FOR LEASE

MERCADO SHOPPING CENTER

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





MERCADO
Santa Clara





LOCKEHOUSE
RETAIL GROUP

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

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
License #01498795

ABOUT MERCADO SHOPPING CENTER

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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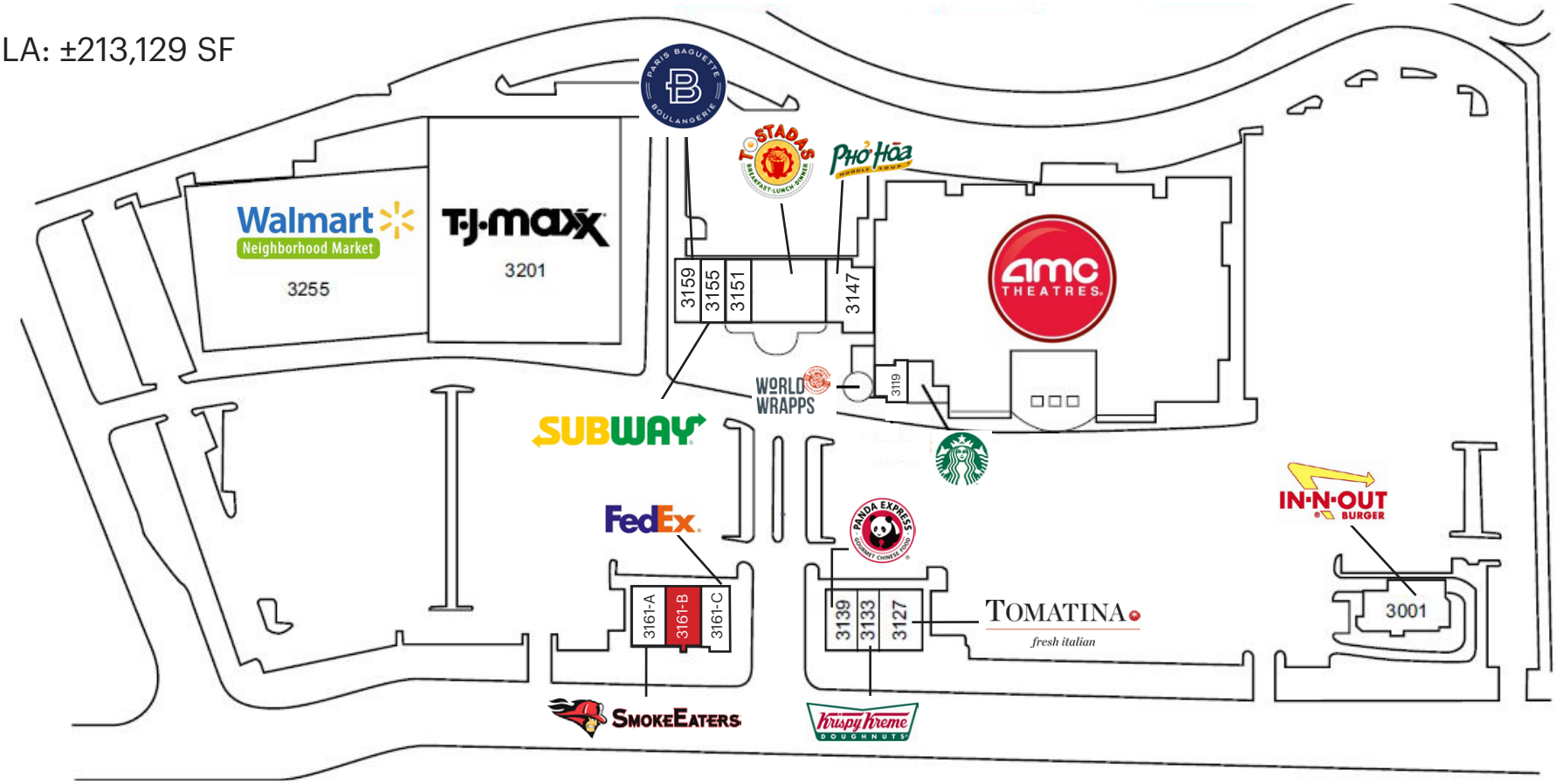
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SITE PLAN

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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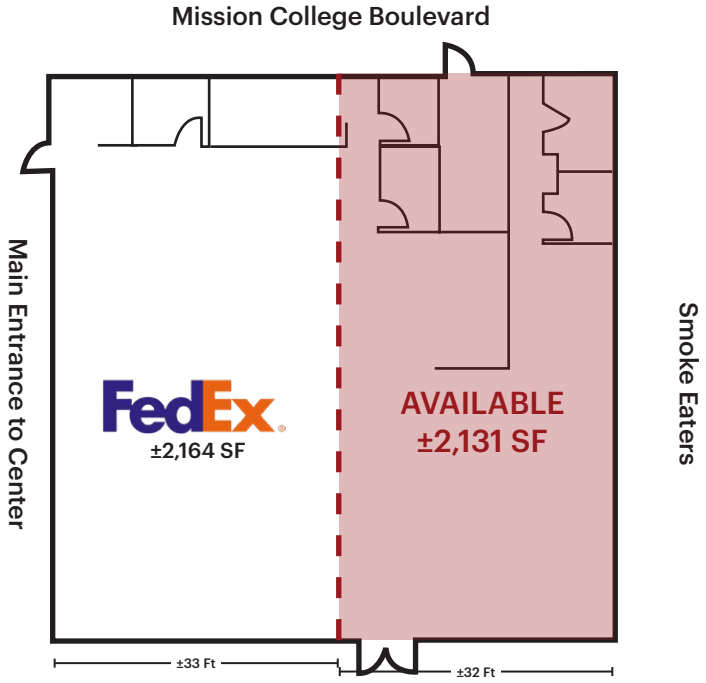
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SUITE 3161-B

ADDRESS	3161 Mission College Blvd., Santa Clara
SUITE	Suite 3161-C
SIZE	±2,131 SF
AVAILABILITY	Q2 2027
BASE RENT	$87.00 PSF Annually
NNNs	$12.25 PSF Annually
HIGHLIGHTS	• 13 Ton HVAC • 400 AMP of Power







View from Highway 101

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CLOSE-UP AERIAL



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

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MARKET AERIAL



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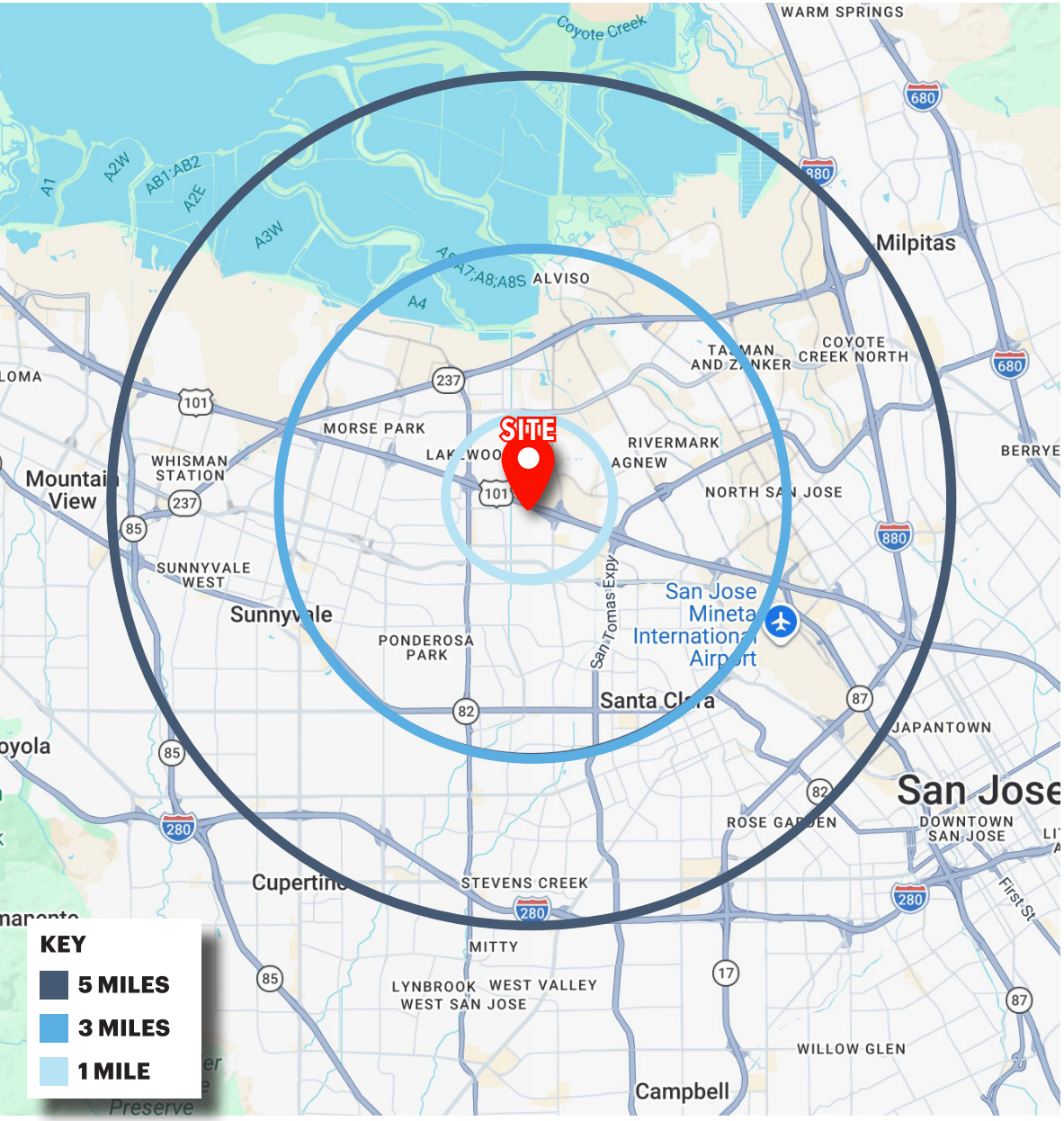
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DEMOGRAPHICS



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

*Demographics Source: Sites USA REGIS Online 03/16/26

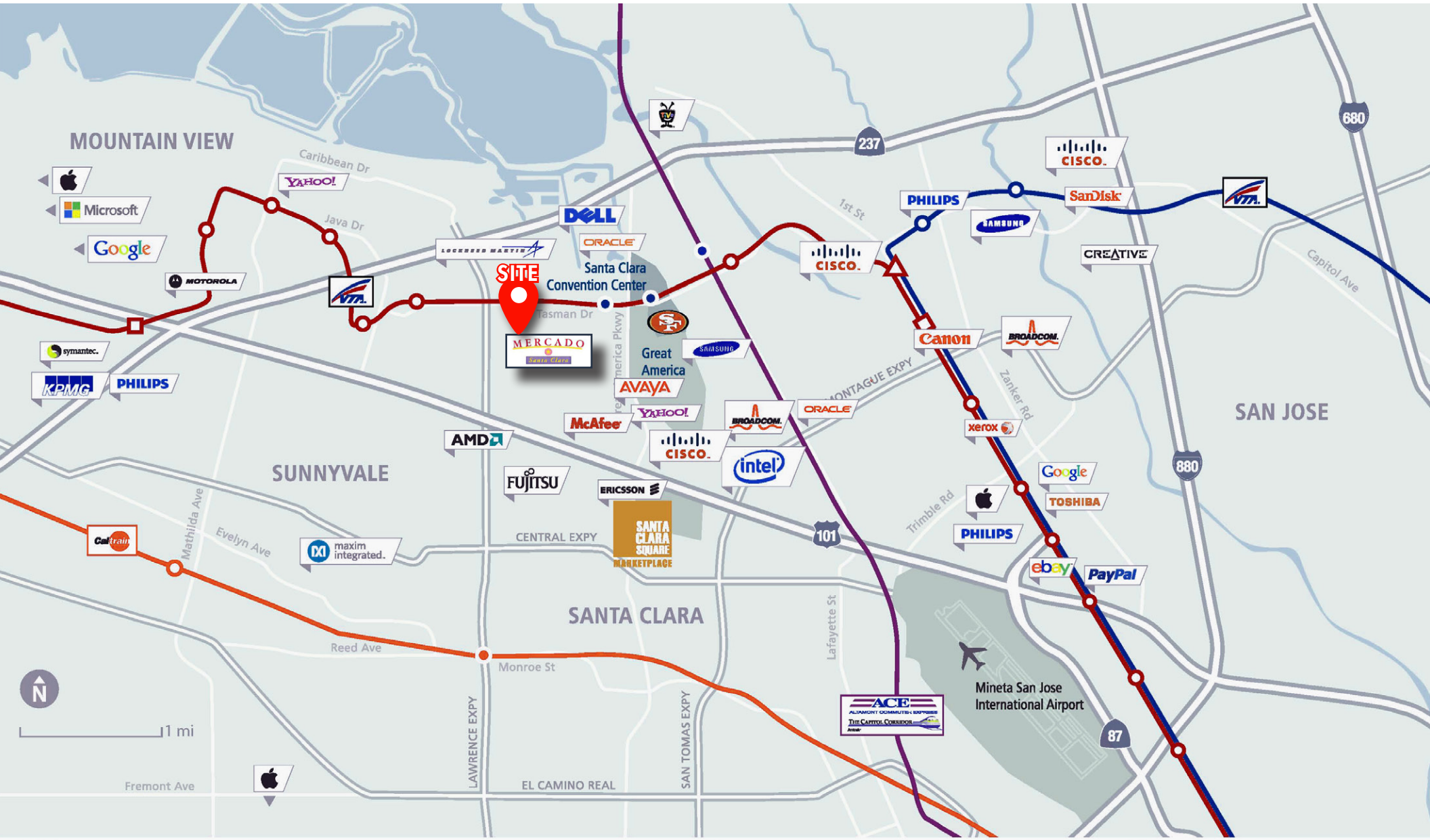
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LOCATION PROXIMITY



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