



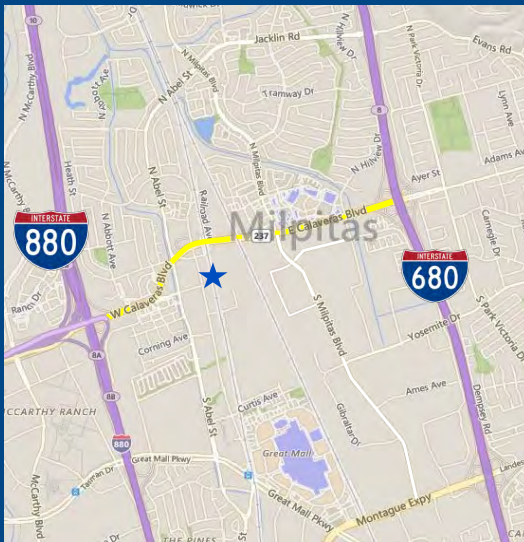
**100 S. MAIN STREET
MILPITAS,
CALIFORNIA**

**11,500± SF Retail/Light Industrial Building
For Lease
Auto-Related Uses Allowed**



PROPERTY INFORMATION:

- 11,500± SF
- Lot Size 30,000± SF
- Current Tenant Operating for 38 Years Here
- Tire or Auto Related Uses Could Continue
- Equipment Could Remain (Ask Agent for Details)
- Potential for Many Other Retail Uses
- Zoned MXD-Mixed Use, Zoning Info Enclosed
- Just 1 Block from Calaveras Blvd./Hwy 237
- 1 mile from The Great Mall
- \$2.35 PSF, NNN
- **DO NOT DISTURB TENANT**
- EMAIL AGENT TO TOUR



ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	24,743	129,084	252,053
AVG. HH INCOME:	\$119,314	\$127,143	\$126,605

FOR MORE INFORMATION CONTACT:

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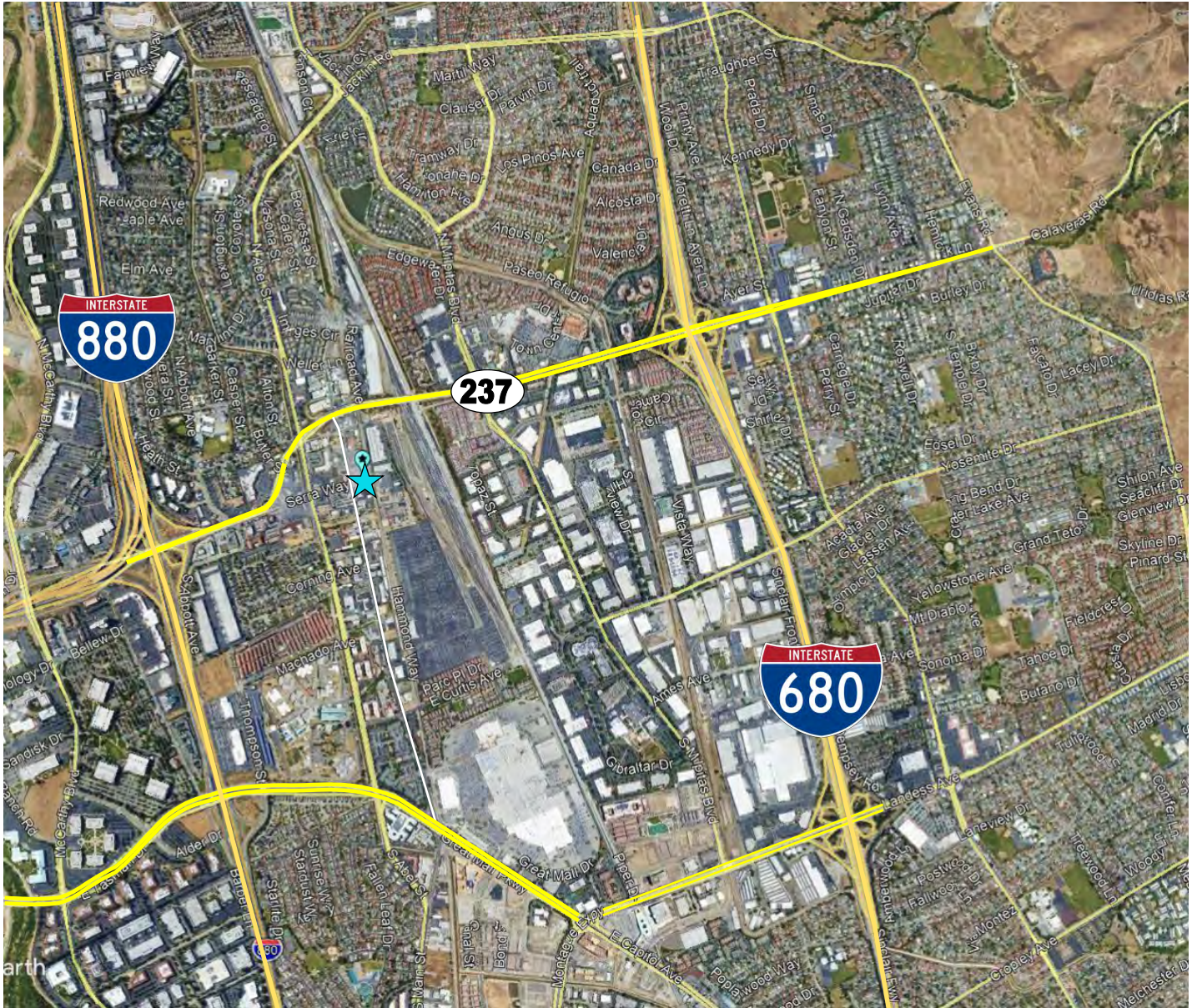
100 S. Main Street · Milpitas, California



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100 and 114 S Main Street - Zoned MXD, Mixed Use

Prohibited Uses. The following uses are prohibited:

1. Uses where the symbol "NP" appears within Table 6.02-1.
2. The following uses are not permitted in any mixed use zone:
 - a. Adult Businesses as defined in Subsection 13.04, Adult Businesses, of this Chapter.
 - b. Disinfecting and extermination business.
 - c. Ground level residential in the Ground Level Commercial Area as shown on the Midtown Specific Plan Land Use Map, Figure 3.1 and Zoning Map.
 - d. Outdoor storage of vehicles. e. Private self-storage facilities
 - f. Single family detached dwellings
 - g. Two family dwelling units
 - h. Drive through uses (restaurants, pharmacies, etc.)

Key for Enclosed Use Table

P	Where the symbol "P" appears, the use shall be permitted.
MCS	Where the symbol "MCS" appears, the use shall be permitted subject to the issuance of a Minor Conditional Use Permit by staff, in accordance with Section 57.04, Conditional Use Permits and Minor Conditional Use Permits, of this chapter.
P/C	Where the symbol "P/C" appears the use may be permitted if certain criteria is met or otherwise a Conditional Use Permit shall be required, in accordance with Section XI-10-57.04, Conditional Use Permits, of this Chapter.
C	Where the symbol "C" appears, the use shall be permitted subject to the issuance of a Conditional Use Permit, in accordance with Section 57.04, Conditional Use Permits and Minor Conditional Use Permits, of this chapter.
MC	Where the symbol "MC" appears, the use shall be permitted subject to the issuance of a Minor Conditional Use Permit, in accordance with Section 57.04, Conditional Use Permits and Minor Conditional Use Permits, of this chapter.
O	Where the symbol "O" appears, the use is subject to an alternative review process described in a subsequent footnote

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Table XI-10-6.02-1 Mixed Use Zone Uses Use	MXD
	Ground Level (Facing Retail street)
1. Commercial Uses	
Alcohol beverage sales	C
Commercial services ¹	MCS
Grocery stores (supermarkets)	C
Pawnshops ²	C
Pet shops	C
Retail stores, general merchandise ³	MCS
Tanning salons	P
Thrift shops (used merchandise)	
Retail	P
With collections	C
2. Entertainment and Recreation	
Commercial athletic facilities	P
Motion picture theater (see 6 below)	
Recreation or entertainment facility	C
3. Health and Veterinarian Uses	
Animal grooming (no boarding)	P
Hospitals or sanitariums ⁴	C

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Table XI-10-6.02-1 Mixed Use Zone Uses Use	MXD
	Ground Level (Facing Retail street)
Massage establishment	C
Medical or dental offices and clinics	P
Medical support laboratories	P
Optician and optometrist shop	P
Pharmacy or drug store	P
Veterinarian clinic	P
4. Lodging	
Bed and breakfast	P
Boarding houses (3 or more persons)	C
Group dwellings	C
Hotels	C
Motels	C
5. Professional Offices, Financial Institutions and Related Uses ⁴	
Financial institutions (banks, savings and loans, etc.)	MCS
Offices ³	MCS
6. Public/Quasi Public and Assembly Uses	
Child care	
Child care center	C
Day care school	C
Large family child care home	P

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Table XI-10-6.02-1 Mixed Use Zone Uses Use	MXD
	Ground Level (Facing Retail street)
Small family child care home	P
Instruction	
Group ¹³	P
Private	P
Park, playground or community center ⁵	O
Places of assembly ⁴	C
Public utilities	C
Schools, private (elementary, middle and high) ⁴	C
Theaters (Indoor)	C
Trade and vocational schools ⁴	C
Transportation facilities ²	C
7. Residential Uses	
Multi-family housing ⁷	P
Transitional and supportive housing ⁷	P
8. Restaurants or Food Service	
Bar or nightclub	C
Brewery/Eateries ¹⁰	MCS
Catering establishments	C
Restaurants ²	P/C
With dancing and entertainment	C

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Table XI-10-6.02-1 Mixed Use Zone Uses Use	MXD
	Ground Level (Facing Retail street)
With ancillary on-premise beer & wine with no separate bar	P
9. Unclassified Uses	
Artisan Studios & Live-work units, woodworking or glassworking, plumbing or metalworking and sign shops ²	MCS
Lobbies and entries for upper floor uses	P
Model home complex ¹¹	P
Mixed use developments ¹²	P
Planned Unit Development ¹³	P
Temporary seasonal sales ¹⁴	P
10. Vehicle-Related Repair, Sales and Services	
Auto sales and rental ¹⁵	C
Auto broker (wholesale, no vehicles on site) ²	MCS
Vehicle service uses ¹⁶	C

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