



For additional information, contact Exclusive Agents:

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Biagini Properties, Inc.  
333 W. El Camino Real, Suite 240  
Sunnyvale, CA 94087-1969

8/28/2017

### Property Profile

**Location** Located on the northeast corner near Dixon Road at N. Milpitas Blvd. The site is between I-680 and I-880.

### Available For Lease

#### 115 Dixon Road: 3,000 Square Feet

(± 50' W x 60' D). Large open area, surface mounted fluorescent lighting, 2 ADA restrooms, 2 double front entrance doors and rear access door.

**Available Now.**

**Co Tenants:** Pure Water, Tan Travel, Carmy's Hair Salon & Nails, Top Spa

**Signage:** Building Signage

- Comments:**
- Newly Remodeled ADA Restrooms & Interiors!
  - 18 Parking Stalls
  - Near Milpitas High School, Thomas Russell Middle School and Joseph Weller Elementary
  - No Fire Sprinklers
  - Good Visibility
  - Zoned: Neighborhood Commercial C1

**Base Rent:** The lease is **modified gross** with no triple net charges. Landlord pays taxes, insurance and CAM. Tenant pays gas, electricity and janitorial.



### DEMOGRAPHICS

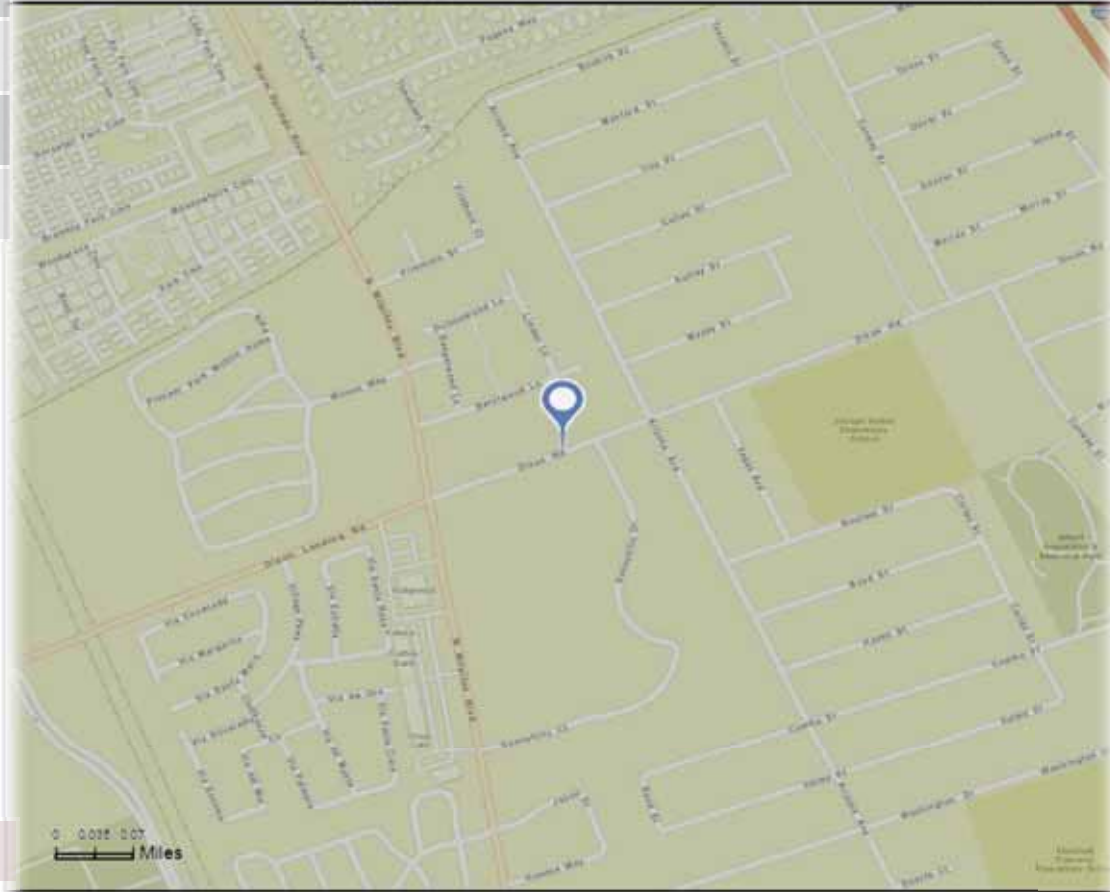
2017	1-Mile	3-Mile	5-Mile
Population	20,525	76,503	192,385
Daytime Population	7,708	65,710	198,587
Avg. Household Inc.	\$127,044	\$131,049	\$136,438



### Traffic Count Map - Close Up

Dixon Center  
115 Dixon Rd, Milpitas, California, 95035  
Rings: 1, 3, 5 mile radii

Prepared For Biagini Properties, Inc.  
Latitude: 37.45  
Longitude: -121.9097



### TRAFFIC COUNTS (24-hour ADT as of 2005)

Dixon Landing Road at N. Milpitas Blvd.	18,240
I-680 at Scott Creek Road	122,000



**Average Daily Traffic Volume**  
 Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



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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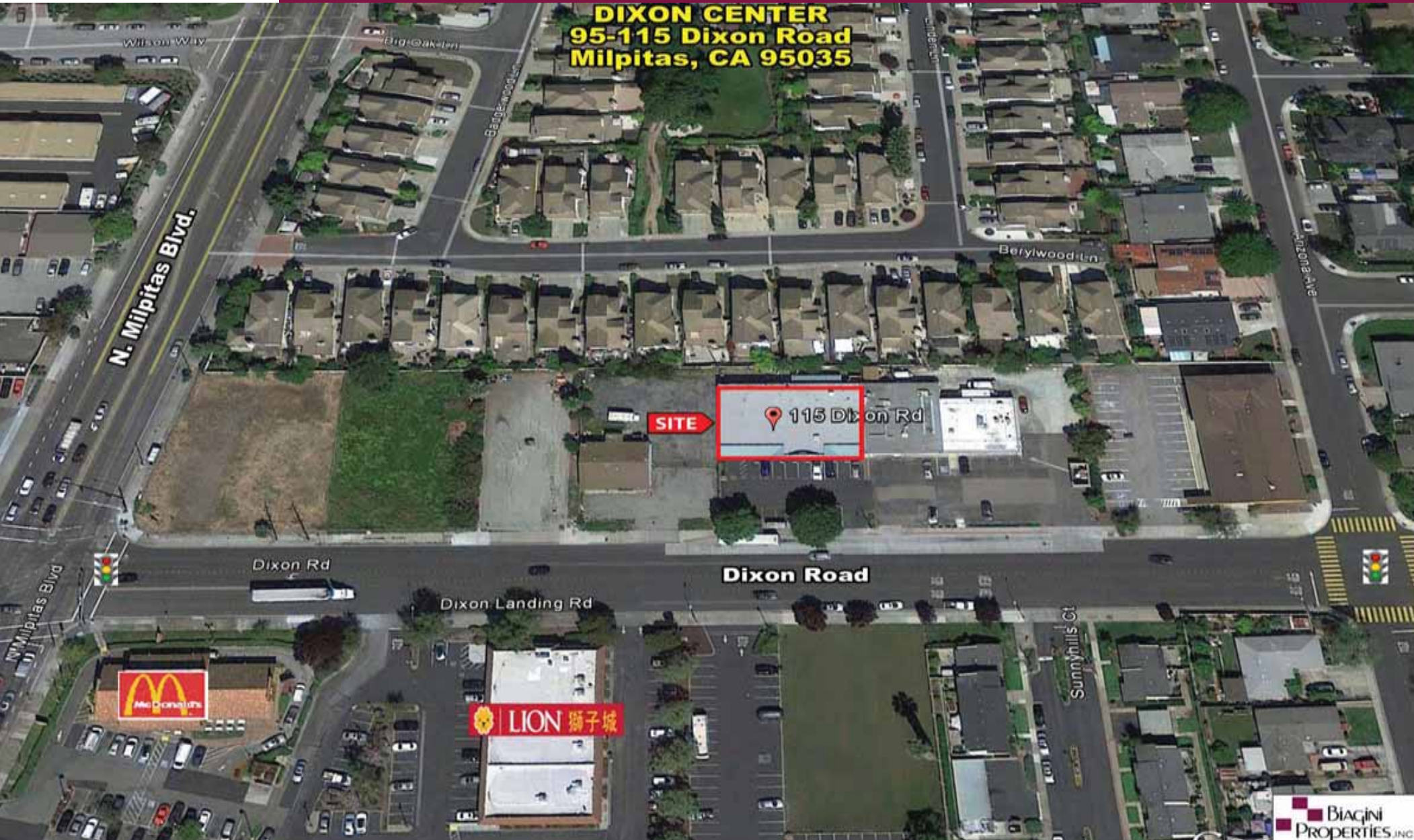
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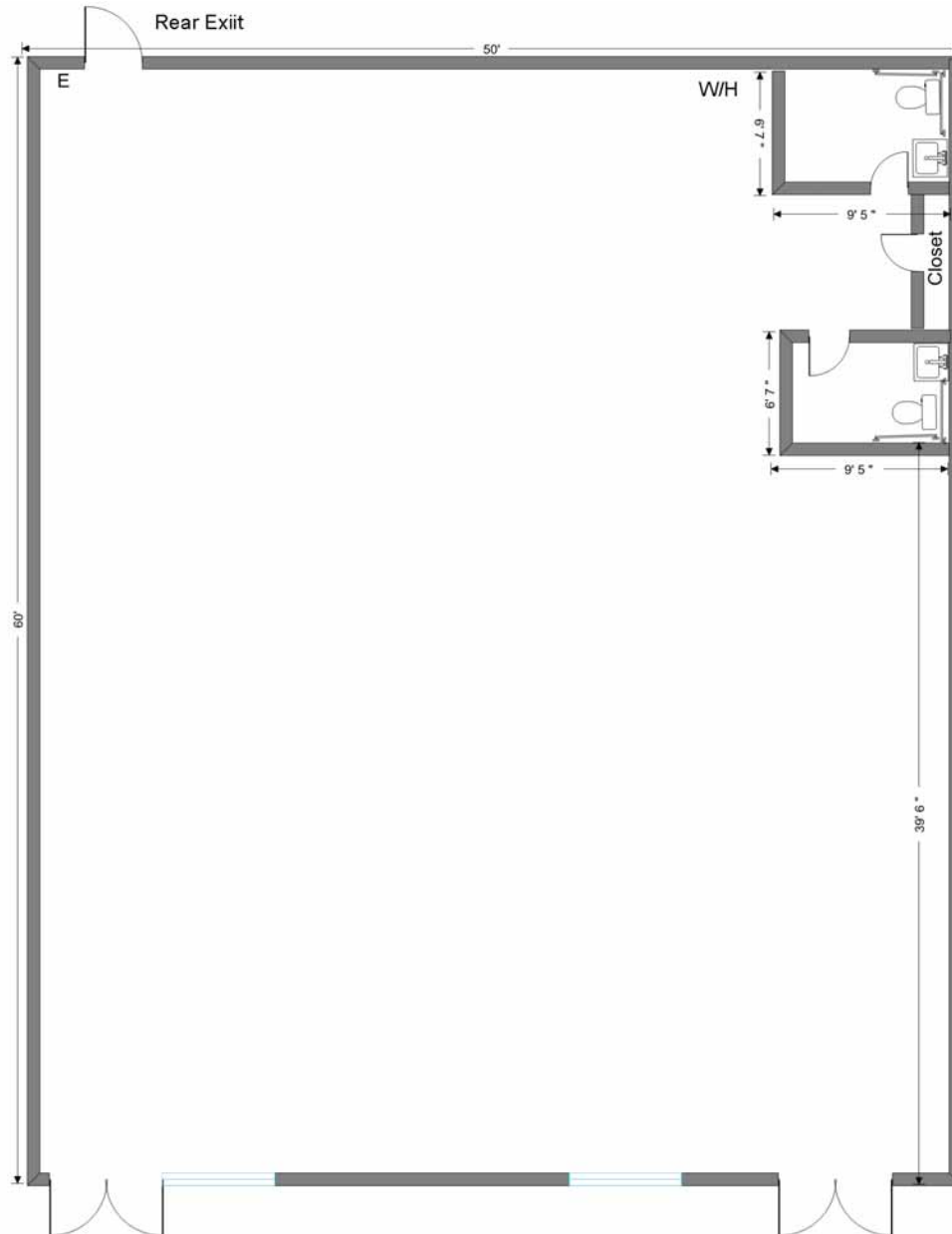
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**115 Dixon Road**  
**± 3,000 Square Feet (± 50' W x 60' D)**

***Newly Remodeled ADA Restrooms & Interiors!***

- 2 ADA Restrooms
- 9' AFF (Above Floor Finish) Ceiling Height
- 2' x 4' Surface Mounted Fluorescent Lights
- Sheetrock Ceiling
- No HVAC
- Vinyl Flooring
- No Fire Sprinklers

W/H = Water Heater

E = Separate Electrical Panel  
120A; 208/120V; 3 PH; 4 W

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