

ELEANOR

1500 Centre Pointe Dr
Milpitas, CA 95035

BRAND NEW RETAIL
SHELL SPACES AVAILABLE



DIXIE DIVINE
CA DRE 00926251 & 01481181

ddivine@primecommercialinc.com

408.313.8900

BRENNAN MONRO
CA DRE 02180211

bmonro@primecommercialinc.com

408.560.6100

PRIME COMMERCIAL
INCORPORATED

www.primecommercialinc.com

408.879.4000 OFFICE

ELEANOR

ADDRESS: **Eleanor Apartments**
1500 Centre Pointe Drive
Milpitas, CA 95035

TYPE: Retail / Restaurant

CONDITION: Cold Dark Shell
(Tenant Improvement Allowances Available)

PRICE: \$2.75 - \$3.50 / SF + NNN \$1.20

HIGHLIGHTS



Brand-New Ground Floor Retail Spaces at Eleanor Apartments, an upscale mixed-use community



Situated in a high-growth tech corridor with strong daytime population and affluent residential base



Conveniently located across from Great Mall and BART Milpitas Station, near Montague Expressway



Surrounded by dense residential developments, complementary retail, and tech campuses

ELEANOR

THE SPACES

FEATURES



Ground Level Retail Shells



Modern design with large storefront windows, high ceilings (18.5'), and signage opportunities



Flexible floor plans with a variety of suite sizes



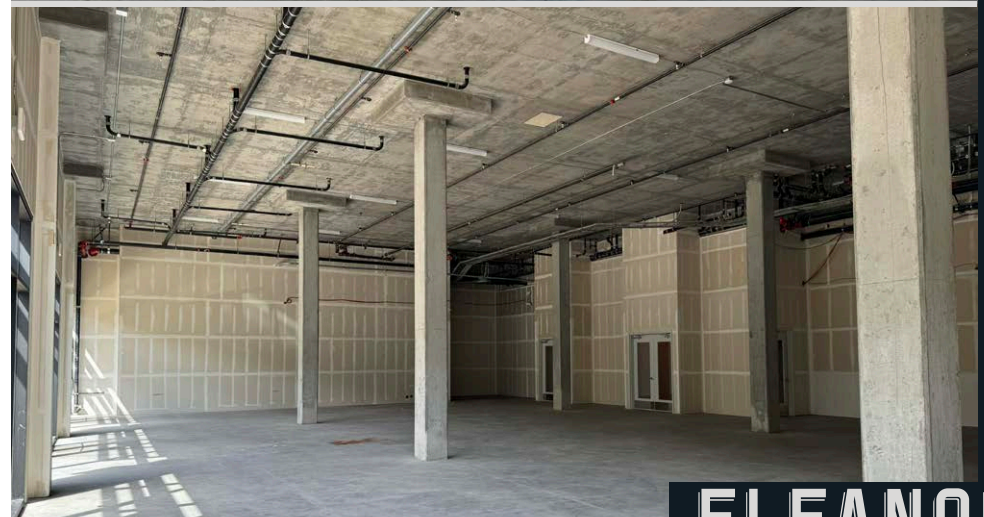
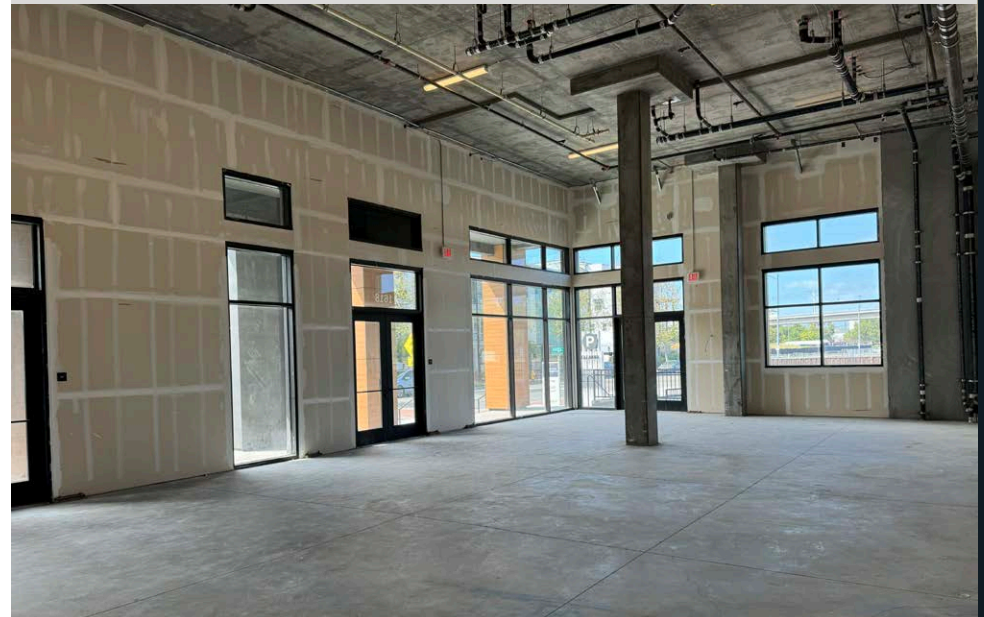
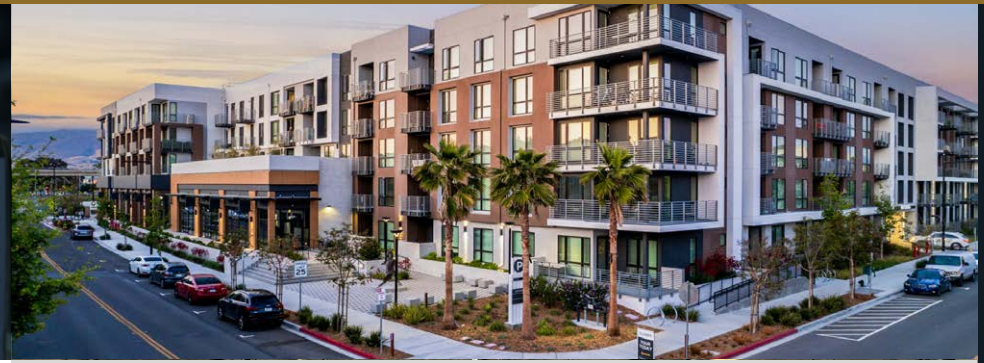
Grease interceptors and ventilation in place for potential restaurant build-out



Cold Grey Shell condition, ready for customization
(Tenant Improvement Allowances Available)



Potential for outdoor patio and seating available



ELEANOR

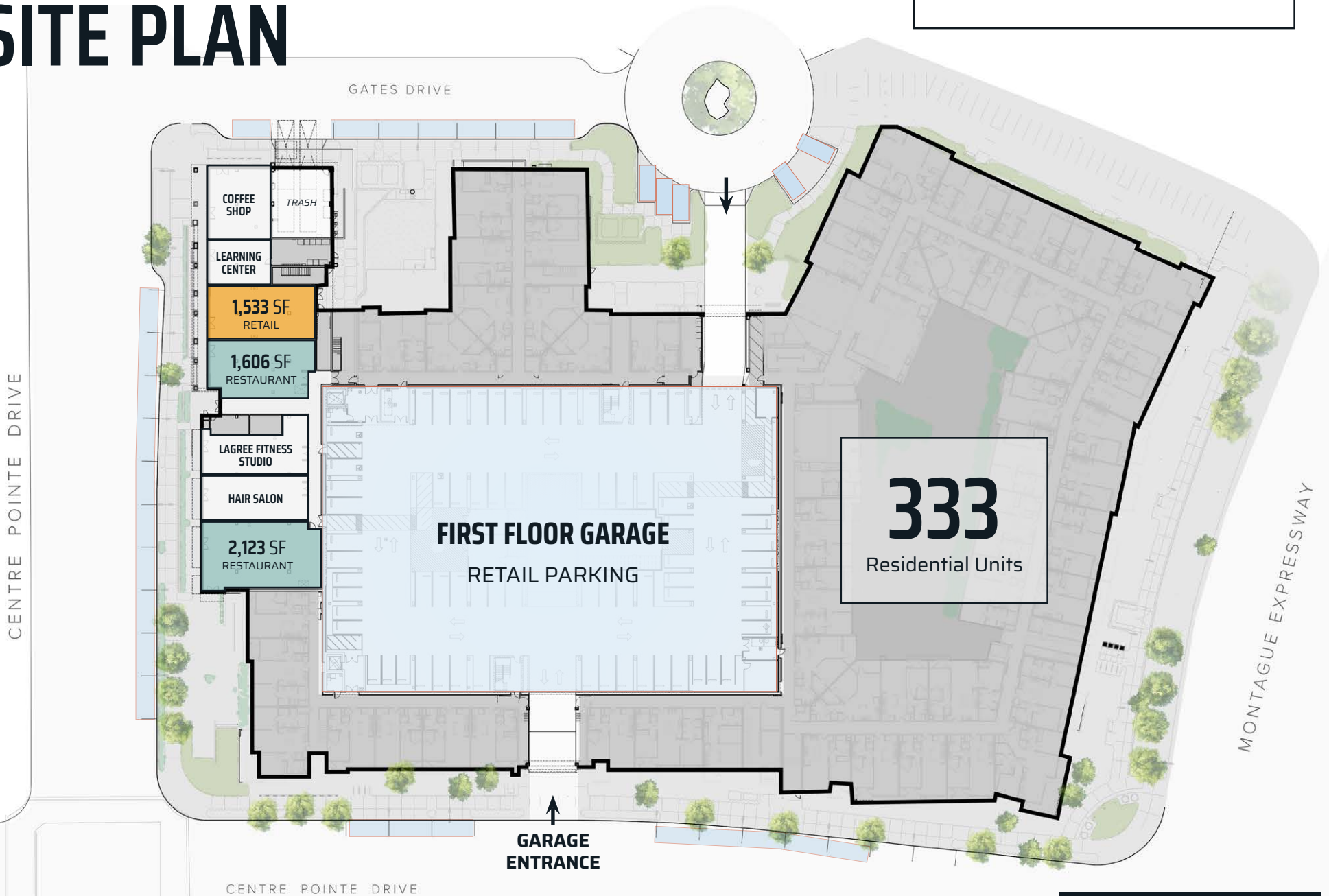
INTERIOR PHOTOS



PARKING

SITE PLAN

 **GUEST AND RETAIL PARKING**
(GARAGE & STREET)

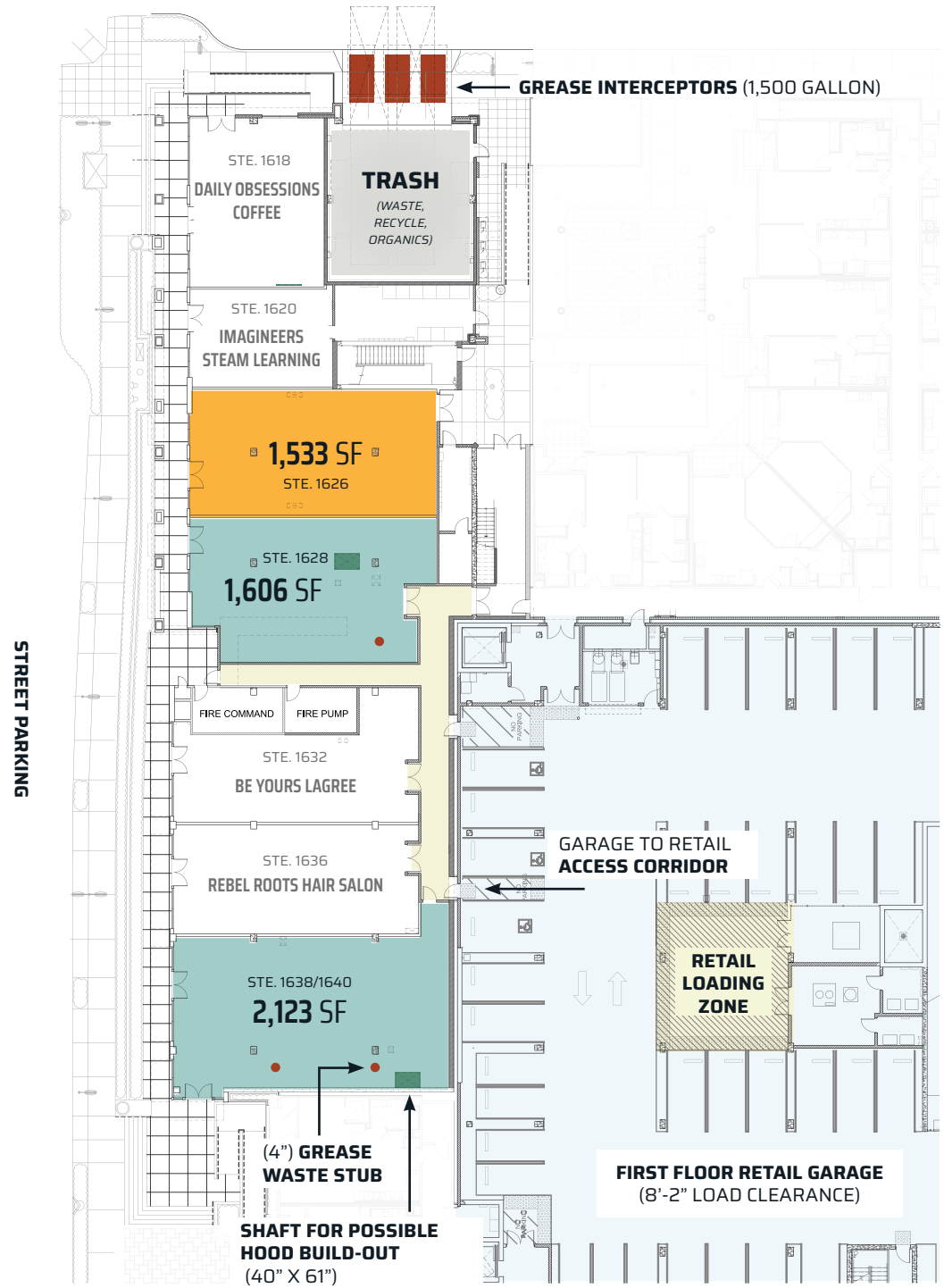


POTENTIAL DEMISE PLAN FLOOR PLAN

**Interior Wall Sizes and Locations are Approximate
Subject to Change*

Spaces can be combined or divided

	RESTAURANT or RETAIL
	RETAIL



DEMOGRAPHICS

MARKET

Source: esri 2025

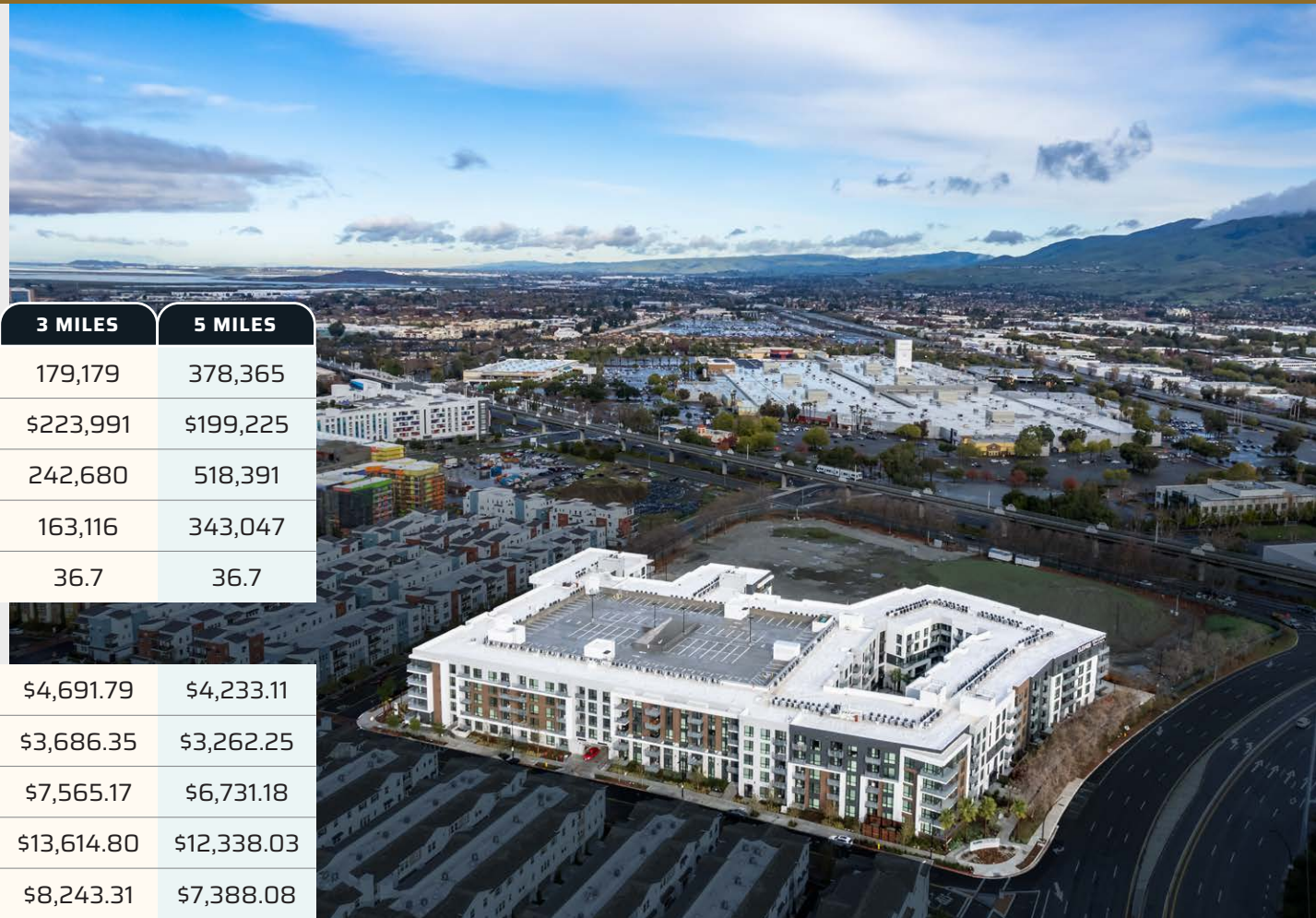
	1 MILE	3 MILES	5 MILES
Total Population	31,448	179,179	378,365
Average Household Income	\$238,203	\$223,991	\$199,225
Daytime Population	38,179	242,680	518,391
Daytime Workers	25,172	163,116	343,047
Median Age	34.8	36.7	36.7

AVG. CONSUMER SPENDING

Apparel & Services	\$5,160.48	\$4,691.79	\$4,233.11
Education	\$3,948.03	\$3,686.35	\$3,262.25
Entertainment & Recreation	\$8,014.28	\$7,565.17	\$6,731.18
Groceries	\$14,696.12	\$13,614.80	\$12,338.03
Dining	\$8,823.44	\$8,243.31	\$7,388.08
Healthcare	\$13,340.36	\$12,729.50	\$11,319.70
Furniture & Equipment	\$5,630.32	\$5,328.61	\$4,733.37
Personal Care	\$2,133.54	\$1,998.42	\$1,785.44

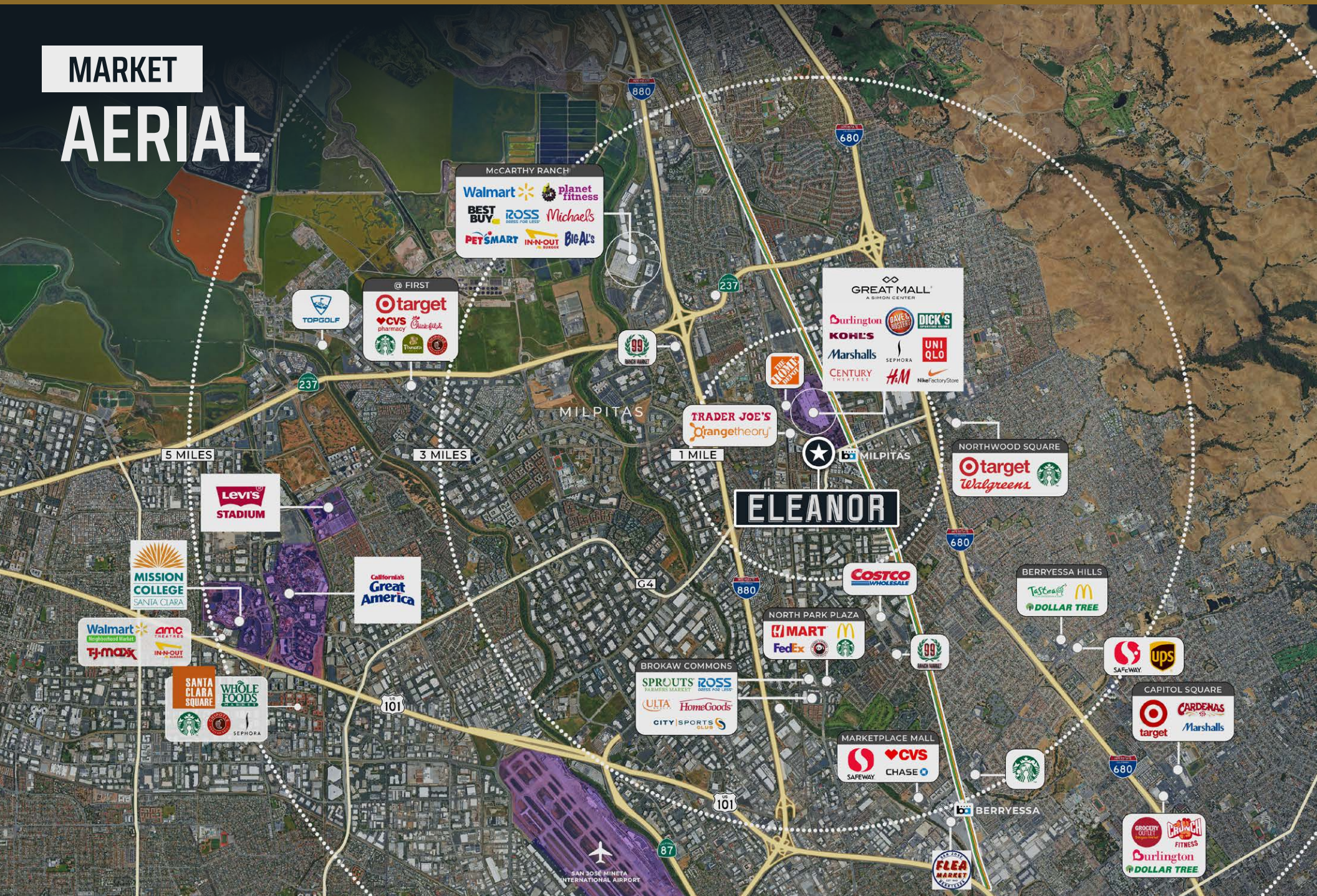
TRAFFIC COUNTS *Cars Per Day

Great Mall Parkway (0.11 mi away)	30,822 ADT
Centre Pointe Drive (0.11 mi away)	508 ADT
Montague Expressway (0.28 mi away)	46,920 ADT
East Capitol Avenue (0.29 mi away)	10,435 ADT



ELEANOR

MARKET AERIAL



McCarthy Ranch

- Walmart
- planet fitness
- BEST BUY
- ROSS
- Michaels
- PET SMART
- IN-N-OUT
- Big A's

@ FIRST

- target
- CVS pharmacy
- Starbucks
- Flowers
- Chick-fil-A

GREAT MALL[®]
A SIMON CENTER

- Burlington
- Kohl's
- Marshalls
- Century
- Dave & Buster's
- Dick's
- Uniqlo
- Sephora
- H&M
- Nike Factory Store

TRADER JOE'S
Orangetheory

NORTHWOOD SQUARE

- target
- Walgreens
- Starbucks

Levi's
STADIUM

MISSION COLLEGE
SANTA CLARA

California's
Great America

Walmart
Neighborhood Market

- AMC THEATRES
- TJ-maxx
- IN-N-OUT

SANTA CLARA SQUARE

- WHOLE FOODS
- Starbucks
- SEPHORA

NORTH PARK PLAZA

- G/MART
- FedEx
- Starbucks
- McDonald's

BERRYESSA HILLS

- Tasteez
- McDonald's
- DOLLAR TREE

SAFeway

- ups

BROKAW COMMONS

- SPROUTS
- ROSS
- ULTA
- HomeGoods
- CITY SPORTS CLUB

CAPITOL SQUARE

- target
- CARDENAS
- Marshalls

MARKETPLACE MALL

- SAFeway
- CVS
- CHASE

Starbucks

GROCERY OUTLET

- WALMART
- FITNESS
- Burlington
- DOLLAR TREE

FLEA MARKET

SAN JOSE MINETA INTERNATIONAL AIRPORT

MARKET NEARBY

GREAT MALL

VTA LIGHT RAIL
GREAT MALL STATION

GREAT AMERICA PARKWAY

BART FREMONT STATION
TO SAN FRANCISCO / RICHMOND

MONTAGUE EXPRESSWAY

MILPITAS
TRANSIT CENTER

BART
MILPITAS STATION

VTA LIGHT RAIL
MILPITAS STATION

TRADER JOE'S
Orangetheory
LaserAway



CENTRE POINTE DRIVE



ELEANOR

BART BERRYESSA STATION
TO SAN JOSE



BART RIDERSHIP

33,428

TOTAL MONTHLY RIDERS
(MILPITAS STATION - MAY 2025)

1,348

AVG. DAILY RIDERS
(MILPITAS STATION - MAY 2025)

VTA LIGHT RAIL RIDERSHIP

391

AVG. DAILY BOARDINGS
(MILPITAS STATION - ORANGE LINE)

424

AVG. DAILY EMBARKINGS
(MILPITAS STATION - ORANGE LINE)

GREAT MALL - MONTHLY VISITORS

1.1M

TOTAL VISITS
(JUNE 2025)

689.7K

TOTAL VISITS
(JUNE 2025)

1.6

TOTAL VISITS
(JUNE 2025)

Source: 2025 Monthly Ridership Reports, www.bart.gov; Santa Clara Valley Transportation Authority, www.data.vta.org; Placer Technologies



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