

576

SYCAMORE DR
MILPITAS, CALIFORNIA

FOR LEASE
±20,700 Sq.Ft.
OFFICE / R&D SPACE



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SYCAMORE DR MILPITAS, CALIFORNIA



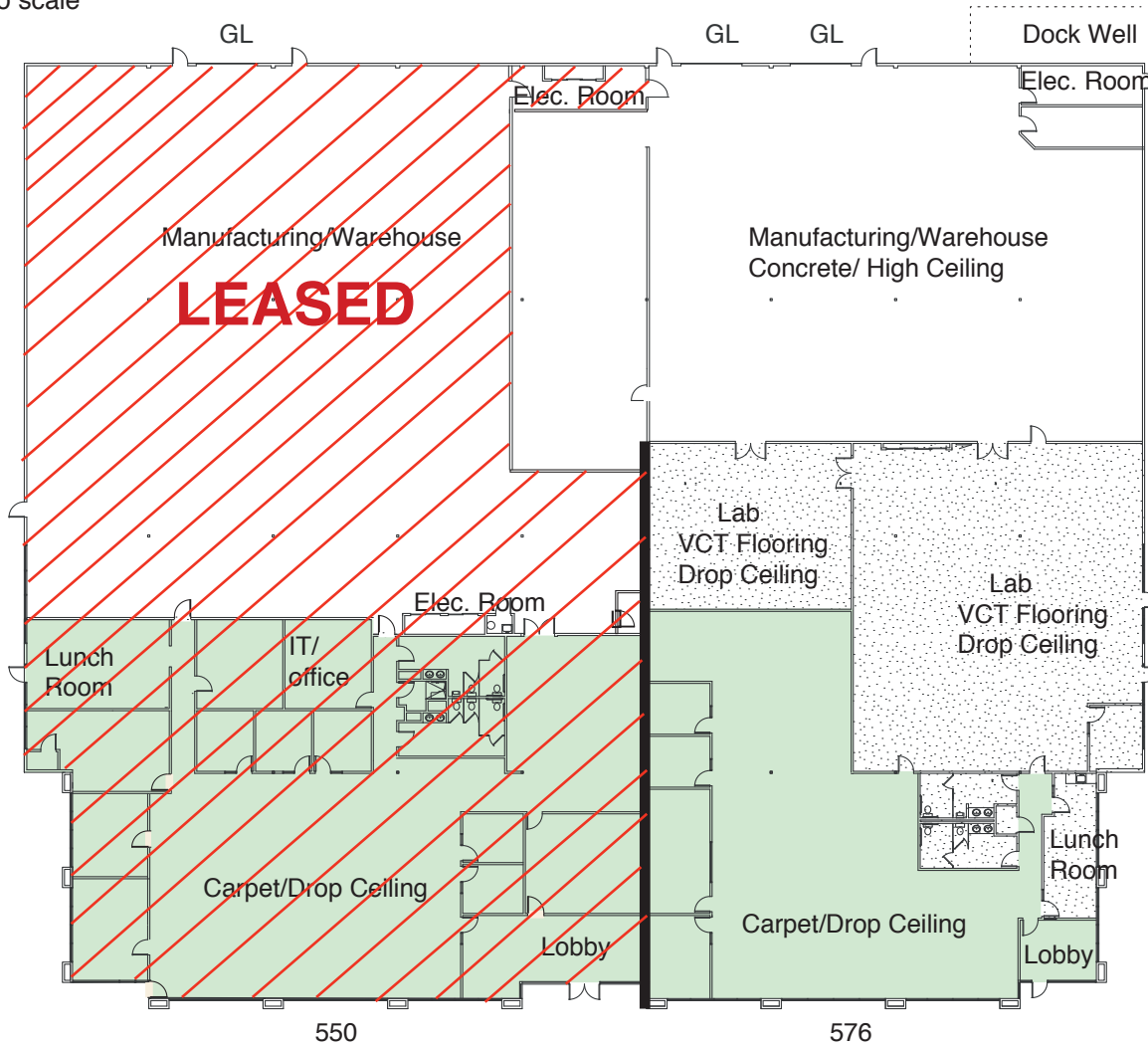
PREMISES: ±20,700 Square Feet
ASKING RATE: \$1.55 PSF NNN
NNN: Est. \$0.30 PSF
GRADE LEVEL: 2 Grade Level Door
DOCK LOADING: 1 Shared Dock Well
POWER: 1,000 Amps / 480 Volt
PARKING RATIO: 4/1000 (shared 165 spaces)
ZONING: MPS (General Industrial)
MORE INFO: 20' Clear Height
40% Drop Ceiling/Office
60% Warehouse Area
Existing Restroom
Lunch Room
Monument Signage
LED Lights
New HVAC units
10 Shared EV Charging
AVAILABLE NOW
CALL TO TOUR

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SYCAMORE DR MILPITAS, CALIFORNIA

**R&D
OFFICE READY
TO MOVE IN
\$1.55 PSF
NNN**

Not to scale



For more information:

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GD Commercial

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SYCAMORE DR MILPITAS, CALIFORNIA

Shopping / Services

- Wal-Mart
- Dollar Tree
- Ross Dress for Less
- Pet's Mart
- Best Buy
- Big Al
- Sprint
- Wells Fargo
- T-Mobile
- Mattress Firm
- AT&T
- Michaels
- Loehmann's
- GNC
- Verizon Wireless
- Sprint
- Bank of America
- 99 Ranch Market
- Walgreen
- Montessi Preschool
- Big Lots

Area Amenities



Restaurants

- McDonald's
- Taco Bell
- Starbucks
- Dishdash Grill
- Red Kwai
- Togo's
- Black Angus
- Green Barn
- Macaroni Grill
- Banana Leaf
- On the Border
- Dindigul Thalappakatti
- The Sandwich Shop
- In-N-Out
- Mirch Masala Indian Cuisine
- Darda Seafood
- Gen Korean BBQ House
- Mayflower Restaurant
- 85C Cafe Bakery
- Thai Town
- Top Café
- Koi Palace
- Pastas Grille
- King's Eggroll
- Jang Su Jang
- Chili's Grill
- Starbucks

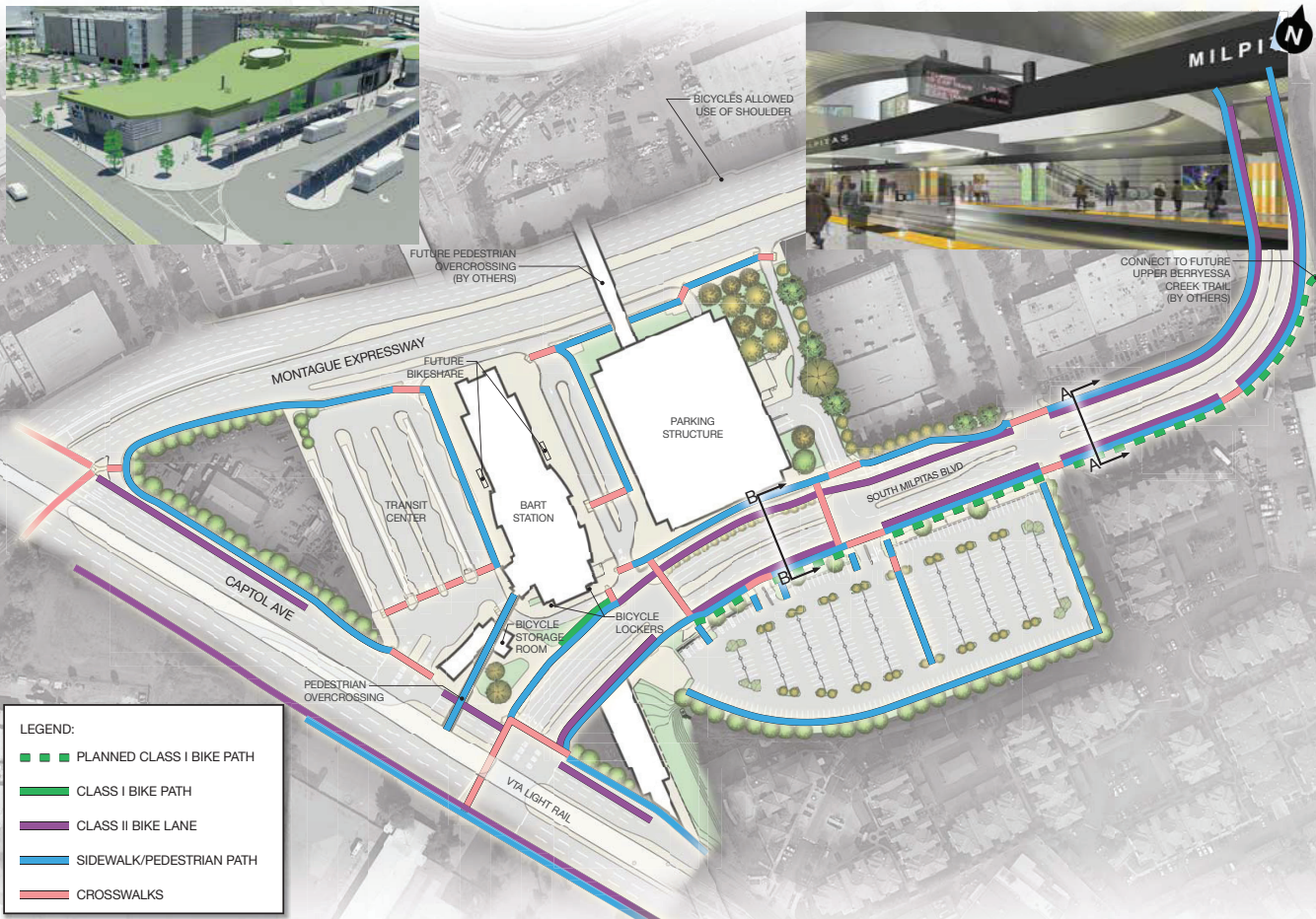
Hotels

- Larkspur Landing Suite Hotel
- Hilton Garden Inn
- Staybridge Suites
- Extended Stay America
- Crowne Plaza Hotel
- Hampton Inn
- Days Inn by Wyndham
- Marriot Residence Inn
- Sonesta Silicon Valley
- Sheraton San Jose Hotel



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Milpitas BART Station



The Milpitas BART Station is one of two stations that are part of the 10-mile Berryessa Extension, the first phase of the 16-mile BART Silicon Valley extension of the regional BART system. Located at the intersection of Montague Expressway and Capitol Avenue near the Great Mall in Milpitas, the station is the center of the city's Transit Area Specific plan, and will be the BART system's gateway to Silicon Valley, serving as a key local and regional connection to the high-tech, job-rich northwestern areas of Santa Clara County.



576 SYCAMORE DR MILPITAS, CALIFORNIA



OAK CREEK BUSINESS PARK

576 Sycamore Drive is located in Milpitas, part of the prestigious Oak Creek Business Park, at the border of North San Jose. It's surrounded by a great number renowned high-tech companies, extensive housing development and a huge retail shopping experience including the Great Mall, McCarthy Marketplace, @First center, and one the largest Asian centers, the Milpitas Square.

- Excellent Access to Highways 880, 237 & 101
- Prestigious Oak Creek Business Park
- Jogging Trails - Coyote Creek Trail
- Less than 1/2 - mile from VTA Light Rail with 1-Stop Connection to Great Mall (Milpitas) & BART Station (scheduled opening 2019)

DISTANT TO:

Milpitas Bart Station	2.7 miles
U.S. 101 / Trimble Road	2.6 miles
Interstate 880 / Montague Expy	1.9 miles
Highway 237 / N. First Street	3.2 miles
San Jose International Airport	5.1 miles
U.S. 101 / Highway 237	8.1 miles
Levi's Stadium / Tasman	4.3 miles

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SYCAMORE DR MILPITAS, CALIFORNIA

Demographic

Oak Creek Business Park 550-576 Sycamore Dr, Milpitas, CA 95035

1 Mile County

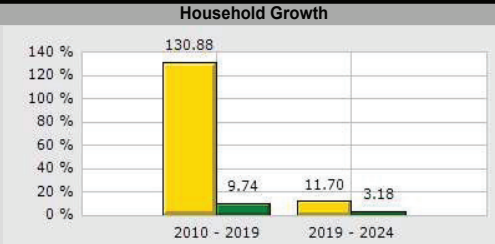
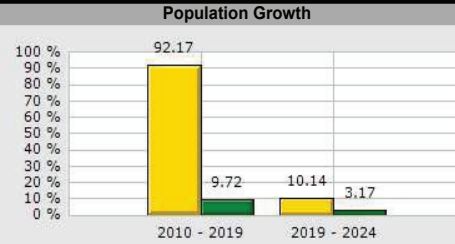
Building Type: **Flex** Warehouse Avail: **60%**
 RBA: **40,455 SF** Office Avail: **40%**
 Typical Floor: **40,455 SF**
 Total Available: **19,755 SF**



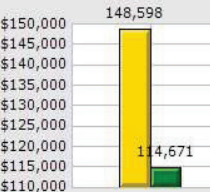
Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	32,920	179,005	387,785
2019 Estimate	29,888	170,569	371,604
2010 Census	15,553	138,519	314,640
Growth 2019 - 2024	10.14%	4.95%	4.35%
Growth 2010 - 2019	92.17%	23.14%	18.10%
2019 Population by Hispanic Origin			
2019 Population	29,888	170,569	371,604
White	7,228 24.18%	42,799 25.09%	134,171 36.11%
Black	1,122 3.75%	5,086 2.98%	11,212 3.02%
Am. Indian & Alaskan	239 0.80%	1,302 0.76%	4,192 1.13%
Asian	20,032 67.02%	114,488 67.12%	205,803 55.38%
Hawaiian & Pacific Island	102 0.34%	797 0.47%	2,050 0.55%
Other	1,166 3.90%	6,096 3.57%	14,176 3.81%
U.S. Armed Forces	0	29	102

Households	1 Mile	3 Mile	5 Mile
2024 Projection	12,345	60,063	127,873
2019 Estimate	11,052	56,954	122,154
2010 Census	4,787	44,589	101,170
Growth 2019 - 2024	11.70%	5.46%	4.68%
Growth 2010 - 2019	130.88%	27.73%	20.74%
Owner Occupied	5,339 48.31%	30,658 53.83%	65,073 53.27%
Renter Occupied	5,712 51.68%	26,297 46.17%	57,081 46.73%

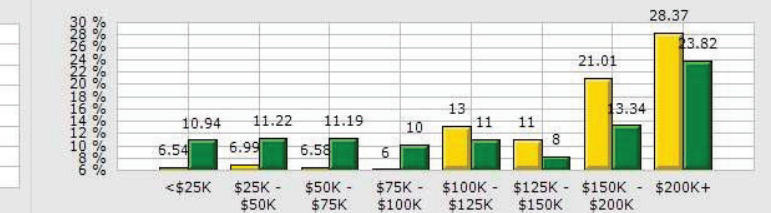
2019 Households by HH Income	1 Mile	3 Mile	5 Mile
Income: <\$25,000	723 6.54%	4,296 7.54%	14,123 11.56%
Income: \$25,000 - \$50,000	773 6.99%	4,739 8.32%	13,366 10.94%
Income: \$50,000 - \$75,000	727 6.58%	5,762 10.12%	13,900 11.38%
Income: \$75,000 - \$100,000	687 6.22%	5,251 9.22%	13,054 10.69%
Income: \$100,000 - \$125,000	1,462 13.23%	7,366 12.93%	14,947 12.24%
Income: \$125,000 - \$150,000	1,222 11.06%	6,369 11.18%	11,438 9.36%
Income: \$150,000 - \$200,000	2,322 21.01%	10,184 17.88%	18,585 15.21%
Income: \$200,000+	3,135 28.37%	12,988 22.80%	22,741 18.62%
2019 Avg Household Income	\$168,040	\$150,485	\$133,177
2019 Med Household Income	\$148,598	\$129,174	\$111,095



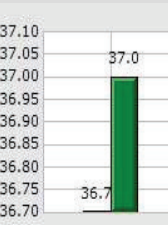
2019 Med Household Inc



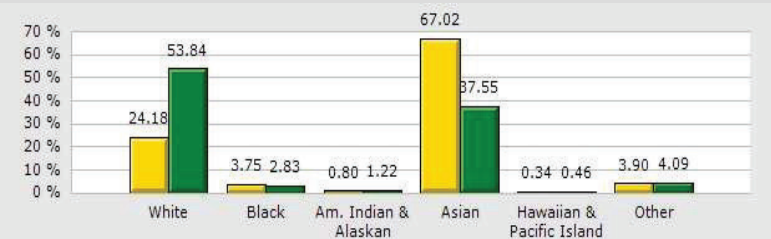
2019 Households by Household Income



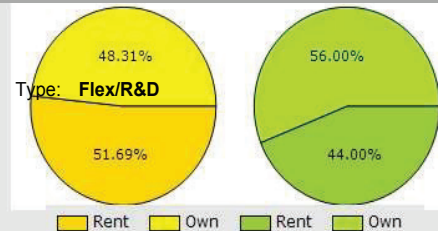
2019 Median Age



2019 Population by Race



2019 Renter vs. Owner



2019 Employed vs. Unemployed

