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# Improved Medical Office For Lease



## McCarthy Ranch Shopping Center

198-252 Ranch Drive  
Milpitas, CA 95035



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For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President  
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408.331.2308

**Biagini Properties, Inc.**

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Rev. February 27, 2025



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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## Property Description

Introducing an exceptional leasing opportunity at McCarthy Ranch. This prominent space is part of the McCarthy Ranch Marketplace, a power center anchored by well-known retailers and businesses, ensuring high visibility and foot traffic. The property boasts an impressive daily visibility to 222,600 passing cars on the I-880 freeway, offering unparalleled exposure for businesses. With abundant parking and building plus monument signage visible to the freeway, this space presents a prime opportunity for businesses seeking a high-traffic, high-visibility location. Don't miss the chance to make your mark in this thriving commercial hub.

## Property Highlights

- Prominent Space Located in the McCarthy Ranch Marketplace
- Power Center Anchored by Walmart, Best Buy, Michaels, Planet Fitness, Big Al's, In-N-Out Burger, Starbucks, Bank of America, Petsmart, Ross Dress For Less
- I-880 Freeway Building visible to 222,600 Cars Per Day
- Fantastic Daytime Employment - Close to Major Silicon Valley Employers
- Abundant Parking
- Building plus Monument Signage Visible to Freeway I-880 (222,600 Cars Per Day)



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## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,047 SF	Lease Rate:	\$3.95 SF/month

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 246 Ranch Drive	Available	2,047 SF	NNN	\$3.95 SF/month	± 31' 9" W x 64' 10" D. Improved Medical Office. Full height storefront glass, 100% drop t-bar ceiling 10' AFF, 2' x 4' fluorescent lights, vinyl tile flooring, extensive interior office build-out, waiting room, reception area, 7 exam rooms, work area, 2 ADA restrooms, service room, separate HVAC, separate electrical panel (200 Amp, 4 Wire, 3 PH, 120/208V), separately metered for gas and electricity, fire sprinklered and rear door. Available Now.



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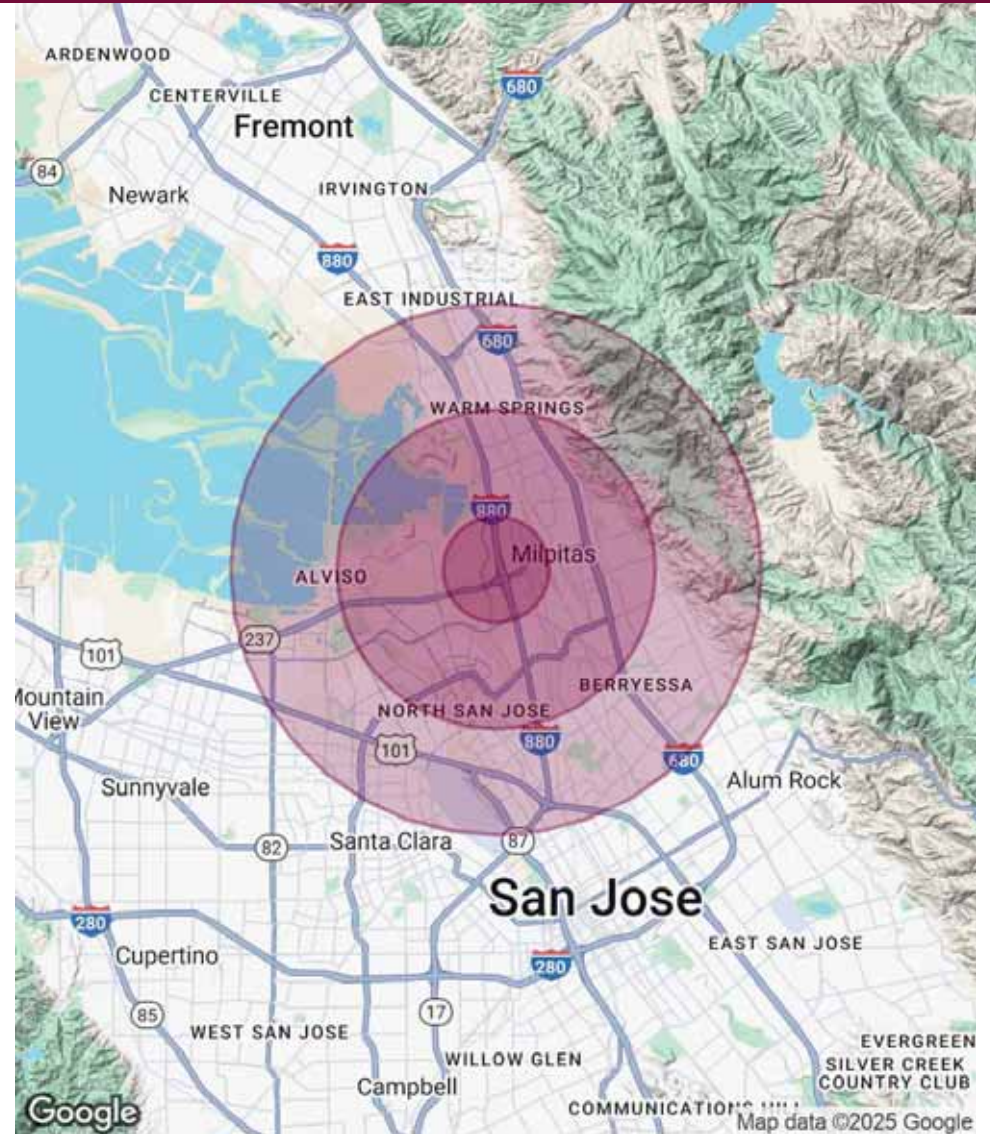
Population	1 Mile	3 Miles	5 Miles
Total Population	12,346	140,506	251,361
Average Age	39	37	39
Average Age (Male)	38	37	38
Average Age (Female)	39	38	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,652	47,483	83,160
# of Persons per HH	3.4	3	3
Average HH Income	\$246,155	\$232,672	\$230,596
Average House Value	\$1,233,473	\$1,247,361	\$1,285,570

\* Demographic data derived from 2020 ACS - US Census

### Traffic Counts - 24 Hour ADT 2018

McCarthy Blvd. at Ranch Drive	11,057
Ranch Drive at McCarthy Blvd.	24,646
N. McCarthy Blvd. at Mt. View Alviso Road	35,050
W. Calaveras Blvd. at S. Abbott Avenue	67,200
CA Highway 237 at McCarthy Blvd.	72,900
Interstate 880	222,600



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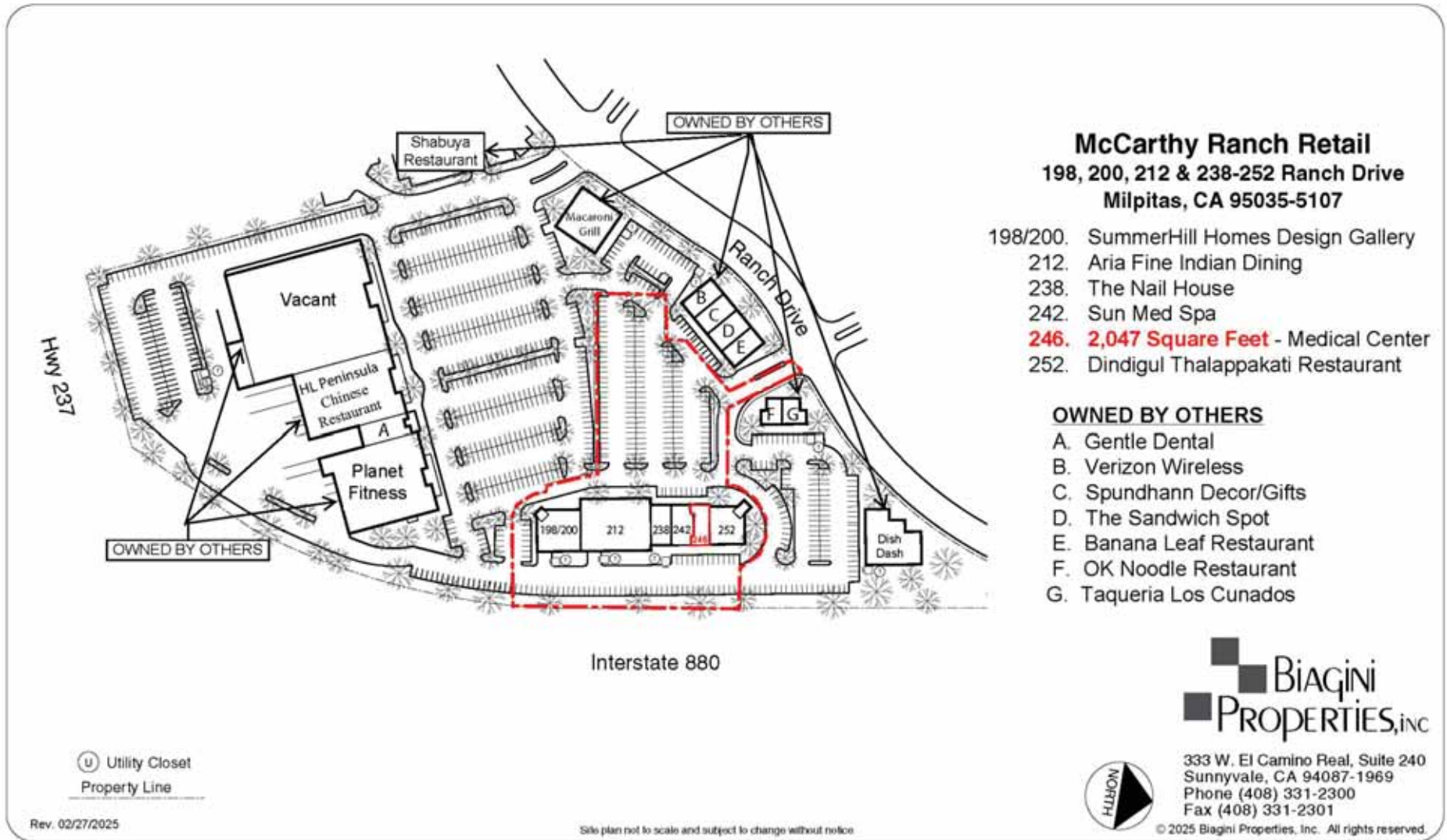
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246 Ranch Drive - Waiting Area



246 Ranch Drive - Reception Area



246 Ranch Drive -Exam Room with Sink



246 Ranch Drive - Exam Room



246 Ranch Drive



246 Ranch Drive - ADA Restroom



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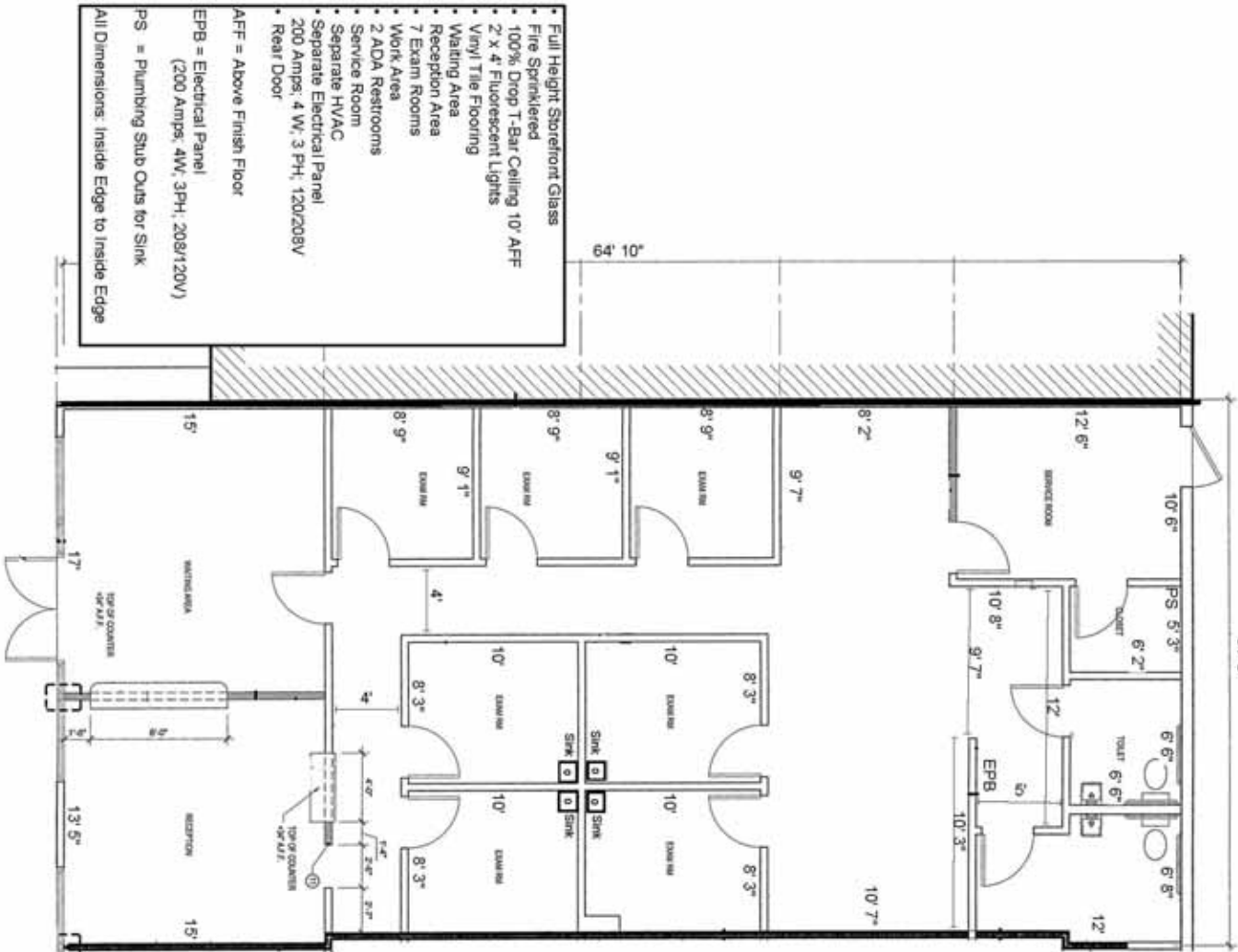
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246 Ranch Drive | Milpitas, CA 95035  
 ± 2,047 Square Feet (± 31' 9" W x 64' 10" D)  
 Former Medical Office



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