

# 100% LEASED

# MERCADO SHOPPING CENTER

## RESTAURANT OPPORTUNITY

3001-3255 Mission College Boulevard, Santa Clara, CA 95054



2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596 | License #01784084

**ADRIA GIACOMELLI**

Partner

(925) 997-2307

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License #01498795

The Mercado Santa Clara is a dominant retail destination located along Highway 101 in the heart of Silicon Valley's "Golden Triangle", benefitting from exceptional visibility and regional access. The ±213,122 SF Mercado is a regional draw with national and regional retailers and restaurants, anchored by a 20-screen AMC movie theatre (one of the nation's highest-grossing multiplexes), T.J. Maxx, HomeGoods and Walmart's Neighborhood Grocery. The Mercado boasts ±1,400 linear feet of frontage parallel to Hwy 101, and two large illuminated pylon signs, clearly visible to the 164,568 cars per day on Hwy 101.

### SUMMARY

ADDRESS	3001-3255 Mission College Blvd., Santa Clara, CA
TYPE	Community & Entertainment Center
RENT	Call to Inquire
NNN	\$1.19 PSF (2026 Estimate)
ZONING	PD (Planned Development)
PARKING	1,739 Stalls / 8.2 per ±1,000 SF

### HIGHLIGHTS

- High Incomes, Education, and Employment Base
- Boasting a Top AMC 20 Screen Movie Theatre in the Country
- 1.9 Miles from the New Levi's Stadium
- ±1,400 Linear Feet Visible to 164,568 Cars Per Day on Hwy 101



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Total GLA: ±213,129 SF



## TENANT DIRECTORY

<b>3001</b>	In-N-Out Burgers	3,500 SF	<b>3133</b>	Krispy Kreme	1,460 SF	<b>3159</b>	Paris Baguette	2,238 SF
<b>3111</b>	AMC Theatres	82,303 SF	<b>3139</b>	Panda Express	1,980 SF	<b>3161</b>	FedEx Office	4,325 SF
<b>3119</b>	Jamba Juice	1,294 SF	<b>3147</b>	Pho Hoa Noodle Soup & Jazen Tea	3,580 SF	<b>3161-A</b>	SmokeEaters Restaurant	2,500 SF
<b>3113</b>	Starbucks	1,356 SF	<b>3149</b>	Tostadas	5,413 SF	<b>3201</b>	TJ Maxx	50,000 SF
<b>3125</b>	World Wrapps	1,326 SF	<b>3151</b>	Leased	2,256 SF	<b>3255</b>	Walmart Neighborhood Market	44,706 SF
<b>3127</b>	Tomatina	3,304 SF	<b>3155</b>	Subway	1,240 SF			

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\*Traffic Counts Source: Sites USA REGIS Online 03/16/26

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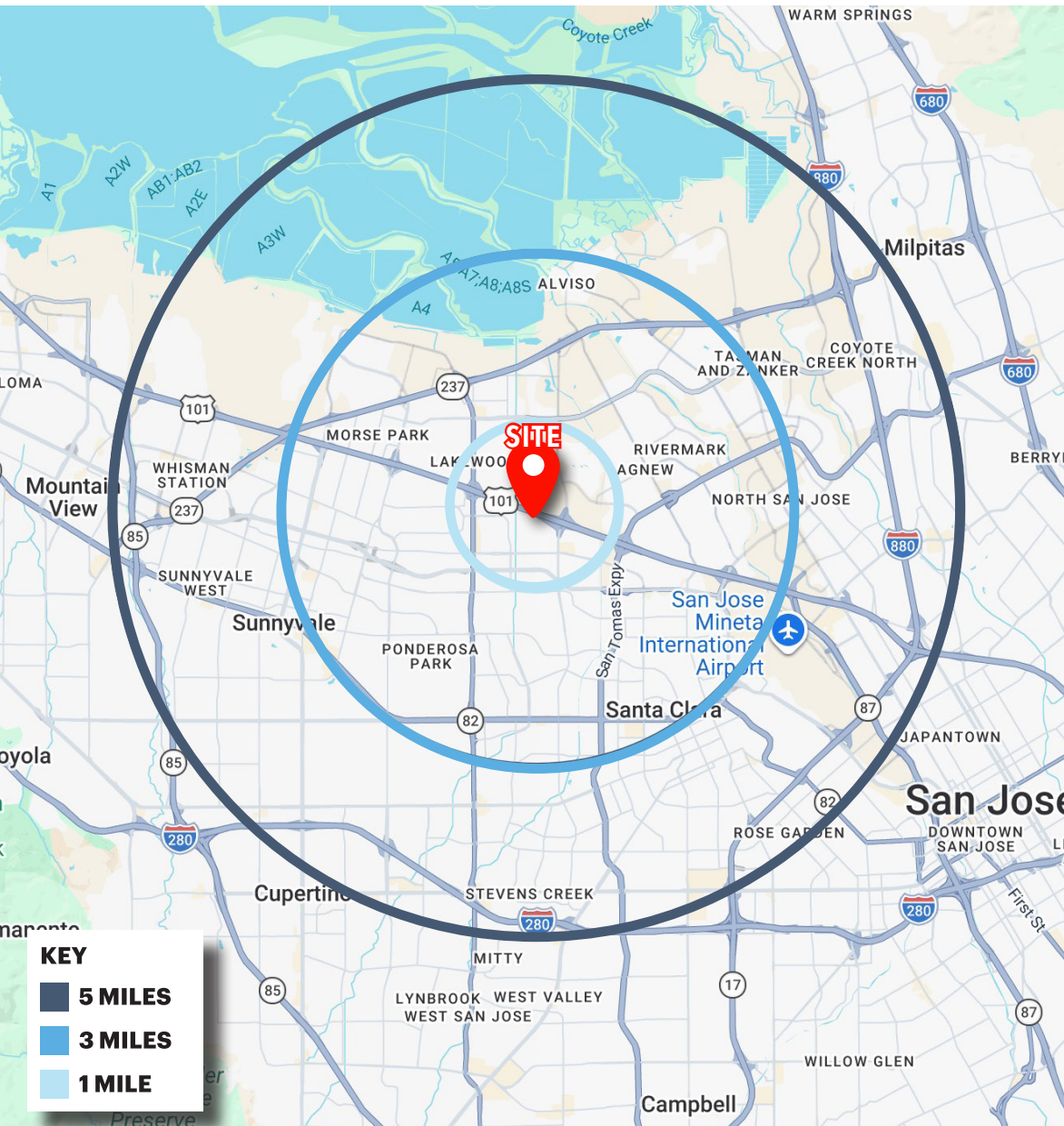
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### ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
13,181	189,949	434,135



### DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
54,962	252,533	522,158



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$266,520	\$247,760	\$250,062



### BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
65.2%	65.6%	67.1%



### HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$5,685	\$5,664	\$5,694



### HOUSEHOLD DENSITY (PSM)

1 MILE	3 MILES	5 MILES
4,198	6,721	5,530



### HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,406	21,315	52,058



### HOME VALUES \$1,000,000 OR MORE

1 MILE	3 MILES	5 MILES
1,465	19,013	49,701

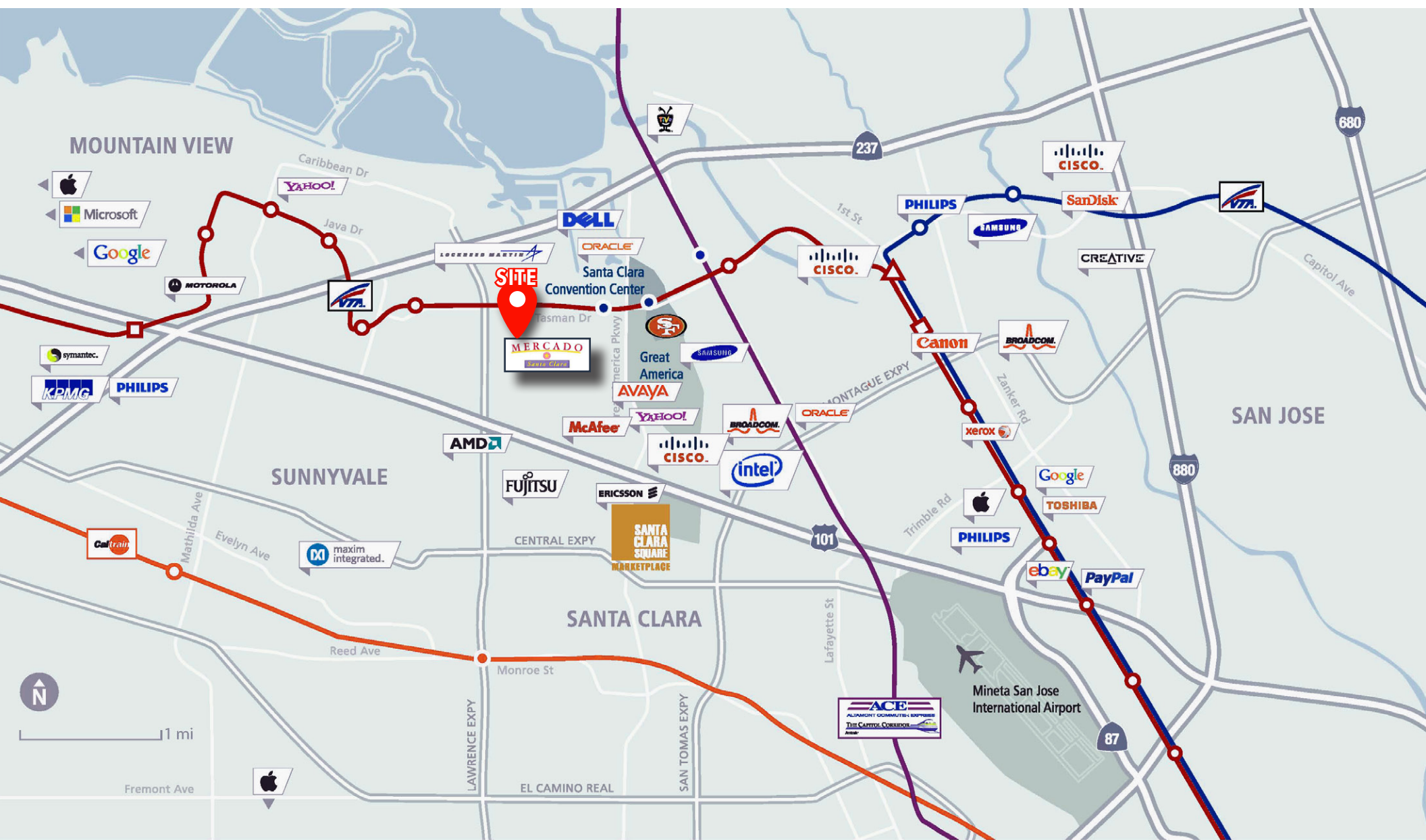
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