



Park Town Plaza Shopping Center

1350-1400 S. Park Victoria Drive
Milpitas, CA 95035



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

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Pole Sign - Fantastic Branding



Monument Sign - Landess Avenue



Monument Sign - S. Park Victoria Drive



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Property Description

Established neighborhood shopping center at signalized intersection of S. Park Victoria Drive and Landess Avenue, Milpitas. Minutes from I-680 at Landess Avenue on and off ramps. Across from Target, Seafood City and shares parking lot access with Fitness USA.

New pad building with outdoor patio seating along Landess Avenue, adjacent to Wells Fargo.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.51 SF/month - 2024
Available SF:	20,043 SF
Lot Size:	114,330 Acres
Building Size:	101,704 SF

Property Highlights

- Welcome our New Grocer Apni Mandi Farmers Market
- Major Neighborhood Shopping Center
- Over 22 Tenants & Over 100,000 Square Feet Total
- Close to Great Mall of Bay Area, New Milpitas Bart Station
- Ample Parking (approx. 543 parking stalls)
- Monument Signage, Pole Signage & Building Signage
- Fire Sprinklered Building

Co-Tenants:

- Apni Mandi Farmers Market, Dollar Tree, O'Reilly Auto Parts, Wells Fargo Bank, Park Town Pizza, Quickly Boba Tea, GR Edu Chinese Learning Center, Dunkin Donuts and (coming soon Pekoe Tea Bar, Foga Restaurant)



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	20,043 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 1350 S. Park Victoria Drive, Ste 40	20,043 SF	NNN	Negotiable	End cap space in cold shell condition. All interior improvements demolished. 6' wide roll up door and 6' wide double steel man doors (shipping/receiving area), interior clear height ± 15' up to ± 19' high. Available Now.



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Former Rite Aid - Cold Shell Condition



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Shipping/Receiving Area - 6' Wide Roll Up Door



Shipping/Receiving Area - 6' Wide Double Steel Man Doors



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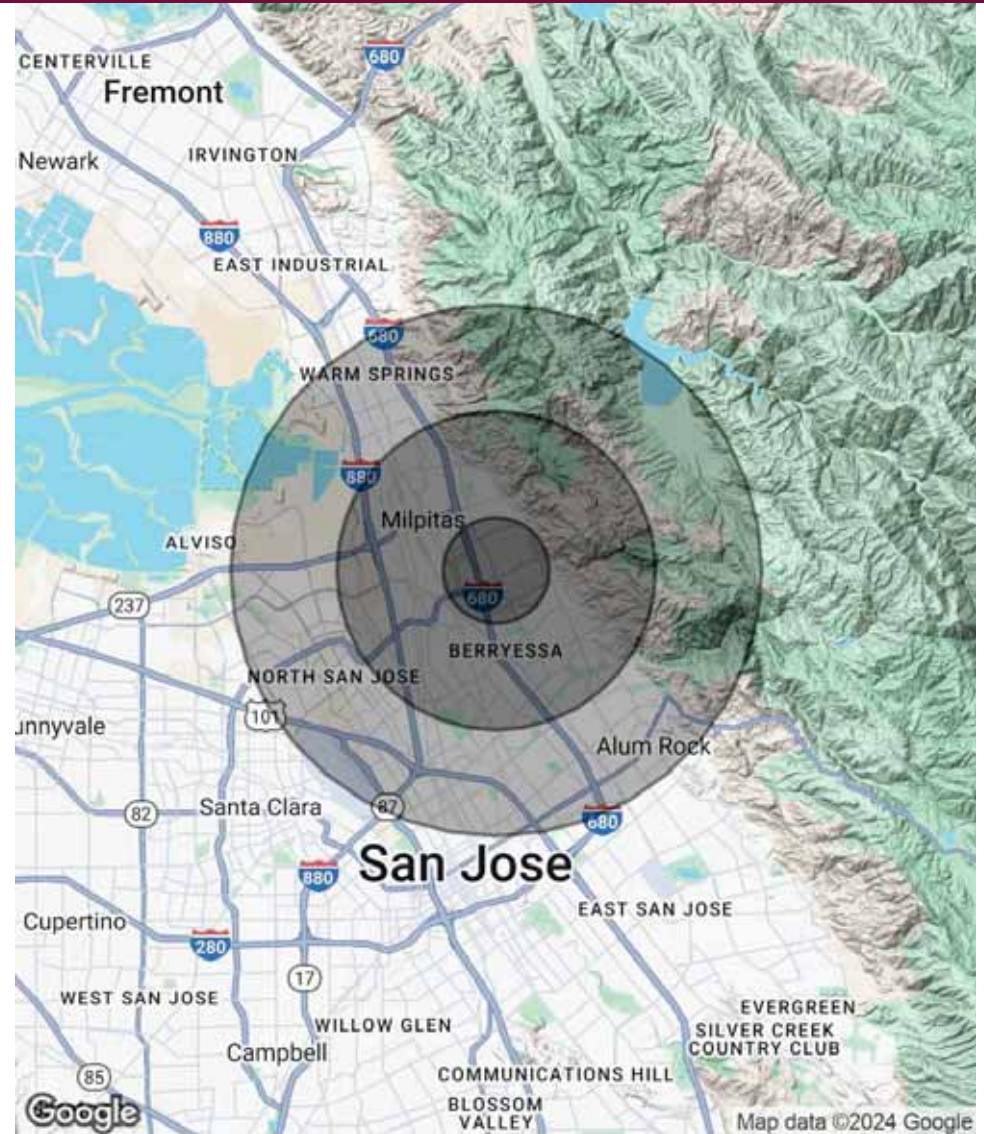
Population	1 Mile	3 Miles	5 Miles
Total Population	26,879	149,238	326,513
Average Age	38.7	39.0	37.6
Average Age (Male)	37.1	37.7	36.8
Average Age (Female)	40.0	40.1	38.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,002	45,880	106,089
# of Persons per HH	3.4	3.3	3.1
Average HH Income	\$153,062	\$156,589	\$143,038
Average House Value	\$915,154	\$910,332	\$775,837

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT 2018

S. Park Victoria Drive at Park Town Plaza	12,701
Morrill Avenue at Laneview Drive SE	35,000
Landess Avenue at Dempsey Road	38,600
I-680 at Landess Avenue	149,000



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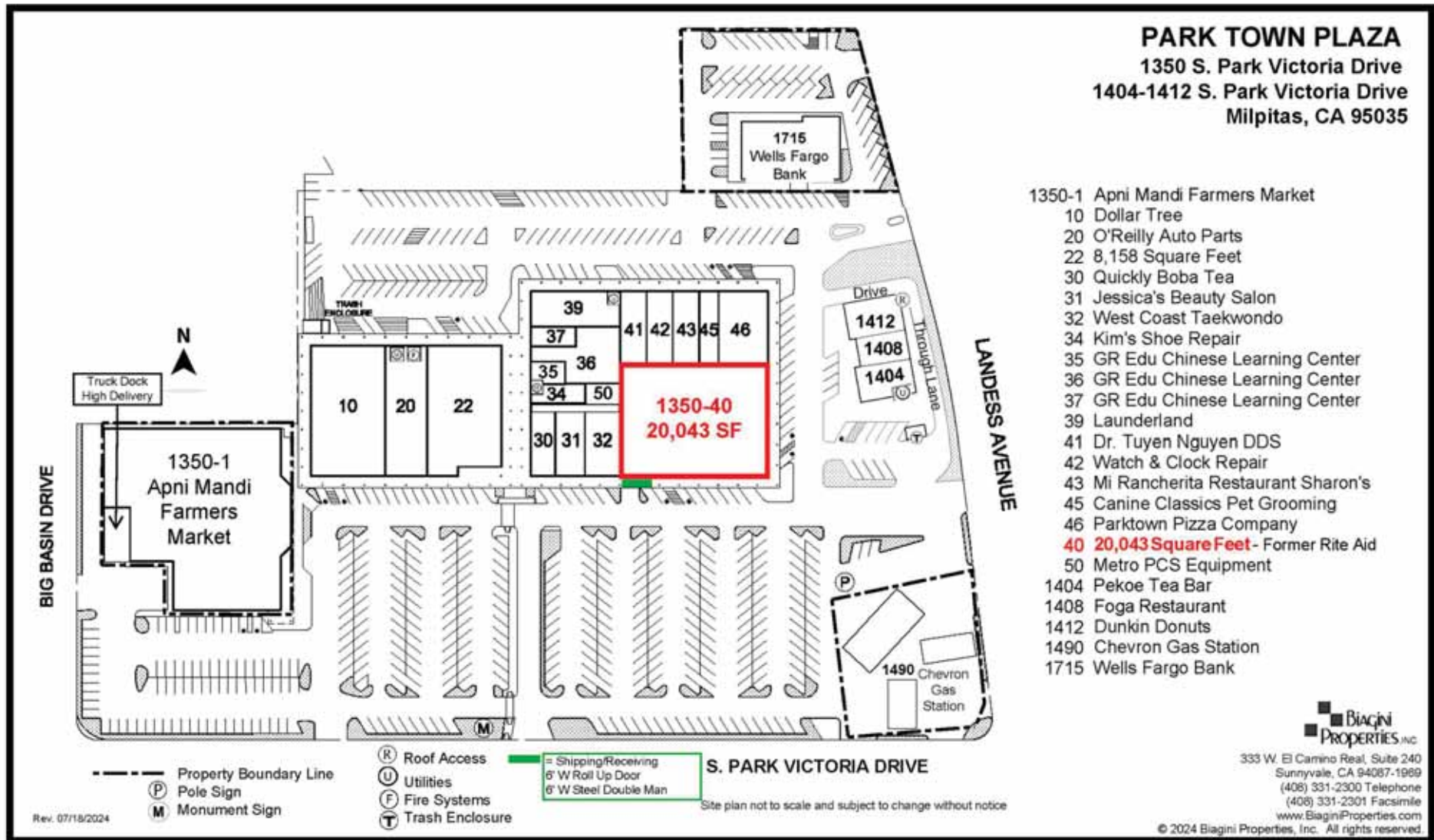
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