MERCADO SHOPPING CENTER
100% Leased / Waitlisting Future Opportunities
3001-3255 Mission College Boulevard, Santa Clara, CA 95054

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
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 Boulevard, Santa Clara
TYPE Community & Entertainment Center
BASE RENT Call to Inquire
ZONING PD (Planned Development)
PARKING 1,739 Stalls / 8.2 per ±1,000 SF
YEAR BUILT 1996-1997

HIGHLIGHTS

• 100% Leased / Waitlisting Future Opportunities
• Tostadas is Now Open!
• 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
3001-3255 Mission College Boulevard, Santa Clara, CA 95054

GREAT AMERICA PKWY - 33,425 ADT
MISSION COLLEGE BLVD - 9,120 ADT

*Traffic Counts Source: Sites USA REGIS Online 02/16/23

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

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CLOSE-UP AERIAL
NATIVE AMERICAN TRADE CENTER

MARIPOSA SHOPPING CENTER

SANTA CLARA CONVENTION CENTER

SANTA CLARA SQUARE

SAN TOMAS SQUARE

RIVERMARK VILLAGE

SANTA CLARA TOWN CENTRE

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<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
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<tbody>
<tr>
<td><strong>ESTIMATED POPULATION</strong></td>
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<tr>
<td></td>
<td>11,005</td>
<td>177,835</td>
<td>402,339</td>
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<tr>
<td><strong>DAYTIME EMPLOYEES</strong></td>
<td></td>
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<tr>
<td></td>
<td>50,038</td>
<td>220,499</td>
<td>425,980</td>
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<tr>
<td><strong>AVERAGE HOUSEHOLD INCOME</strong></td>
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<tr>
<td></td>
<td>$148,187</td>
<td>$189,879</td>
<td>$194,855</td>
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<tr>
<td><strong>BACHELOR’S DEGREE OR HIGHER</strong></td>
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<tr>
<td></td>
<td>52.7%</td>
<td>64.5%</td>
<td>66.4%</td>
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<tr>
<td><strong>HOUSEHOLD RETAIL EXPENDITURES</strong></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>$3,636</td>
<td>$4,406</td>
<td>$4,508</td>
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<td><strong>HOUSEHOLD DENSITY (PSM)</strong></td>
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<tr>
<td></td>
<td>3,505</td>
<td>6,293</td>
<td>5,125</td>
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<td><strong>HOUSEHOLDS WITH CHILDREN</strong></td>
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<td>1,313</td>
<td>21,392</td>
<td>47,759</td>
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<td><strong>HOME VALUES $1,000,000 OR MORE</strong></td>
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<td>878</td>
<td>17,289</td>
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*Demographics Source: Sites USA REGIS Online 02/16/23*