

**RESTAURANT AND RETAIL  
AVAILABLE FOR LEASE**

**GROCERY OUTLET**  
*Bargain Market*

**2ND GEN RESTAURANT  
SUITE 10-C  
±1,200 SF**

**SUITE 30  
±1,200 SF**


**S ABBOTT AVE**


**HWAY 237: 67,200 ADT**


**MILPITAS CENTER**


**10-C & 30 S. ABBOTT  
AVENUE**

# HIGHLIGHTS

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Conveniently located off of I-880 with immediate access from HWY 237.
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Strategically situated within strong retail corridor.
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Center enjoys both national and regional tenancy.
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Anchored by Goodwill and O'Reilly Auto Parts.

## TRAFFIC COUNTS

HIGHWAY 237	67,200 ADT
FREEWAY 880	222,600 ADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	16,168	118,365	223,751
AVG. HH INCOME	\$189,402	\$196,876	\$190,966
DAYTIME POPULATION	15,427	121,949	290,910

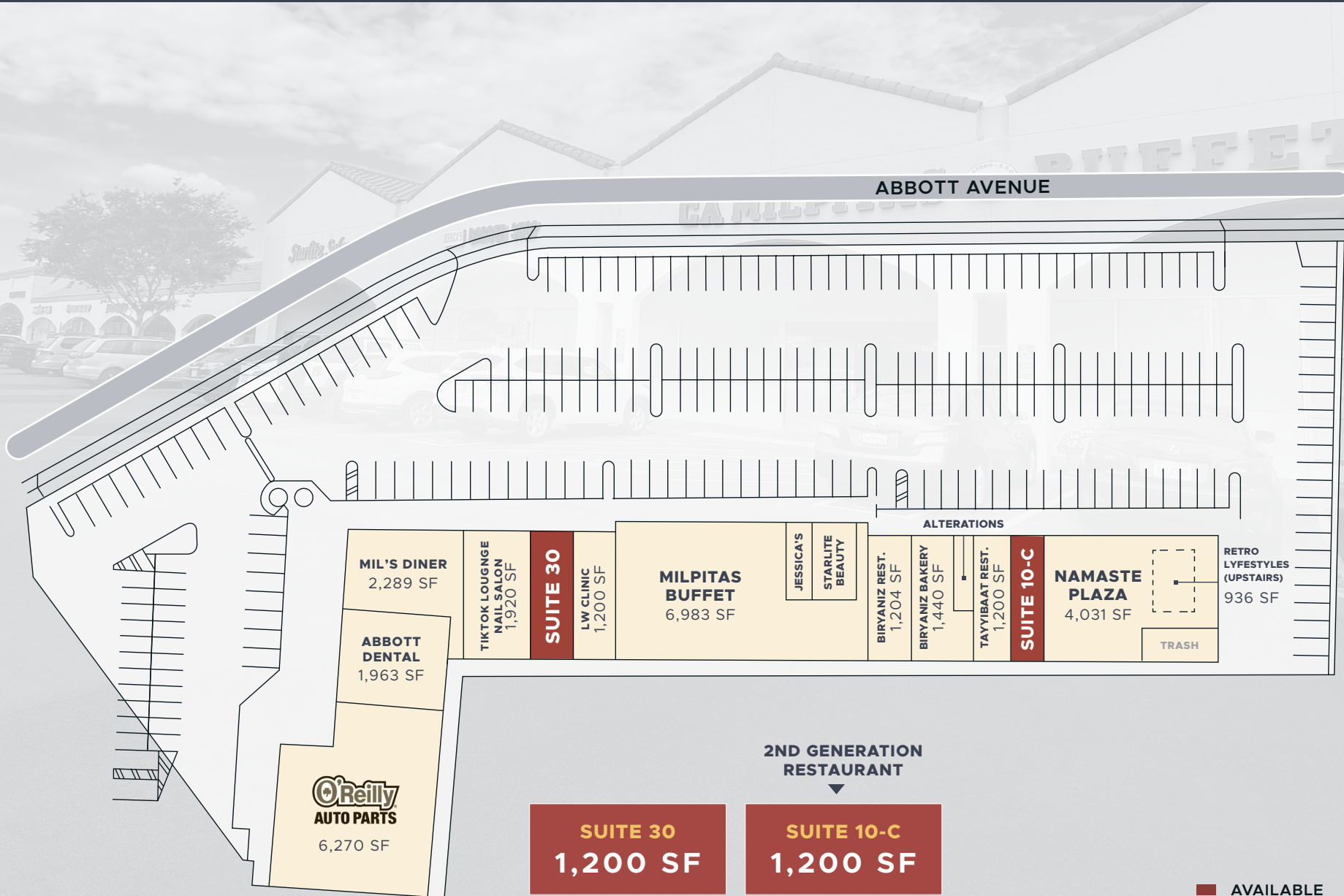
Source: 2022 Esri.



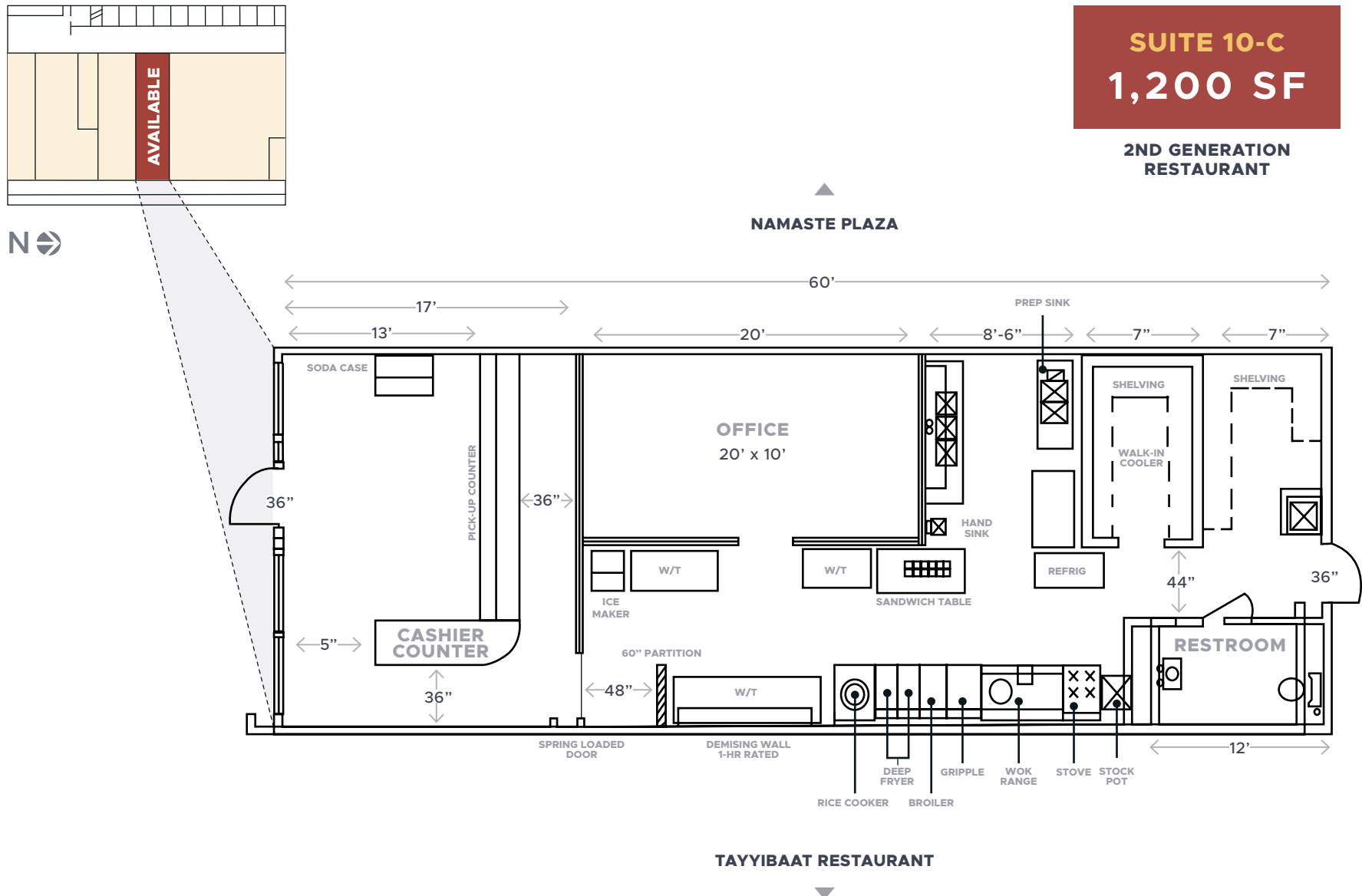
10-C & 30 S. ABBOTT AVENUE, MILPITAS, CA 95035



# SITE PLAN

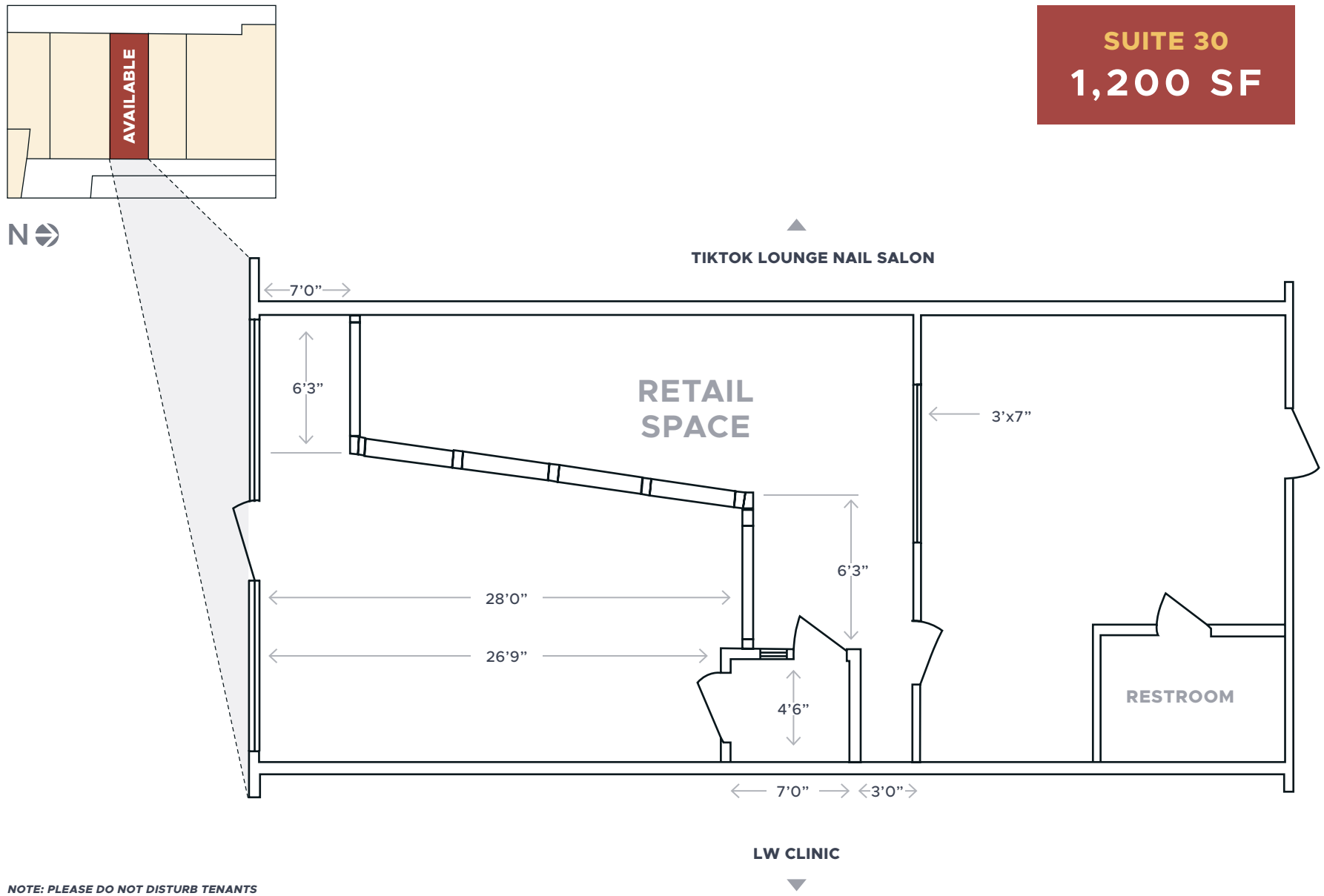


NOTE: PLEASE DO NOT DISTURB TENANTS



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**SUITE 30**  
**1,200 SF**



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# TRADE AREA

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MILPITAS CENTER

# 10-C & 30 S. ABBOTT AVENUE



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