

DRAFT



For Lease | Grocery Anchored Spaces

±85,227 GLA | \$4 PSF + NNN | ±900 – 2,638 SF Available

1535 Landess Ave. | Milpitas, CA



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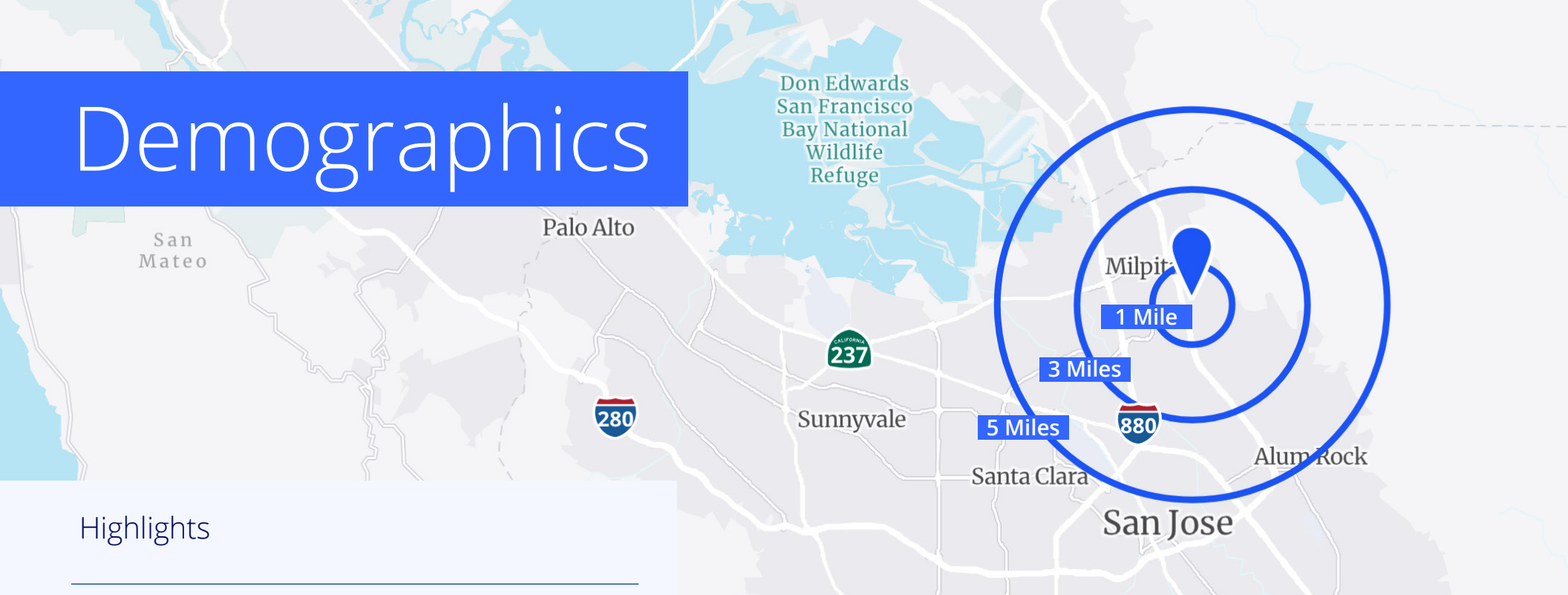
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Demographics











Highlights

Anchored by Seafood City Supermarket: A ±35,000 SF flagship store drawing consistent foot traffic from the local Filipino and Asian communities.

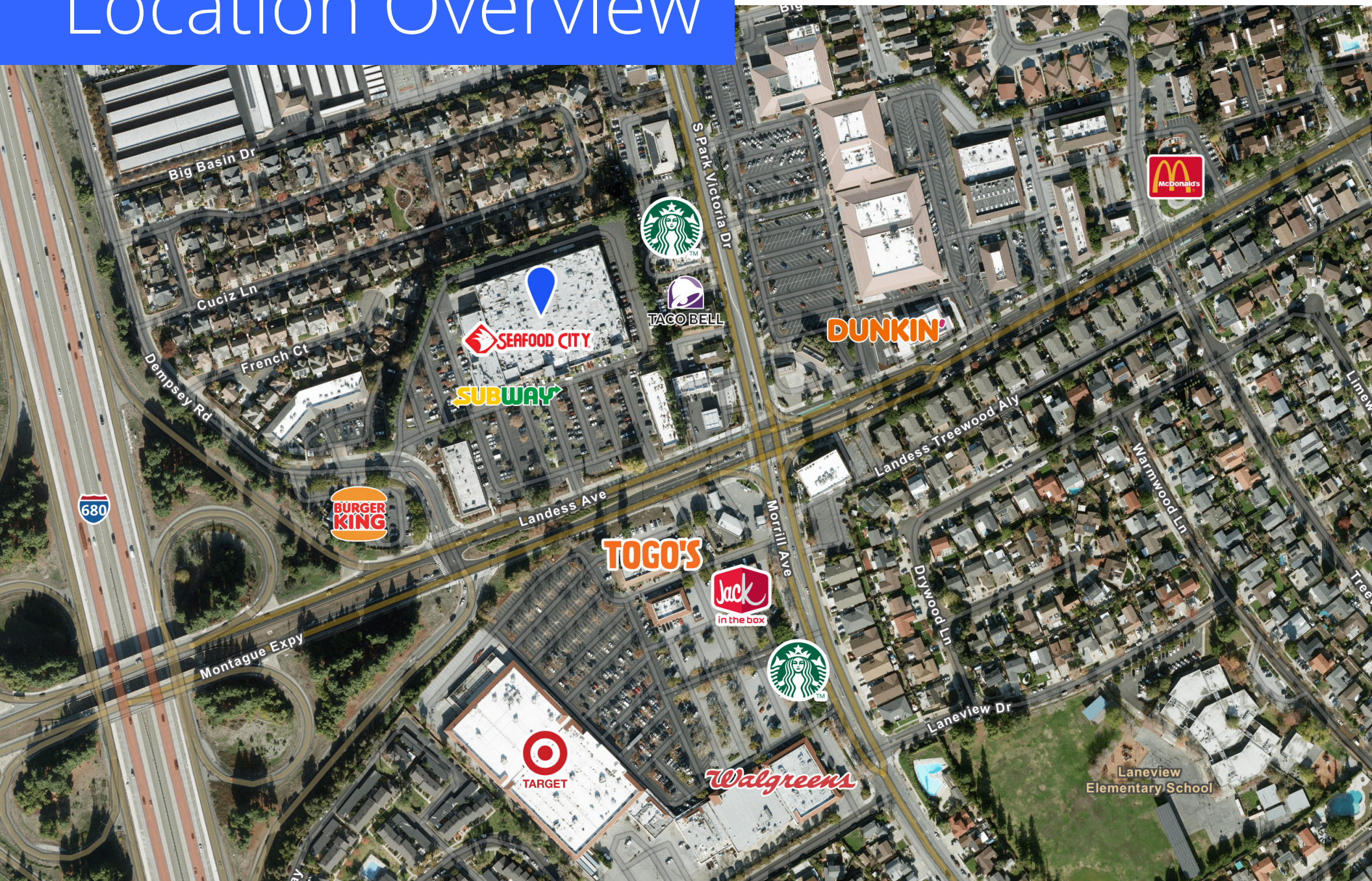
Diverse On-Site Tenants: Includes popular establishments like Max's Restaurant, Goldilocks Bakeshop, Beard Papa's, Chowking, The Face Shop, and U.S. Bank, offering a variety of dining and service options.

Prime Location with Ample Parking: Situated near the intersection of Landess Ave. and I-680, across from Target, with ample parking and easy access, making it convenient for shoppers and employees alike.

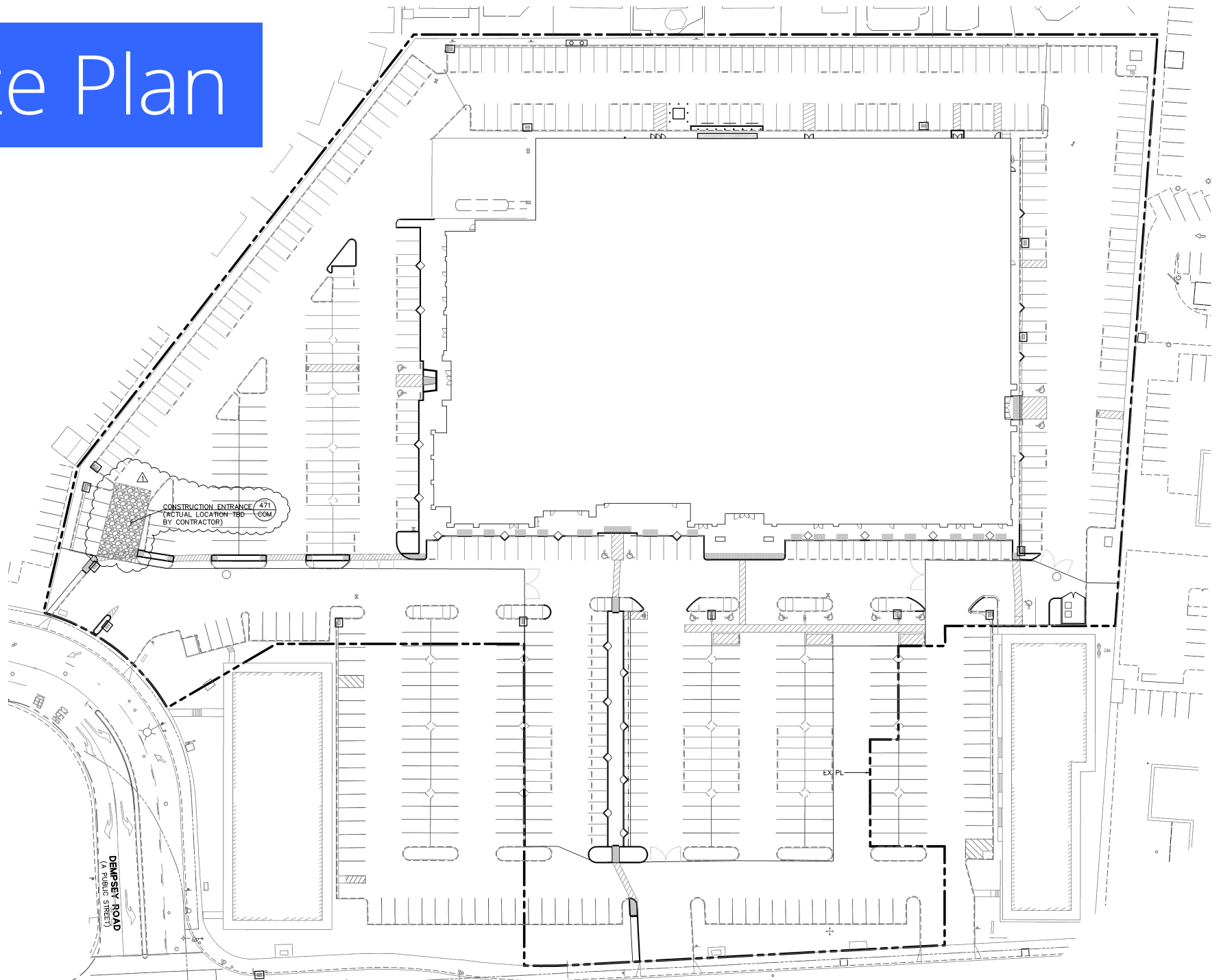
Demographics

	1 mile	3 miles	5 miles
 Total Population	30,710	160,151	342,430
 Daytime Population	24,730	165,883	411,341
 Total Households	9,820	50,259	110,740
 Median HH Income	\$181,435	\$174,938	\$154,659
 Education (Bachelor's/graduate/prof degree)	59%	60%	54%
 Total Businesses	854	5,644	14,350
 Total Employees	8,696	74,676	209,614
 White Collar Employees	78%	78%	74%

Location Overview



Site Plan



Available Units

Suite Availability

- 141 ±900 SF | Second generation restaurant space available
- 113 ±2,638 SF | Good for KTV/ Karaoke



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Photo Gallery

