

61 SERRA WAY SUITE 206, MILPITAS CA 95035

±2,400 SF AVAILABLE
OFFICE - MEDICAL - SERVICES

FOR LEASE



LEASING INFO

Lease Rate	\$2.00/SF NNN
◆ Suite 206	±2,400 SF
Lot Size	1.3 Acre
Year Built	1999
Zoning	C2
Parking Ratio	6.64 / 1,000 SF

PROPERTY OVERVIEW

N&M Plaza consists of 61 Serra Way, a 2-story strip center, and 41 Serra Way for a combined ±20,814 SF. The plaza has professional office, medical and some attractive retail businesses - Subway, Asian Kitchen, Huang Lan Sandwiches and Pho Thin.

PROPERTY HIGHLIGHTS

- * Strip Centers ±20,814 SF with one unit available
- * Unit 206 (±2,400 SF) was formerly a yoga studio
- * Ideal for educational or yoga use
- * High Traffic Street
- * Close to the Ranch Market, Serra Plaza, Milpitas Square, and Great Mall
- * Excellent Location off of Serra Way and Calaveras Blvd.
- * Quick Access to I-237 and I-880

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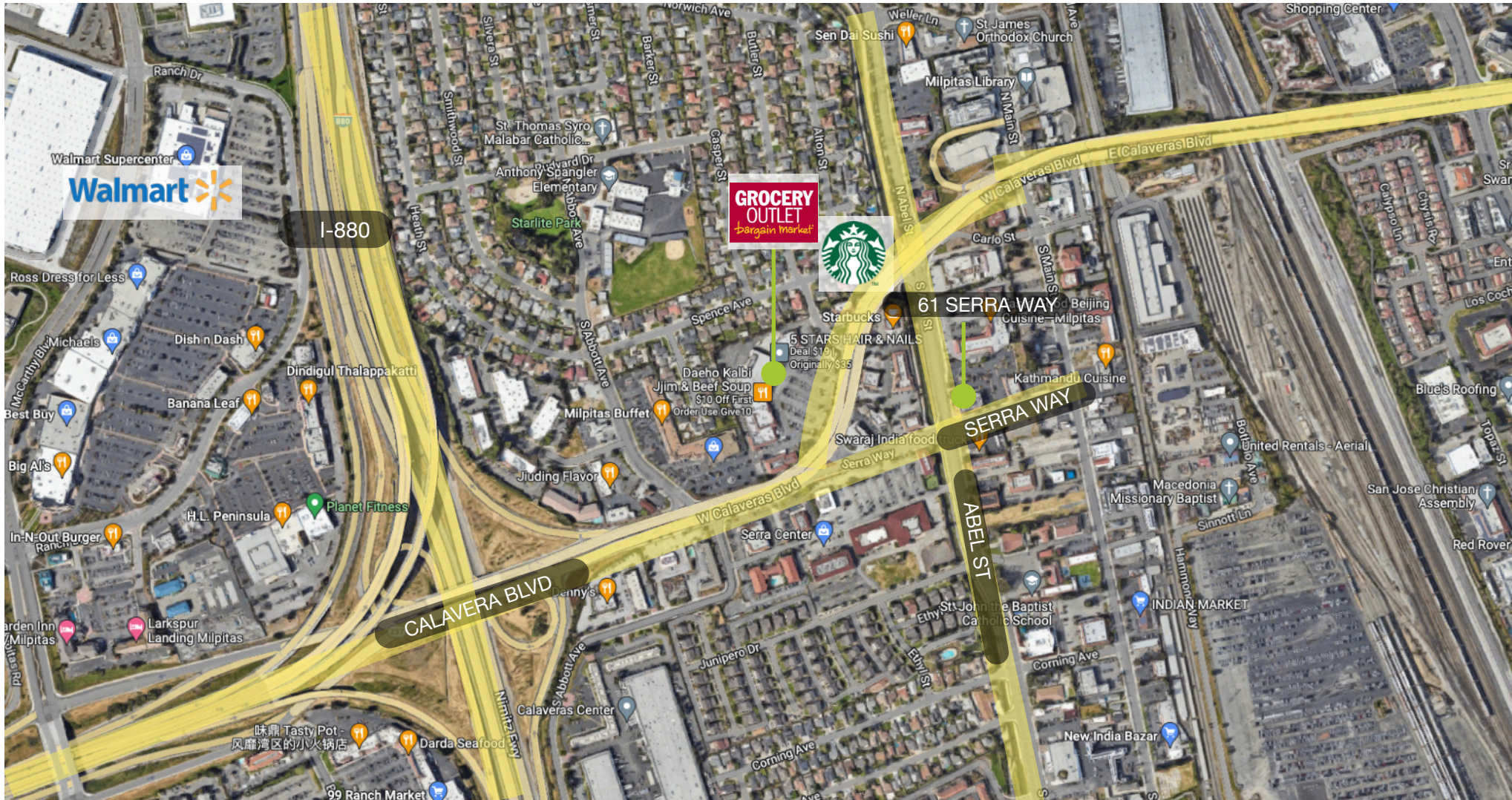
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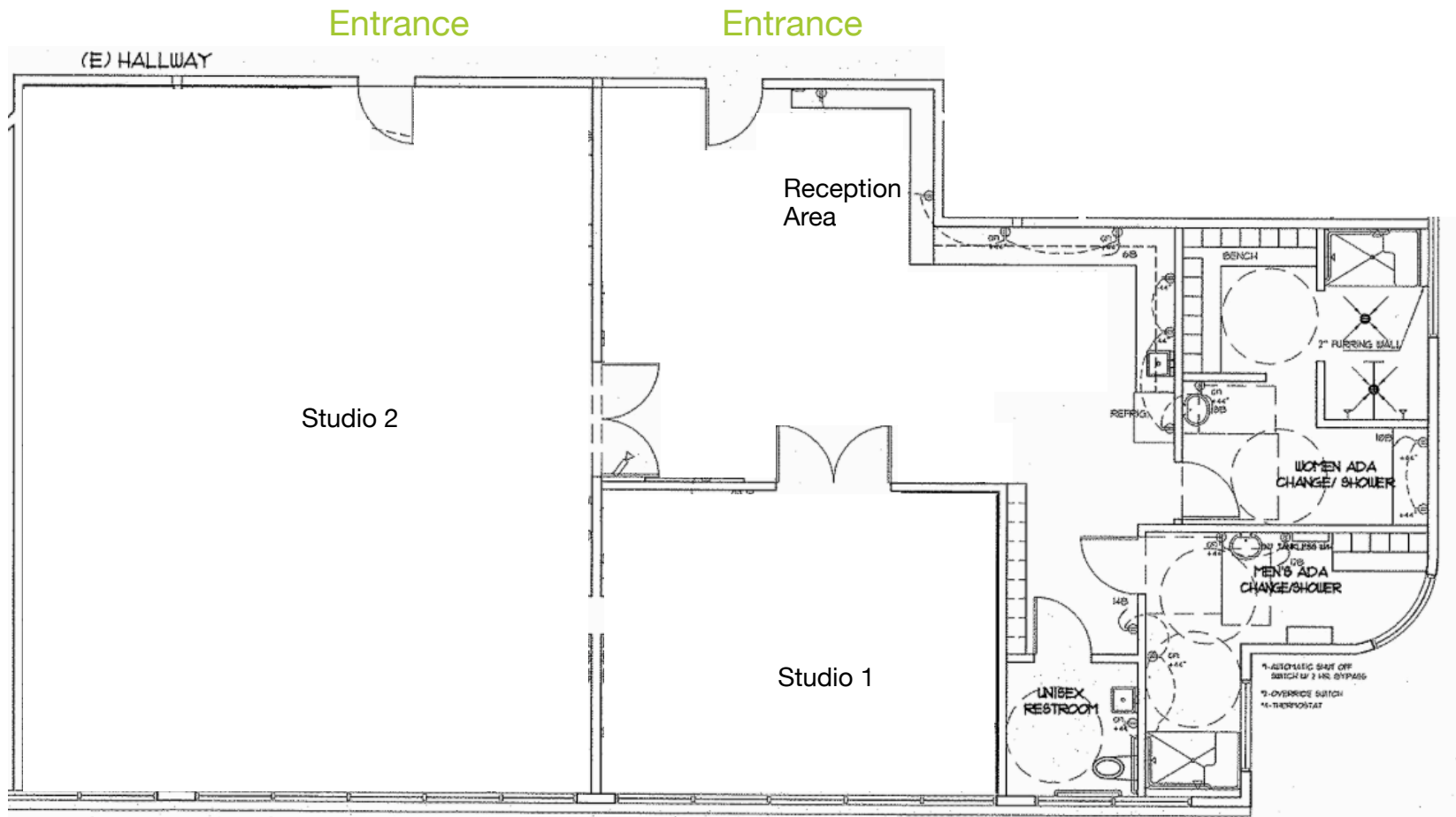
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SITE PLAN

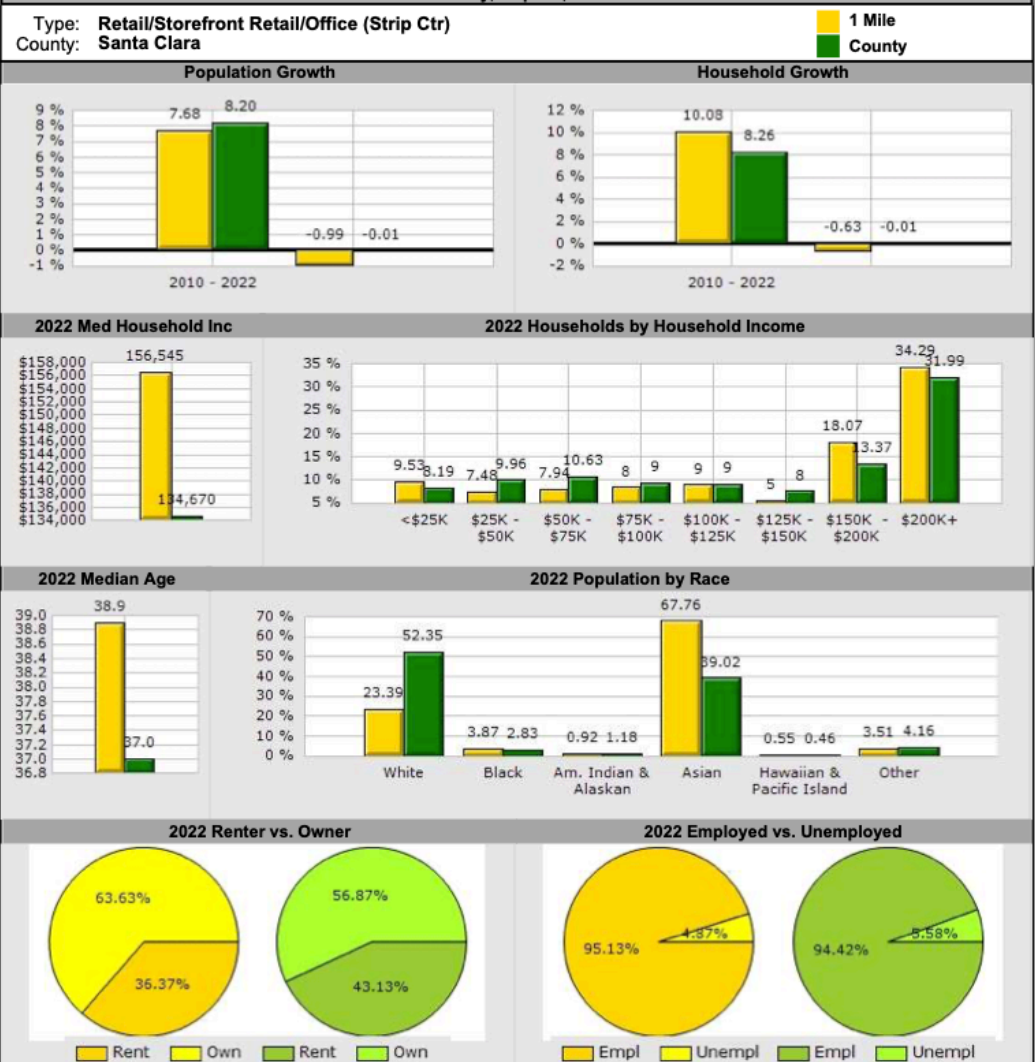
- two (2) restrooms
- shower/bathroom
- wood floor
- mirrored walls
- reception area with cabinet
- two yoga studios
- two entrances
- HVAC
- Sprinkler



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Type: Retail/Storefront Retail/Office (Strip Ctr)
County: Santa Clara


	1 Mile	County	
Population Growth			
Growth 2010 - 2022	7.68%	8.20%	
Growth 2022 - 2027	-0.99%	-0.01%	
Empl	8,356	993,243	94.42%
Unempl	428	58,698	5.58%
2022 Population by Race			
	17,312	1,927,795	
White	4,050	1,009,247	52.35%
Black	670	54,629	2.83%
Am. Indian & Alaskan	160	22,665	1.18%
Asian	11,730	752,218	39.02%
Hawaiian & Pacific Island	95	8,856	0.46%
Other	607	80,180	4.16%
Household Growth			
Growth 2010 - 2022	10.08%	8.26%	
Growth 2022 - 2027	-0.63%	-0.01%	
Renter Occupied	1,744	282,053	43.13%
Owner Occupied	3,051	371,967	56.87%
2022 Households by Household Income			
	4,797	654,020	
Income <\$25K	457	53,539	8.19%
Income \$25K - \$50K	359	65,142	9.96%
Income \$50K - \$75K	381	69,502	10.63%
Income \$75K - \$100K	399	60,231	9.21%
Income \$100K - \$125K	427	59,477	9.09%
Income \$125K - \$150K	262	49,426	7.56%
Income \$150K - \$200K	867	87,469	13.37%
Income \$200K+	1,645	209,234	31.99%
2022 Med Household Inc			
	\$156,545	\$134,670	
2022 Median Age			
	38.90	37.00	

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Building Type: General Retail	Total Available: 0 SF		
Secondary: Storefront Retail/Office	% Leased: 100%		
GLA: 16,740 SF	Rent/SF/Yr: -		
Year Built: 1999			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	17,141	141,790	264,037
2022 Estimate	17,312	141,179	263,994
2010 Census	16,077	115,296	226,454
Growth 2022 - 2027	-0.99%	0.43%	0.02%
Growth 2010 - 2022	7.68%	22.45%	16.58%
2022 Population by Hispanic Origin	2,807	20,922	44,334
2022 Population	17,312	141,179	263,994
White	4,050 23.39%	34,369 24.34%	69,412 26.29%
Black	670 3.87%	4,068 2.88%	7,225 2.74%
Am. Indian & Alaskan	160 0.92%	1,108 0.78%	2,328 0.88%
Asian	11,731 67.76%	95,643 67.75%	173,813 65.84%
Hawaiian & Pacific Island	95 0.55%	671 0.48%	1,423 0.54%
Other	606 3.50%	5,320 3.77%	9,792 3.71%
U.S. Armed Forces	5	26	63
Households			
2027 Projection	4,765	45,996	84,389
2022 Estimate	4,795	45,606	84,226
2010 Census	4,356	36,184	71,398
Growth 2022 - 2027	-0.63%	0.86%	0.19%
Growth 2010 - 2022	10.08%	26.04%	17.97%
Owner Occupied	3,051 63.63%	26,370 57.82%	50,537 60.00%
Renter Occupied	1,744 36.37%	19,237 42.18%	33,690 40.00%
2022 Households by HH Income	4,797	45,607	84,226
Income: <\$25,000	457 9.53%	2,873 6.30%	6,397 7.60%
Income: \$25,000 - \$50,000	359 7.48%	3,373 7.40%	6,875 8.16%
Income: \$50,000 - \$75,000	381 7.94%	3,516 7.71%	7,607 9.03%
Income: \$75,000 - \$100,000	399 8.32%	3,972 8.71%	7,034 8.35%
Income: \$100,000 - \$125,000	427 8.90%	4,357 9.55%	8,298 9.85%
Income: \$125,000 - \$150,000	262 5.46%	4,808 10.54%	8,243 9.79%
Income: \$150,000 - \$200,000	867 18.07%	7,741 16.97%	13,476 16.00%
Income: \$200,000+	1,645 34.29%	14,967 32.82%	26,296 31.22%
2022 Avg Household Income	\$171,747	\$172,726	\$166,365
2022 Med Household Income	\$156,545	\$149,502	\$142,899

Building Type: General Retail	Total Available: 0 SF		
Secondary: Storefront Retail/Office	% Leased: 100%		
GLA: 16,740 SF	Rent/SF/Yr: -		
Year Built: 1999			
			
2022 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$230,463	\$2,168,600	\$3,959,249
Total Apparel	\$11,823	\$109,865	\$200,047
Women's Apparel	4,546	43,224	78,484
Men's Apparel	2,627	24,057	43,661
Girl's Apparel	827	7,563	13,757
Boy's Apparel	575	5,263	9,664
Infant Apparel	499	4,509	8,271
Footwear	2,750	25,249	46,210
Total Entertainment & Hobbies	\$29,826	\$284,524	\$518,647
Entertainment	5,074	48,968	90,524
Audio & Visual Equipment/Service	5,306	51,368	93,518
Reading Materials	489	4,780	8,628
Pets, Toys, & Hobbies	4,828	46,259	83,890
Personal Items	14,129	133,148	242,087
Total Food and Alcohol	\$58,603	\$555,458	\$1,010,837
Food At Home	29,498	272,920	502,155
Food Away From Home	25,131	243,852	439,233
Alcoholic Beverages	3,974	38,686	69,450
Total Household	\$42,083	\$390,712	\$712,341
House Maintenance & Repair	6,965	60,800	115,114
Household Equip & Furnishings	15,014	142,428	256,819
Household Operations	13,497	125,395	228,624
Housing Costs	6,607	62,089	111,784

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