

FOR LEASE

MERCADO SHOPPING CENTER

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

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 AMC Mercado 20, a 20-screen theater featuring IMAX with Laser, Dolby Cinema and Prime at AMC; 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 190,221 cars per day on Hwy 101.

SUMMARY

ADDRESS	3001-3255 Mission College Blvd., Santa Clara, CA
TYPE	Community & Entertainment Center
RENT	\$87.00 PSF Annually
NNN	\$15.225 PSF Annually (2026 Estimate)
AVAILABLE	Suite 3161-C: ±2,131 SF Available Q1 2027
ZONING	PD (Planned Development)
PARKING	1,739 Stalls / 8.2 per ±1,000 SF

HIGHLIGHTS

- ±2,160 SF Available Q1 2027 | A Portion of the FedEx Office
- 13 Ton HVAC | 400 AMP of Power
- Anchored by AMC 20, TJ Maxx & Walmart Neighborhood Market
- Exceptional Silicon Valley Demographics & Daytime Employment
- ±1.9 Miles from Levi's Stadium
- ±1,400 Feet of Frontage Along Hwy 101
- Hwy 101 Visibility with ±190,221 ADT



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Total GLA: ±213,129 SF



TENANT DIRECTORY

3001	In-N-Out Burgers	3,500 SF	3133	Krispy Kreme	1,460 SF	3159	Paris Baguette	2,238 SF
3111	AMC Theatres	82,303 SF	3139	Panda Express	1,980 SF	3161-A	SmokeEaters Restaurant	2,500 SF
3119	In Lease Negotiations	1,294 SF	3147	Pho Hoa Noodle Soup & Jazen Tea	3,580 SF	3161-B	Available Q1 2027	2,131 SF
3113	Starbucks	1,356 SF	3149	Tostadas	5,413 SF	3161-C	FedEx Office	2,264 SF
3125	World Wrapps	1,326 SF	3151	Roasted Crab	2,256 SF	3201	TJ Maxx	50,000 SF
3127	Tomatina	3,304 SF	3155	Subway	1,240 SF	3255	Walmart Neighborhood Market	44,706 SF

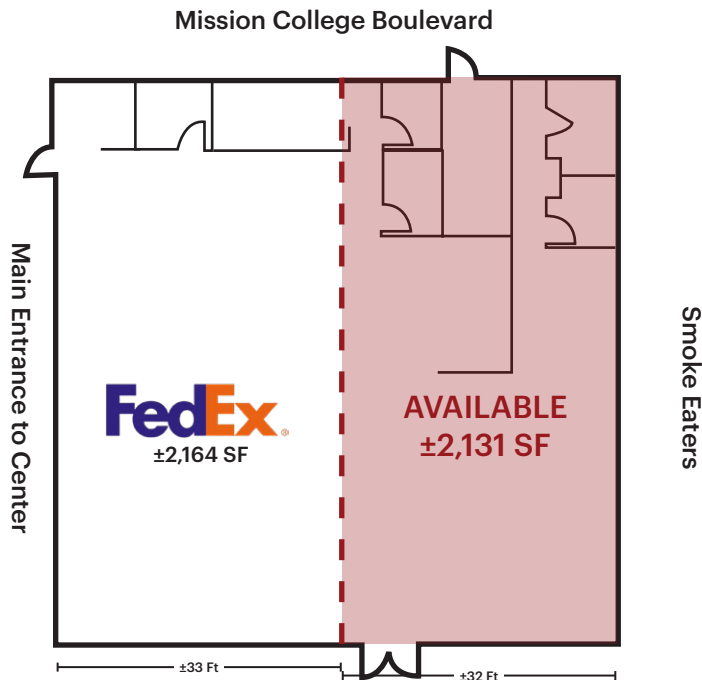
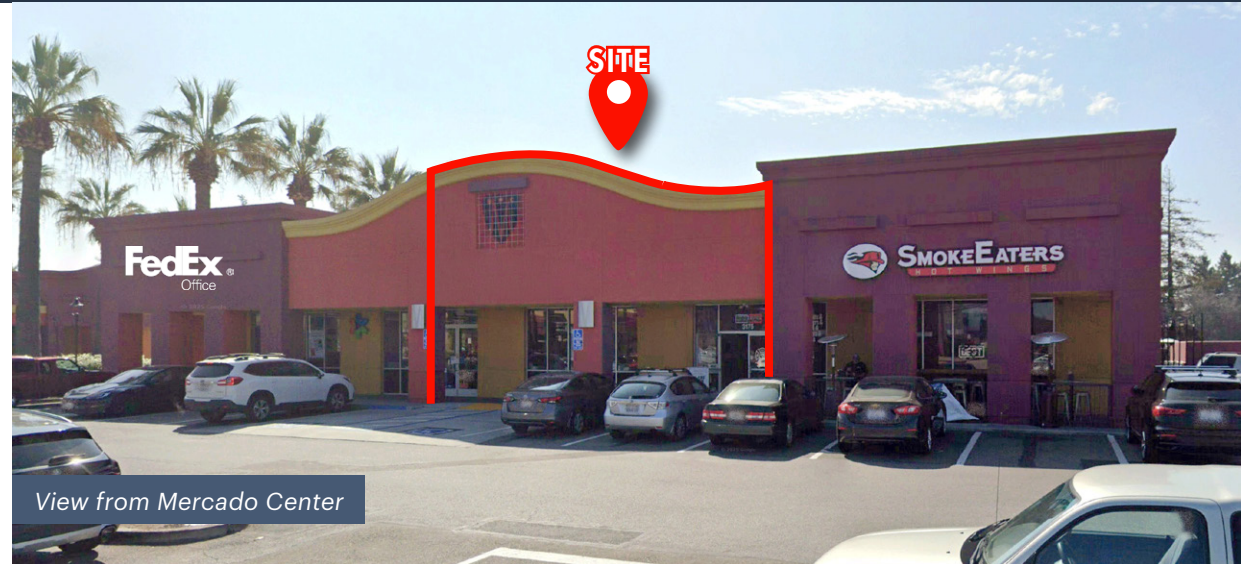
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ADDRESS	3161 Mission College Blvd., Santa Clara
SUITE	Suite 3161-C
SIZE	±2,131 SF
AVAILABILITY	Q1 2027
BASE RENT	\$87.00 PSF Annually
NNNs	\$12.25 PSF Annually
HIGHLIGHTS	• 13 Ton HVAC • 400 AMP of Power



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

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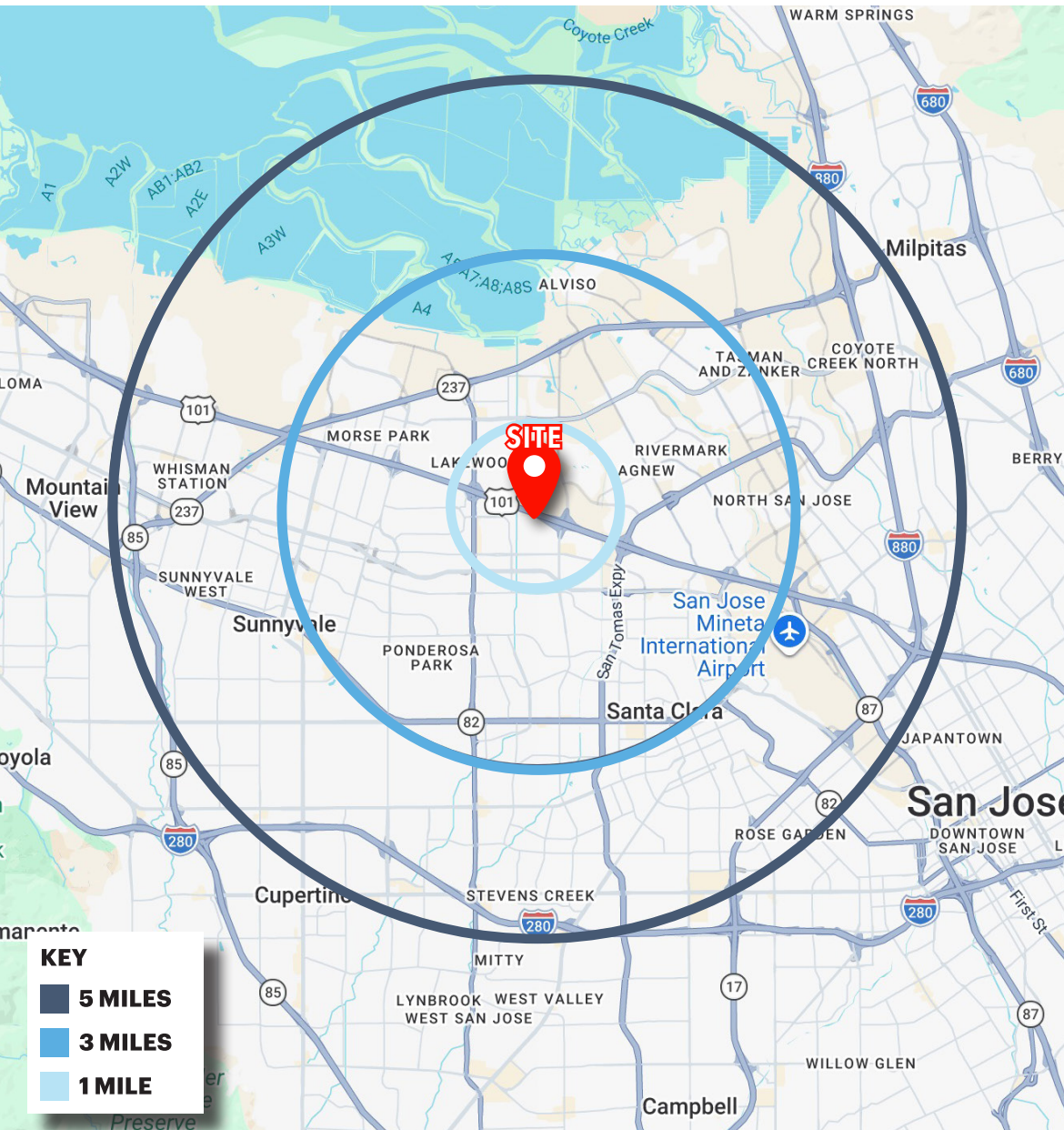
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ESTIMATED POPULATION

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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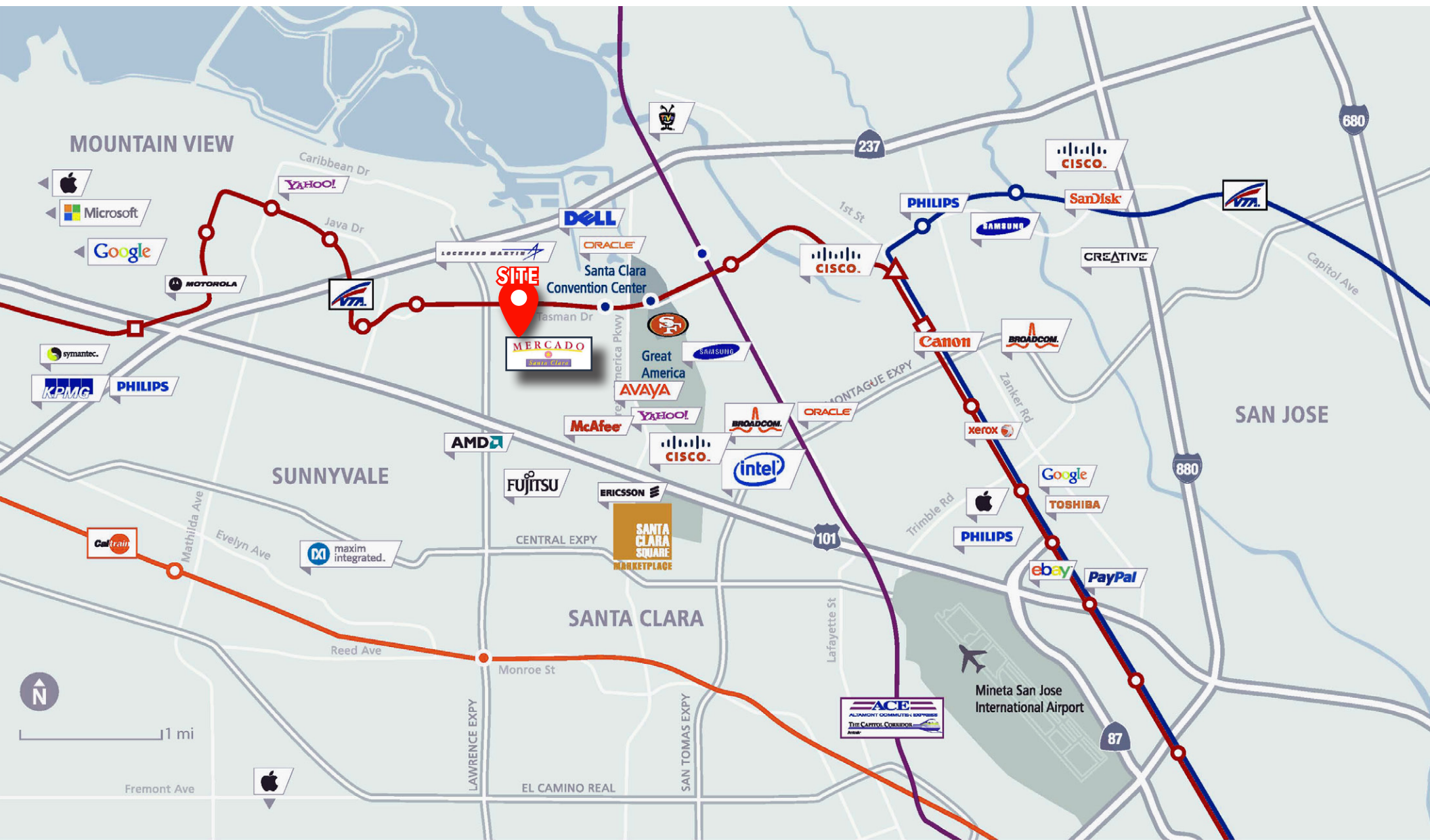
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