



Dixon Landing Center

1774-1838 Milmont Drive
Milpitas, CA 95035



For Additional information, contact Exclusive Agent:

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Rev. July 03, 2025



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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Location Description

Located at signalized intersection of Milmont Drive and Dixon Landing Road on going home side of the street. Retail pad building has fantastic presence and great visibility. This site is near I-680 and I-880.

Offering Summary

Lease Rate:	\$3.00 SF/month
Estimated NNN Charges	\$1.28 SF/month - 2025
Number Of Units:	14
Available SF:	1,053 SF
Lot Size:	1.86 Acres
Building Size:	19,395 SF

Property Highlights

- Fantastic Presence & Visibility
- Signalized Intersection | On Going Home Side of the Street
- Extremely High Traffic Counts
- Full Height Storefront Glass | Glass Double Entrance Doors
- Separately Metered for Gas, Electricity & HVAC
- Fire Sprinklered Building
- Convenient Storefront Parking
- Parking Lot Resealed & Restriped in 2023
- Meets ADA Path of Travel
- Monument & Building Signage



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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1782 Milmont Drive	Available	1,053 SF	NNN	\$3.00 SF/month	± 19' W by 55' D. Former martial arts studio, full height storefront glass, double glass entrance doors, 100% drop t-bar ceiling 11' Above Finish Floor (AFF), 2' x 4' fluorescent lighting, 1 private office with picture window, 1 restroom, small storage room with hot & cold water shutoffs, industrial sink, separate electrical (150 Amps; 3 PH; 4W; 120/208V), separate HVAC. Available Now.



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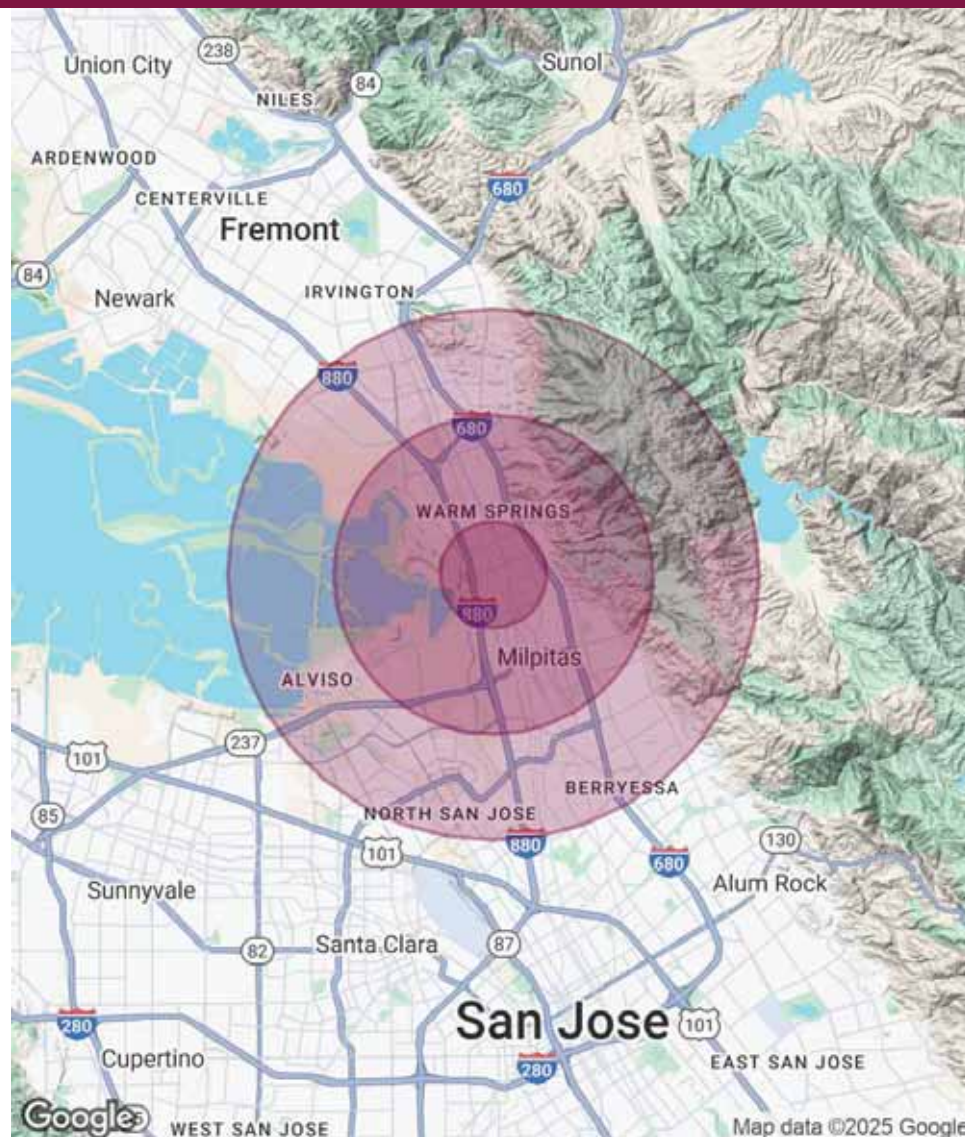
Population	1 Mile	3 Miles	5 Miles
Total Population	18,101	75,329	208,851
Average Age	37.1	38.4	37.8
Average Age (Male)	36.5	38.0	37.4
Average Age (Female)	38.1	38.9	38.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,110	22,873	69,752
# of Persons per HH	3.5	3.3	3.0
Average HH Income	\$153,096	\$157,683	\$163,454
Average House Value	\$818,832	\$933,707	\$852,853

2020 American Community Survey (ACS)

Traffic Count - 24 Hour ADT as of 2021

Milmont Drive at Jurgens Drive	3,767
Dixon Landing Road at N. Milpitas Blvd.	18,240
Dixon Landing Road at Village Parkway	32,598
Dixon Landing Road at California Circle	35,933
I-880 at Dixon Landing Road	222,600



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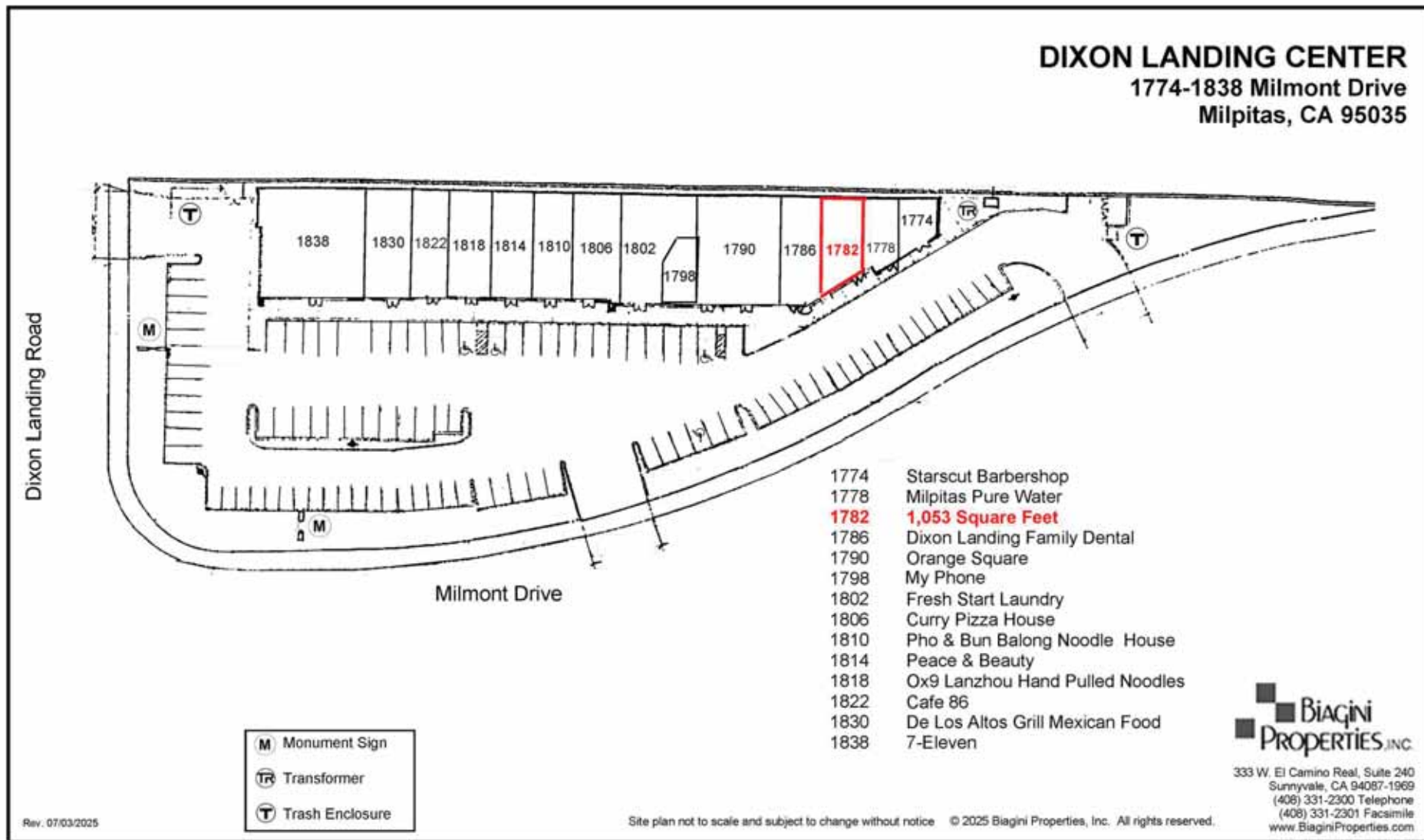
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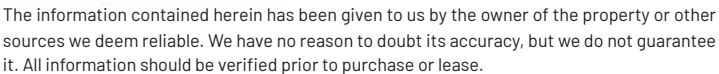
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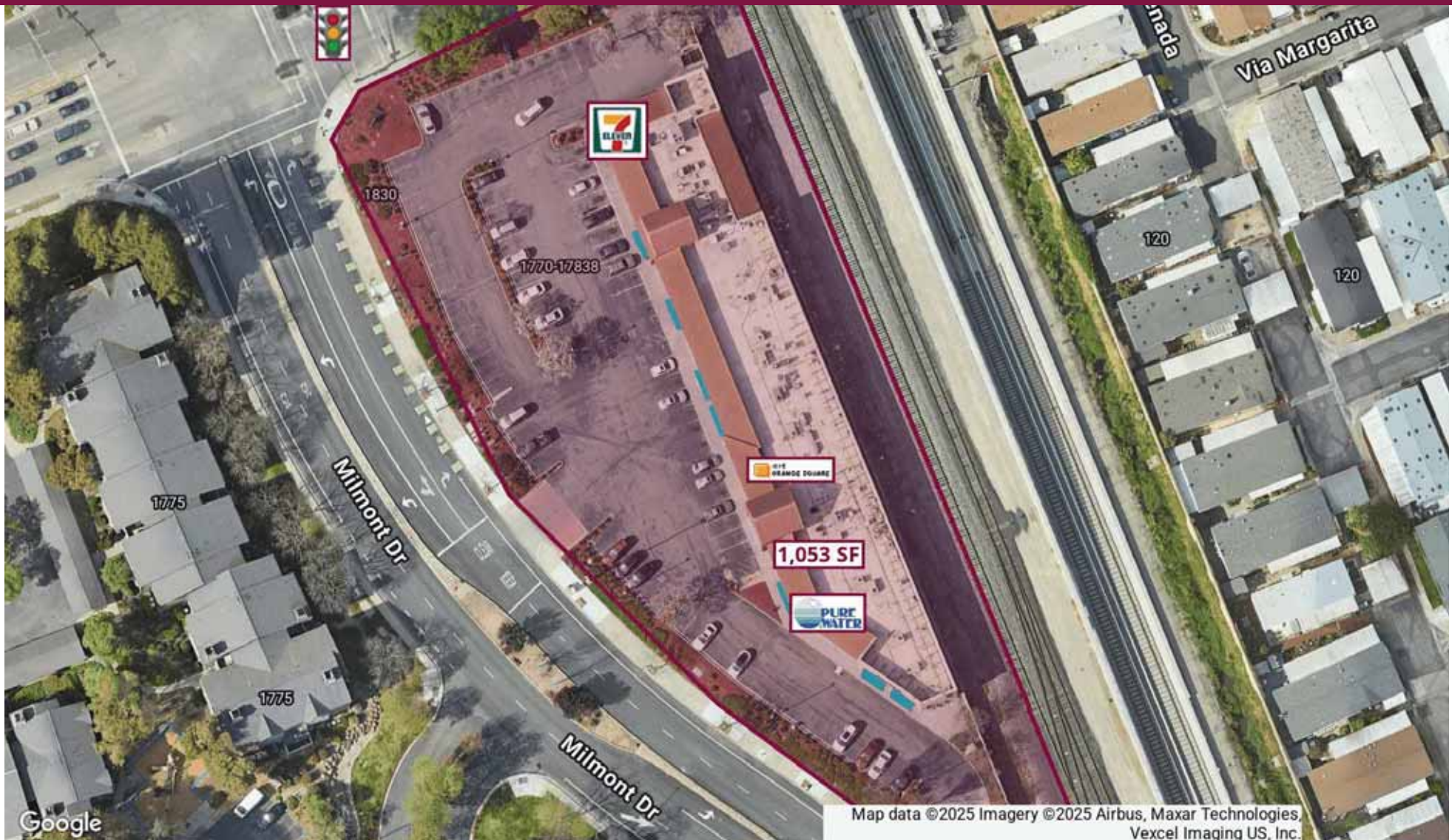
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