

FOR SALE/LEASE

**±29,630 SF INDUSTRIAL
BUILDING ON 1.8 ACRES
OWNER/USER OPPORTUNITY**

468

VISTA WAY MILPITAS, CA

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PROPERTY SUMMARY

ADDRESS: 468 Vista Way
Milpitas, CA 95035

YEAR BUILT: 1985

APN: 086-29-068

SITE AREA: 1.8 Acres

CURRENT FAR: .38

LAND USE: Industrial

POWER*: 1400 Amps at 480 volts

PARKING: ±100 Parking Stalls

PARKING RATIO: 3.8/1,000 RSF

SOLAR*: New Solar System installed
in 2017

**Independently Verify*

OWNER/USER OPPORTUNITY

PRICE UPON REQUEST

±29,630 SF
(DIVISIBLE)
INDUSTRIAL
BUILDING

SITUATED ON
± 1.8 ACRES

QUICK ACCESS TO
HIGHWAY 237
AND INTERSTATES
880 & 680

CONVENIENT
COMMUTE TO
MILPITAS BART
STATION

MINUTES FROM
MCCARTHY RANCH
CENTER AMENITIES

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SITE PLAN

WRIGLEY WAY

±100 PARKING STALLS

±1.8 ACRES

±29,630 SF

Shipping & Receiving

Break Room

Storage

Reception Area

Office

Office

Office

Office

Office

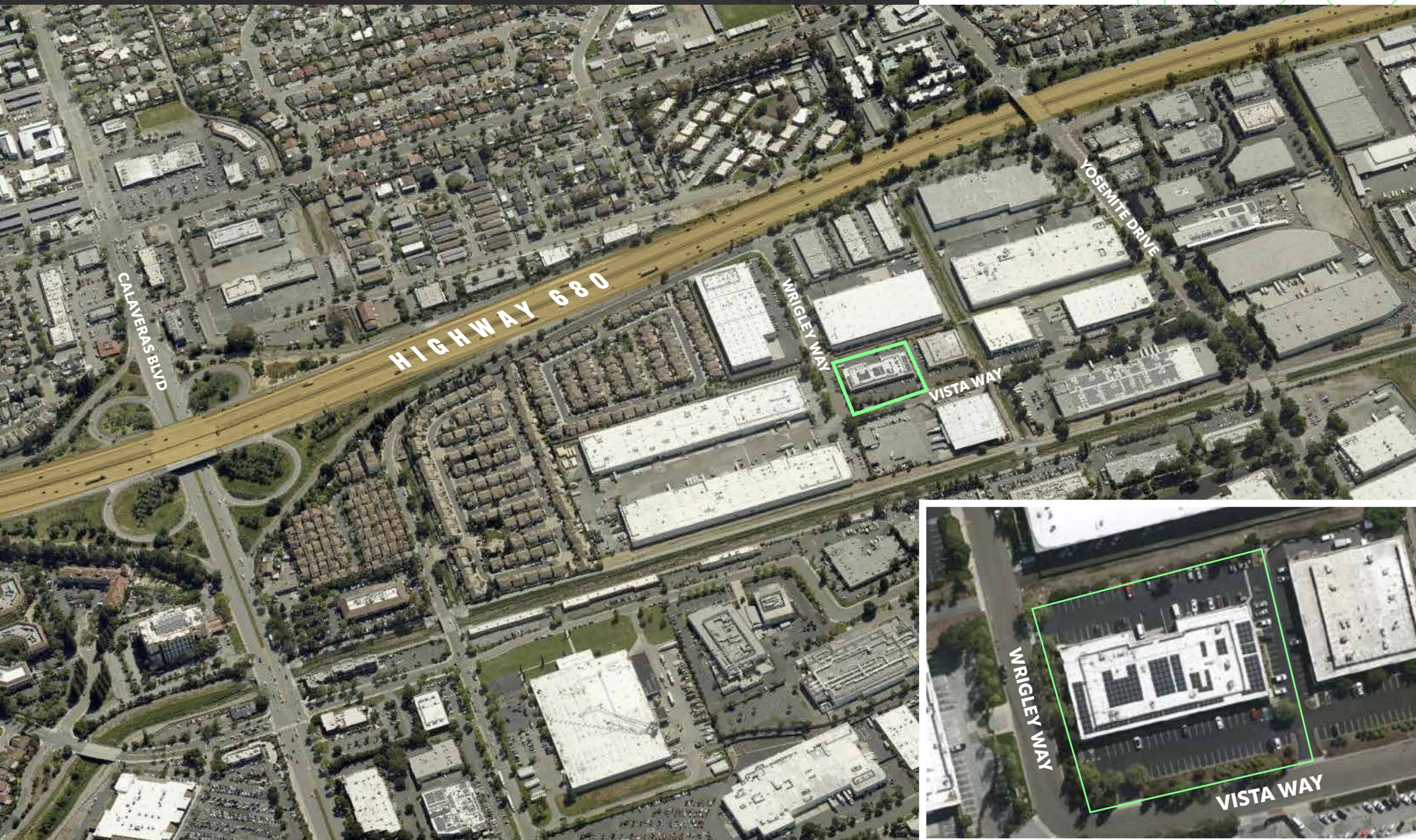
- - GRADE DOORS
- ▲ - DOCK DOORS
- - CARPET
- - CONCRETE

VISTA WAY

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AERIAL MAP

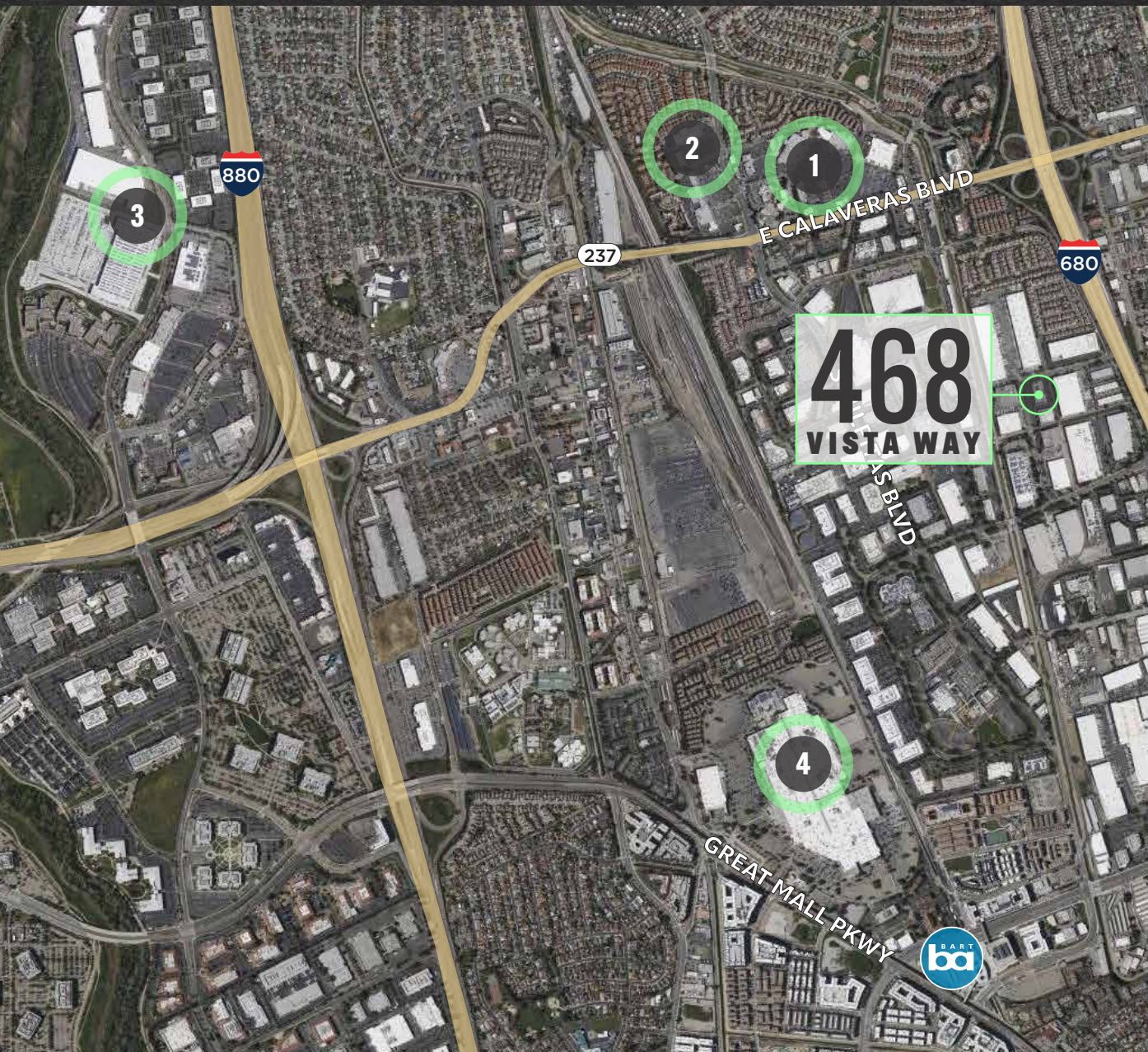
468



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AMENITIES MAP

JUST MINUTES FROM
MILPITAS'S TOP SHOPPING



1 MILPITAS TOWN CENTER 1.8 MILES | ±7 MINUTES DRIVE

Safeway	Pet's Coffee	El Torito
Staples	Nothing Bundt	Red Lobster
Chick-fil-A	Cakes	Massage Envy
Starbucks	Crumbl Cookies	

2 BERESFORD SQUARE CENTER 2.5 MILES | ±8 MINUTES DRIVE

CVS Pharmacy	Citibank	La Milpa
McDonald's	Mountain Mike's	Supercuts
Marina Grocery	Pizza	Beck's Shoes
Chase Bank	Hansang Tofu	

3 MCCARTHY RANCH CENTER 3.6 MILES | ±14 MINUTES DRIVE

Walmart Supercenter	In-N-Out Burger
Best Buy	Big Al's Sports Bar, Bowling & Arcade
Ross Dress for Less	Starbucks
PetSmart	Dollar Tree
Planet Fitness	
Michaels	

4 GREAT MALL 2.2 MILES | ±10 MINUTES DRIVE

Nike Factory Store	Levi's® Outlet Store	Century Theatres
UNIQLO	Coach Outlet	Dave & Buster's
H&M	LEGOLAND®	Jollibee
Saks OFF 5TH	Discovery Center	

MILPITAS BART STATION 2.2 MILES | ±8 MINUTES DRIVE

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TRANSPORTATION

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8 MINUTES
TO MILPITAS
BART STATION



6 MINUTES
TO HWY 680



8 MINUTES
TO HWY 680



9 MINUTES
TO CA-237



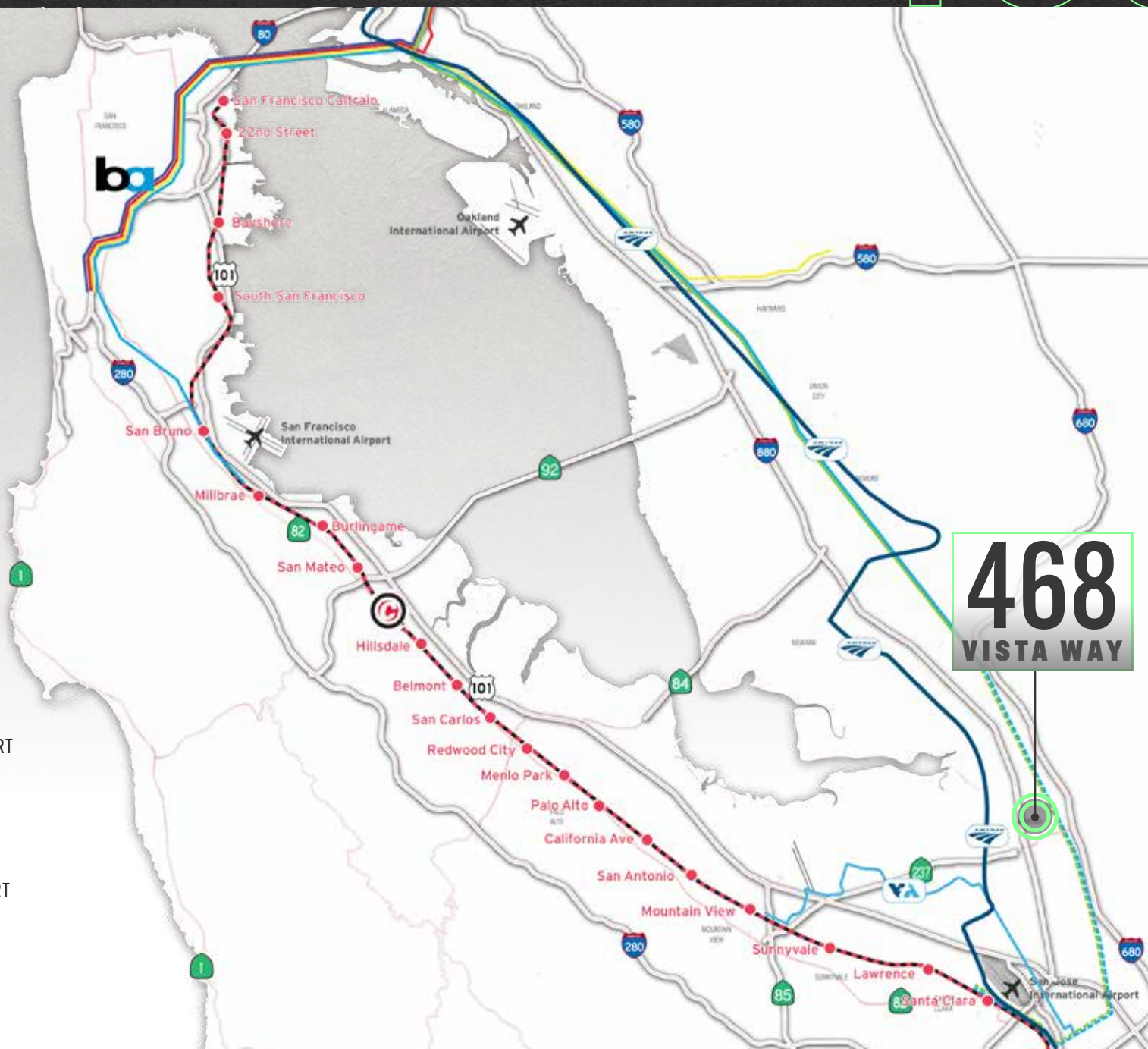
14 MINUTES
TO HWY 101



20 MINUTES
TO SAN JOSE
INTERNATIONAL AIRPORT



45 MINUTES
TO SAN FRANCISCO
INTERNATIONAL AIRPORT



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DEMOGRAPHICS



148,747

2025 Total Population



4,972

Total Businesses



67,581

Total Employees



\$186,876

Median HH Income



\$73,141

Per Capita Income



33.2%

Degree



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