

# Mercado Shopping Center

2,238 SF Available September 2019



3159 Mission College Boulevard | Santa Clara, CA 95054



2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**Adria Giacomelli**  
SENIOR VICE PRESIDENT  
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## SUMMARY

### Mercado Shopping Center, Santa Clara, CA 95054

**Address:** 3159 Mission College Boulevard  
**Type:** Community & Entertainment Center  
**Available:** 2,238 SF  
**Suite:** 3159 (Please do not disturb tenant)  
**Base Rent:** \$72.00 PSF Annually  
**NNN:** \$1.08/ \$12.96 PSF Annually (2019 Estimate)  
**Delivery:** September 2019  
**Zoning:** PD (Planned Development)  
**Parking:** 1,739 Stalls / 8.2 per 1,000 sf  
**Year Built:** 1996-1997

## HIGHLIGHTS

- 2,238 SF End Cap Available September 2019
- High Incomes, Education, and Employment Base
- Boasting a Top AMC 20 Screen Movie Theatre in the Country
- 1.9 Miles from the New Levi's 49er Stadium
- ±1,400 linear feet visible to 173,000 cars per day on Hwy 101

The Mercado Santa Clara is a dominant retail destination located along Highway 101 in the heart of Silicon Valley's "Golden Triangle", benefitting from exceptional visibility and regional access. The +213,122 sf Mercado is a regional draw with national and regional retailers and restaurants, anchored by a 20-screen AMC movie theatre (one of the nation's highest-grossing multiplexes), TJ Maxx HomeGoods and Walmart's Neighborhood Grocery. The Mercado boasts +1,400 linear feet of frontage parallel to Hwy 101, and two large illuminated pylon signs, clearly visible to the 173,000 cars per day on Hwy 101.



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## Site Plan



### DIRECTORY

Total Size: 213,129 SF



3001	In-N-Out Burgers	3,500 SF	3139	Panda Express	1,980 SF	3161	FedEx Office	4,325 SF
3111	American Multi-Cinema, Inc.	82,303 SF	3147	Pho Hoa Noodle Soup & Jazen Tea	3,580 SF	3161-A	SmokeEaters Restaurant	2,500 SF
3119	Jamba Juice	1,294 SF	3149	Malaya	5,413 SF	3163	Starbucks	1,356 SF
3125	World Wrapps Northwest	1,326 SF	3151	BurgerIM	2,500 SF	3201	TJX Home Goods	50,000 SF
3127	Tomatina	3,304 SF	3155	Subway	1,240 SF	3255	Walmart Neighborhood Market	46,000 SF
3133	Krispy Kreme	1,460 SF	<b>3159</b>	<b>Coming Available September 2019</b>	<b>2,238 SF</b>			

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Suite 3159 - 2,238 SF (Coming Available September 2019)



Suite: 3159 Mission College Boulevard, Santa Clara (Optometrist)

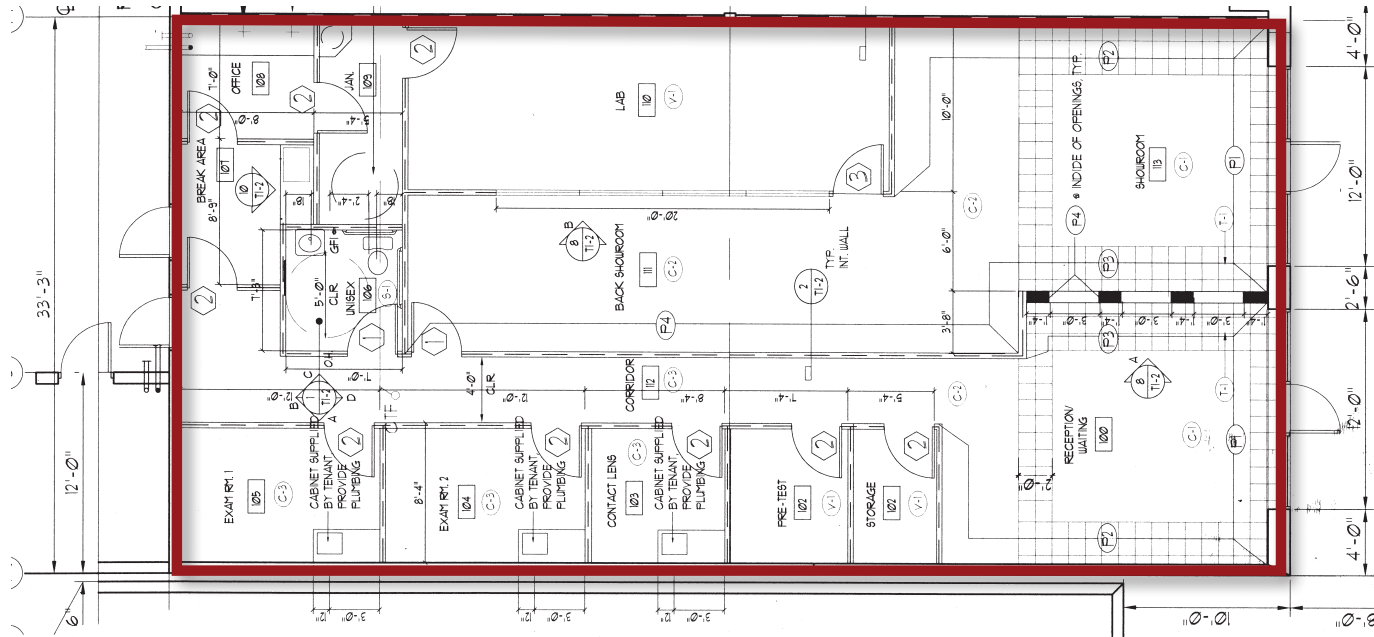
Size: 2,238 SF

Rent: \$72.00 PSF Annually

NNN: \$1.08/ \$12.96 PSF Annually (2019 Estimate)

Delivery: September 2019

- 34' Frontage x 65' Depth Approximately
- End Cap Location with Parking on Side
- Two Bays Facing Expansive Courtyard Area



Drawing may be different from current space plan. Plan is intended to be a rough guide only.



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Close-Up Aerial



GREAT AMERICA PKWY - 50,000 ADT

MISSION COLLEGE BLVD - 16,000 ADT

BAYSHORE FWY - 173,000 ADT



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Market Aerial



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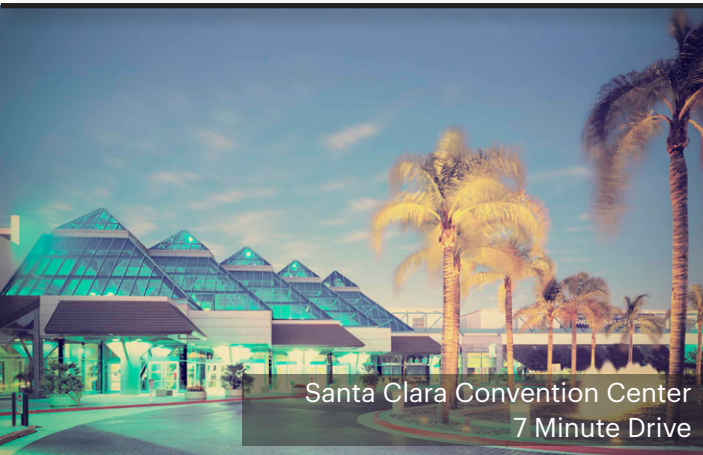
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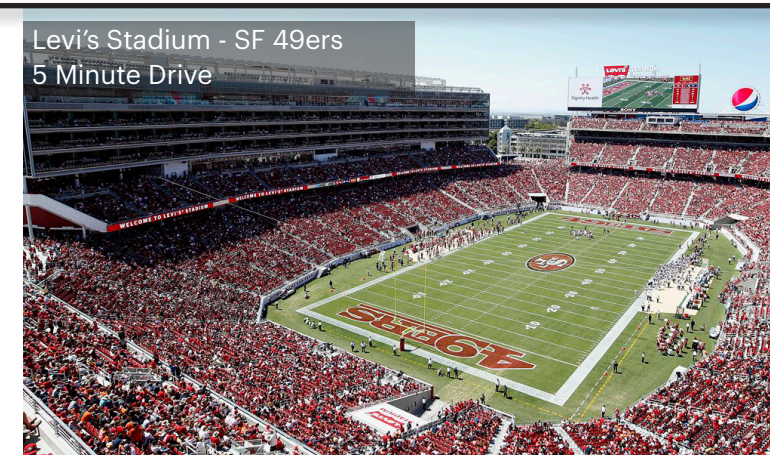
## Demographics



DEMOGRAPHICS	1 Miles	3 Miles	5 Miles	10 Miles
Daytime Population	21,597	206,864	379,456	822,855
Population	9,712	164,456	395,098	1,459,955
Total Households	3,317	61,306	147,867	501,594
Estimated Population Density (2016)	3,092 psm	5,819 psm	5,033 psm	4,649 psm
AHHI	\$110,216	\$119,847	\$128,368	\$132,379
AHH Net Worth	\$1,339,997	\$1,587,153	\$1,683,945	\$1,652,185
Population Family	83.1%	81.7%	79.5%	83.8%
Average Family Household Size	3.6	3.4	3.3	3.5
College Ed. (Bachelors Degree+)	44.2%	54.6%	57.7%	50.7%
White Collar Workers	3,023	50,495	124,566	429,633
Average Commute Time	18.4 Minutes	18.7 Minutes	18.9 Minutes	20.8 Minutes
Total Monthly Household Expenditure	\$6,341	\$6,679	\$7,014	\$7,174
Total Monthly Retail Expenditure	\$2,859	\$3,008	\$3,158	\$3,230
Monthly Apparel Expenditure	\$225	\$238	\$250	\$256
Monthly Entertainment Expenditure	\$361	\$380	\$400	\$409
Monthly Food & Beverage Expenditure	\$903	\$938	\$980	\$1,002



Santa Clara Convention Center  
7 Minute Drive



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## Location Proximity



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## Property Photos



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