

# ELEANOR

1500 Centre Pointe Dr  
Milpitas, CA 95035

BRAND NEW RETAIL  
SHELL SPACES AVAILABLE



**DIXIE DIVINE**

CA DRE 00926251 & 01481181

[ddivine@primecommercialinc.com](mailto:ddivine@primecommercialinc.com)

408.313.8900

**BRENNAN MONRO**

CA DRE 02180211

[bmonro@primecommercialinc.com](mailto:bmonro@primecommercialinc.com)

408.560.6100



**PRIME COMMERCIAL**  
INCORPORATED

[www.primecommercialinc.com](http://www.primecommercialinc.com)

408.879.4000 OFFICE



# ELEANOR

**ADDRESS:** **Eleanor Apartments**  
1500 Centre Pointe Drive  
Milpitas, CA 95035

**TYPE:** Retail / Restaurant

**CONDITION:** Cold Dark Shell  
*(Tenant Improvement Allowances Available)*

**PRICE:** \$2.75 - \$3.50 / SF + NNN \$1.20

## HIGHLIGHTS



Brand-New Ground Floor Retail Spaces at Eleanor Apartments, an upscale mixed-use community



Situated in a high-growth tech corridor with strong daytime population and affluent residential base



Conveniently located across from Great Mall and BART Milpitas Station, near Montague Expressway



Surrounded by dense residential developments, complementary retail, and tech campuses

# ELEANOR



# THE SPACES FEATURES



Ground Level Retail Shells



Modern design with large storefront windows, high ceilings (18.5'), and signage opportunities



Flexible floor plans with a variety of suite sizes



Grease interceptors and ventilation in place for potential restaurant build-out



Cold Grey Shell condition, ready for customization  
(*Tenant Improvement Allowances Available*)



Potential for outdoor patio and seating available



# ELEANOR



# INTERIOR PHOTOS



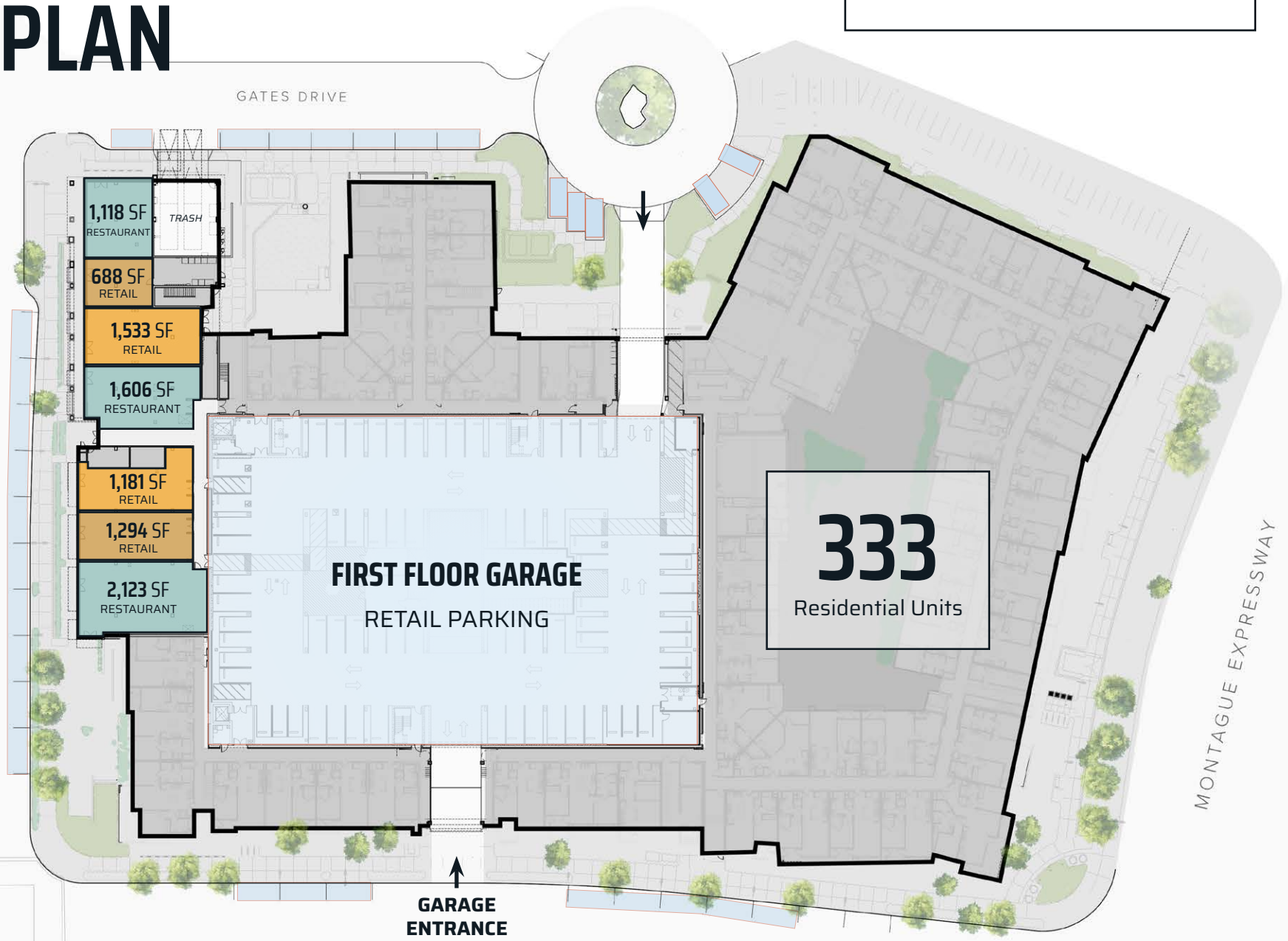
## PARKING

# SITE PLAN

CENTRE POINTE DRIVE

GATES DRIVE

 **GUEST AND RETAIL PARKING**  
(GARAGE & STREET)



CENTRE POINTE DRIVE

**GARAGE  
ENTRANCE**

MONTAGUE EXPRESSWAY

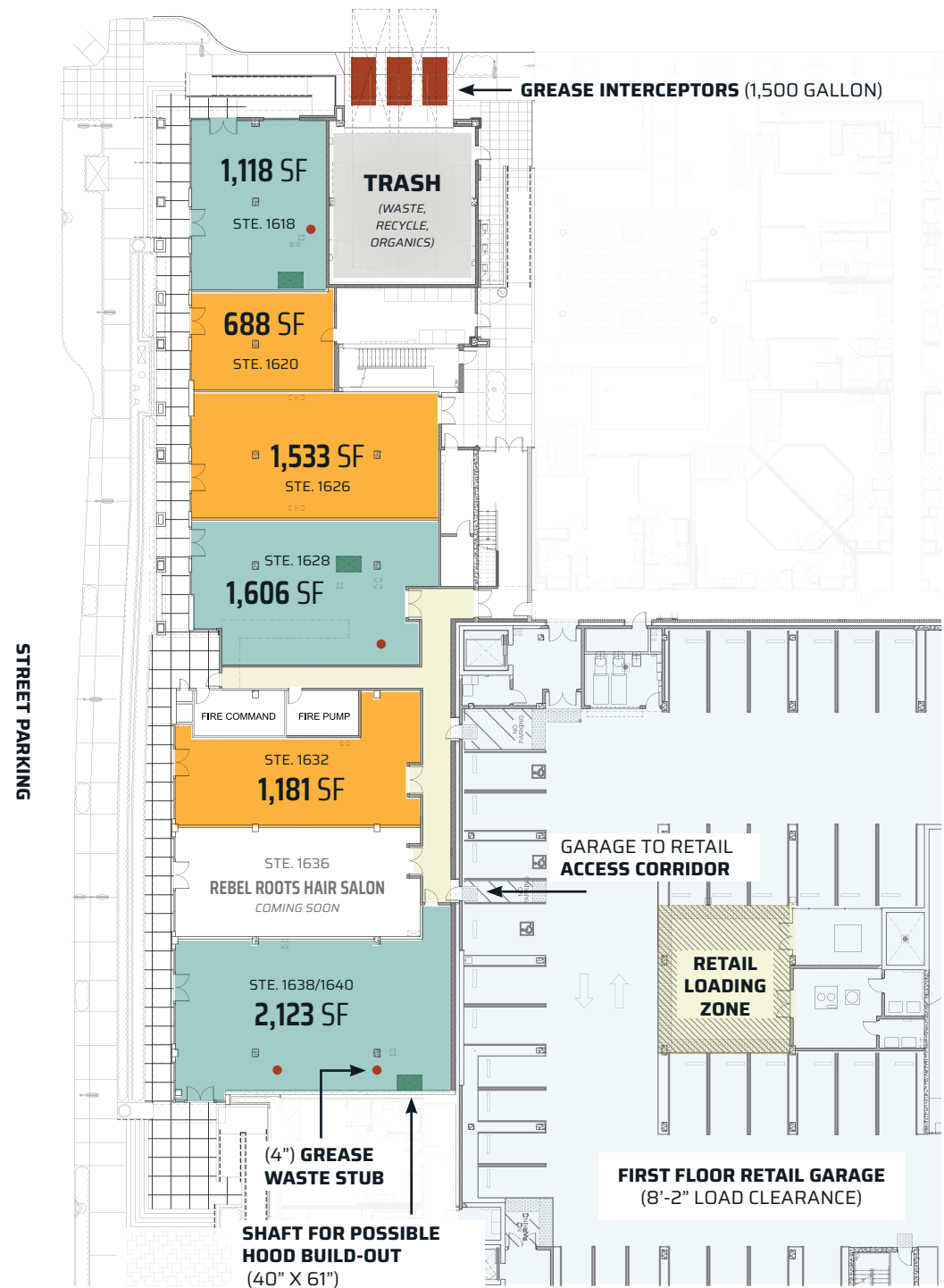
**ELEANOR**



# POTENTIAL DEMISE PLAN FLOOR PLAN

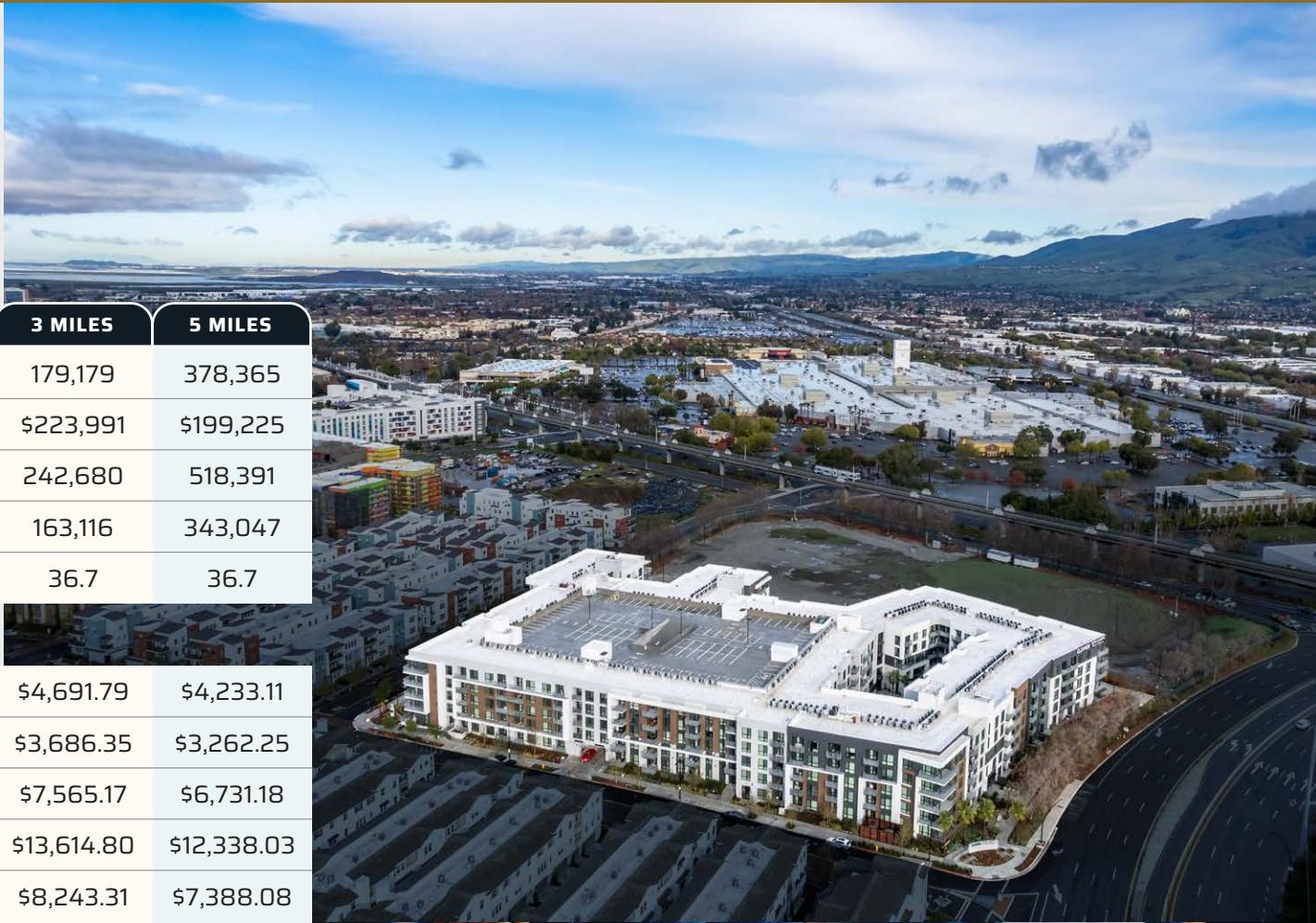
*\*Interior Wall Sizes and Locations are Approximate  
Subject to Change*

*Spaces can be combined or divided*



# DEMOGRAPHICS

# MARKET



Source: esri 2025

	1 MILE	3 MILES	5 MILES
Total Population	31,448	179,179	378,365
Average Household Income	\$238,203	\$223,991	\$199,225
Daytime Population	38,179	242,680	518,391
Daytime Workers	25,172	163,116	343,047
Median Age	34.8	36.7	36.7

## AVG. CONSUMER SPENDING

Apparel & Services	\$5,160.48	\$4,691.79	\$4,233.11
Education	\$3,948.03	\$3,686.35	\$3,262.25
Entertainment & Recreation	\$8,014.28	\$7,565.17	\$6,731.18
Groceries	\$14,696.12	\$13,614.80	\$12,338.03
Dining	\$8,823.44	\$8,243.31	\$7,388.08
Healthcare	\$13,340.36	\$12,729.50	\$11,319.70
Furniture & Equipment	\$5,630.32	\$5,328.61	\$4,733.37
Personal Care	\$2,133.54	\$1,998.42	\$1,785.44

## TRAFFIC COUNTS \*Cars Per Day

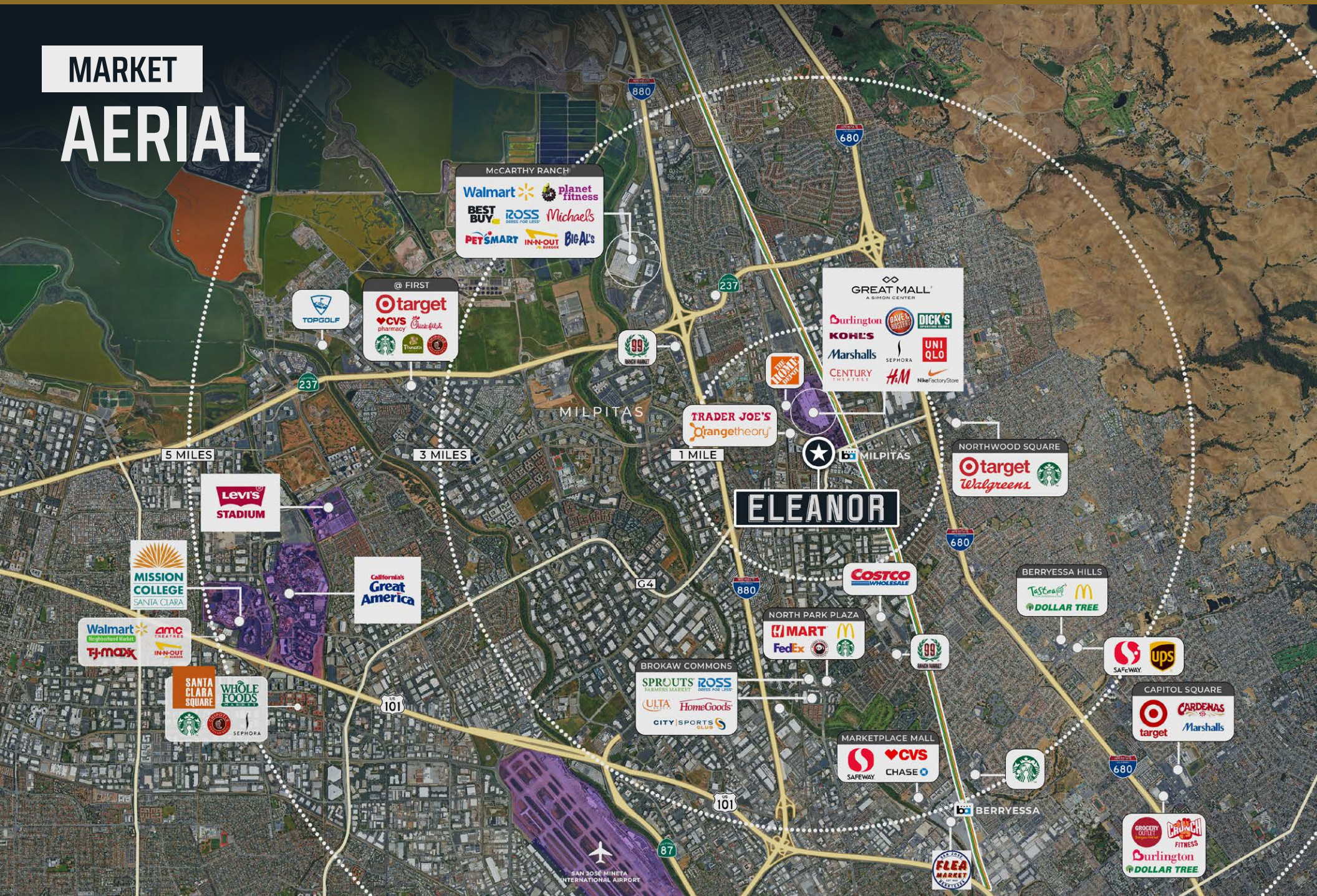
Great Mall Parkway (0.11 mi away)	30,822 ADT
Centre Pointe Drive (0.11 mi away)	508 ADT
Montague Expressway (0.28 mi away)	46,920 ADT
East Capitol Avenue (0.29 mi away)	10,435 ADT



# ELEANOR



# MARKET AERIAL





MARKET

NEARBY

GREAT MALL

VTA LIGHT RAIL  
GREAT MALL STATION

GREAT AMERICA PARKWAY

TRADER JOE'S

Orangetheory

LaserAway



CENTRE POINTE DRIVE



ELEANOR

BART FREMONT STATION  
TO SAN FRANCISCO / RICHMOND

MONTAGUE EXPRESSWAY

MILPITAS  
TRANSIT CENTER



BART  
MILPITAS STATION

VTA LIGHT RAIL  
MILPITAS STATION

BART BERRYESSA STATION  
TO SAN JOSE



## BART RIDERSHIP

33,428

TOTAL MONTHLY RIDERS  
(MILPITAS STATION - MAY 2025)

1,348

AVG. DAILY RIDERS  
(MILPITAS STATION - MAY 2025)

## VTA LIGHT RAIL RIDERSHIP

391

AVG. DAILY BOARDINGS  
(MILPITAS STATION - ORANGE LINE)

424

AVG. DAILY EMBARKINGS  
(MILPITAS STATION - ORANGE LINE)

## GREAT MALL - MONTHLY VISITORS

1.1M

TOTAL VISITS  
(JUNE 2025)

689.7K

TOTAL VISITS  
(JUNE 2025)

1.6

TOTAL VISITS  
(JUNE 2025)



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