



±4.67 Acres Available For Ground Lease

# McCarthy Boulevard

MILPITAS, CA

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# PROJECT OVERVIEW

## DETAILS

|                        |  |
|------------------------|--|
| Location               | McCarthy Boulevard, Milpitas, CA   |
| Size                   | ±4.67 Acres  |
| Zoning                 | PD (Planned Development)<br>NCC Neighborhood/Community Commercial General Plan                   |
| Utilities              | Water: Santa Clara Valley<br>Power: PG & E   |
| 2023 Property Taxes    | Parcel 003: \$280.22<br>Parcel 004: \$150.82<br>Parcel 005: \$148.54<br>Combined Total: \$579.58 |
| Santa Clara County APN | 015-47-003<br>015-47-004<br>015-47-005   |

| DEMOGRAPHICS       | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| Population         | 11,029    | 70,515    | 211,390   |
| Avg. HH Income     | \$206,866 | \$221,170 | \$229,292 |
| Daytime Population | 12,227    | 91,775    | 304,501   |

## TRAFFIC COUNTS

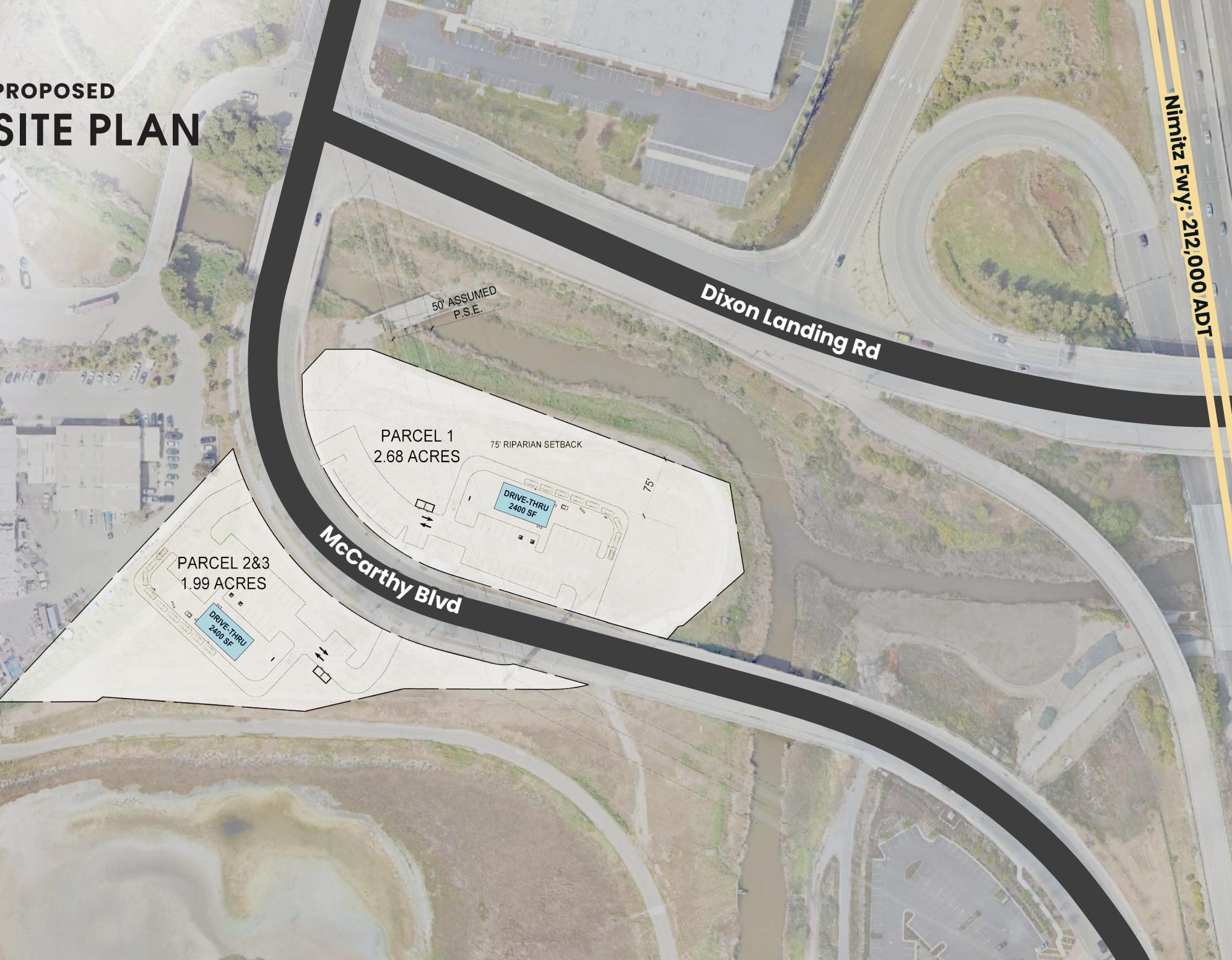
|                  |             |
|------------------|-------------|
| I-880            | 212,000 ADT |
| Hwy 237          | 140,000 ADT |
| Dixon Landing Rd | 35,933 ADT  |
| Mimont Dr        | 13,624 ADT  |

Source: 2024 Esri.

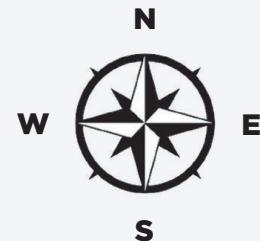
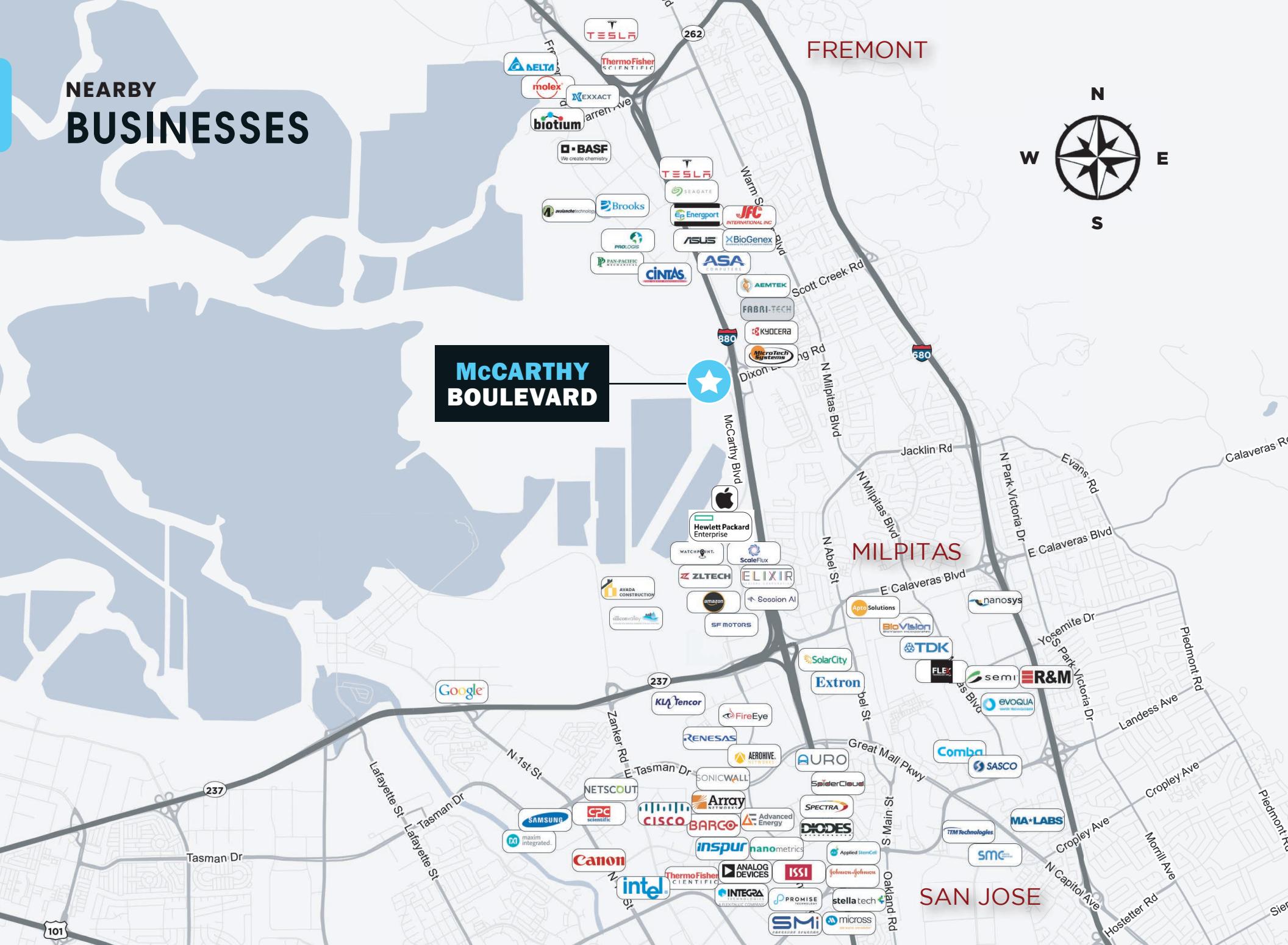


# PROPOSED SITE PLAN

Nimitz Fwy: 212,000 ADT



# NEARBY BUSINESSES



# CLOSE UP AERIAL

## McCarthy Boulevard

IRVINE COMPANY  
OFFICE PROPERTIES

LIVING SPACES

BEST BUY  
Michaels  
ROSS  
DRESS FOR LESS  
PETSMART  
BIG A'S  
ups

amazon

WATCHPOINT.

amazon

ExtraSpace<sup>®</sup>  
Storage

FLOOR  
&  
DECOR

KZ  
KITCHEN CABINET & STONE

Hilton  
Garden Inn

Walmart

LARKSPUR  
LANDING

planet  
fitness

GROCERYOUTLET  
bargain market

RIVERVIEW  
SYSTEMS  
GROUP, INC.

ADVANTECH

880

237

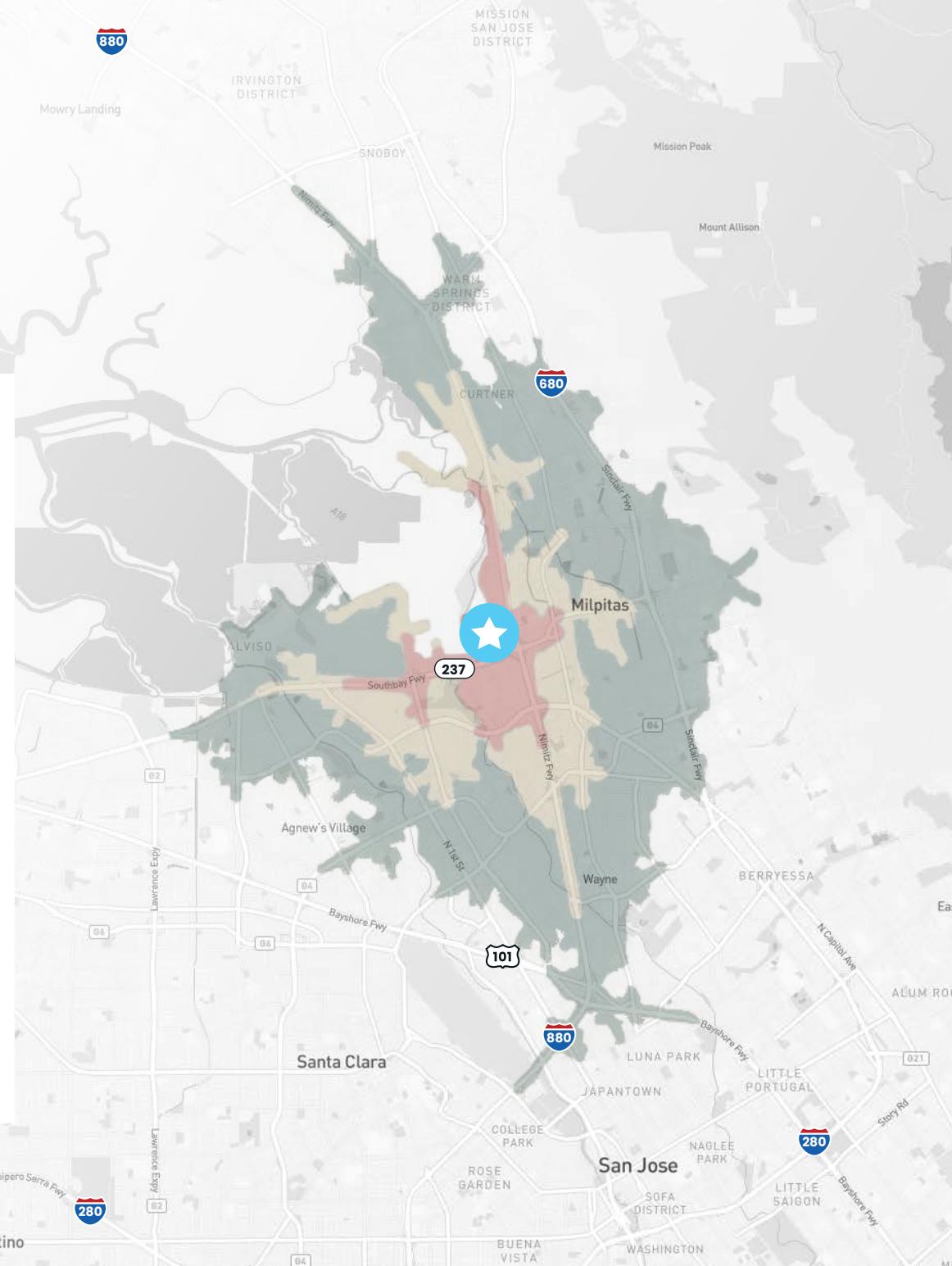
# MARKET AERIAL



# DEMOGRAPHICS

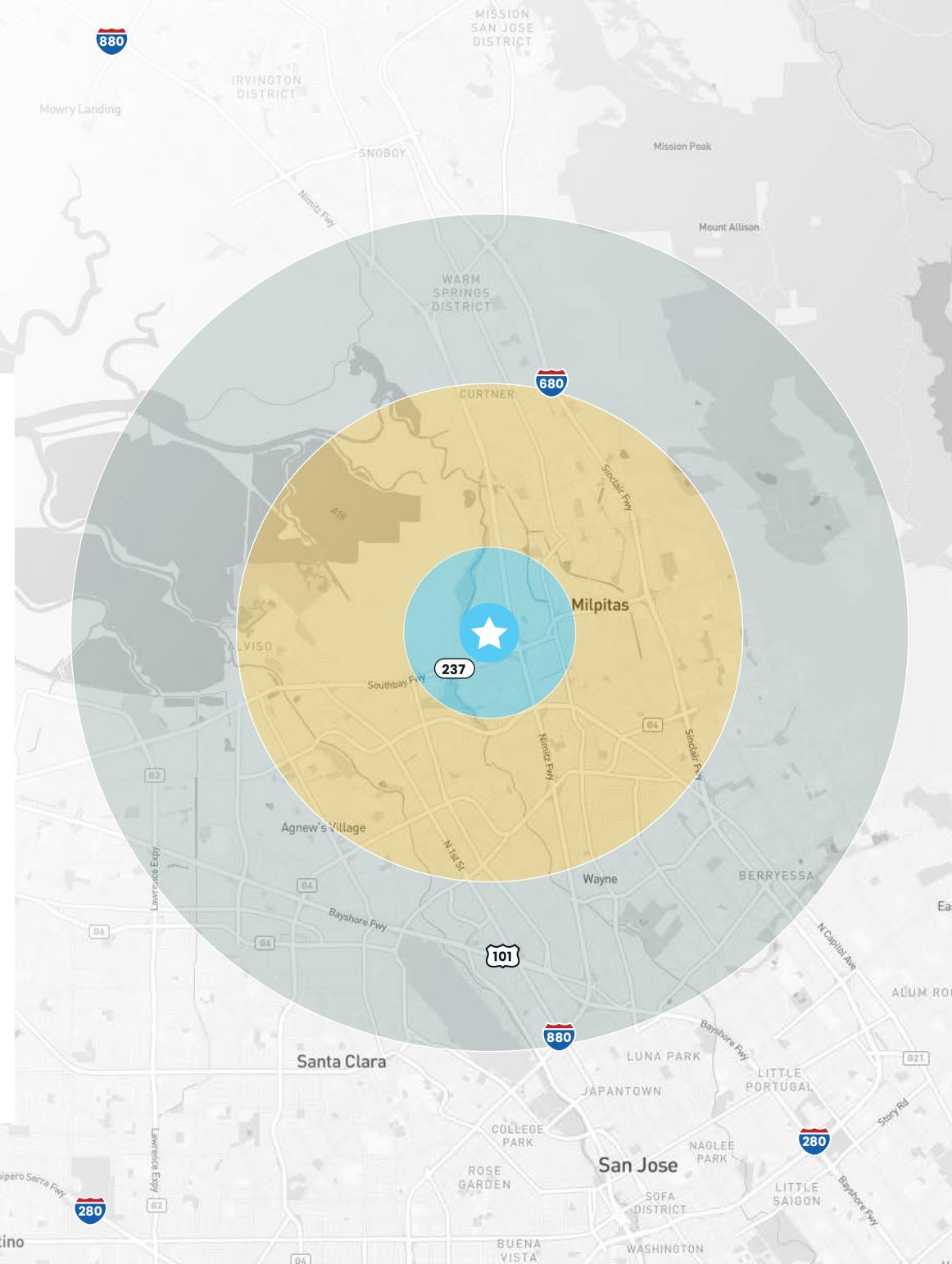
## DRIVE TIME

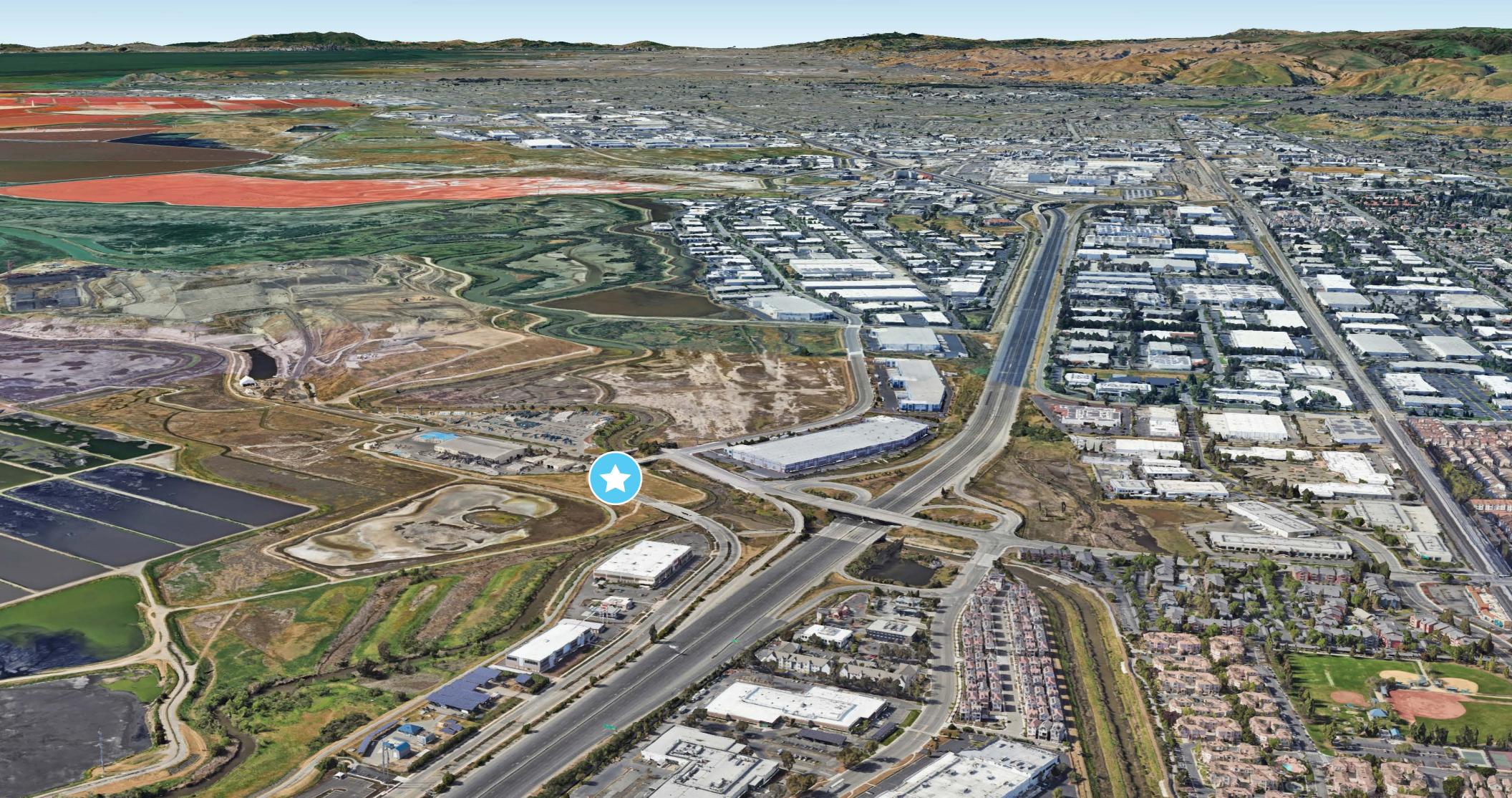
| DEMOCRAPHICS (2024)                 | 5 MIN     | 10 MIN    | 15 MIN    |
|-------------------------------------|-----------|-----------|-----------|
| 2029 Total Population (Estimated)   | 3,755     | 80,347    | 384,580   |
| 2024 Total Population               | 3,660     | 79,781    | 372,608   |
| Median Age                          | 35.7      | 36.4      | 37.1      |
| Total Households                    | 1,171     | 26,655    | 125,452   |
| Total Owner Occupied Housing Units  | 34.5%     | 44.9%     | 48.7%     |
| Total Renter Occupied Housing Units | 61.9%     | 51.8%     | 47.2%     |
| Average Household Income            | 191,285   | 221,131   | 212,822   |
| Median Household Income             | \$141,272 | \$174,641 | \$166,378 |
| Per Capita Income                   | \$64,379  | \$74,737  | \$71,741  |
| Average Household Size              | 3.12      | 2.93      | 2.91      |



# DEMOGRAPHICS DISTANCE

| DEMOCRAPHICS (2024)                 | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------------|-----------|-----------|-----------|
| 2029 Total Population (Estimated)   | 3,524     | 36,882    | 133,059   |
| 2024 Total Population               | 3,434     | 36,704    | 129,998   |
| Median Age                          | 35.5      | 40.8      | 36.6      |
| Total Households                    | 1,120     | 10,926    | 43,306    |
| Total Owner Occupied Housing Units  | 32.7%     | 65.0%     | 45.7%     |
| Total Renter Occupied Housing Units | 61.1%     | 30.4%     | 46.4%     |
| Average Household Income            | \$189,779 | \$214,487 | \$232,388 |
| Median Household Income             | \$139,665 | \$173,506 | \$183,532 |
| Per Capita Income                   | \$64,345  | \$63,733  | \$77,532  |
| Average Household Size              | 3.07      | 3.335     | 2.96      |





# McCarthy BOULEVARD

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 **CUSHMAN &  
WAKEFIELD**