

RETAIL FOR LEASE AT MILPITAS TOWN CENTER

CALAVERAS BLVD AT NORTH MILPITAS • MILPITAS, CA



Anchor & Shop Retail Available

1,080± SF - 20,000± SF Anchor Opportunity

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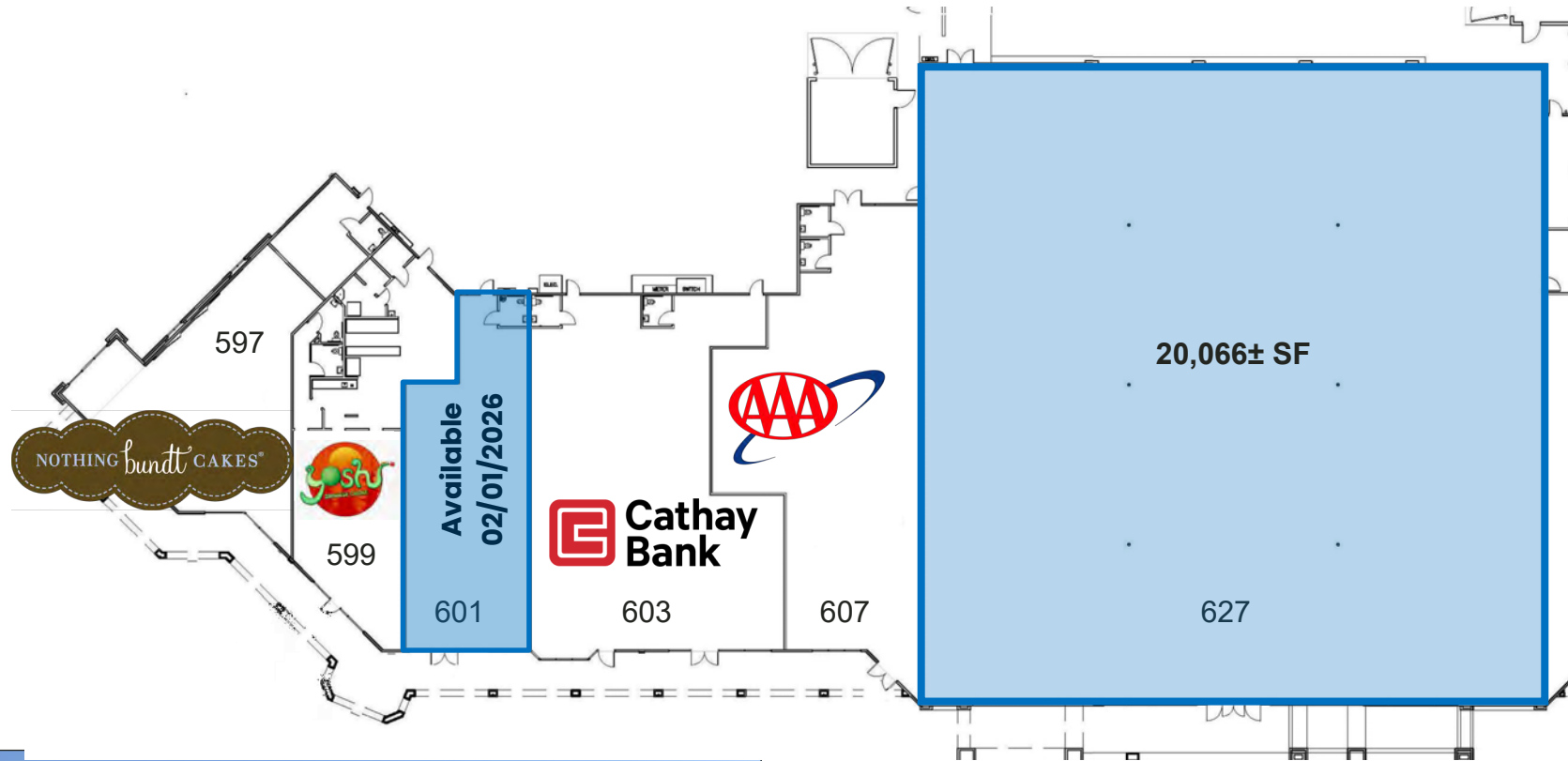


- Center anchored by Safeway, 24hr Fitness and BevMo!
- **Seapot Korean BBQ & Hot Pot Coming Soon!**
- Available Retail:
 - 1,080± SF (Available w/60 Days Notice)
 - 1,400± SF
 - 2,000± SF W/Outside Patio Potential
 - **20,000± SF Anchor Opportunity - LEASE PENDING**
- Contact Agents For Pricing
- Co-Tenants: Chick-fil-A, Peet's Coffee, Jamba Juice, Cathay Bank, AAA, Erik's Deli Café & Crumbl Cookies
- Prime location in the heart of Milpitas
- Neighboring businesses include: Johnson & Johnson, Cisco Systems, Kaiser Permanente & Milpitas City Hall
- Traffic Count Calaveras Blvd 71,180±/Day
- Traffic Count North Milpitas Blvd 25,700±/Day

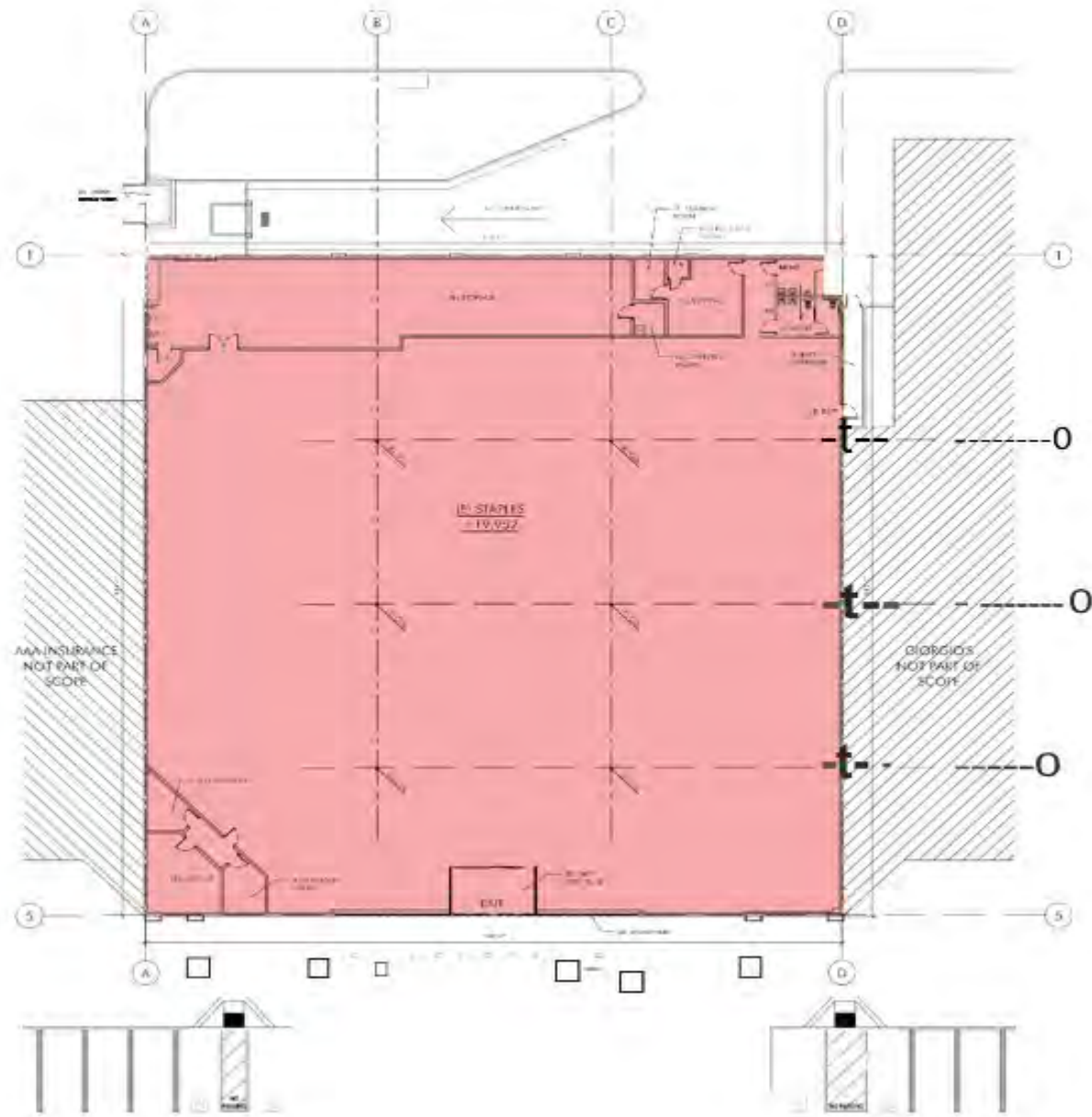
SITE PLAN



SHOPS BUILDING 596-627: 34,400± SF

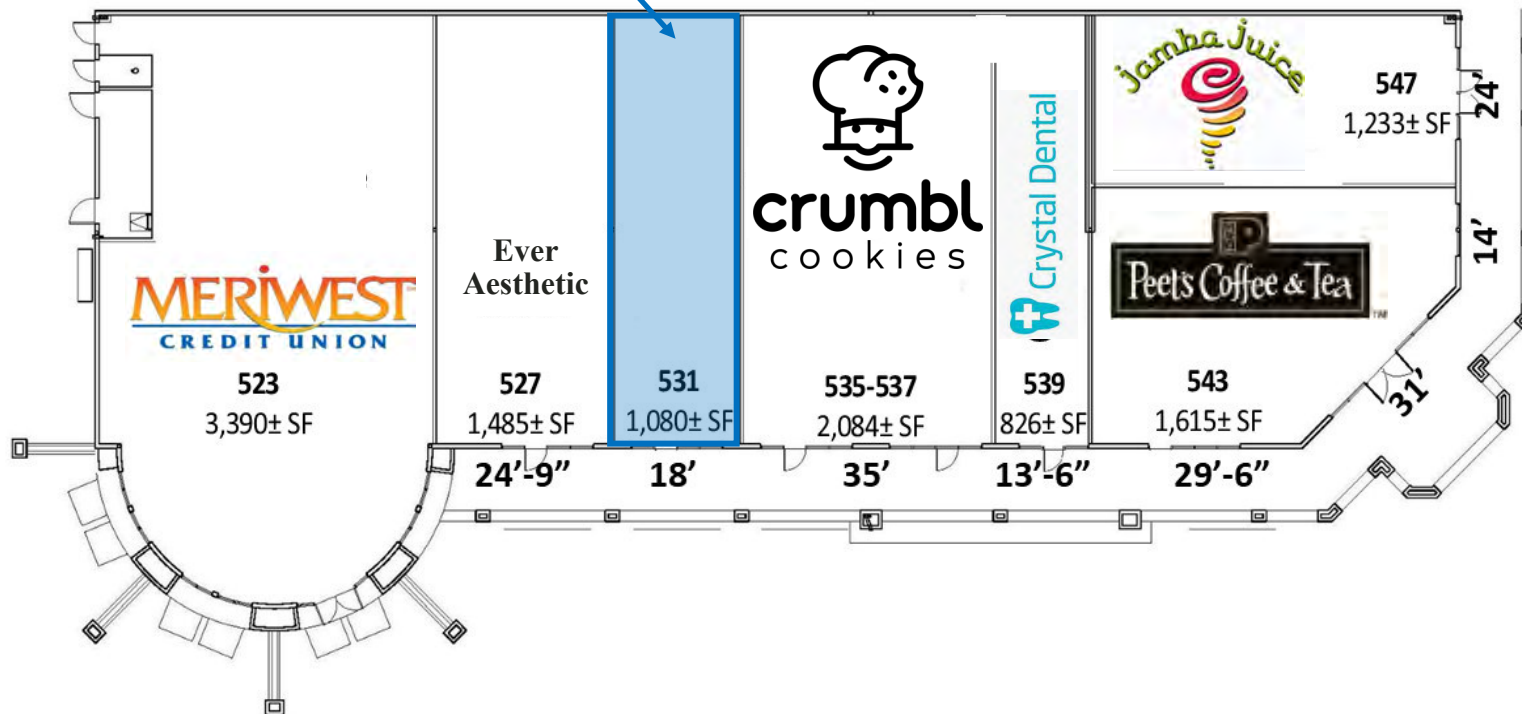


ANCHOR FLOOR PLAN

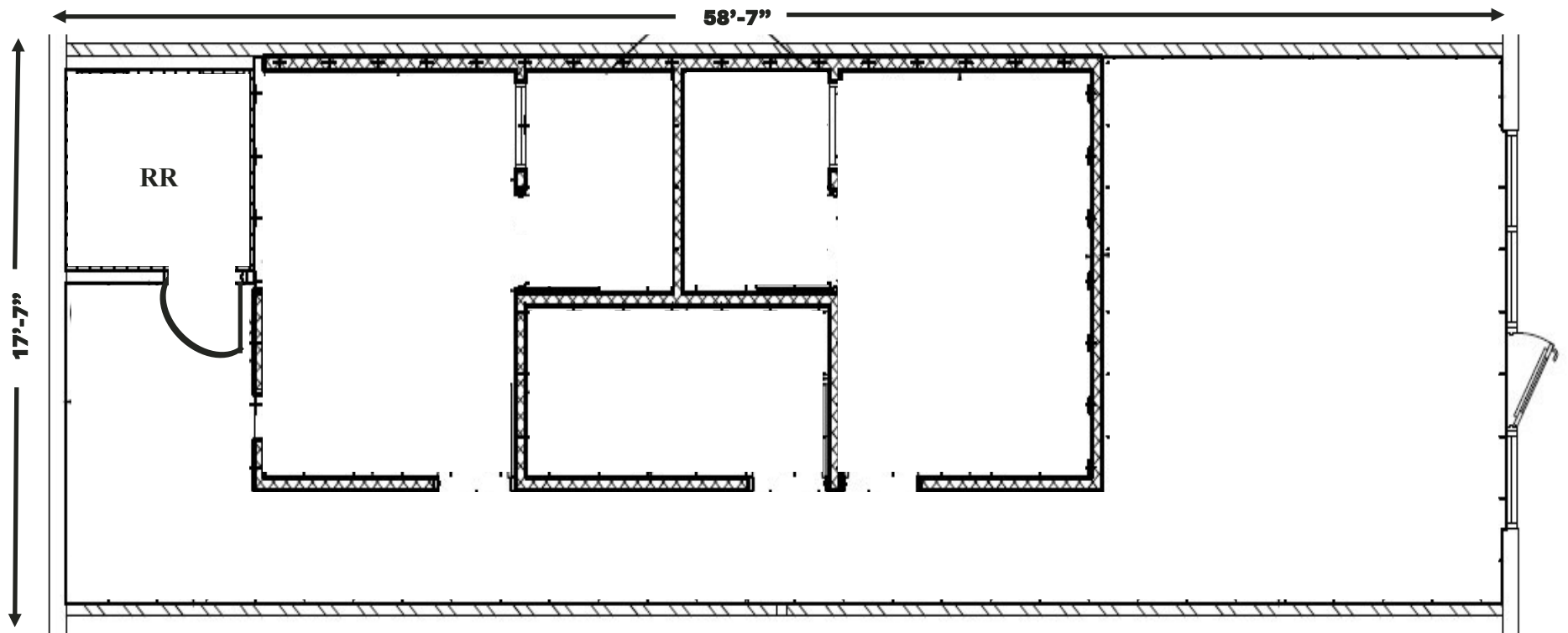


SHOPS BUILDING 523-547: 11,713± SF

Available w/60
Days Notice



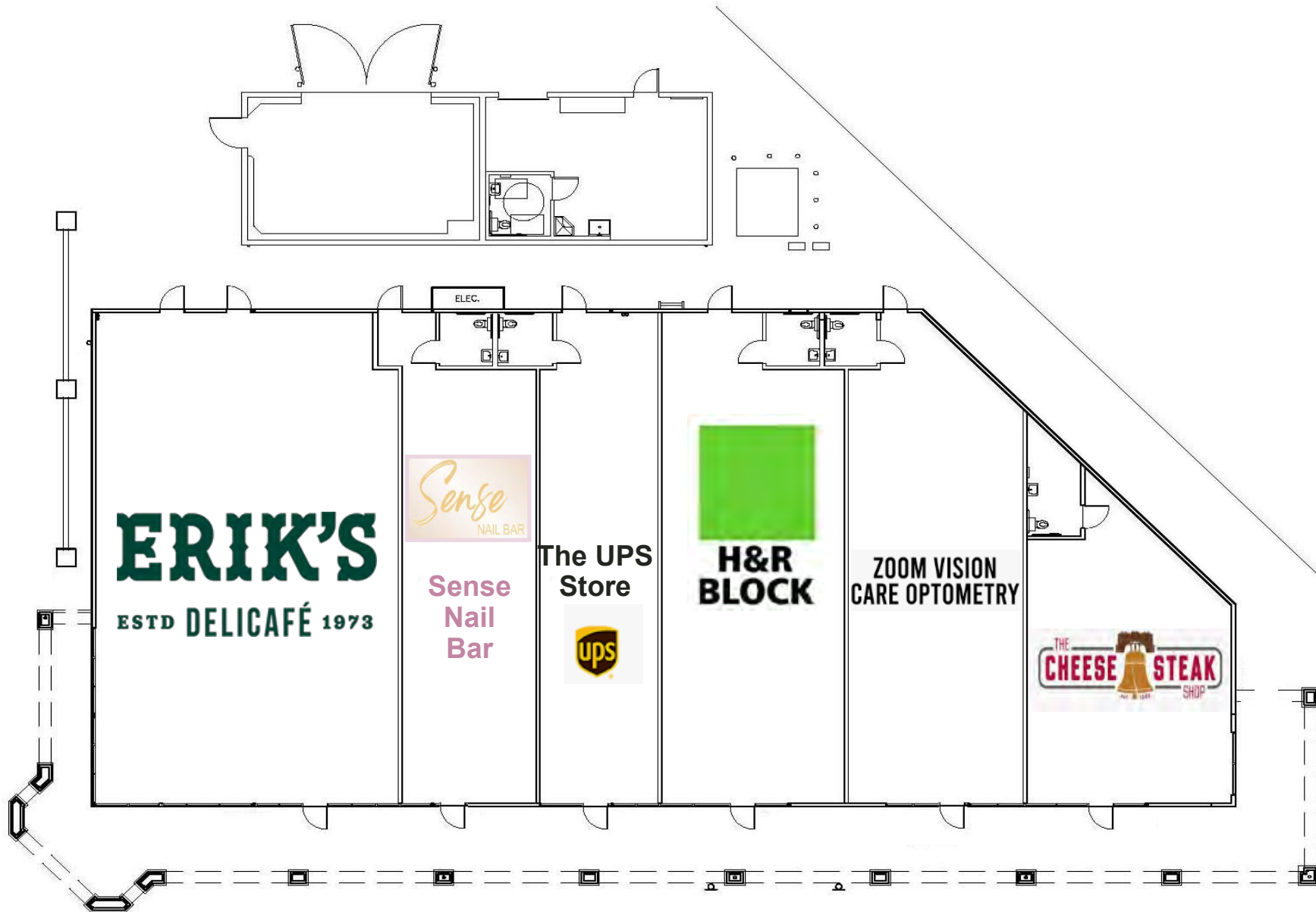
UNIT 531: FLOOR PLAN



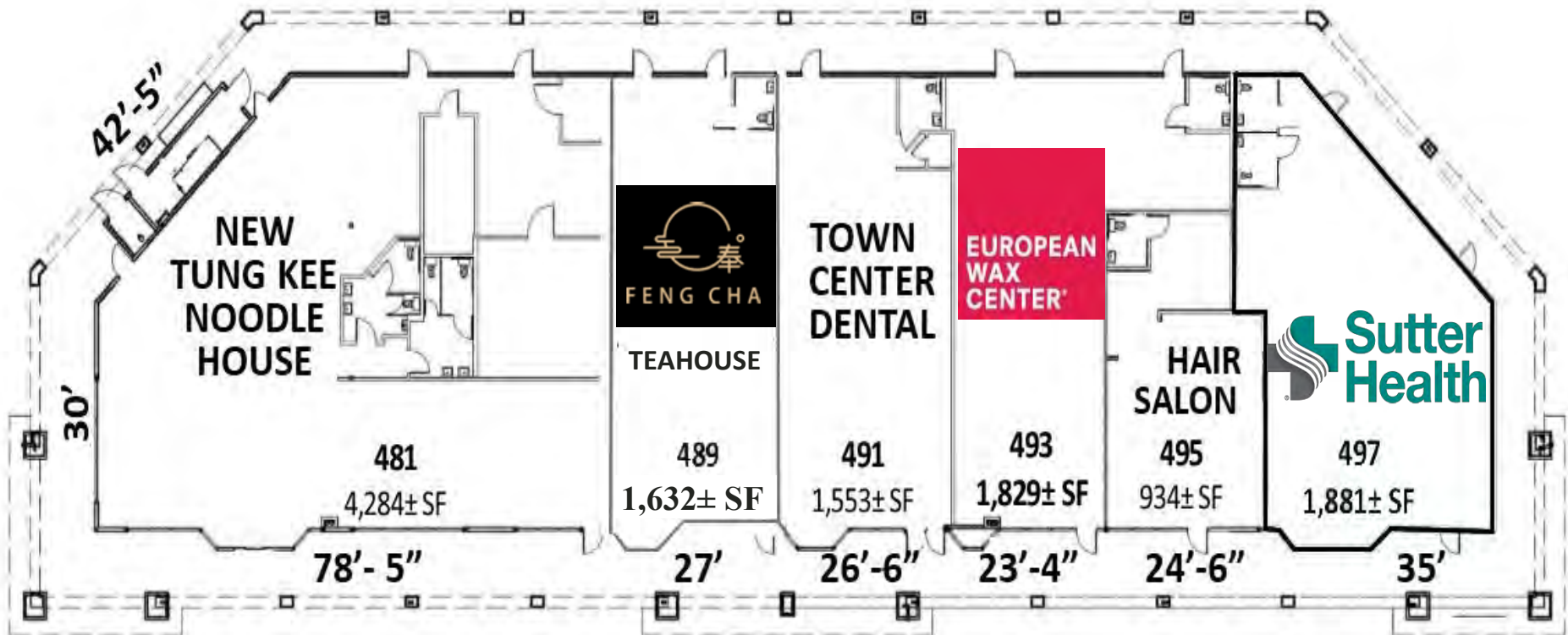
SHOPS BUILDING 637: 7,071± SF



SHOPS BUILDING 130: 8,415± SF



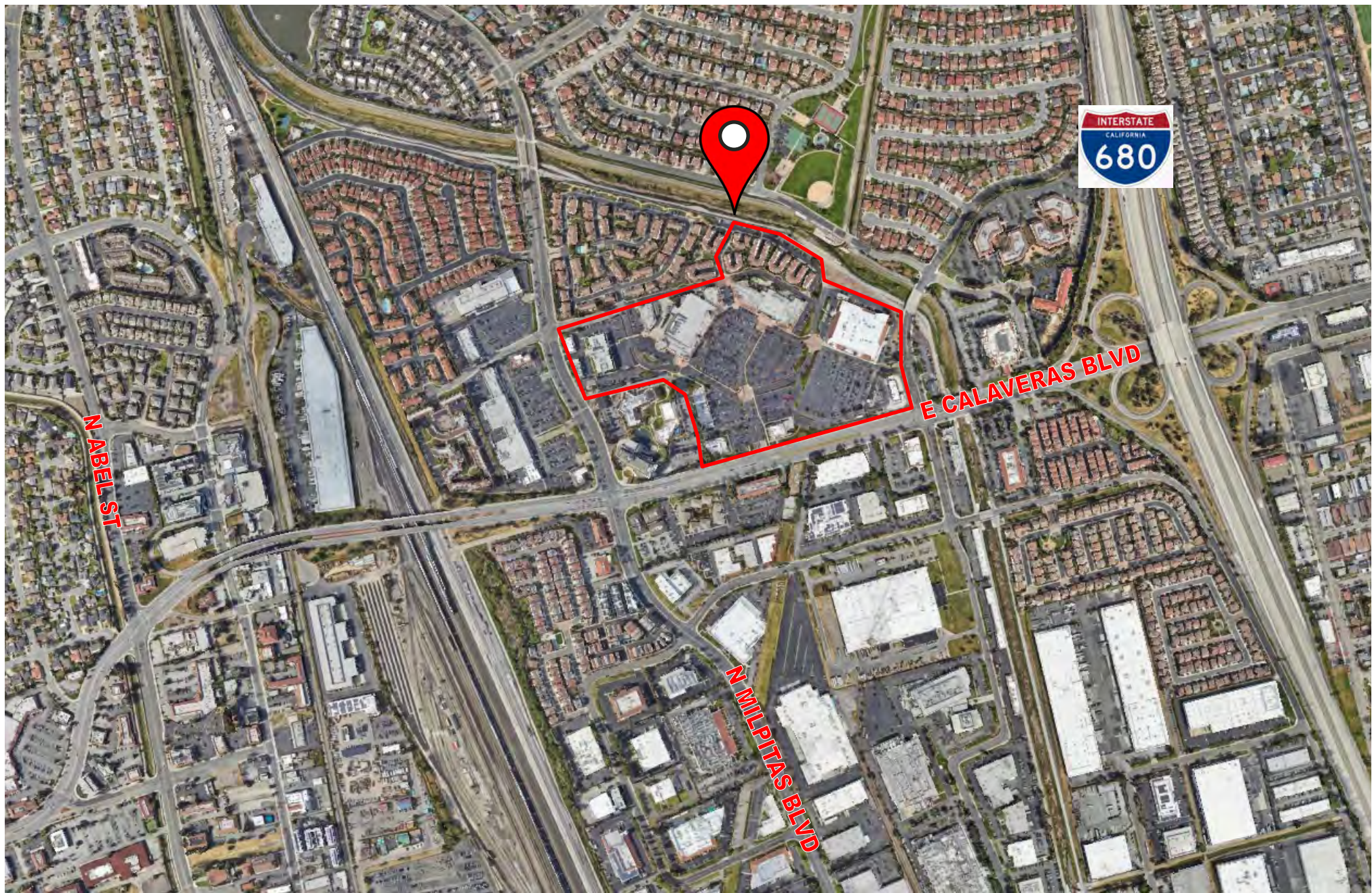
SHOPS BUILDING 479: 12,113± SF



SHOPS BUILDING 794: 75,000± SF



2025 SUMMARY	1-MILE	3-MILE	5-MILE
Population	21,109	138,088	268,622
Households	6,482	45,122	89,073
Average Household Size	3.24	3.01	2.97
Owner Occupied Housing Units	3,808	23,481	46,003
Renter Occupied Housing Units	2,674	21,641	43,070
Median Age	39.5	36.8	37.2
Median Household Income	\$166,883	\$187,527	\$183,306
Average Household Income	\$207,393	\$225,885	\$221,872



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