
Improved Medical Office For Lease



McCarthy Ranch Shopping Center

198-252 Ranch Drive
Milpitas, CA 95035



For Additional information, contact Exclusive Agent:

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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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Property Description

McCarthy Ranch Marketplace is a ± 256,000 square foot retail power center with over 53 national and franchised tenants. Prominent space located in the McCarthy Ranch Marketplace.

Offering Summary

Lease Rate:	\$3.95 SF/month
Estimated NNN Charges	.98 SF/month - 2024
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
- 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:	\$3.95 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 246 Ranch Drive	Available	2,047 SF	NNN	\$3.95 SF/month	± 31' 9" W x 64' 10" D. Improved Medical Office. Full height storefront glass, 100% drop t-bar ceiling 10' AFF, 2' x 4' fluorescent lights, vinyl tile flooring, extensive interior office build-out, waiting room, reception area, 7 exam rooms, work area, 2 ADA restrooms, service room, separate HVAC, separate electrical panel (200 Amp, 4 Wire, 3 PH, 120/208V), separately metered for gas and electricity, fire sprinklered and rear door. Available Now.



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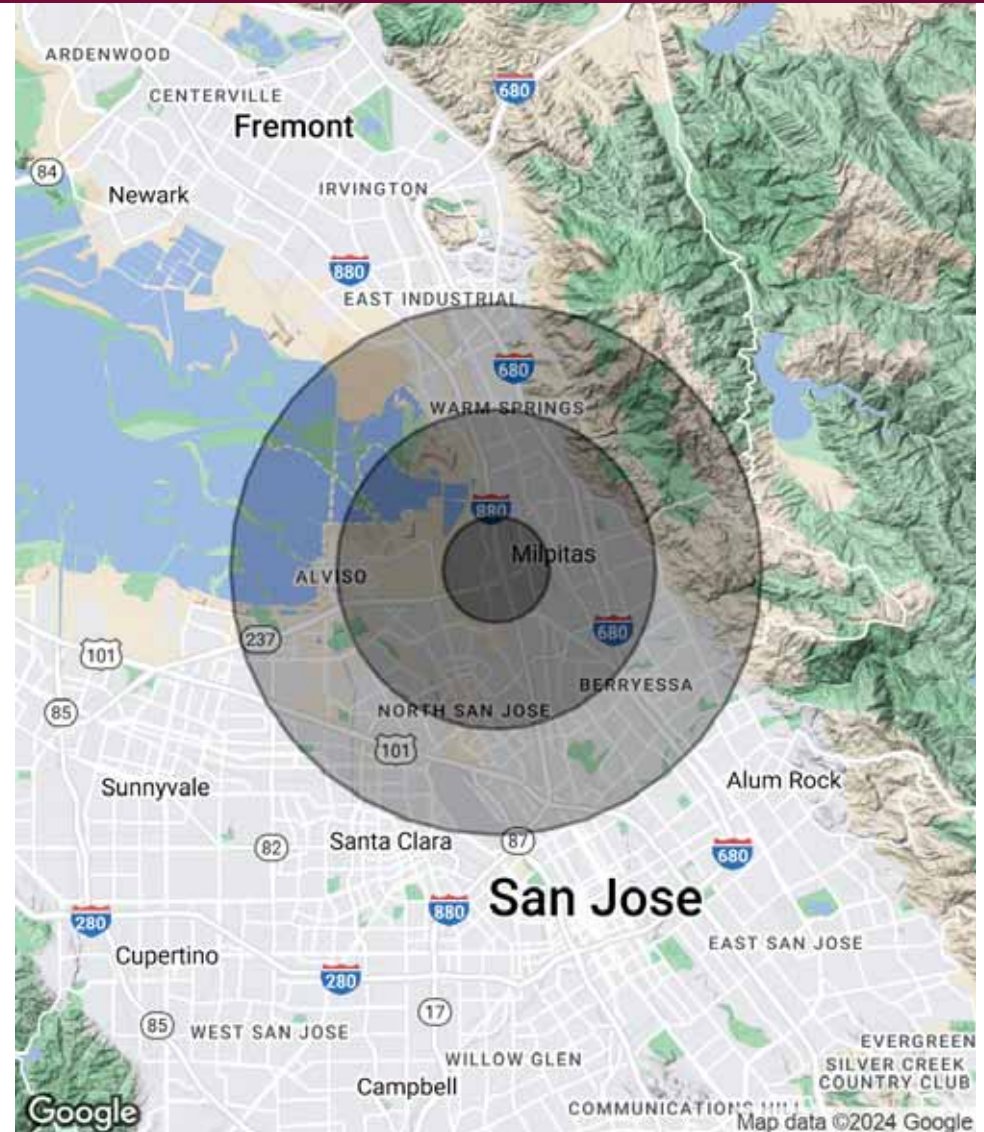
Population	1 Mile	3 Miles	5 Miles
Total Population	12,346	140,506	251,361
Average Age	39	37	39
Average Age (Male)	38	37	38
Average Age (Female)	39	38	39

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

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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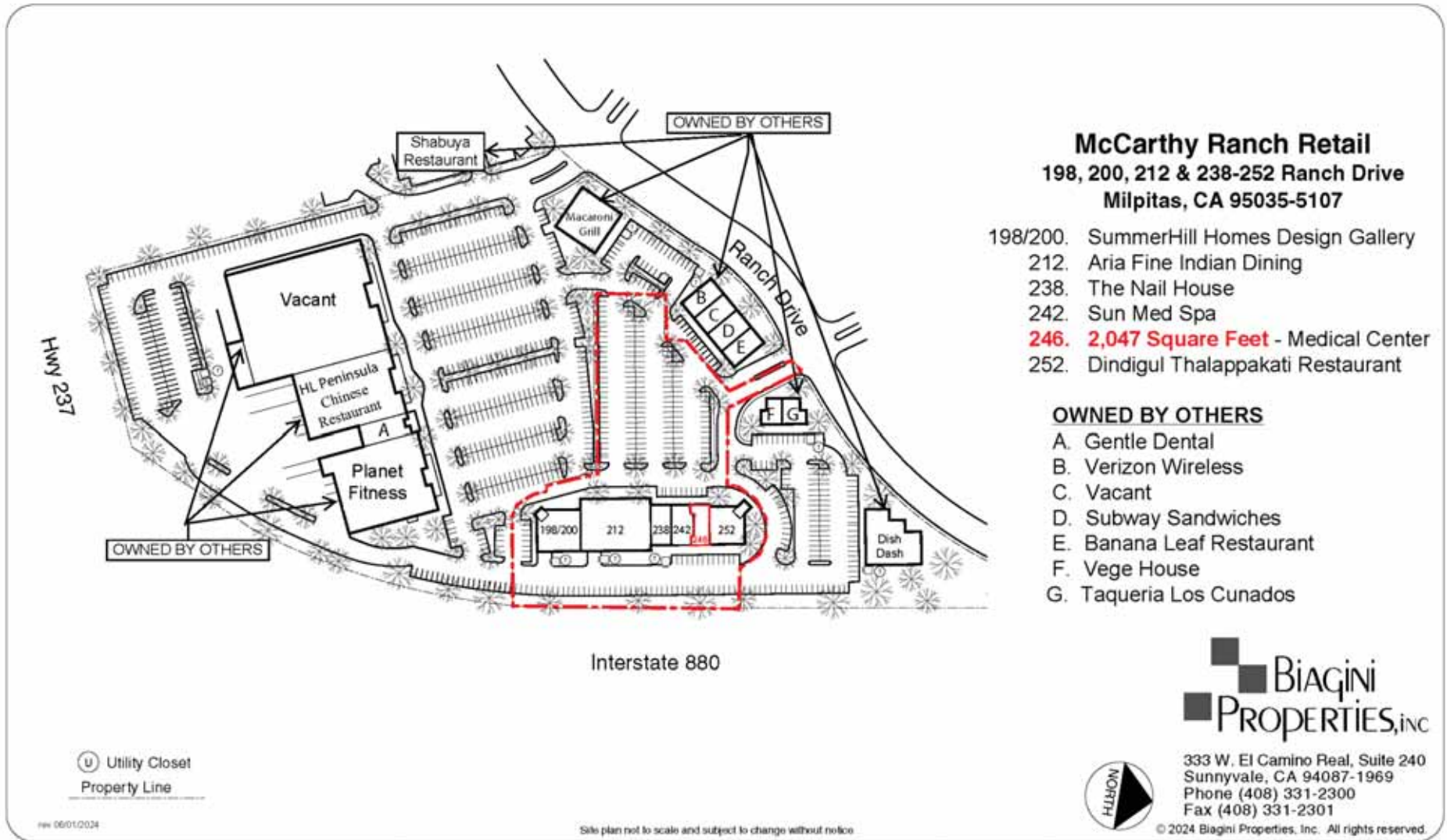
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246 Ranch Drive - Waiting Area



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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