

**±43,485 SF**  
**RETAIL ANCHOR**  
**SPACE AVAILABLE**

**FORMER**  
**ASHLEY'S FURNITURE**

# **MCCARTHY** **RANCH**

**MILPITAS, CA**

**MATT SWEENEY** | [msweeney@theeconomiccompany.com](mailto:msweeney@theeconomiccompany.com) | (408) 863-1444 | LIC. 01746896

**RON CRUZ** | [rcruz@theeconomiccompany.com](mailto:rcruz@theeconomiccompany.com) | (408) 400-7003 | LIC. 02018499



## PROJECT

# HIGHLIGHTS

**MCCARTHY RANCH** was built in 1995 and was one of the original power centers built in the South Bay (Silicon Valley). The Shopping Center is located at the convergence of two of the region's major freeways, Interstate 880 and Highway 237. The center consists of 265,830 SF of retail space along with Wal-Mart. Existing major tenants include Best Buy, Ross, PetSmart, Dollar Tree, HL Peninsula Restaurant, and Planet Fitness.

Rare existing major retail space available for immediate occupancy

Only remaining large vacancy in entire power center of over 500,000 SF

Pylon signage available with visibility to freeway traffic

As of 2020 Milpitas was ranked the 4th fastest growing city in America

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,967	145,453	270,492
Avg. HH Income	\$211,480	\$209,425	\$202,740
Daytime Population	11,504	127,638	314,558

### TRAFFIC COUNTS

I-880	222,600 ADT
Hwy 237	140,000 ADT
McCarthy Blvd	140,000 ADT

Source: 2020 Esri.



# FULL PROPERTY SITE PLAN

AVAILABLE SPACE  
SITE BOUNDARY

RETAIL  
ANCHOR  
SPACE

43,485 SF  
SPACE 128





**MCCARTHY RANCH**

**BEST BUY**

Mancini's SLEEPWORLD  
**ROSS**  
DRESS FOR LESS  
**DOLLAR TREE**

**Walmart**

**BIG LOTS!**

**PETSMART**  
*Michaels*

**Bank of America**

**Hilton Garden Inn**

**IN-N-OUT BURGER**

**MATTRESS FIRM**  
**AT&T**  
KOKOLO DONBURI  
Japanese Rice bowl

extended **STAY AMERICA**

**LARKSPUR LANDING**

**STARBUCKS**  
**WELLS FARGO** **T Mobile**  
**TOGO'S**

**Hampton Inn**  
by Hilton

**planet fitness**

*H. L. Peninsula*

**CISCO**

**99 RANCH MARKET**

**AERIAL CLOSE-UP**

# AERIAL COMPETITION MAP

## PACIFIC COMMONS



## WARM SPRINGS PLAZA FRANCISCAN CENTER



## MCCARTHY RANCH



## LEVIN COUNTY PARK



## ALVISO MARINA COUNTY PARK

## GREAT MALL



## @FIRST



## SANTA CLARA SQUARE



## RIVERMARK VILLAGE



## PENITENCIA CREEK PARK



AERIAL  
**GROCERIES  
MAP**

PACIFIC COMMONS  
/THE BLOCK  
**COSTCO**  
WHOLESALE

**SAFEWAY**

**99 RANCH MARKET**

CALAVERAS PLAZA  
SHOPPING CENTER  
**GROCERYOUTLET**  
bargain Market

**Smart & Final**  
extra!

**MCCARTHY  
RANCH**

**MARINA GROCERY**

**SAFEWAY**

**OCEAN SUPERMARKET**

**99 RANCH MARKET**

**TRADER  
JOE'S**

**TARGET**

**Lucky**

**GROCERYOUTLET**  
bargain Market

**SEAFOOD CITY**  
ONLINE STORE

RIVERMARK VILLAGE  
**SAFEWAY**

**TARGET**

SANTA CLARA  
SQUARE  
**WHOLE  
FOODS**  
MARKET

MERCADO  
**Walmart**

BROKAW  
**SPROUTS**  
FARMERS MARKET

**COSTCO**  
WHOLESALE

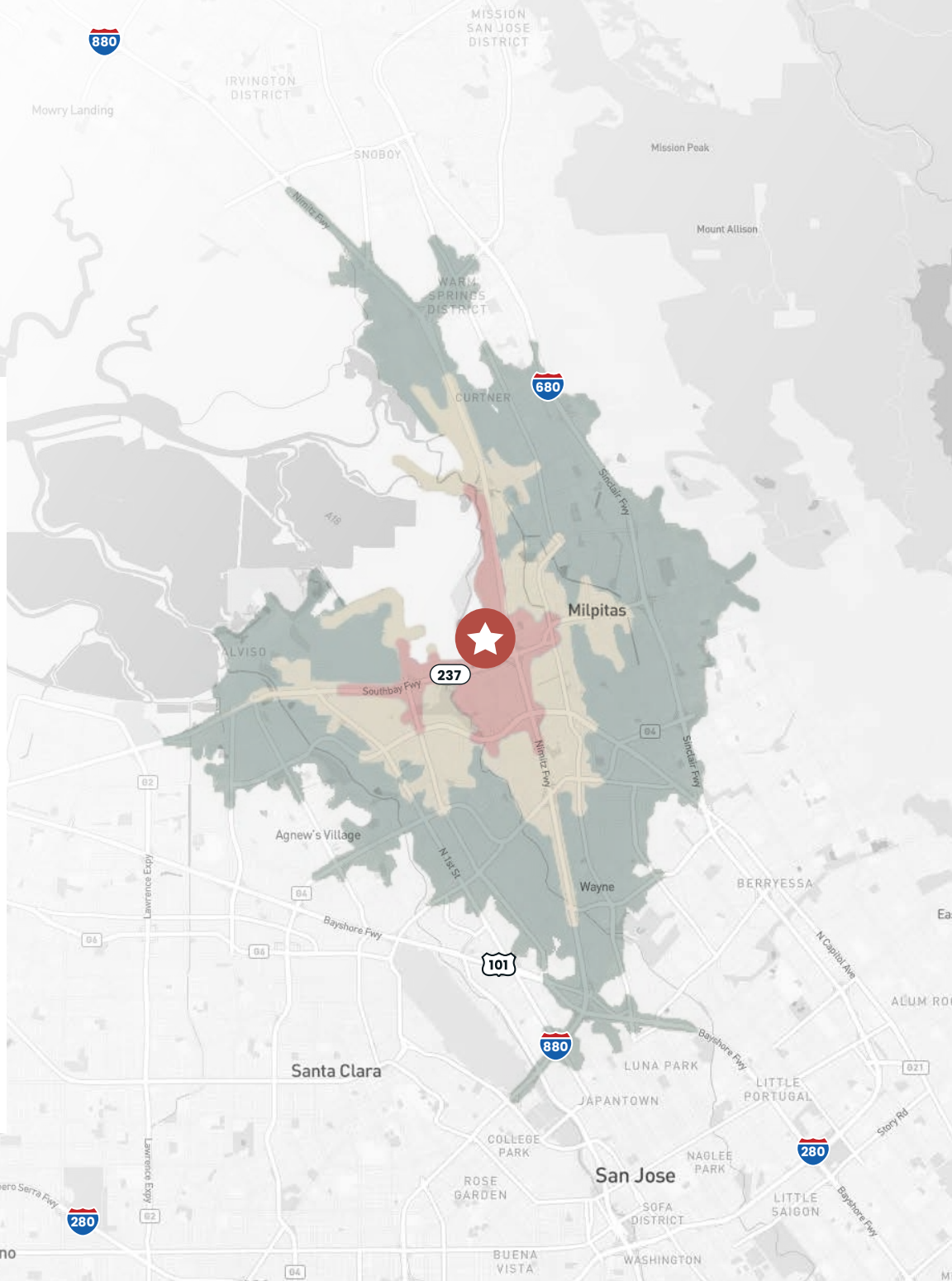
**SAFEWAY**

**99 RANCH MARKET**

# DEMOGRAPHICS

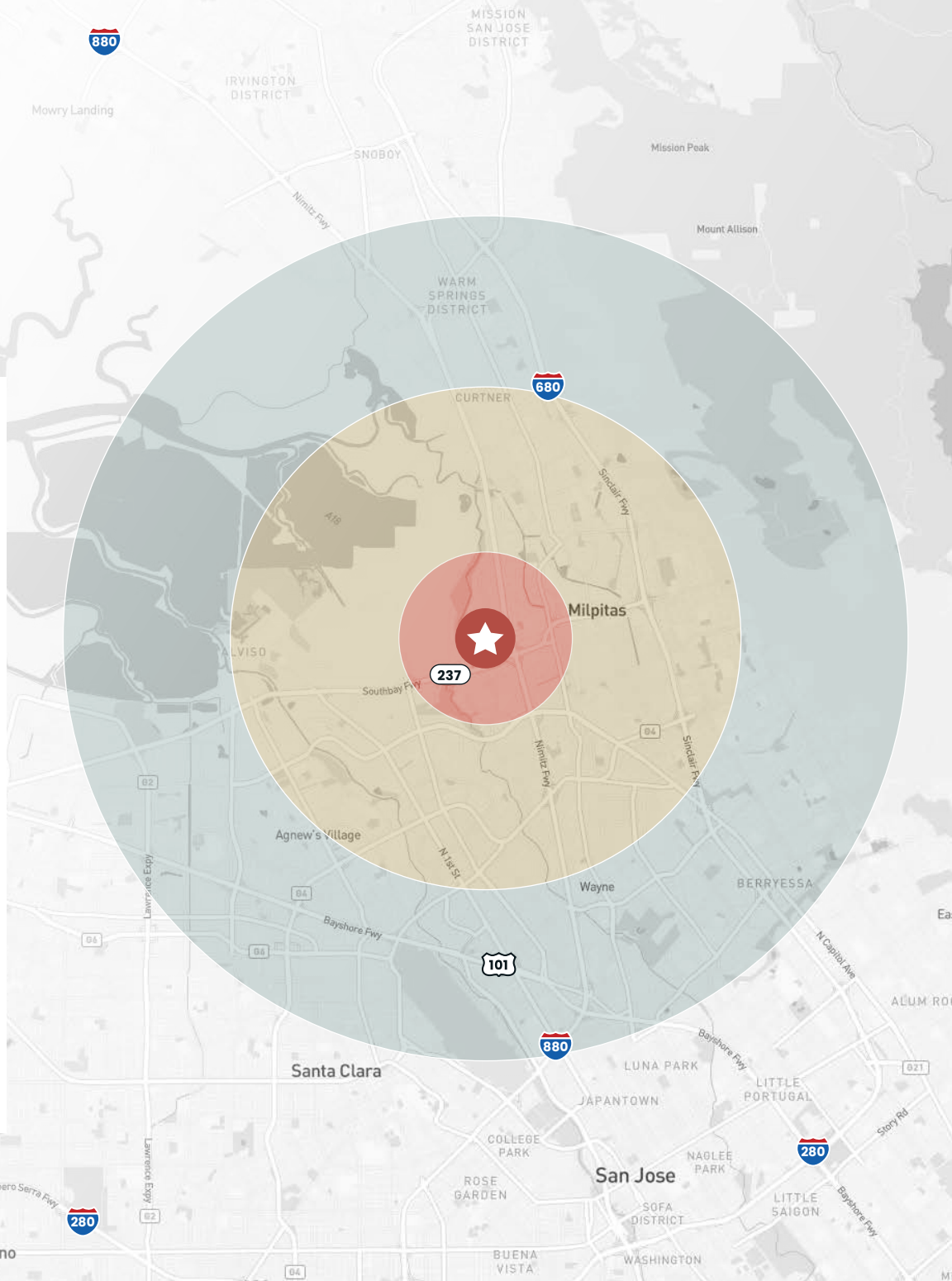
## DRIVE TIME

DEMOGRAPHICS (2023)	5 MIN	7 MIN	10 MIN
2028 Total Population (Estimated)	1,764	28,574	120,375
2023 Total Population	1,807	28,853	119,282
Median Age	37.7	36.9	37.4
Total Households	674	10,528	40,612
Total Owner Occupied Housing Units	176	3,716	18,436
Total Renter Occupied Housing Units	490	6,778	23,485
Average Household Income	246,432	213,181	209,820
Median Household Income	200,001	168,276	165,932
Per Capita Income	102,544	76,414	73,748
Average Household Size	2.70	2.59	2.79



# DEMOGRAPHICS DISTANCE

DEMOGRAPHICS (2023)	1 MILE	3 MILES	5 MILES
2028 Total Population (Estimated)	8,790	146,107	278,196
2023 Total Population	8,967	145,453	270,492
Median Age	39.1	36.9	38.1
Total Households	2,745	49,855	90,527
Total Owner Occupied Housing Units	1,577	22,466	48,185
Total Renter Occupied Housing Units	1,168	27,389	42,342
Average Household Income	211,480	209,425	202,740
Median Household Income	177,252	166,926	160,168
Per Capita Income	66,606	71,874	67,875
Average Household Size	3.24	2.88	2.95









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