



61 Serra Way

61 Serra Way
Milpitas, CA 95035



For Additional information, contact Exclusive Agent:

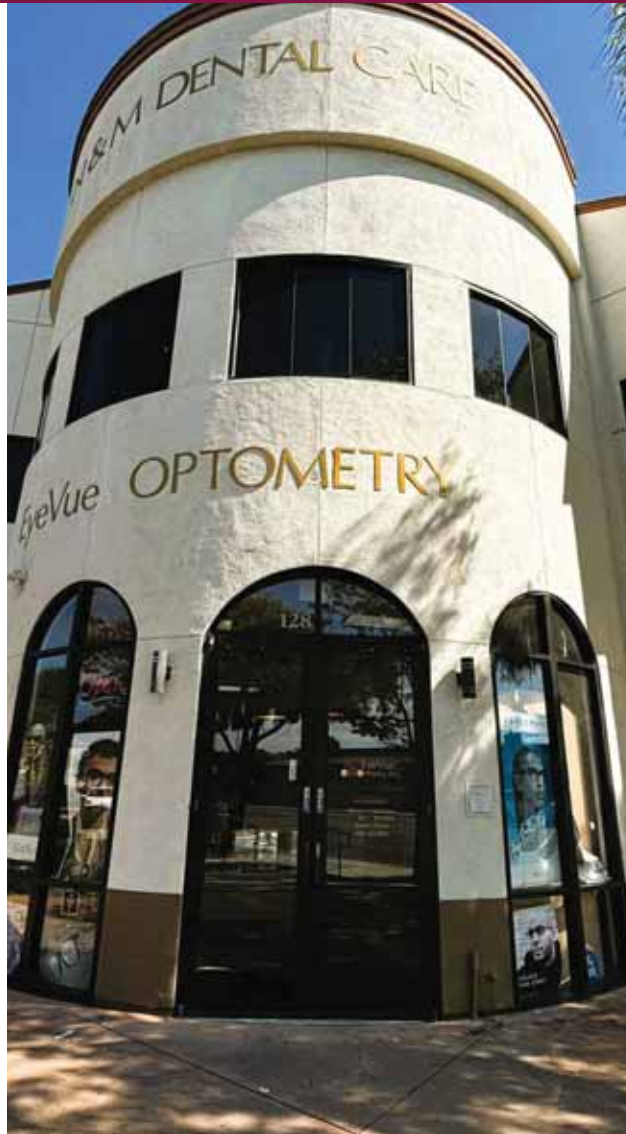
Mark Biagini DRE#00847403

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Biagini Properties, Inc.

333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087
www.biaginiproperties.com
Rev. September 12, 2025

Former Subway | Retail For Lease



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 in the vibrant city of Milpitas, the area surrounding 61 Serra Way offers a dynamic and diverse community with a strong retail presence. Just moments away from popular attractions like the Great Mall, this bustling neighborhood provides a high-traffic setting for businesses. With a mix of residential and commercial areas, this location benefits from a steady flow of local and visiting foot traffic. Nearby dining options, entertainment venues, and convenient access to major highways further enhance the appeal of this prime location.

Offering Summary

Lease Rate:	\$3.50 SF/month
Estimated NNN Charges	\$1.38 SF/month - 2025
Number Of Units:	8
Available SF:	880 SF
Lot Size:	56,628 SF
Building Size:	16,740 SF



Property Highlights

- 2-Story Mixed-Use Building with ground floor retail & second floor professional offices
- Easy Access to I-880 & Montague Expwy (Hwy 237). Prominent Visibility
- Fantastic Building Signage
- Convenient and Ample Storefront Parking
- Close to McCarthy Ranch Marketplace, Great Mall of Bay Area
- Elevator Served Building
- Fire Sprinklered
- Recent ADA Upgrades in Parking Lot



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Lease Information

Lease Type:	NNN
Total Space:	880 SF

Lease Term:	Negotiable
Lease Rate:	\$3.50 SF/month

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 61 Serra Way, Suite 110	880 SF	NNN	\$3.50 SF/month	± 22' W by ± 40' D. End Cap Unit. Former Subway. Patio seating, Type 2 stainless steel (SS) exhaust hood, in-grease interceptor, separate kitchen area, dishwashing station, mop sink, walk-in refrigerator/freezer unit, FF&E available, 1 ADA restroom, ceramic tile floors, Marlite walls, 100 % drop t-bar ceiling 9'0" & 9'6" above finish floor (AFF), 38-gallon electric hot water heater, 200 Amp; 3PH; 4W electrical panel, separate HVAC. Available Now.



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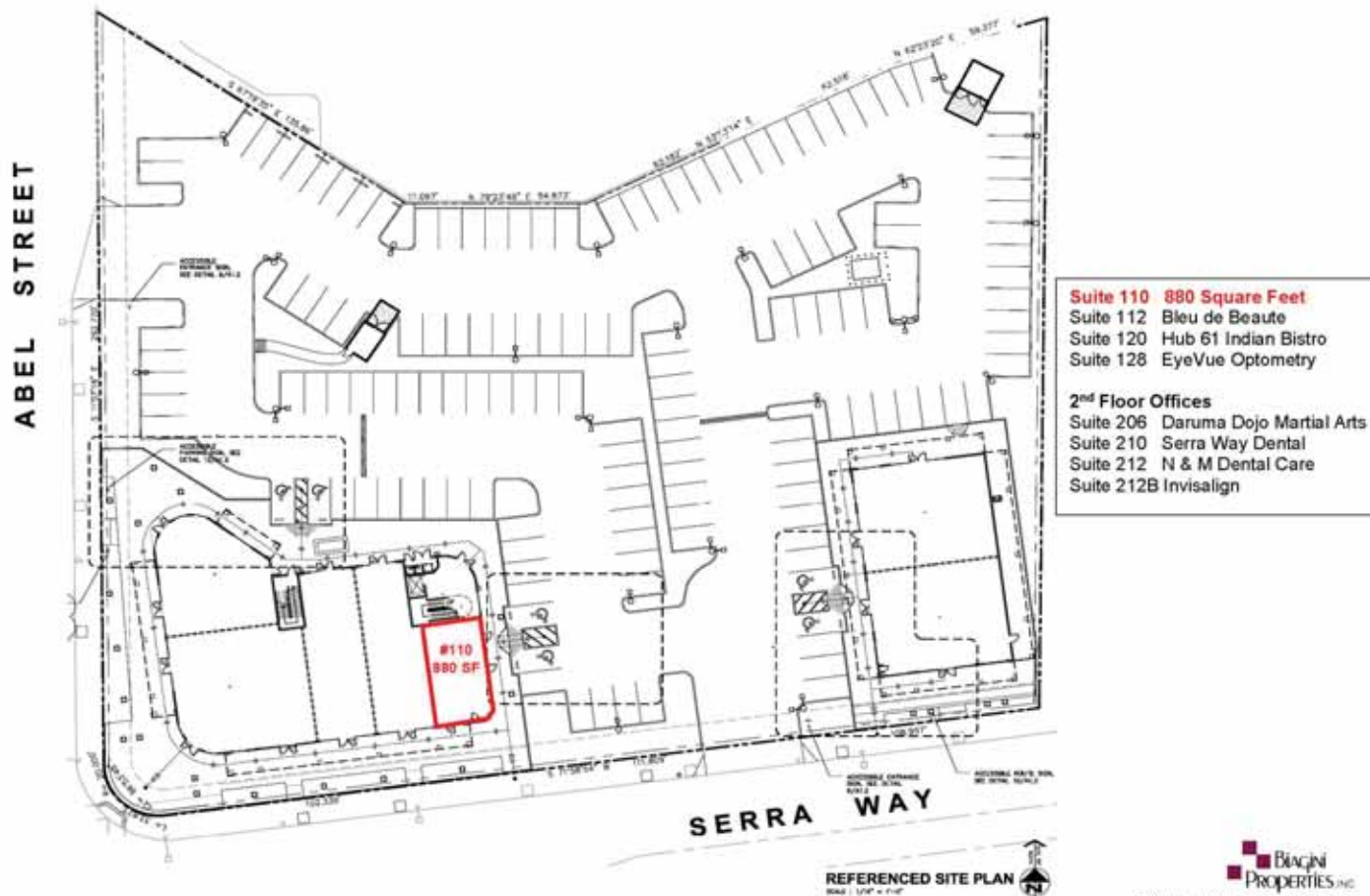
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**61 SERRA WAY
MILPITAS, CA 95035**



Rev. 08/25/2025

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Site plan not to scale and subject to change without notice.

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Entrance/Sales Counter/Marlite Walls



Entrance/Dining Area/Ceramic Tile Floor



Walk-In Refrigerator/Freezer Unit



In-ground Grease Interceptor/3 Compartment SS Sink



38-Gallon Electric Hot Water Heater/Mop Sink



Back Counter



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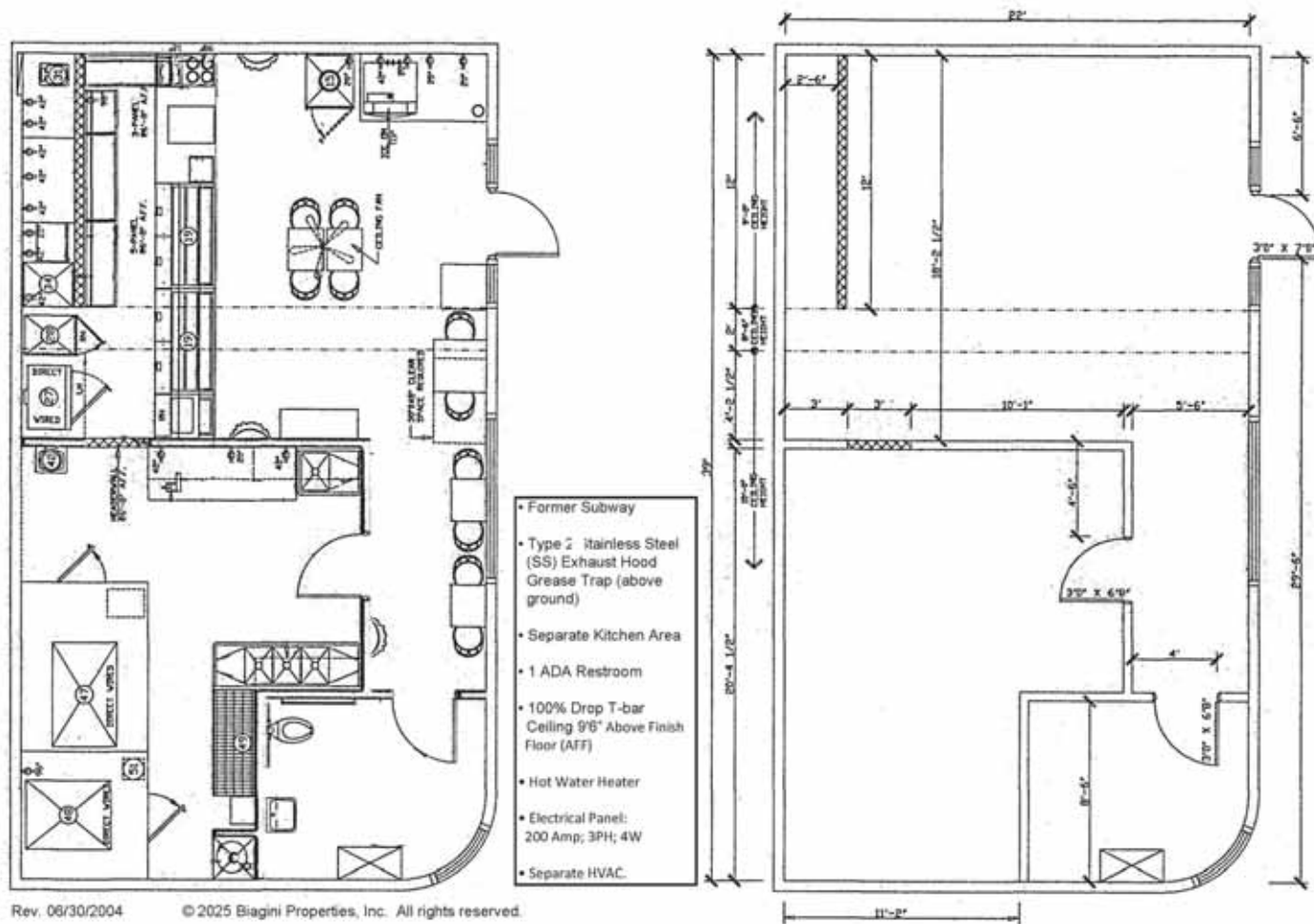
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61 Serra Way, Suite 110 | Milpitas, CA 95035
± 880 Square Feet (± 22' Wide by 40' Deep)



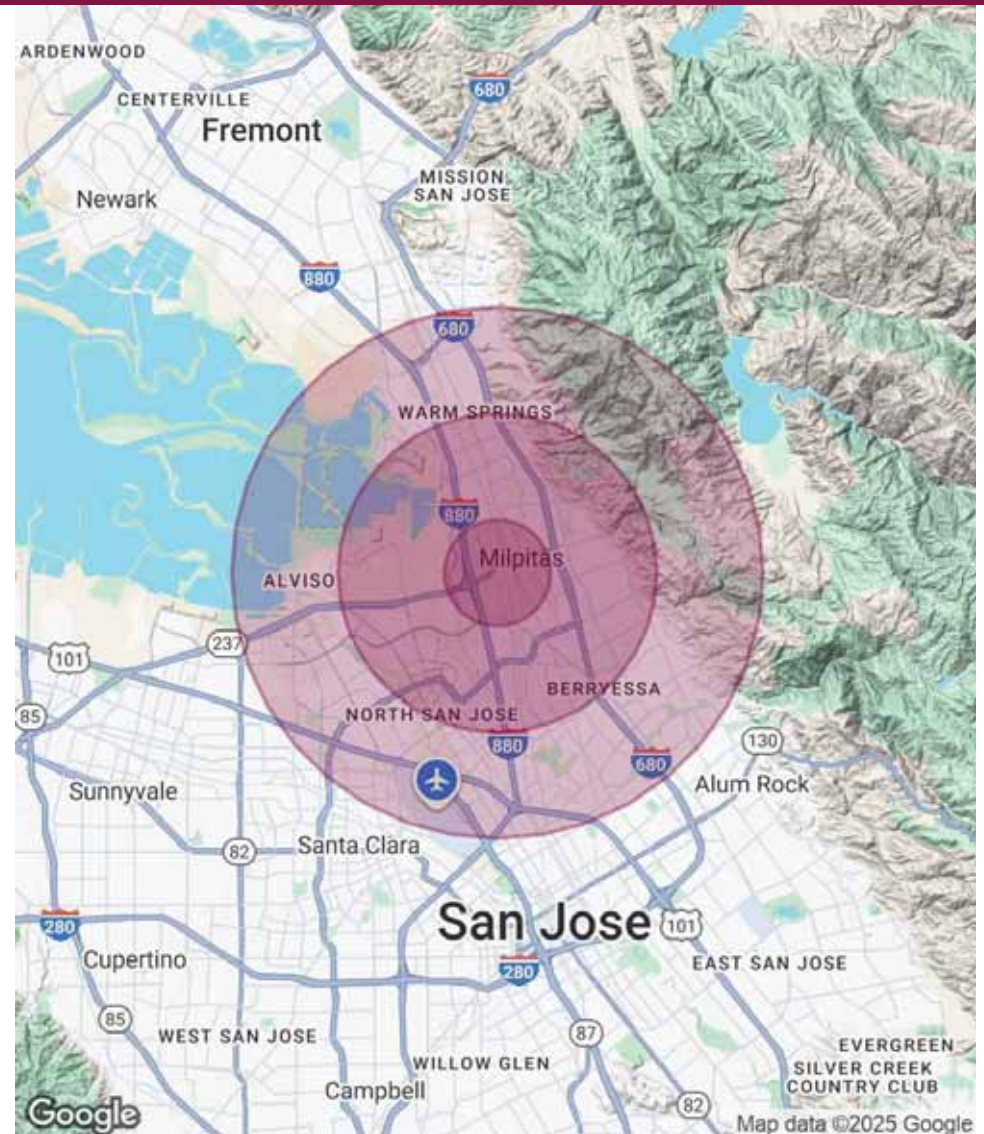
Population	1 Mile	3 Miles	5 Miles
Total Population	18,629	141,461	256,078
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	40	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,530	46,849	84,671
# of Persons per HH	3.4	3	3
Average HH Income	\$232,956	\$232,362	\$230,507
Average House Value	\$1,248,786	\$1,235,093	\$1,288,377

Demographics data derived from AlphaMap

Traffic Count 24 Hour ADT 2018

Serra Way at S. Abel Street E	8,540
S. Abel Street at Serra Way N	16,410
W. Calaveras Blvd. at S. Abbott Avenue	67,200
CA-237 at N. Main Street	53,500
Serra Way at CA- 237	70,900



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