

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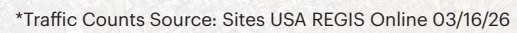
\*Traffic Counts Source: Sites USA REGIS Online 03/16/26

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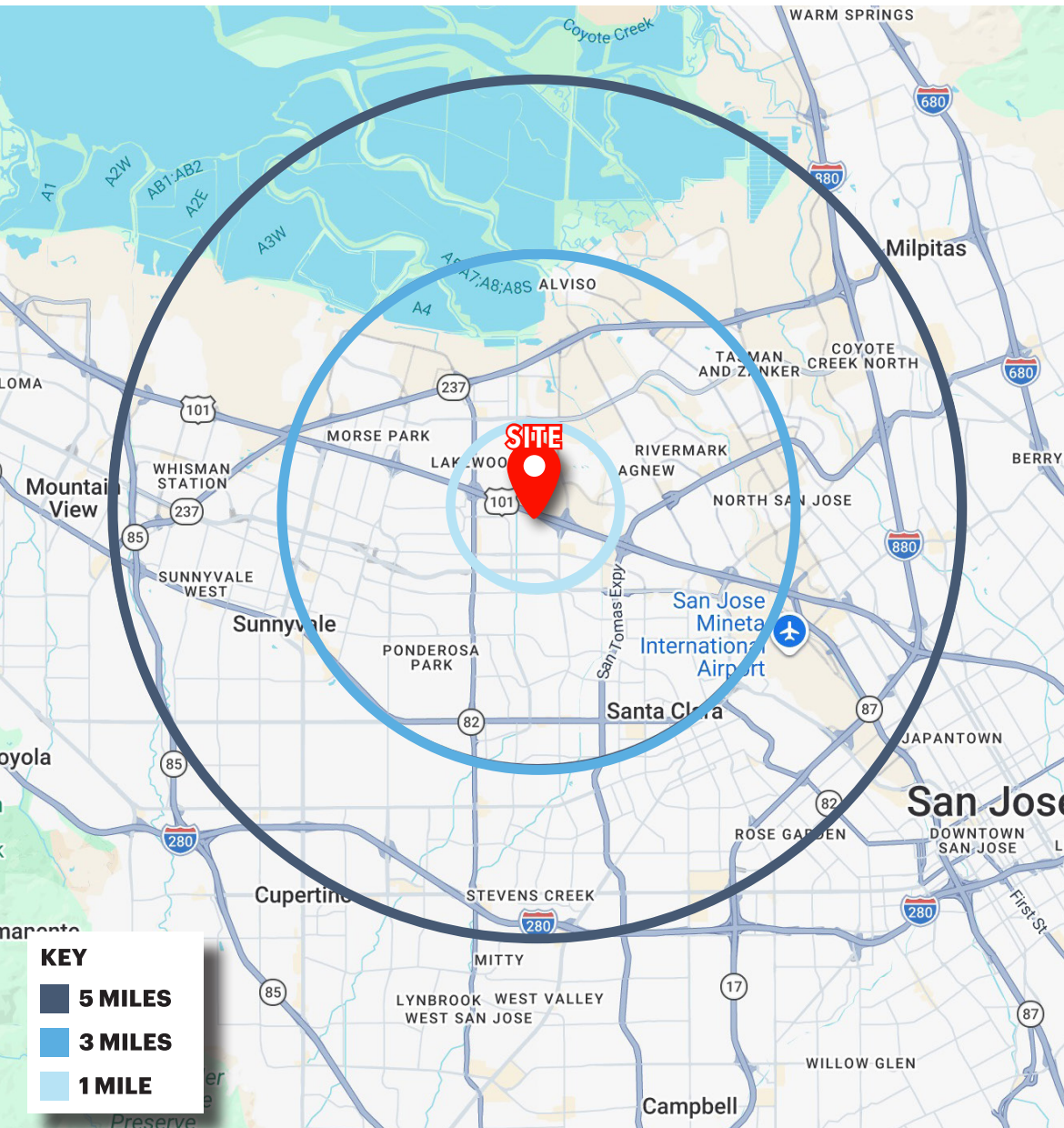


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## ESTIMATED POPULATION

| 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  |

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

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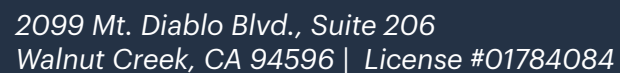
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