

±31,610 SF

**SECOND GENERATION ANCHOR
RETAIL SPACE FOR LEASE
WITH LOADING DOCK**

Additionally Available

±2,970 SF

**FULLY IMPROVED
2ND GEN RESTAURANT**

AVAILABLE

FIRE LANE - NO PARKING

**MCCARTHY
RANCH**

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NEWMARK

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 265,344 square feet of retail space plus a 125,000 SF adjacent Walmart (NAP) Neighborhood Market. Existing major tenants include Best Buy, Ross, PetSmart, Michael's, Dollar Tree, and Big Al's.

Retail Anchor space available for immediate occupancy.

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

Pylon signage available with visibility to freeway traffic

Pylon signage available for Anchor Space

SECOND GENERATION ANCHOR SPACE:
±31,610 SF Demisable & Available for Immediate Occupancy

SECOND GENERATION FOOD SPACE:
±2,970 SF – Fully Improved 2nd Generation Restaurant

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,283	124,296	244,277
Average Household Income	\$225,519	\$226,181	\$225,894
Daytime Population	12,178	154,311	398,947

TRAFFIC COUNTS

Highway 880	222,600 ADT
Highway 237	140,000 ADT
McCarthy Boulevard	35,050 ADT
Ranch Drive	24,646 ADT

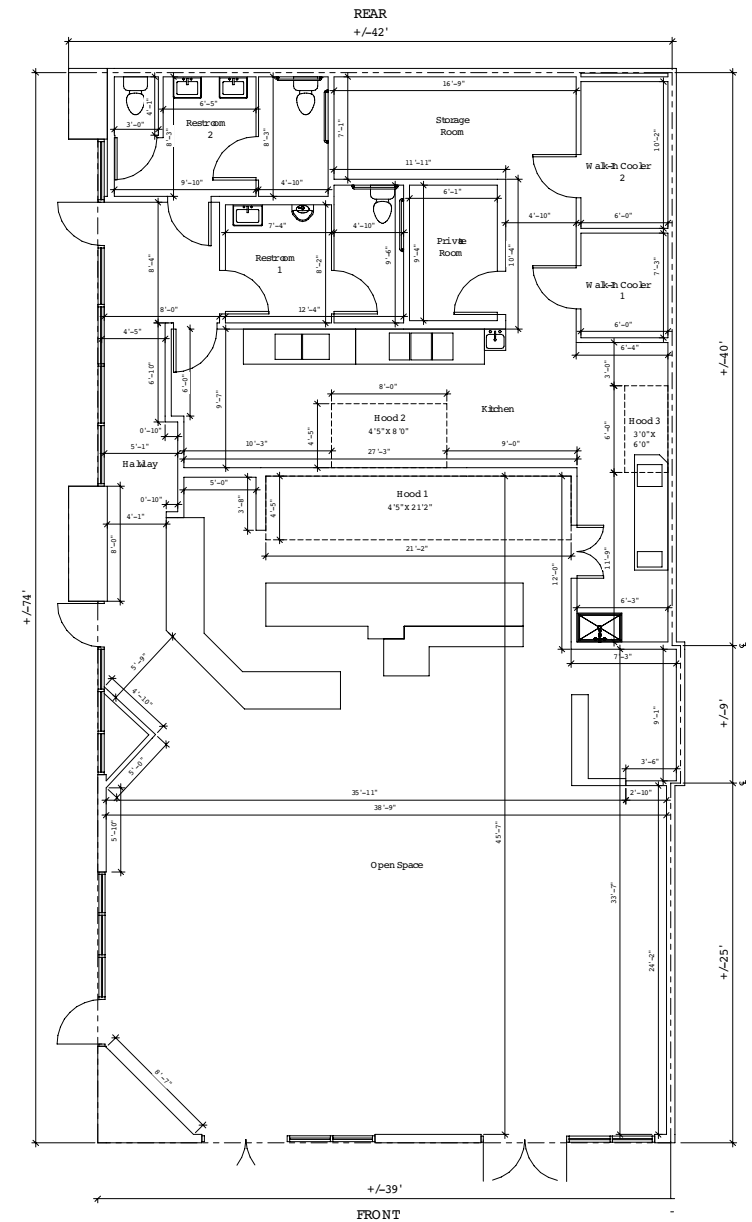
Source: 2025 Esri.



FLOOR PLAN

179 RANCH DR

2nd Generation Endcap Restaurant
with fully build-out Kitchen



Note: Floor plan to be verified by tenant

GALLERY - KITCHEN

179 RANCH DR

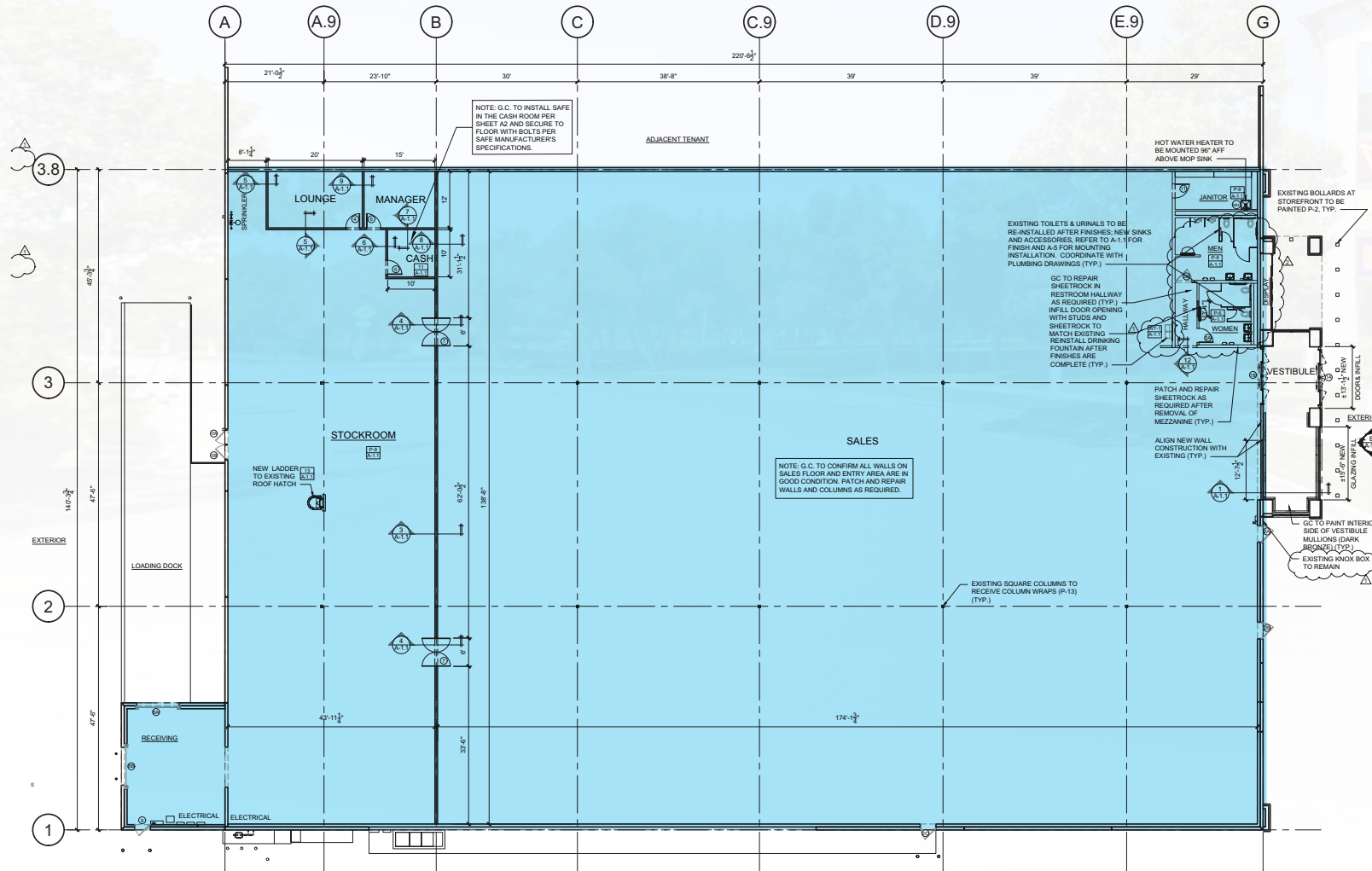


FLOOR PLAN

SUITE 111-A

±31,610 SF

DEMISABLE & AVAILABLE FOR IMMEDIATE OCCUPANCY



INTERIOR - GALLERY

111-A RANCH DR

2nd Gen Anchor Space



CLOSE-UP AERIAL



Available

Mancini's SLEEPWORLD
ROSS
DRESS FOR LESS
DOLLAR TREE

Walmart

BEST BUY

BIG A's

Bank of America

PETSMART
Michaels

Hilton
Garden Inn

IN-N-OUT
BURGER

MATTRESS FIRM
AT&T

extended
STAY
AMERICA

LARKSPUR
LANDING

STARBUCKS
WELLS FARGO
T Mobile
TOGO'S

planet
fitness

H. L.
Peninsula

Hampton
Inn
by Hilton

CISCO

99 RANCH MARKET

ACCESS AERIAL



Available

amazon

WATCHPOINT.

amazon

IRVINE COMPANY
OFFICE PROPERTIES

FLOOR
DECOR

ExtraSpace
Storage

LIVING SPACES

Dixon Landing Rd Exit

RIVERVIEW
SYSTEMS
GROUP, INC.

ADVANTECH

Hilton
Garden Inn

KZ
KITCHEN CABINET & STONE

LARKSPUR
LANDING

237 Offramp to McCarty Blvd

AERIAL COMPETITION MAP

PACIFIC COMMONS



WARM SPRINGS PLAZA FRANCISCAN CENTER



MCCARTHY RANCH

CVS pharmacy



LEVIN COUNTY PARK

ALVISO MARINA COUNTY PARK

GREAT MALL



@FIRST



99 RANCH MARKET

Levi's STADIUM



SANTA CLARA SQUARE



RIVERMARK VILLAGE



PENITENCIA CREEK PARK

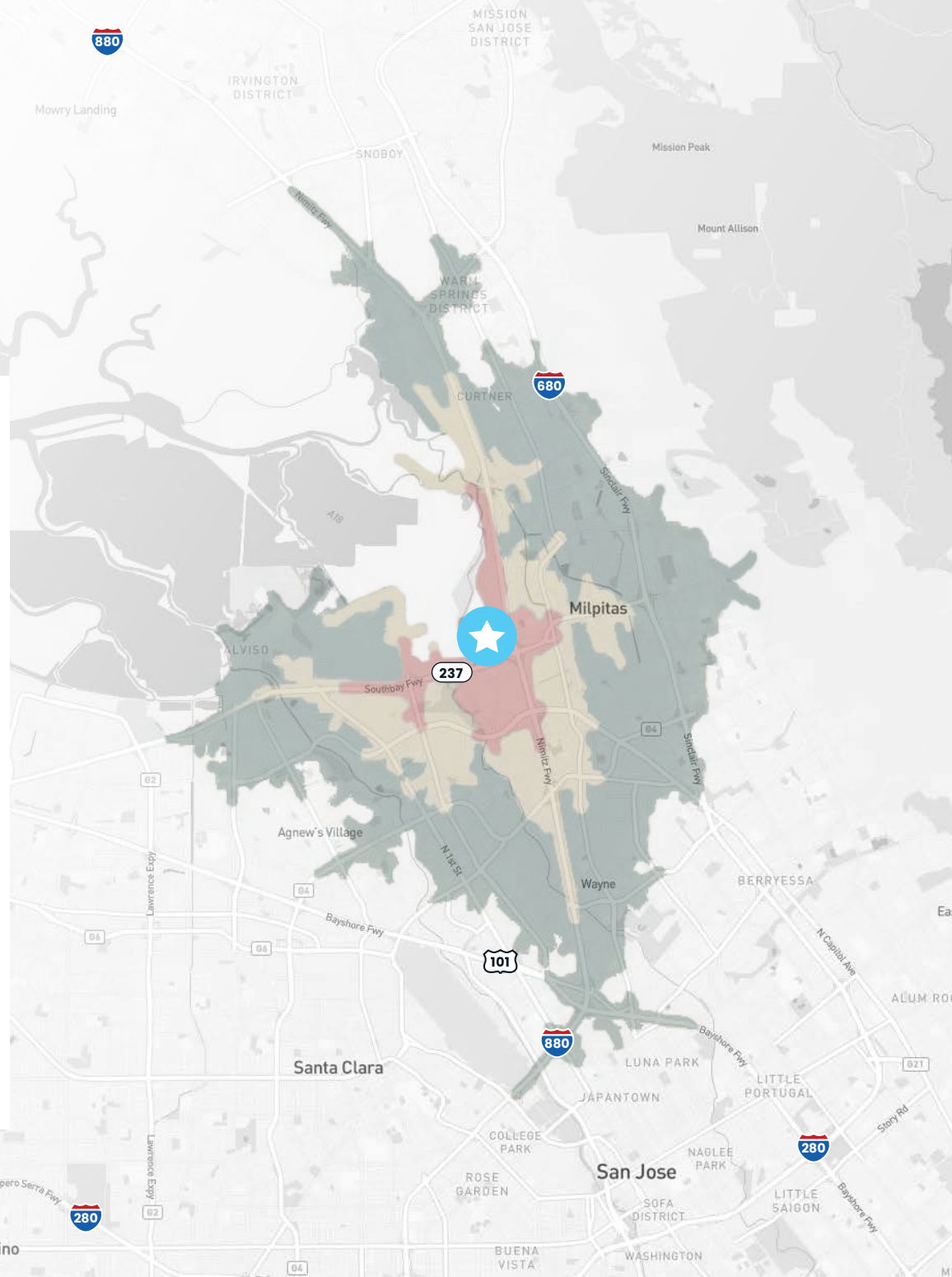


DEMOGRAPHICS

DRIVE TIME

DEMOGRAPHICS (2025)

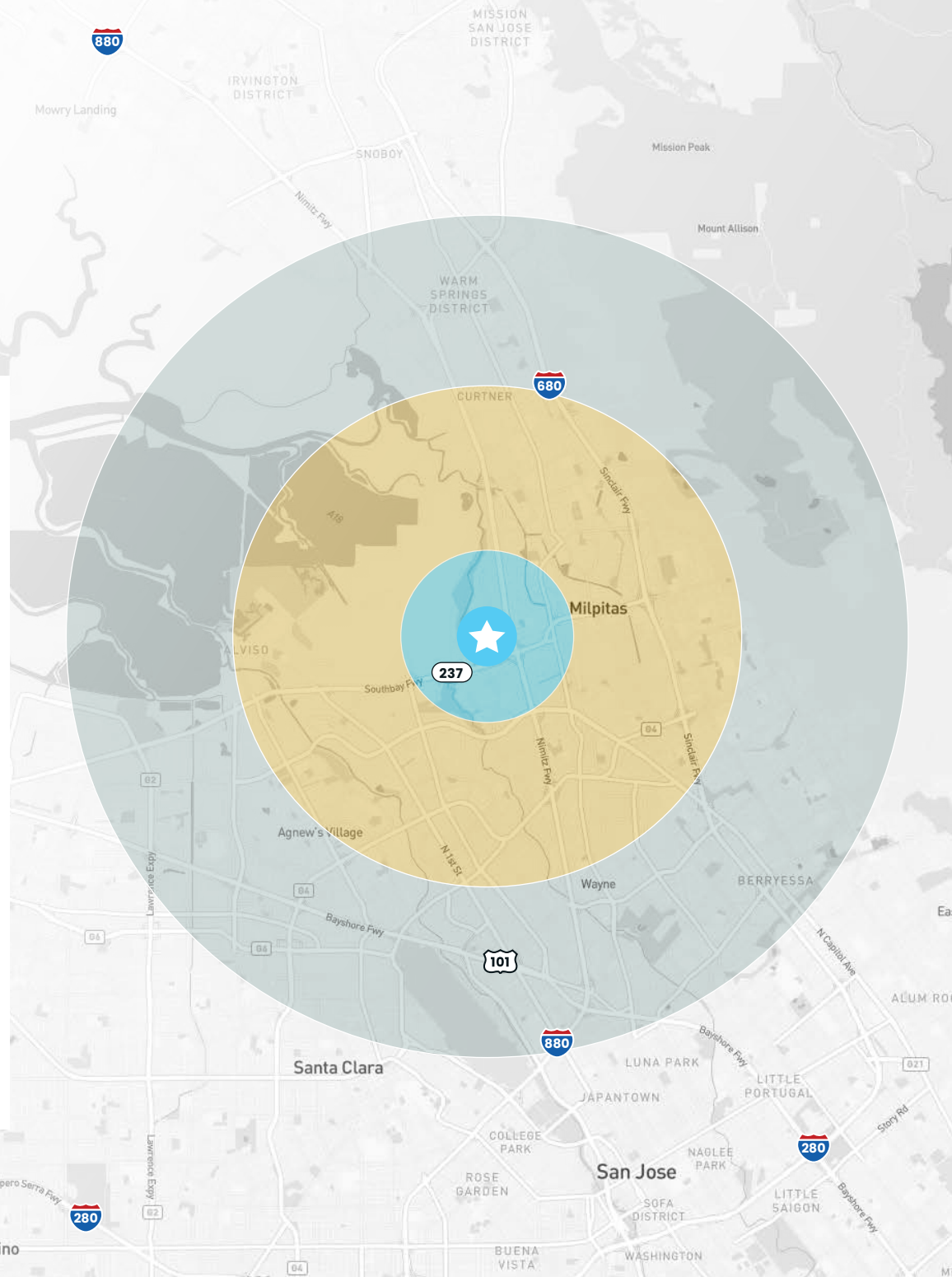
	5 MIN	7 MIN	10 MIN
2030 Total Population (Estimated)	122	2,056	25,095
2025 Total Population	126	2,100	25,496
Median Age	40.0	33.9	36.7
Total Households	29	713	8,460
Total Owner Occupied Housing Units	82.8%	24.0%	51.6%
Total Renter Occupied Housing Units	17.2%	76.0%	48.4%
Average Household Income	\$236,020	\$218,836	\$222,031
Median Household Income	\$185,437	\$180,241	\$185,001
Per Capita Income	\$64,229	\$76,791	\$73,443
Average Household Size	4.24	2.93	2.97



DEMOGRAPHICS DISTANCE

DEMOGRAPHICS (2025)

	1 MILE	3 MILES	5 MILES
2030 Total Population (Estimated)	11,181	124,490	249,369
2025 Total Population	11,283	124,296	244,277
Median Age	40.2	35.1	37.0
Total Households	3,371	42,956	82,298
Total Owner Occupied Housing Units	66.3%	43.9%	51.3%
Total Renter Occupied Housing Units	33.7%	56.1%	48.7%
Average Household Income	\$225,519	\$226,181	\$225,894
Median Household Income	\$190,964	\$190,186	\$187,503
Per Capita Income	\$68,559	\$78,139	\$76,047
Average Household Size	3.34	2.84	2.93



PROPERTY GALLERY





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