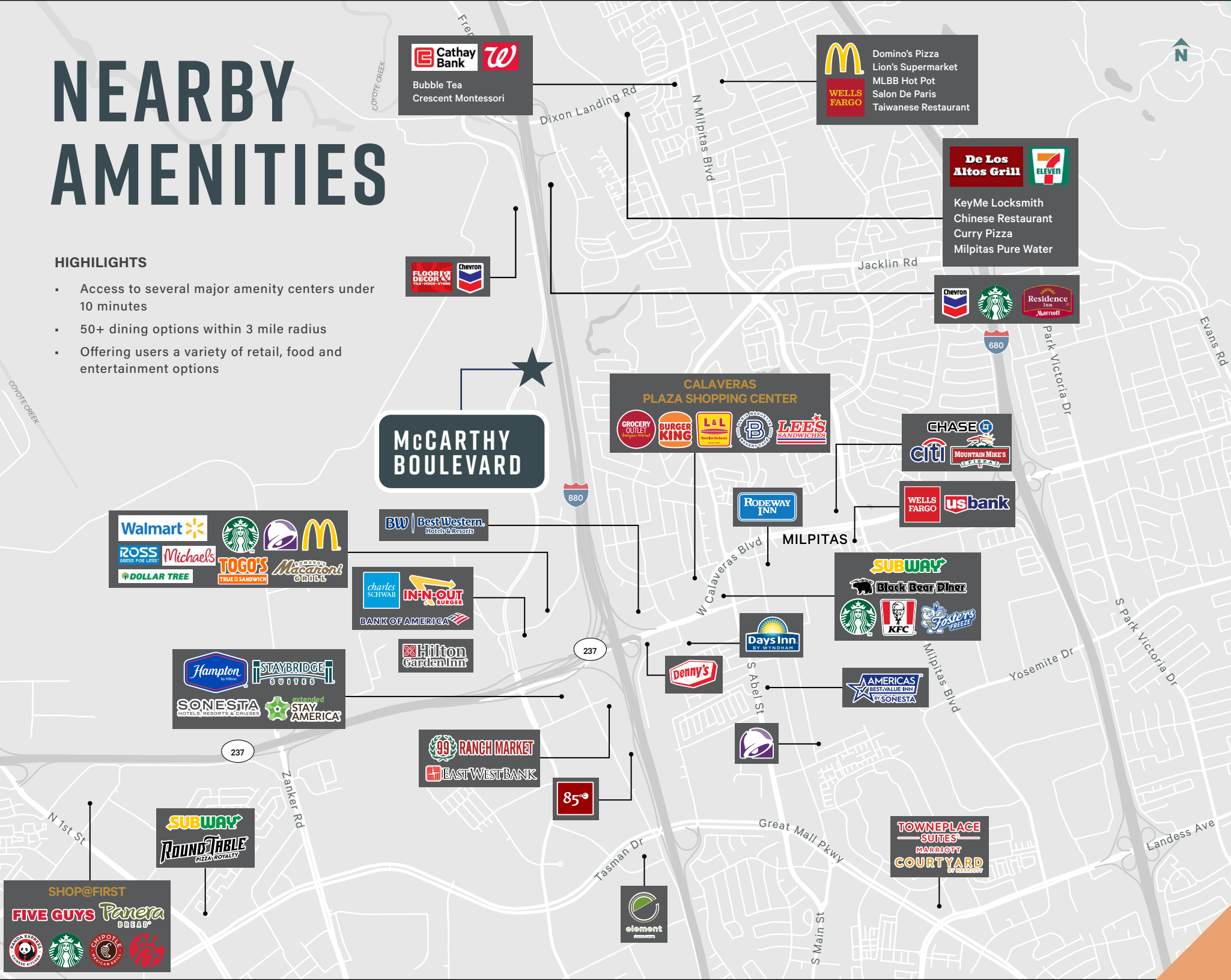
Employed Civilian
Population
1,841,277



NEARBY AMENITIES

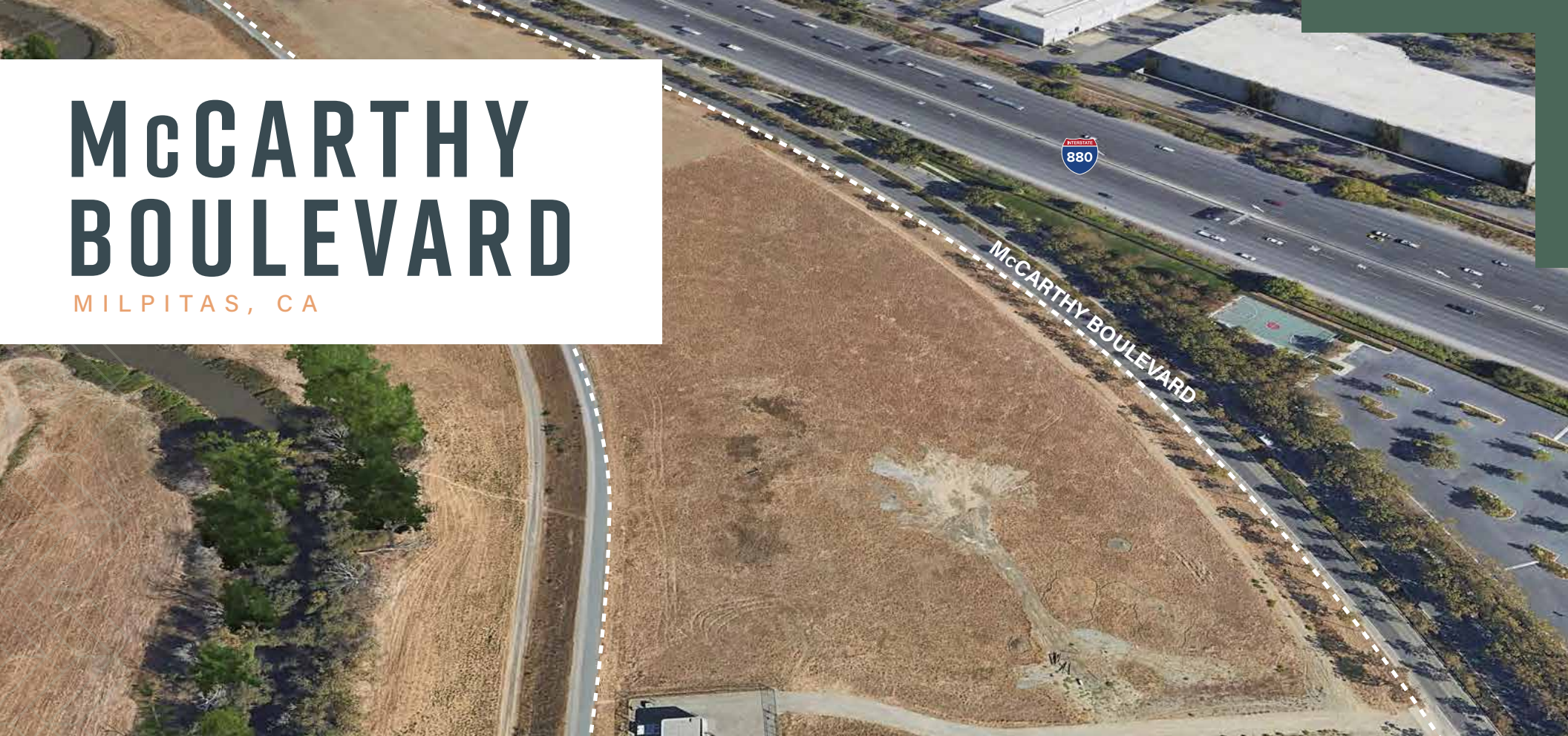
HIGHLIGHTS

- Access to several major amenity centers under 10 minutes
- 50+ dining options within 3 mile radius
- Offering users a variety of retail, food and entertainment options



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