
Improved Medical Office | Office For Lease



Milpitas Commercial Center

2-22 North Abel Street
Milpitas, CA 95035



For Additional information, contact Exclusive Agent:

408.331.2308

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Vice President

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Rev. August 26, 2026

www.biaginiproperties.com

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Location Description

Nestled in the heart of Milpitas, this prime commercial location offers exceptional visibility and access to a vibrant retail scene. Situated within close proximity to the bustling Great Mall, retailers can capitalize on the steady flow of visitors to the area's popular shopping and dining destinations. The diverse community and proximity to major highways make this location a lucrative opportunity for businesses looking to establish a strong presence in a high-traffic area. With its strategic positioning and array of nearby attractions, the surrounding area presents an ideal setting for retail businesses to thrive and captivate a wide audience of potential customers.

Offering Summary

Lease Rate:	\$4.50 SF/month
Estimated NNN Charges	\$1.07 SF/Month - 2026
Number Of Units:	7
Available SF:	1,845 - 3,795 SF
Lot Size:	1.68 Acres
Building Size:	17,567 SF



Property Highlights

- Monument Signage on Calaveras Blvd. (Hwy 237) & Excellent Visibility
- Close to established residential neighborhoods, commercial, R&D offices and Great Mall
- Signalized High Traffic Intersection (67,200 ADT)
- High Income Area & Proximity to Major Highways
- Ample Parking for Customers
- Prominent Storefront Presence
- Modern and Well-Maintained Premises



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Available Spaces - Adjacent Suites 4 & 6 can be combined for a total of $\pm 3,795$ SF

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 4 N. Abel Street	1,950 - 3,795 SF	NNN	\$4.50 SF/month	$\pm 30'$ W x $65'$ D. Former Veterinary Hospital. Ideal for clinical, treatment, or specialty animal care operations. Full height storefront glass and double glass entrance door, $2' \times 4'$ t-bar ceiling, $10'$ AFF (above finish floor), fluorescent lights, reception area with built-in desk and cabinetry, custom cabinetry throughout, 2 ADA restrooms, 2 exam rooms, 1 office, surgery room, treatment room with sink & cabinets, isolation room, kennel/grooming room with stainless steel wash tub, isolation room, dog boarding room with kennels, lab area with stainless steel sink & cabinets, x-ray room with separate electrical disconnect, employee break area with sink and cabinetry, 220V washer/dryer hook-up including vent, 40-gallon gas hot water heater, separate electrical panel (200 Amp; 3 Ph; 4W; 120/208V), separate HVAC, rear door, non-fire sprinklered. Available Now.
■ 6 N. Abel Street	1,845 - 3,795 SF	NNN	\$4.50 SF/month	$\pm 27'$ W x $69'$ D. Currently JEI Learning Center. Full height storefront and rear glass, 100% drop t-bar ceiling $10'$ AFF (Above Finish Floor) with $2' \times 4'$ fluorescent lights, 8 private offices, 1 conference room, large open work area, 1 ADA compliant restroom, separate electrical panel rated 100 Amp; 3 PH; 4W; 120/208V, separate HVAC, rear door access. Available October 1, 2026. Please DO NOT disturb the occupant or its employees.



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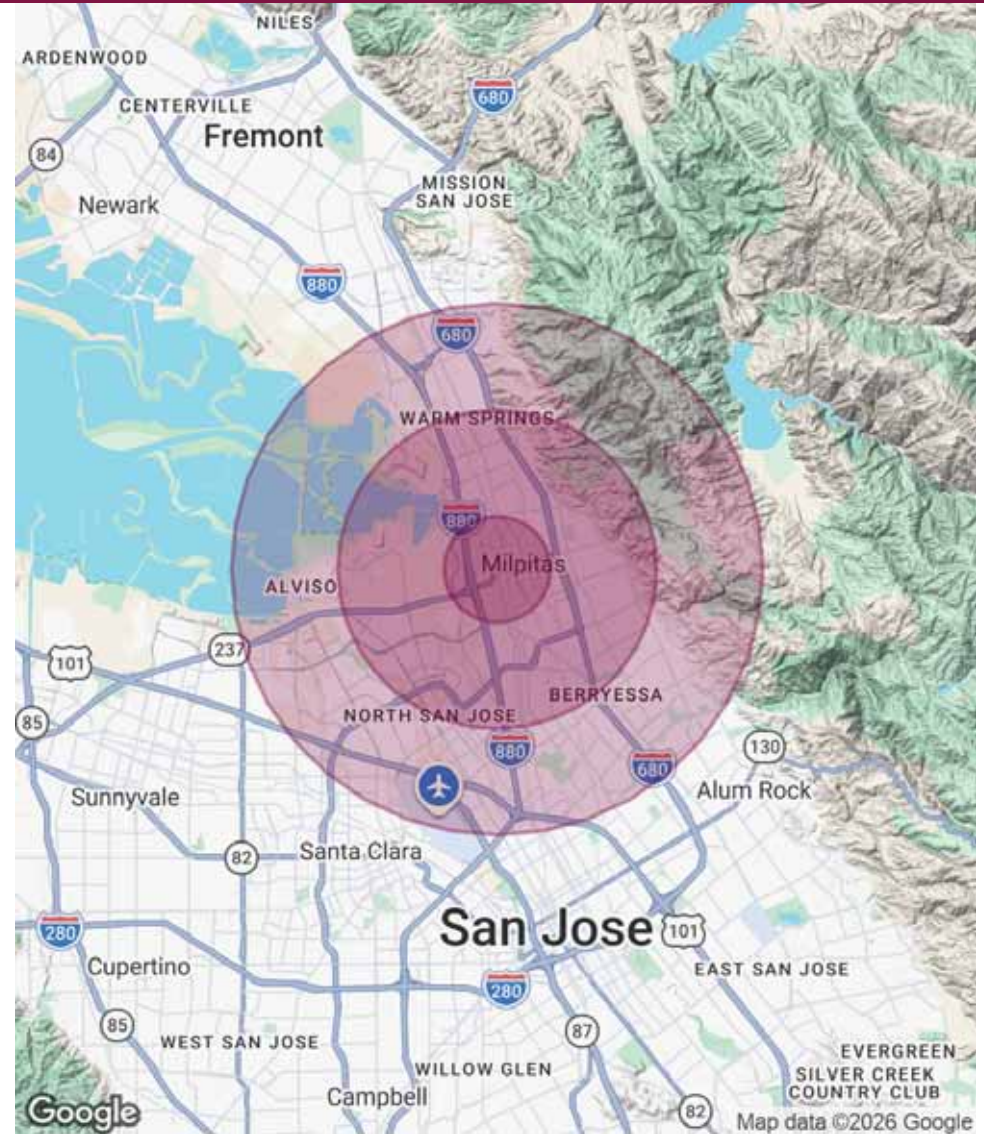
Population	1 Mile	3 Miles	5 Miles
Total Population	19,306	134,700	247,661
Average Age	37.9	37.7	38.4
Average Age (Male)	37.2	36.9	37.7
Average Age (Female)	39.0	38.9	39.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,819	46,127	83,949
# of Persons per HH	3.3	2.9	3.0
Average HH Income	\$204,628	\$209,544	\$212,882
Average House Value	\$1,255,834	\$1,196,186	\$1,241,628

2023 American Community Survey (ACS)

Traffic Count 24 Hour ADT 2022

N. Abel Street at Weller Lane	11,150
S. Abel Street at Serra Way	14,510
W. Calaveras Blvd. at N. Main Street	53,500
W. Calaveras Blvd at Hwy 237	70,900
E. Calaveras Blvd. at Railroad Avenue	71,400



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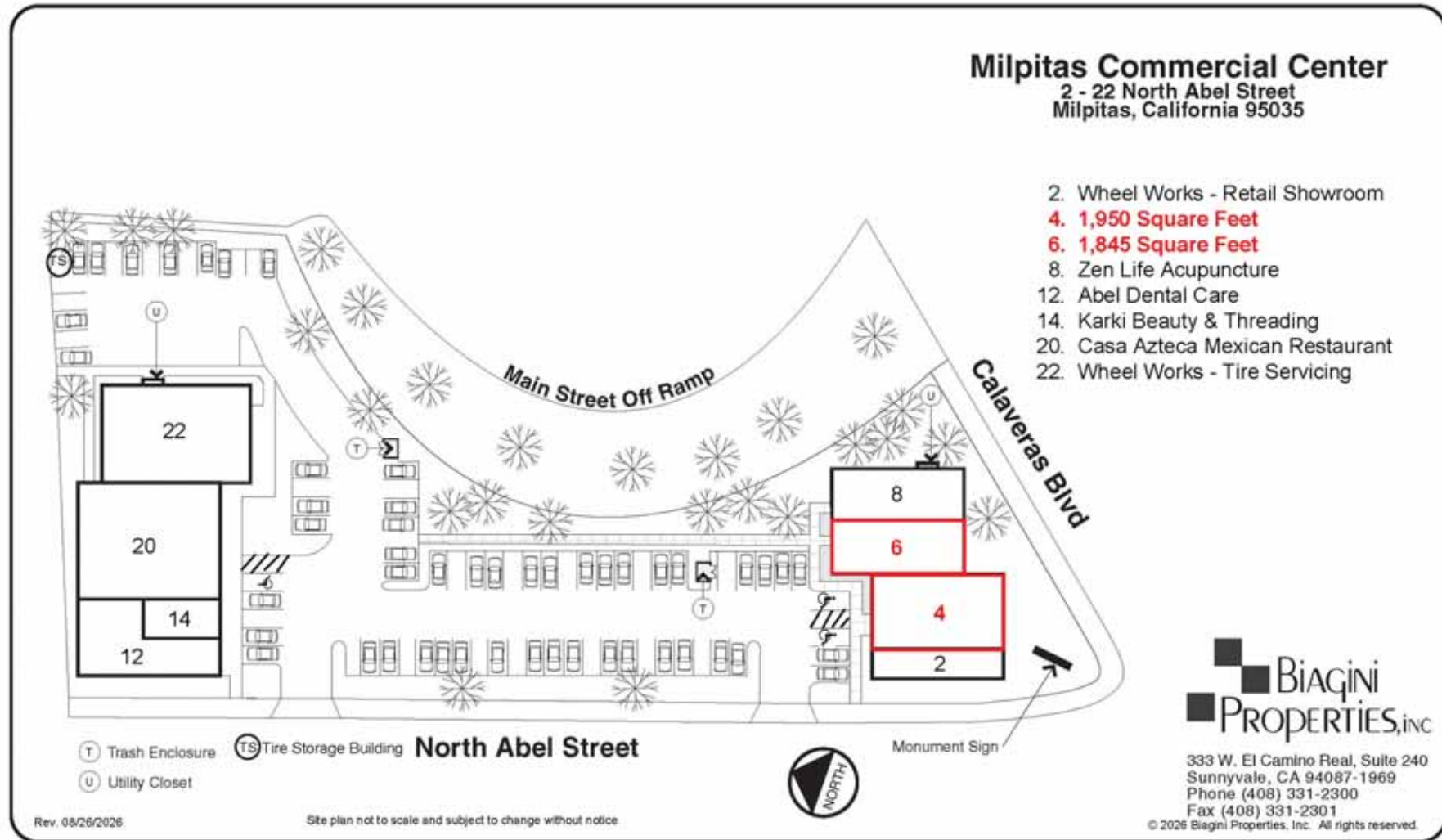
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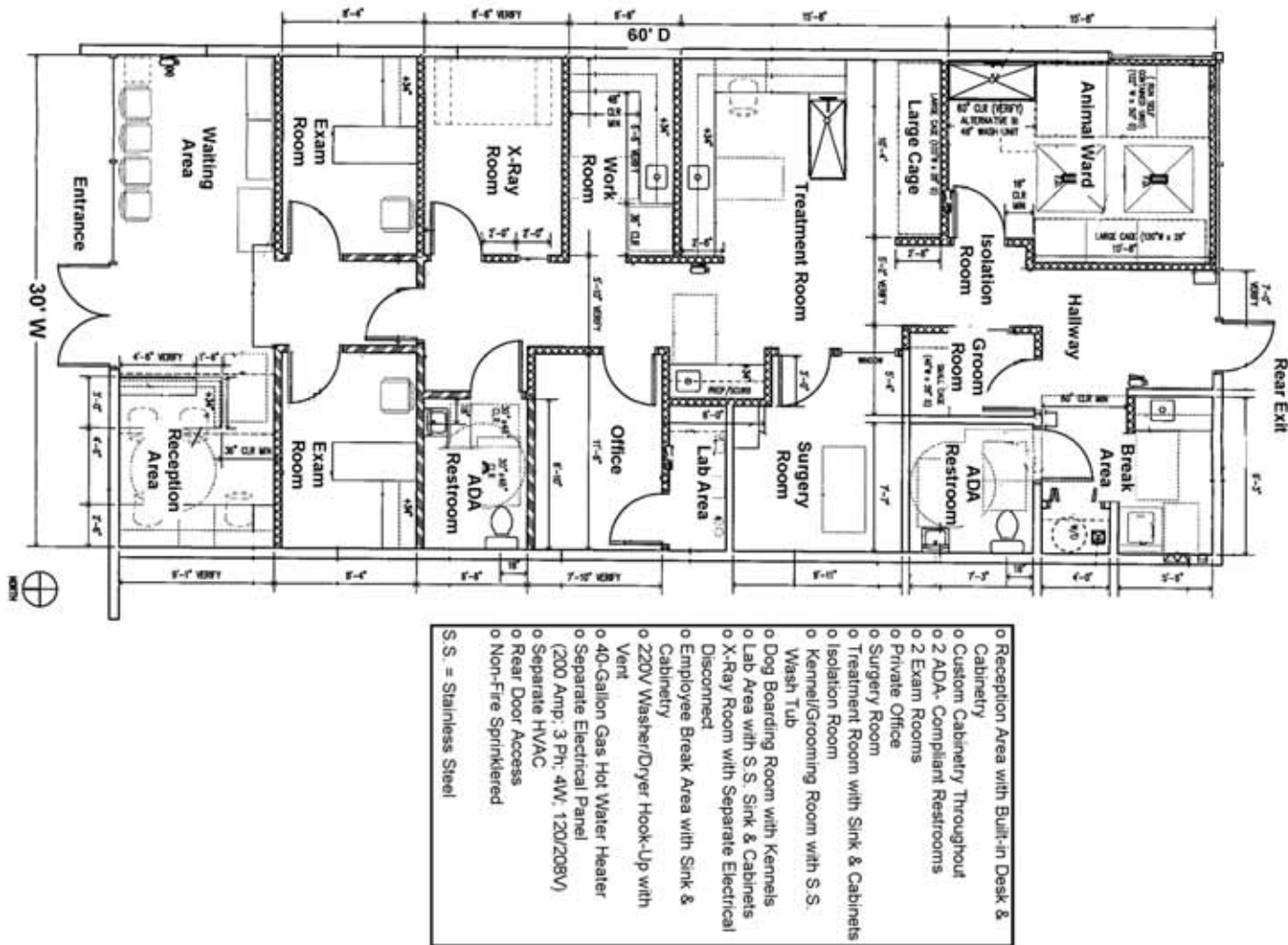
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4 North Abel Street | Milpitas, CA 95035
± 1,950 Square Feet (SF) (± 30' W x 65' D)



Rev. 09/13/2012

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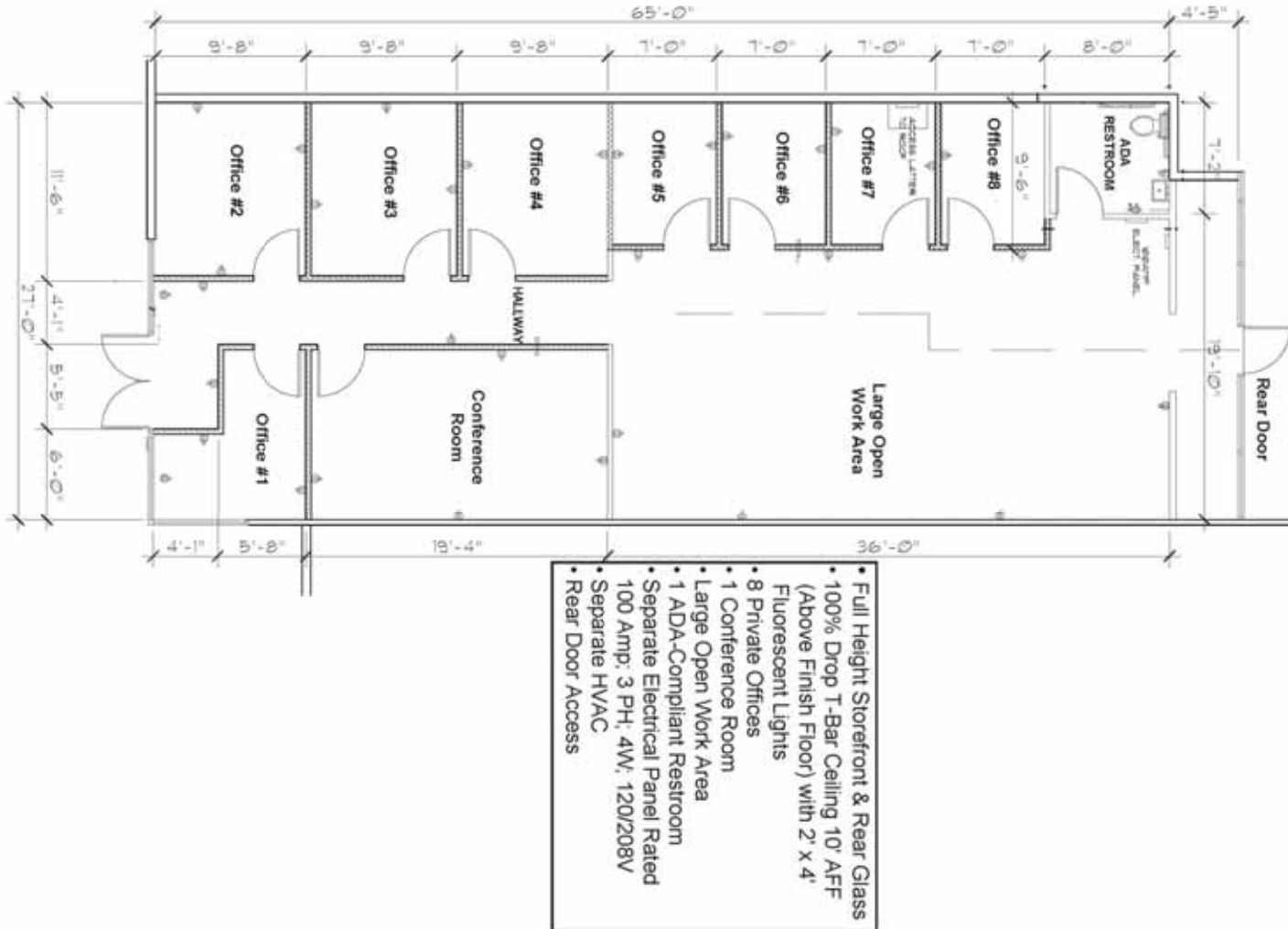
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MILPITAS COMMERCIAL
 6 North Abel Street | Milpitas, CA 95035
 ± 1,845 Square Feet (SF) (± 27' W x 69' D)



Rev. 05/23/2016

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