

FOR LEASE

# Park Victoria Plaza

**+/-1,792 SF Education / Medical / Service-Retail Suite**

1231 S. Park Victoria Dr, Milpitas, CA 95035

Education

Medical

Wellness

Therapy

Beauty

Professional Services

ASKING RATE

**\$39.00/SF/YR NNN**

SUITE SIZE

**+/-1,792 SF**

PROPERTY PARKING

**45 Stalls**

ACCESS

**Near Landess Ave / I-680**

**CT Commercial**

1661 Burdette Drive #A  
San Jose, CA 95121

**Cindy Tran, Broker**

1-408-893-9388  
CA BRE #01390877

Tours by appointment only.  
Please do not disturb occupant.

## Neighborhood Suite for Service-Based Uses

Ground-floor in-line suite positioned for education, medical, wellness, beauty, therapy, and professional-service operators seeking a convenient Milpitas location near Landess Ave, Montague Expy, and I-680.



### Space Details

SUITE	1st Floor, Suite 1231
SIZE	+/-1,792 SF
ASKING RATE	\$39.00/SF/YR NNN
MONTHLY EQUIVALENT	\$3.25/SF/MO NNN
ESTIMATED BASE RENT	+/- \$5,824/month + NNN
TERM	3-5 years preferred; negotiable
AVAILABILITY	Available by arrangement
SPACE USE	Retail / Medical / Office / Education

### Marketable Highlights

- Established +/-10,093 SF office / medical / retail strip center.
- 45 on-site parking stalls, approximately 4.5 stalls per 1,000 SF.
- Large monument sign on S. Park Victoria Dr; signage subject to availability and approvals.
- Separate restroom within unit; Suite 1231 is separately metered per offering materials.
- Complementary tenant mix of wellness, education, salon, art, music, and professional services.
- Convenient access to Landess Ave, Montague Expy, and I-680.

### Best-Fit Tenant Categories

Tutoring

Language School

Medical Office

Dental

Pediatric Therapy

Wellness Clinic

Beauty

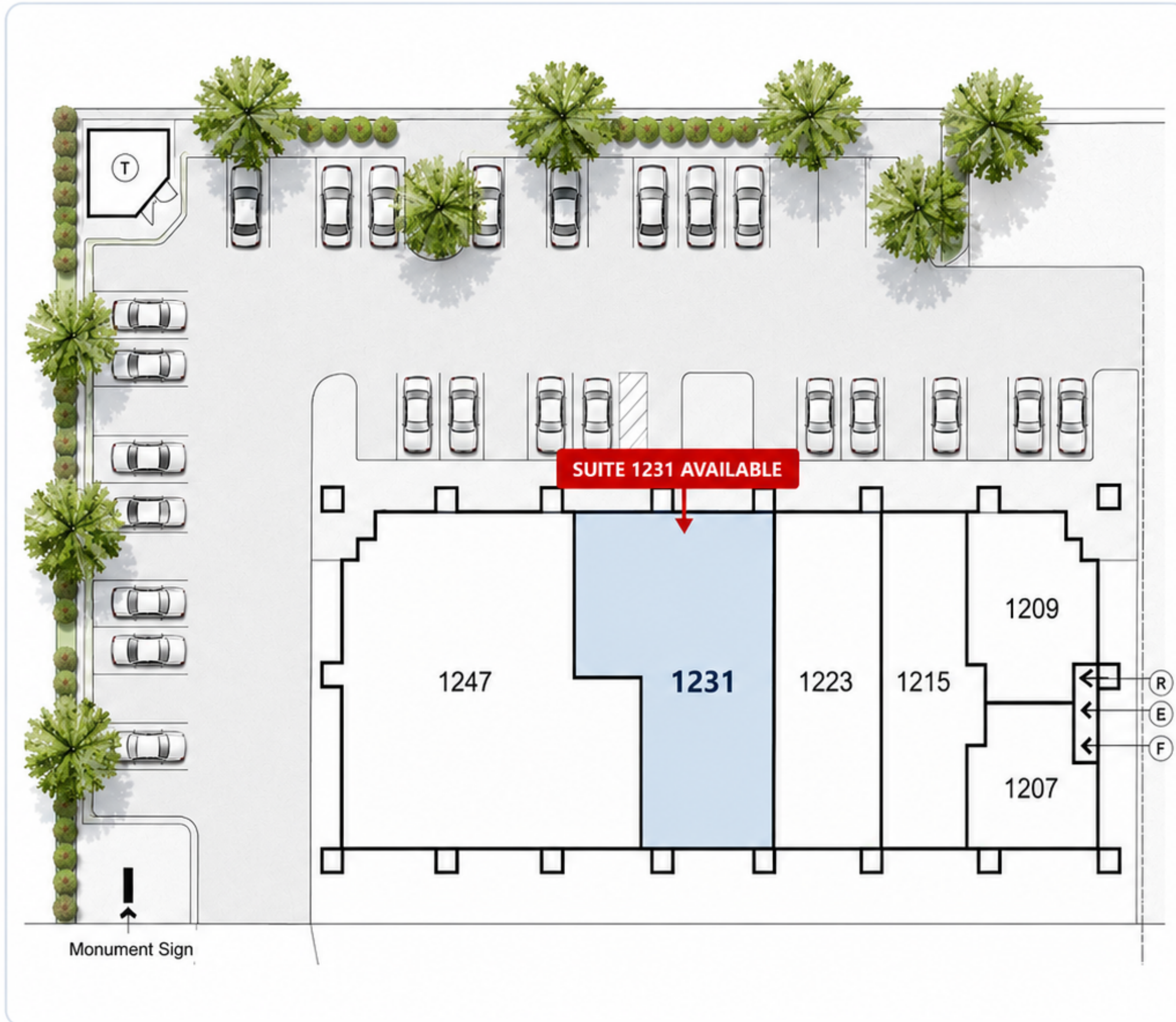
Boutique Fitness

Professional Services

Specialty Retail

# Site Plan - Suite 1231 Highlighted

Suite 1231 location highlighted for reference; tenant to verify layout



## Suite Positioning

Suite 1231 is sized for neighborhood service users that rely on repeat visits, convenient parking, and complementary co-tenancy.

SIZE  
+/-1,792 SF

ASK  
\$39.00/SF/YR NNN

PARKING  
45 Stalls

## Complementary Co-Tenancy

- Chiropractic / wellness
- Art instruction
- Hair salon
- Music academy
- Education-oriented services

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## Nearby Retail & Daily Needs

- Target, Starbucks, Taco Bell, Chase, Jack in the Box, Chevron, and Apni Mandi are visible in the surrounding trade area imagery.
- Neighborhood commercial setting serving nearby residents, families, and professionals.
- Strong fit for appointment-based and repeat-visit users.

## Opportunity Summary

Flexible education / medical / wellness / service-retail suite with parking, visibility, and neighborhood access. Ideal for users seeking a convenient Milpitas location with complementary service-oriented co-tenancy.

**+/-1,792 SF | \$39.00/SF/YR NNN**

3-5 years preferred; negotiable | Available by arrangement

**Tours by appointment only. Please do not disturb occupant.**