



±4.67 Acres Available For Ground Lease

McCARTHY BOULEVARD

MILPITAS, CA

JAMES CHUNG Founder & Principal | jchung@theeoniccompany.com | (408) 400-7017 | LIC. 01408190

ERIK HALLGRIMSON Vice Chairman | erik.hallgrimson@cushwake.com | (408) 615-3435 | LIC. 01274540



PROJECT OVERVIEW

DETAILS

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

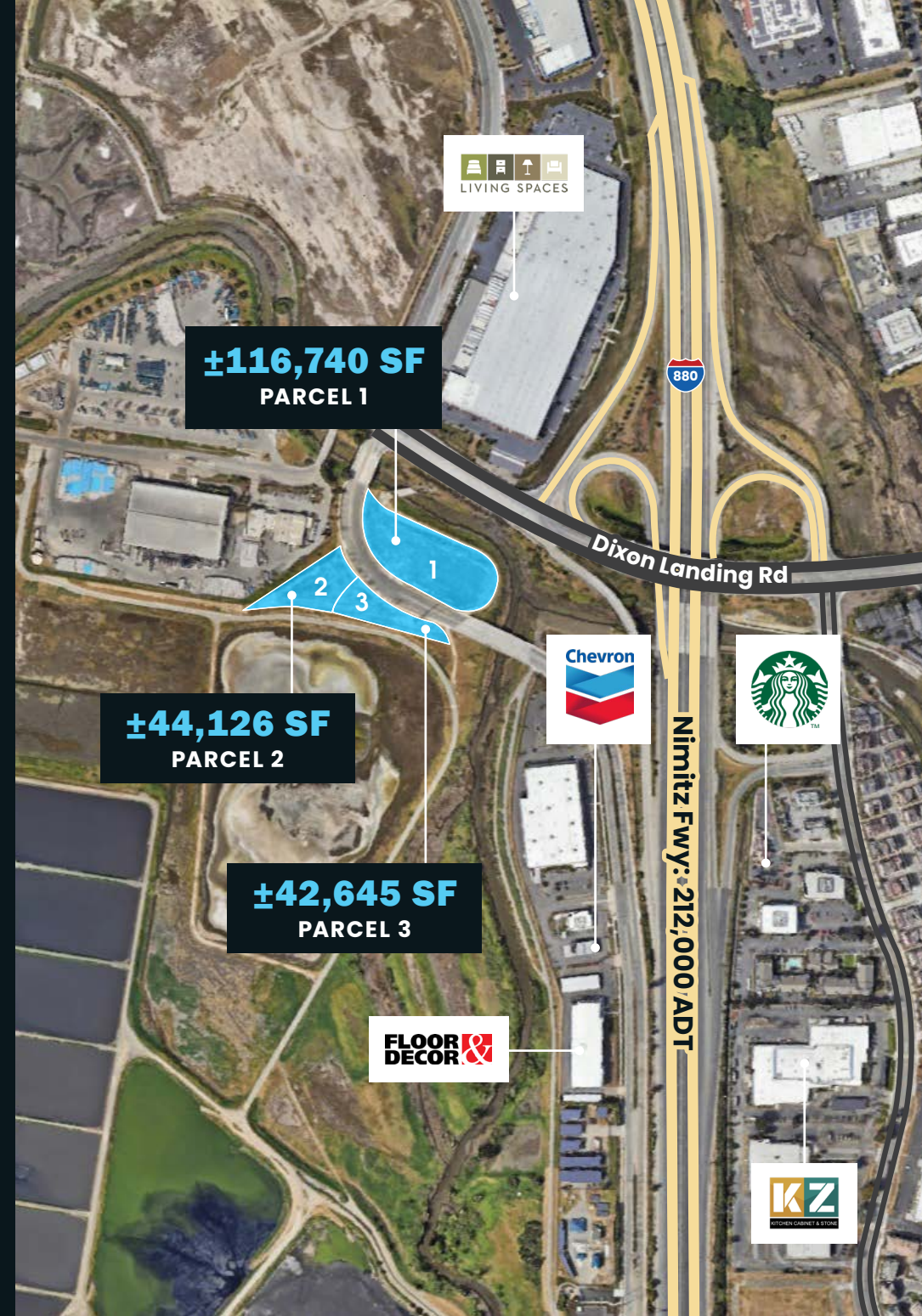
DEMOGRAPHICS

	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

Source: 2024 Esri.

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



PROPOSED SITE PLAN

Nimitz Fwy: 212,000 ADT

Dixon Landing Rd

50' ASSUMED
P.S.E.

PARCEL 1
2.68 ACRES

75' RIPARIAN SETBACK

75'

DRIVE-THRU
2400 SF

McCarthy Blvd

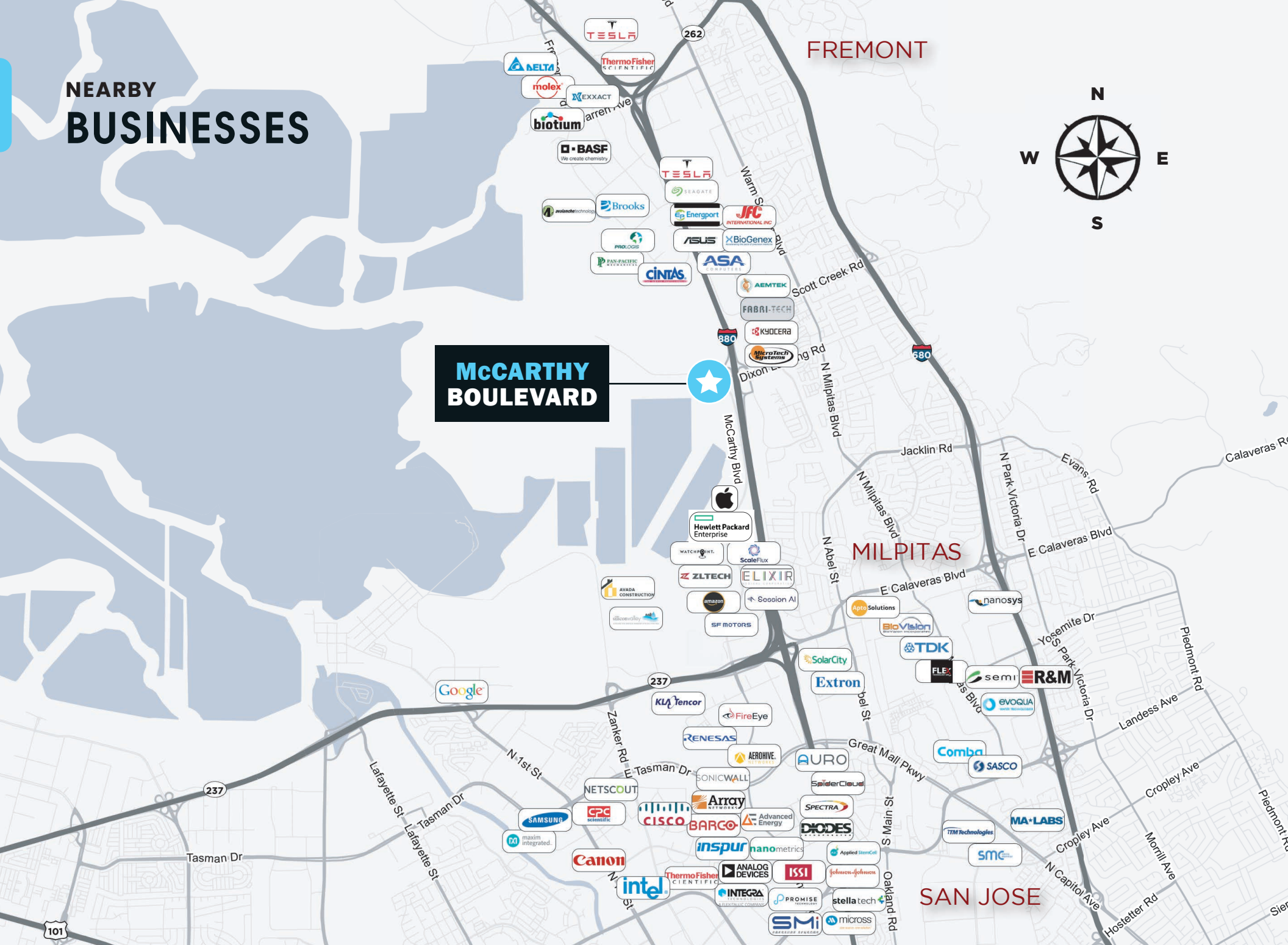
PARCEL 2&3
1.99 ACRES

DRIVE-THRU
2400 SF

NEARBY BUSINESSES



McCARTHY
BOULEVARD



CLOSE UP AERIAL

**McCARTHY
BOULEVARD**

880

LIVING SPACES

IRVINE COMPANY
OFFICE PROPERTIES

amazon

ExtraSpace
Storage

KZ
KITCHEN CABINET & STONE

FLOOR
DECOR

RIVERVIEW
SYSTEMS
GROUP, INC.

ADVANTECH

WATCHPOINT.

amazon

BEST
BUY
Michael's
ROSS
DRESS FOR LESS
PET SMART
BIG A's
ups

Hilton
Garden Inn

Walmart

LARKSPUR
LANDING

planet
fitness

GROCERYOUTLET
Bargain Market

237

MARKET AERIAL

PACIFIC COMMONS



WARM SPRINGS PLAZA FRANCISCAN CENTER



McCARTHY BOULEVARD



LEVIN COUNTY PARK

@FIRST



SANTA CLARA SQUARE



RIVERMARK VILLAGE



GREAT MALL

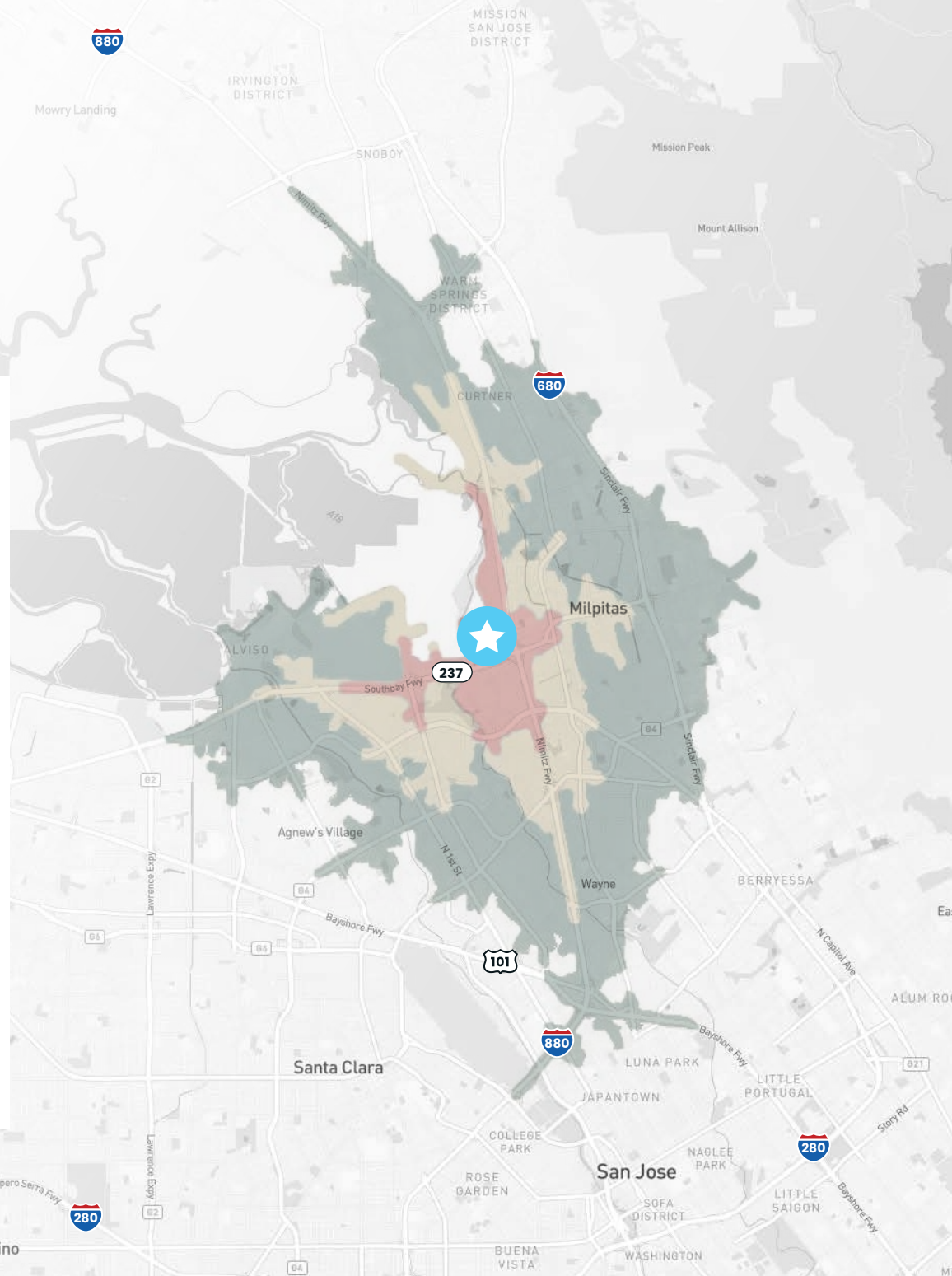


PENITENCIA CREEK PARK

DEMOGRAPHICS

DRIVE TIME

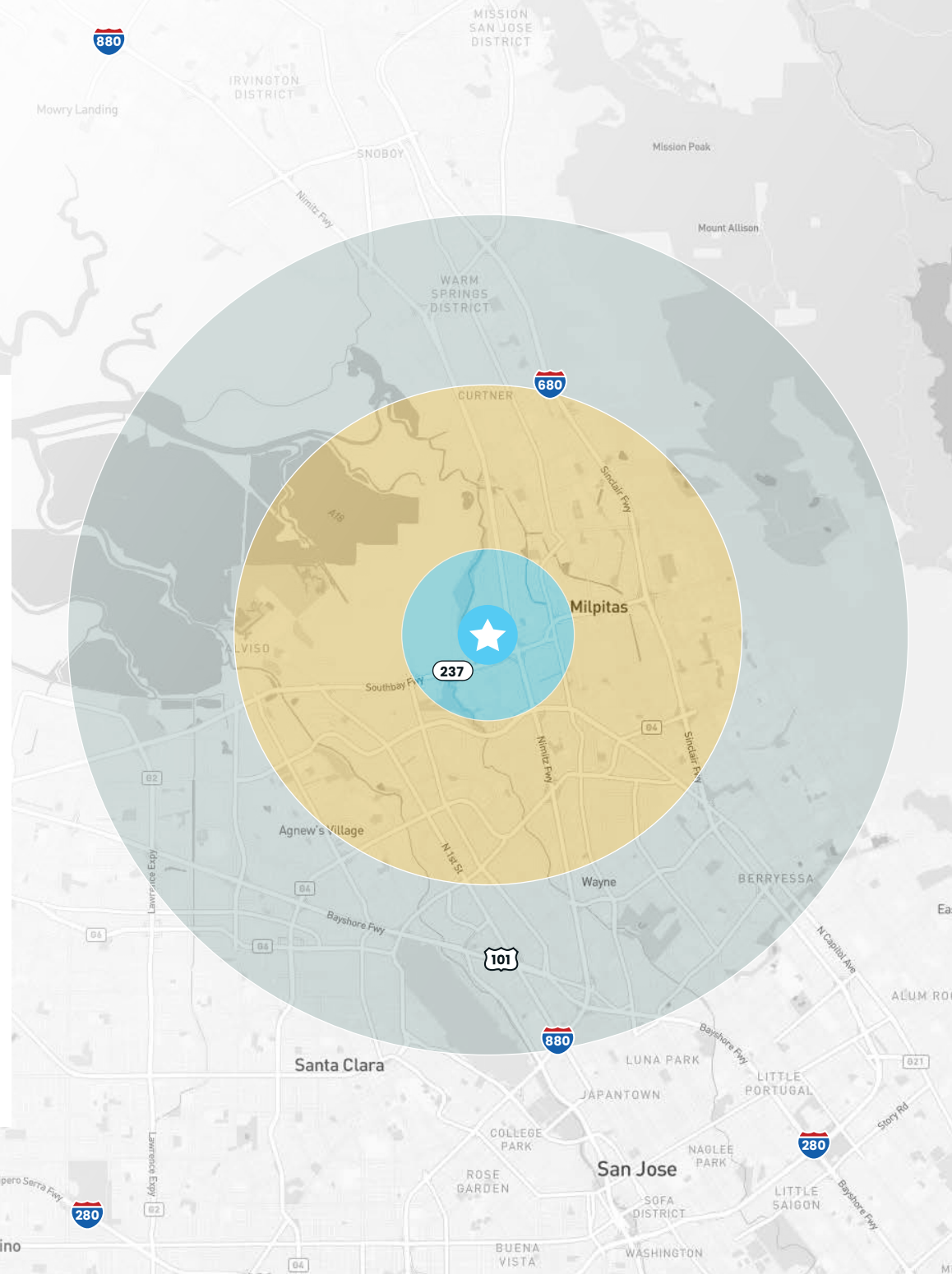
Demographics (2024)	5 Min	10 Min	15 Min
2029 Total Population (Estimated)	3,755	80,347	384,580
2024 Total Population	3,660	79,781	372,608
Median Age	35.7	36.4	37.1
Total Households	1,171	26,655	125,452
Total Owner Occupied Housing Units	34.5%	44.9%	48.7%
Total Renter Occupied Housing Units	61.9%	51.8%	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

DEMOGRAPHICS (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





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