

FOR SALE/LEASE

**±29,630 SF INDUSTRIAL
BUILDING ON 1.8 ACRES
OWNER/USER OPPORTUNITY**

464

VISTA WAY MILPITAS, CA

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OR LEASE**

PROPERTY SUMMARY

ADDRESS: 464 Vista Way
Milpitas, CA 95035

YEAR BUILT: 1985

APN: 086-29-068

SITE AREA: 1.8 Acres

CURRENT FAR: .38

LAND USE: Industrial

POWER*: 1400 Amps at 480 volts

PARKING: ±100 Parking Stalls

PARKING RATIO: 3.8/1,000 RSF

SOLAR*: New Solar System installed
in 2017

**Independently Verify*

OWNER/USER OPPORTUNITY
PRICE UPON REQUEST

**±29,630 SF
(DIVISIBLE)
INDUSTRIAL
BUILDING**

**SITUATED ON
± 1.8 ACRES**

**QUICK ACCESS TO
HIGHWAY 237
AND INTERSTATES
880 & 680**

**CONVENIENT
COMMUTE TO
MILPITAS BART
STATION**

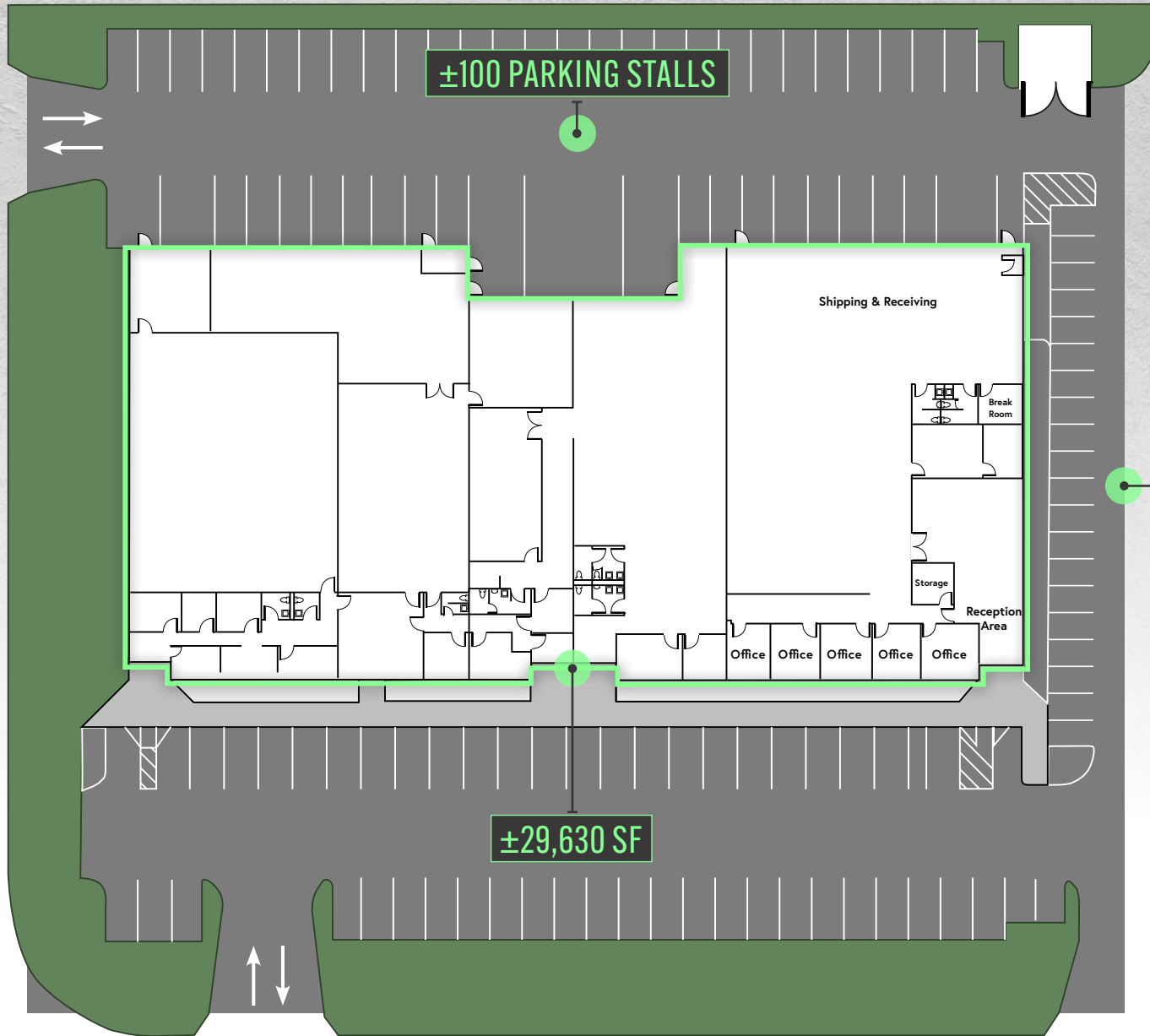
**MINUTES FROM
MCCARTHY RANCH
CENTER AMENITIES**

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SITE PLAN

464

WRIGLEY WAY



±100 PARKING STALLS

±1.8 ACRES

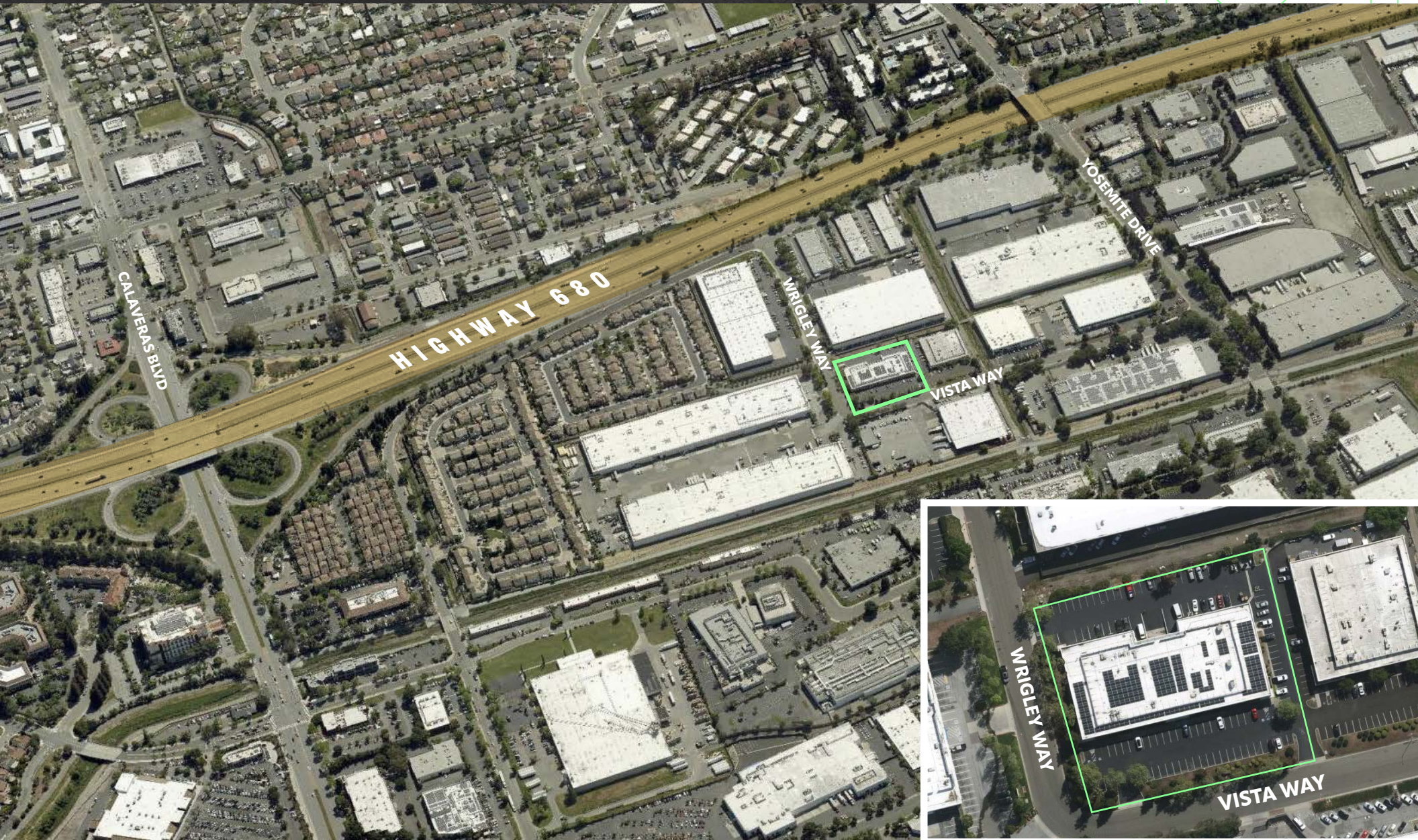
±29,630 SF

VISTA WAY

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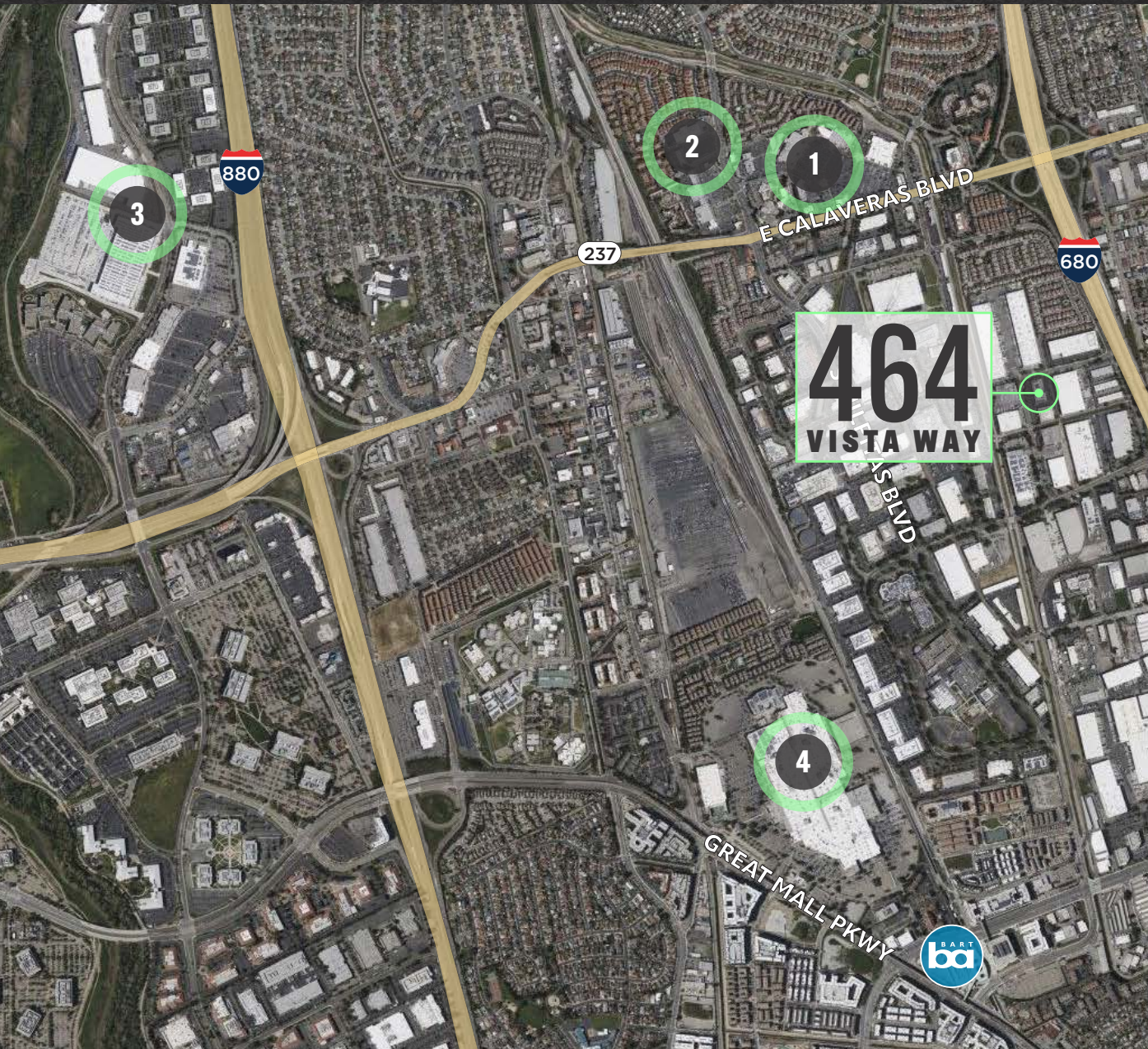
AERIAL MAP

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AMENITIES MAP



464
VISTA WAY

JUST MINUTES FROM MILPITAS'S TOP SHOPPING

1 MILPITAS TOWN CENTER 1.8 MILES | ±7 MINUTES DRIVE

- | | | |
|-------------|----------------|--------------|
| Safeway | Pee't's Coffee | El Torito |
| Staples | Nothing Bundt | Red Lobster |
| Chick-fil-A | Cakes | Massage Envy |
| Starbucks | Crumbl Cookies | |

2 BERESFORD SQUARE CENTER 2.5 MILES | ±8 MINUTES DRIVE

- | | | |
|----------------|-----------------|--------------|
| CVS Pharmacy | Citibank | La Milpa |
| McDonald's | Mountain Mike's | Supercuts |
| Marina Grocery | Pizza | Beck's Shoes |
| Chase Bank | Hansang Tofu | |

3 MCCARTHY RANCH CENTER 3.6 MILES | ±14 MINUTES DRIVE

- | | |
|---------------------|---------------------------------------|
| Walmart Supercenter | In-N-Out Burger |
| Best Buy | Big Al's Sports Bar, Bowling & Arcade |
| Ross Dress for Less | Starbucks |
| PetSmart | Dollar Tree |
| Planet Fitness | |
| Michaels | |

4 GREAT MALL 2.2 MILES | ±10 MINUTES DRIVE

- | | | |
|--------------------|----------------------|------------------|
| Nike Factory Store | Levi's® Outlet Store | Century Theatres |
| UNIQLO | Coach Outlet | Dave & Buster's |
| H&M | LEGOLAND® | Jollibee |
| Saks OFF 5TH | Discovery Center | |

MILPITAS BART STATION 2.2 MILES | ±8 MINUTES DRIVE

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TRANSPORTATION

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8 MINUTES
TO MILPITAS
BART STATION



6 MINUTES
TO HWY 680



8 MINUTES
TO HWY 680



9 MINUTES
TO CA-237



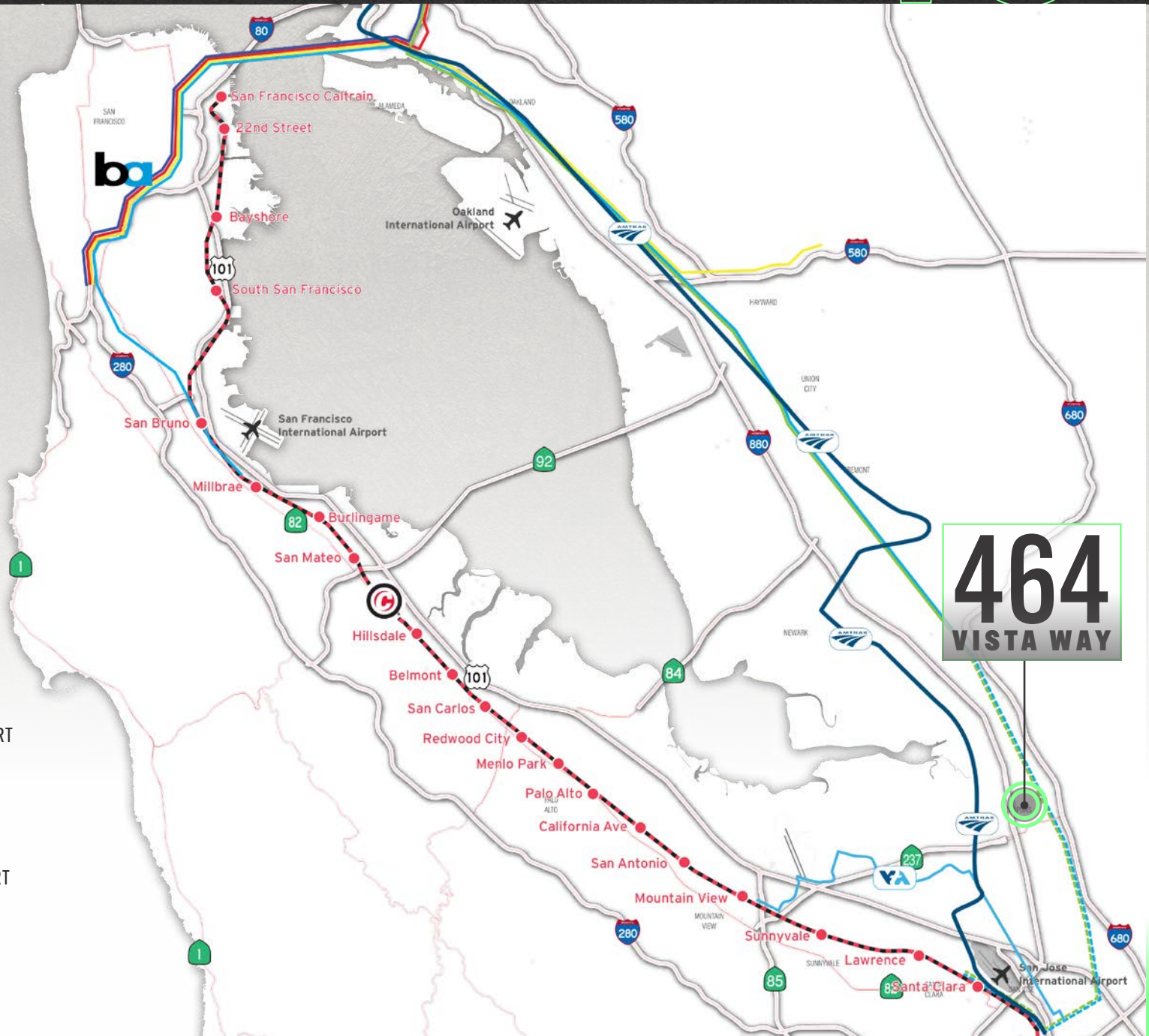
14 MINUTES
TO HWY 101



20 MINUTES
TO SAN JOSE
INTERNATIONAL AIRPORT



45 MINUTES
TO SAN FRANCISCO
INTERNATIONAL AIRPORT



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VISTA WAY

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454



DEMOGRAPHICS



148,747

2025 Total Population



4,972

Total Businesses



67,581

Total Employees



\$186,876

Median HH Income



\$73,141

Per Capita Income



33.2%

Degree



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