
Improved Medical Office For Lease



McCarthy Ranch Shopping Center

198-252 Ranch Drive
Milpitas, CA 95035



For Additional information, contact Exclusive Agent:

408.331.2308

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Vice President

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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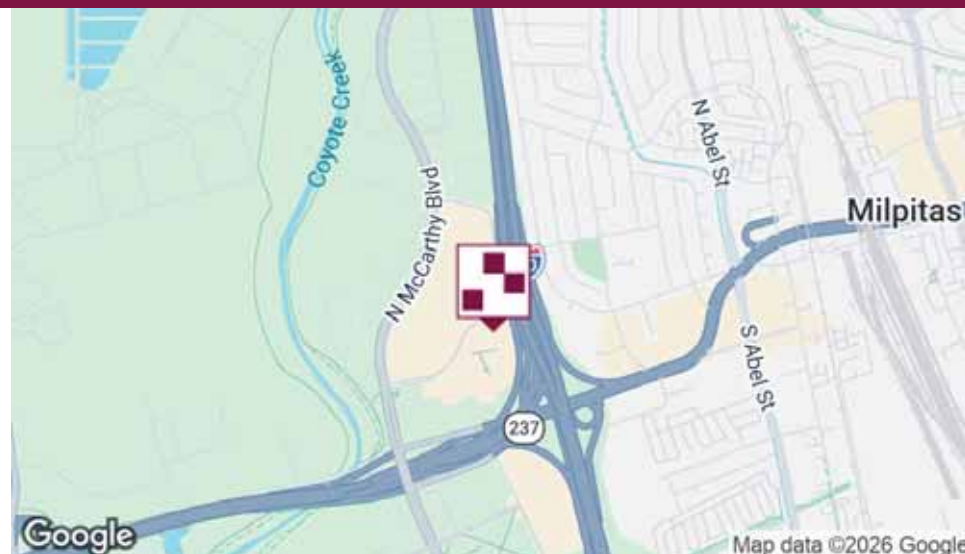
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Property Description

Introducing an exceptional leasing opportunity at McCarthy Ranch. This prominent space is part of the McCarthy Ranch Marketplace, a power center anchored by well-known retailers and businesses, ensuring high visibility and foot traffic. The property boasts an impressive daily visibility to 222,600 passing cars on the I-880 freeway, offering unparalleled exposure for businesses. With abundant parking and building plus monument signage visible to the freeway, this space presents a prime opportunity for businesses seeking a high-traffic, high-visibility location. Don't miss the chance to make your mark in this thriving commercial hub.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.91 SF/month - 2026
Number Of Units:	6
Available SF:	2,047 SF
Lot Size:	3.25 Acres
Building Size:	25,034 SF



Property Highlights

- Prominent Space Located in the McCarthy Ranch Marketplace
- Power Center Anchored by Walmart, Best Buy, Michaels, Planet Fitness, Big AI's, In-N-Out Burger, Starbucks, Bank of America, Petsmart, Ross Dress For Less
- I-880 Freeway Building visible to 222,600 Cars Per Day
- Fantastic Daytime Employment - Close to Major Silicon Valley Employers
- Abundant Parking
- Fire Sprinklered Building
- Building plus Monument Signage Visible to Freeway I-880 (222,600 Cars Per Day)



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,047 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 246 Ranch Drive	Available	2,047 SF	NNN	Negotiable	Approx. 31' 9" wide x 64' 10" deep. Fully improved medical office suite, full-height storefront glass frontage, 100% drop t-bar ceiling at 10' AFF (Above Finish Floor), 2' x 4' fluorescent lighting throughout, durable vinyl tile flooring, extensive interior office build-out, welcoming waiting room, dedicated reception area, 7 exam rooms, including 4 with sinks, functional staff work area, 2 ADA-compliant restrooms, dedicated service room, separate HVAC system, separate electrical panel (200 Amp, 4-wire, 3-phase, 120/208V), separately metered gas & electricity, convenient rear entry door. Available Now.



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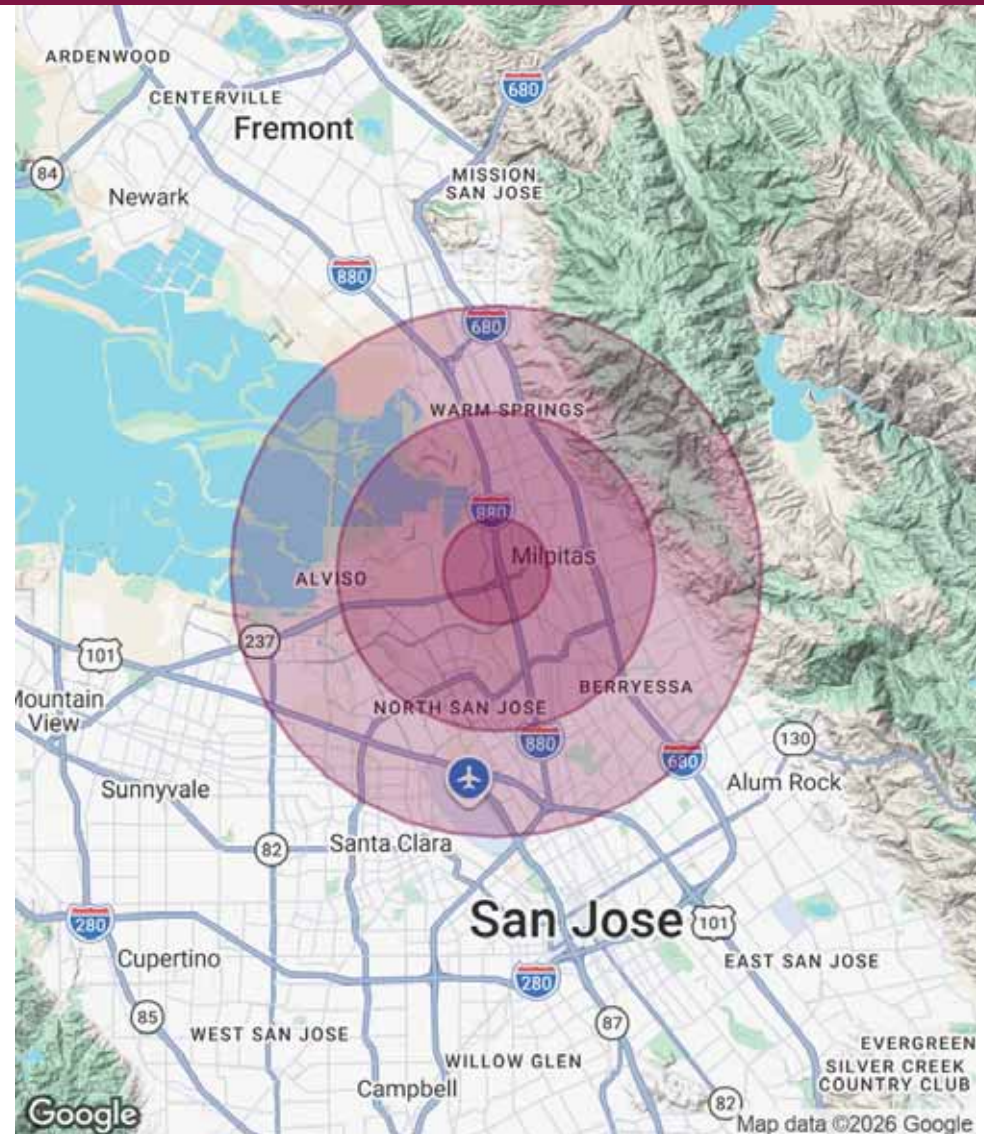
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Population	1 Mile	3 Miles	5 Miles
Total Population	12,346	140,506	251,361
Average Age	39	37	39
Average Age (Male)	38	37	38
Average Age (Female)	39	38	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,652	47,483	83,160
# of Persons per HH	3.4	3	3
Average HH Income	\$246,155	\$232,672	\$230,596
Average House Value	\$1,233,473	\$1,247,361	\$1,285,570

* Demographic data derived from 2020 ACS - US Census

Traffic Counts - 24 Hour ADT 2018	Header 2	Header 3	Header 4
McCarthy Blvd. at Ranch Drive	11,057	-	-
Ranch Drive at McCarthy Blvd.	24,646	-	-
N. McCarthy Blvd. at Mt. View Alviso Road	35,050		
W. Calaveras Blvd. at S. Abbott Avenue	67,200		
CA Highway 237 at McCarthy Blvd.	72,900		
Interstate 880	222,600	-	-



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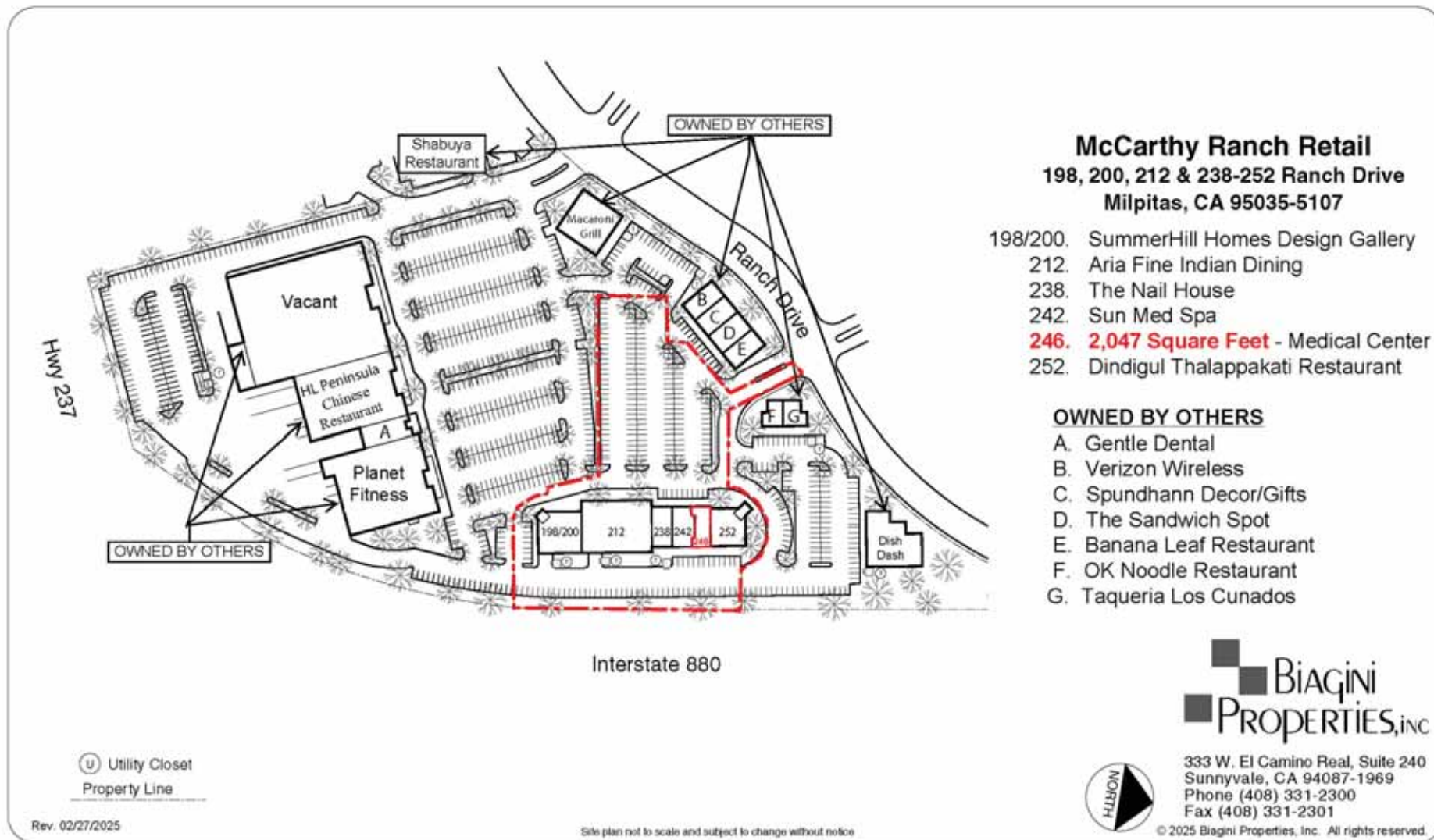
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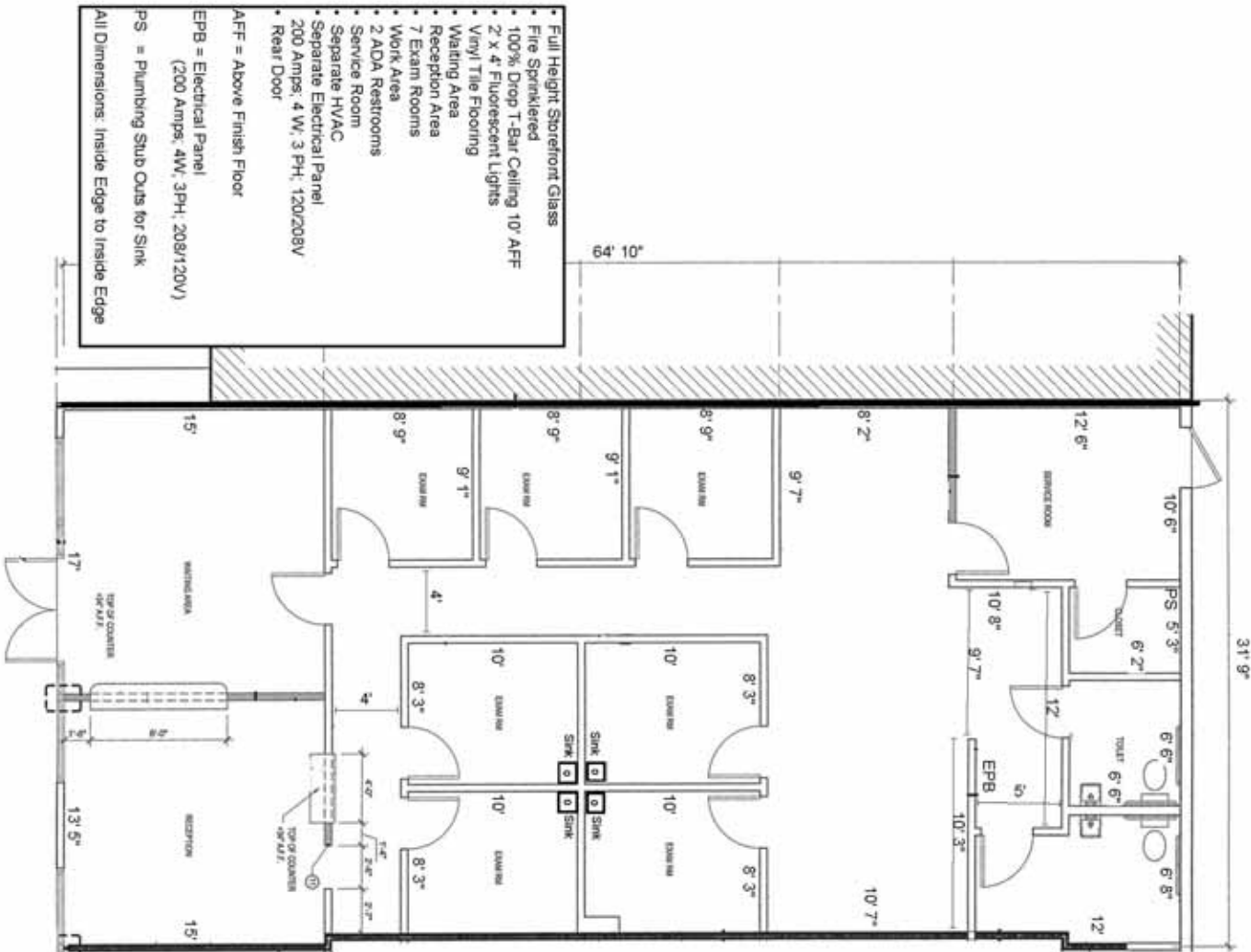
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246 Ranch Drive | Milpitas, CA 95035
± 2,047 Square Feet (± 31' 9" W x 64' 10" D)
Former Medical Office



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246 Ranch Drive - Waiting Area



246 Ranch Drive - Reception Area



246 Ranch Drive -Exam Room with Sink



246 Ranch Drive - Exam Room



246 Ranch Drive



246 Ranch Drive - ADA Restroom



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