



MCCARTHY RANCH

I-880 & HWY 237 + MILPITAS

IN THE CENTER
OF IT ALL

11,100 SF (DIVISIBLE TO
6,000 SF) & 12,000 SF
Available

CBRE

EXTENDED TRADE AREA



Developed in 1995, McCarthy Ranchs' positioning within **Silicon Valley** has only gotten stronger. Nowhere else in **Silicon Valley** can you find a power center at the interchange of two major freeways.



INCOME
5 Mile Radius:
\$126,957
10 Minute Drive Time:
\$124,990



POPULATION
5 Mile Radius:
240,747
10 Minute Drive Time:
119,077



**DAYTIME
POPULATION**
5 Mile Radius:
321,052
10 Minute Drive Time:
179,932

TOP EMPLOYERS IN THE EXTENDED TRADE AREA

EMPLOYER	# OF EMPLOYEES	ADDRESS	CITY
Cisco Systems	14,000	170 West Tasman Dr.	San Jose
Appied Materials, Inc.	8,500	3050 Bowers Ave	Santa Clara
Intel Corporation	7,801	2200 Mission College Blvd	Santa Clara
Tesla Motors	6,000	45500 Fremont Blvd	Fremont
Cisco Systems, Inc.	3,816	115 N McCarthy Blvd	Milpitas
Paypal, Inc.	2,800	2211 N 1st St	San Jose
California's Great America	2,500	4701 Great America Pkwy	Santa Clara
Avaya Inc.	2,000	4655 Great America Pkwy	Santa Clara

*Source: Shopping Centers Today | May 2017

**MCCARTHY
RANCH**

PROJECT OVERVIEW

- McCarthy Ranch sits at the intersection of I-880 & Hwy 237 (**over 350,000 cars per day**) – at the gateway to Silicon Valley
- The project is part of McCarthy Ranch, which consists of 266,116 SF of retail plus Wal-Mart, Wal-Mart Neighborhood Grocery, Ashley Furniture & Michaels
- **11,100 SF (divisible to 6,000 SF) & 12,000 SF Available** with unobstructed visibility to I-880
- Services the **strong daytime population** in “The Golden Triangle” and the residential east of I-880
- Co-tenancy of national retailers like Best Buy & Wal-Mart, **draw regionally** from the east side of San Jose’s trade area



*City of Milpitas
RANKED #8
in Top 10
Fast-Growing
US Suburbs



***HIGHLY
REGARDED**
School System Draw
Upper-Middle Class
Professionals



*Number of
Households Grew
15.5%
Between 2010
and 2017



**MC CARTHY
RANCH**

SITE PLAN

23,100

SPACE AVAILABLE

RSF

Space 111B

6,000 - 11,100

Space 217

12,000

TENANT

SUITE

RSF

Bank of America (ATM)	15A	195
Best Buy	63	51,250
Big Al's	15 & 17	46,000
Sportsman's Warehouse	111A	31,610
Sprint	125	1,503
Starbucks	127	1,475
Lotus	131	1,517
Happy House Restaurant	133	1,500
Jamba Juice	135	1,300
Togo's	137	1,700
Wells Fargo Bank	139	3,000
Michael's	153	23,780
Pet Smart	175	25,416
Red Kwali	179	2,970
Dish Dash	181	3,000
Mattress Firm	183	4,870
AT&T Wireless	185	3,930
Ross	239	27,000
Dollar Tree	251	11,000



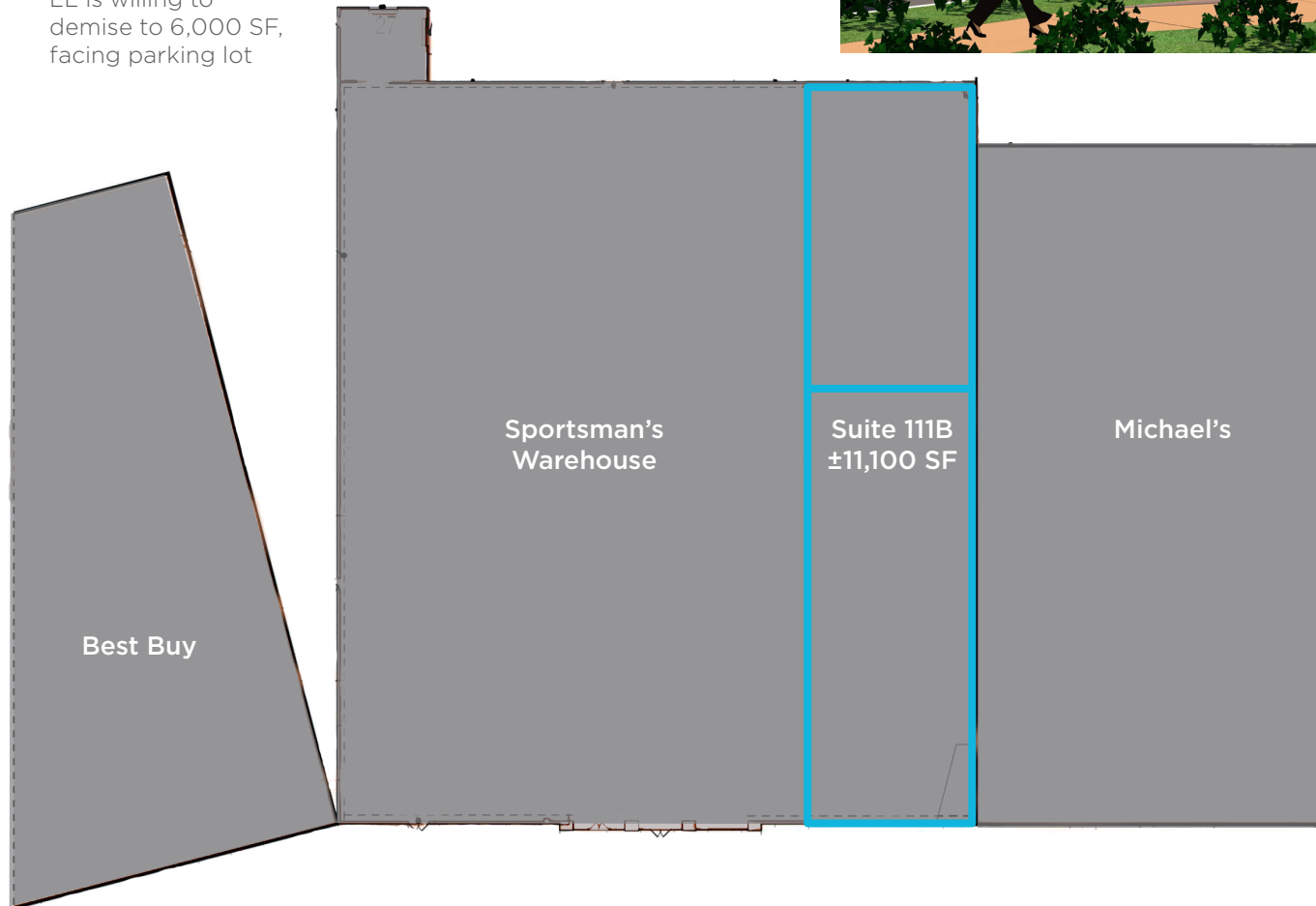
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RANCH

SUITE 111B

AVAILABLE FOR LEASE

±6,000 - 11,100 SF

SUITE	111B
AVAILABILITY	Immediately
NEIGHBORING TENANTS	Sportman's Warehouse, Michael's
NOTE	LL is willing to demise to 6,000 SF, facing parking lot



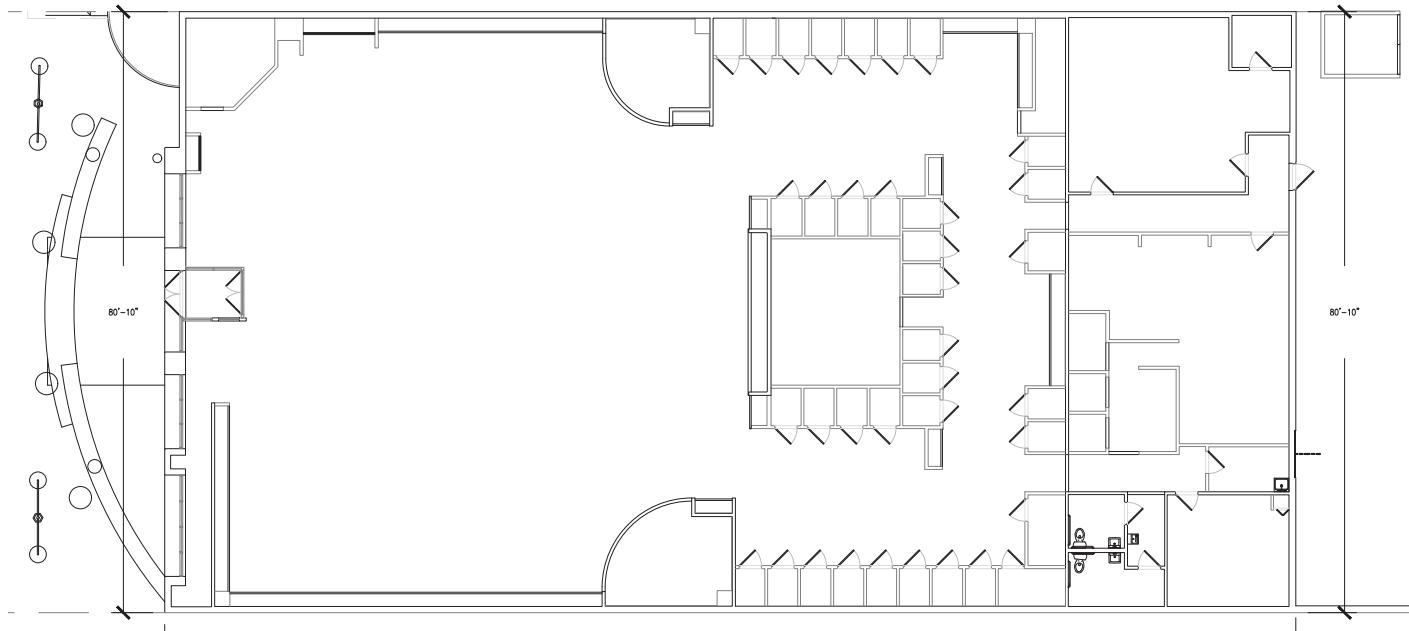
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RANCH

SUITE 217

AVAILABLE FOR LEASE

±12,000 SF

SUITE	217
AVAILABILITY	Immediately
NEIGHBORING TENANTS	Petsmart, Ross



DEMOGRAPHIC MAP

POPULATION	1 MILE	3 MILES	5 MILES
2016 Population - Current Year Estimate	12,975	128,889	240,747
2021 Population - Five Year Projection	13,922	140,103	259,693
2010 Population - Census	11,721	114,335	217,911
2000 Population - Census	10,697	93,318	191,555
2016-2021 Annual Population Growth Rate	1.42%	1.68%	1.53%

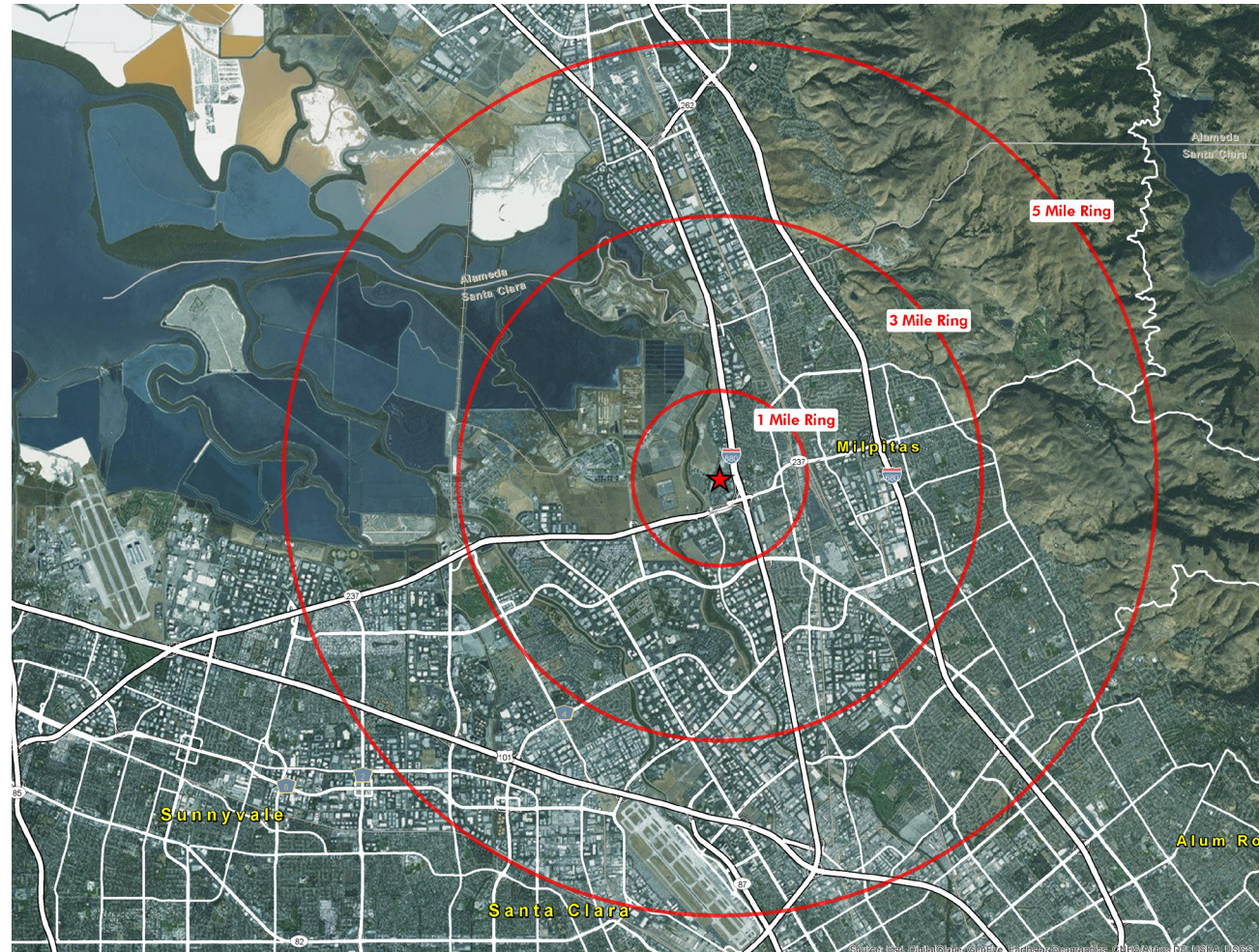
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2016 Households - Current Year Estimate	3,248	41,576	76,341
2021 Households - Five Year Projection	3,556	45,170	82,200
2010 Households - Census	2,845	37,128	69,711
2000 Households - Census	2,136	27,782	58,187
2016-2021 Annual Household Growth Rate	1.83%	1.67%	1.49%
2016 Average Household Size	3.18	3.03	3.10

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2016 Average Household Income	\$114,425	\$128,408	\$126,957
2021 Average Household Income	\$124,995	\$137,808	\$136,743
2021 Median Household Income	\$106,325	\$112,187	\$111,291
2016 Per Capita Income	\$37,350	\$42,354	\$40,901
2021 Per Capita Income	\$40,003	\$45,270	\$43,875

HOUSEHOLD UNITS	1 MILE	3 MILES	5 MILES
2016 Housing Units	3,308	42,592	78,330
2016 Owner Occupied Housing Units	2,147 64.9%	22,159 52.0%	45,697
2016 Renter Occupied Housing Units	1,101 33.3%	19,417 45.6%	30,644

EDUCATION	1 MILE	3 MILES	5 MILES
2016 Population 25 and Over	9,082	90,547	168,811
Bachelor's Degree or Higher	3,462 38.1%	45,936 50.7%	83,758 49.6%

PLACE OF WORK	1 MILE	3 MILES	5 MILES
2016 Businesses	709	5,489	14,926
2016 Employees	16,733	130,781	321,052



DEMOGRAPHIC MAP

POPULATION	5 MIN.	10 MIN.	15 MIN.
2016 Population - Current Year Estimate	10,067	119,077	396,750
2021 Population - Five Year Projection	11,265	129,932	426,382
2010 Population - Census	8,028	104,809	363,046
2000 Population - Census	8,462	86,408	330,487
2016-2021 Annual Population Growth Rate	2.27%	1.76%	1.45%

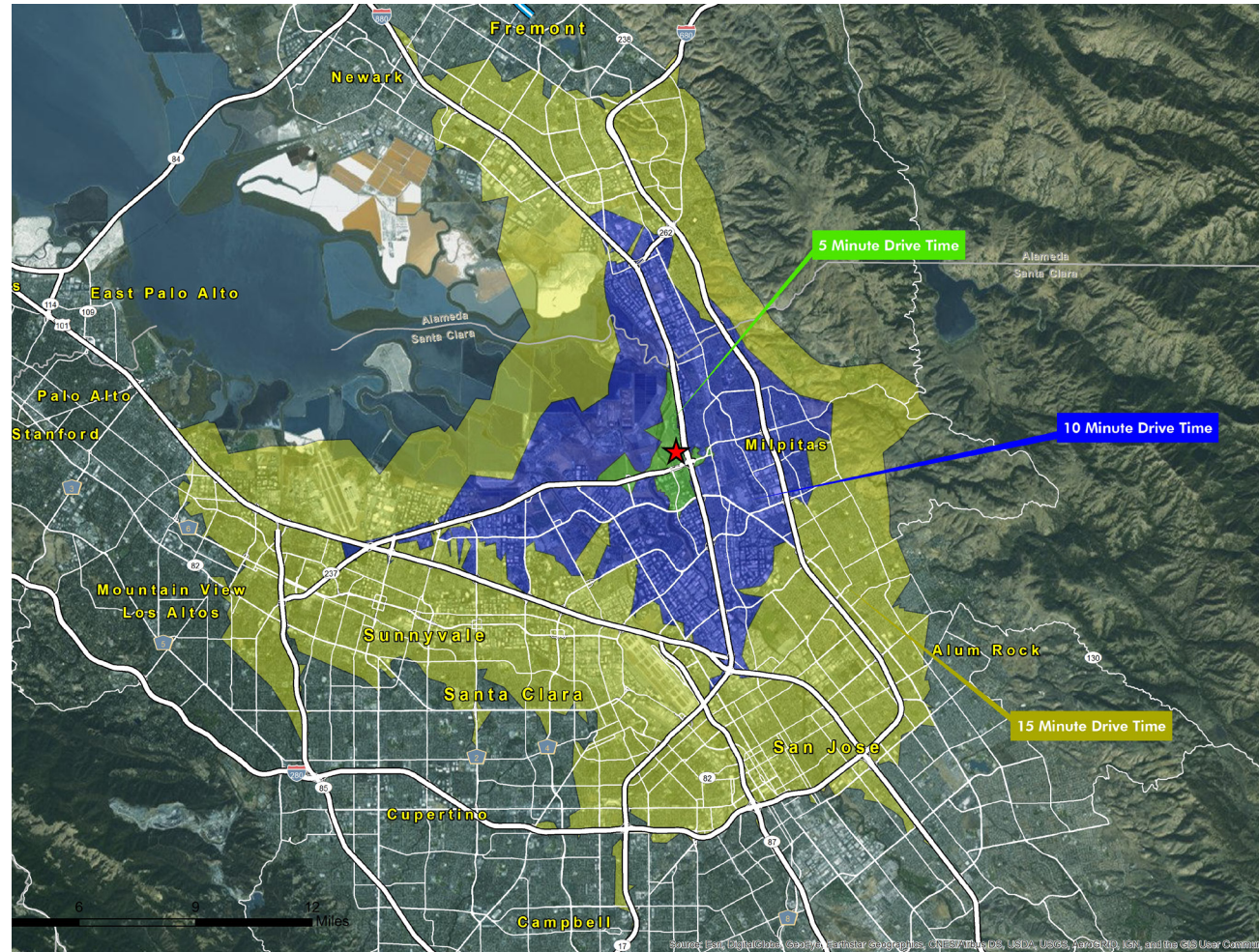
HOUSEHOLDS	5 MIN.	10 MIN.	15 MIN.
2016 Households - Current Year Estimate	3,228	39,410	131,541
2021 Households - Five Year Projection	3,609	43,003	141,064
2010 Households - Census	2,565	34,872	121,596
2000 Households - Census	2,743	26,773	106,976
2016-2021 Annual Household Growth Rate	2.26%	1.76%	1.41%
2016 Average Household Size	3.10	2.95	2.95

HOUSEHOLD INCOME	5 MIN.	10 MIN.	15 MIN.
2016 Average Household Income	\$105,570	\$124,990	\$119,074
2021 Average Household Income	\$111,805	\$134,167	\$128,920
2021 Median Household Income	\$95,001	\$109,763	\$104,859
2016 Per Capita Income	\$33,135	\$42,063	\$40,195
2021 Per Capita Income	\$35,046	\$44,977	\$43,305

HOUSEHOLD UNITS	5 MIN.	10 MIN.	15 MIN.
2016 Housing Units	3,309	40,400	136,348
2016 Owner Occupied Housing Units	2,165 65.4%	21,627 53.5%	70,146 51.4%
2016 Renter Occupied Housing Units	1,063 32.1%	17,783 44.0%	61,395 45.0%

EDUCATION	5 MIN.	10 MIN.	15 MIN.
2016 Population 25 and Over	6,846	83,992	275,640
Bachelor's Degree or Higher	2,460 35.9%	41,863 49.8%	132,577 48.1%

PLACE OF WORK	5 MIN.	10 MIN.	15 MIN.
2016 Businesses	795	7,104	23,683
2016 Employees	20,529	179,932	471,606



MCCARTHY RANCH

CBRE

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WALMART &
WALMART
NEIGHBORHOOD
GROCERY



**RESIDENTIAL POPULATION
OF 240,747 IN 5 MILES**

I-880

OVER 350,000 CARS PER DAY

HWY-237

I-880

**DAYTIME POPULATION
OF 321,052 IN 5 MILES**