



the **EDGE**  
@ 1518-1530 Piper Drive, Milpitas, CA

**±1,468 SF - ±5,630 SF NEW RETAIL SPACES FOR LEASE**

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# AVAILABLE RETAIL SPACES WITH UNDERGROUND PARKING IN 381 UNIT RESIDENTIAL COMPLEX



\* Can Be Combined for Total of ±5,630 SF





# RETAIL HIGHLIGHTS

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	31,379	174,019	346,661
Average HHI	\$247,661	\$221,168	\$198,171
Daytime Pop.	32,483	207,537	479,233



Retail Opportunities at The Edge Apartment Complex



Centrally Located Between Hwys 680 & 880



Across from Milpitas BART Station



Across from Great Mall Shopping Center

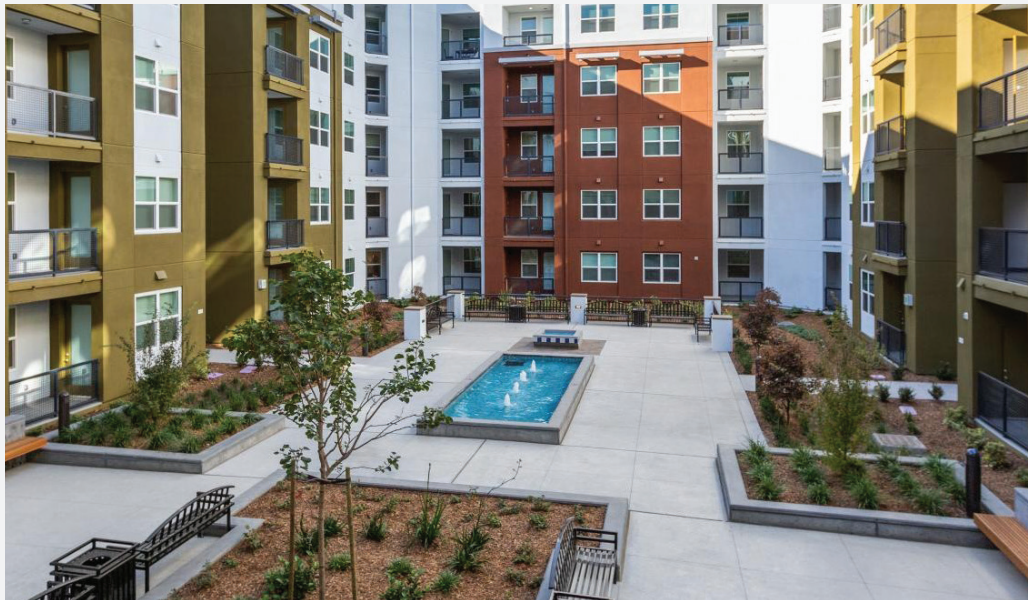
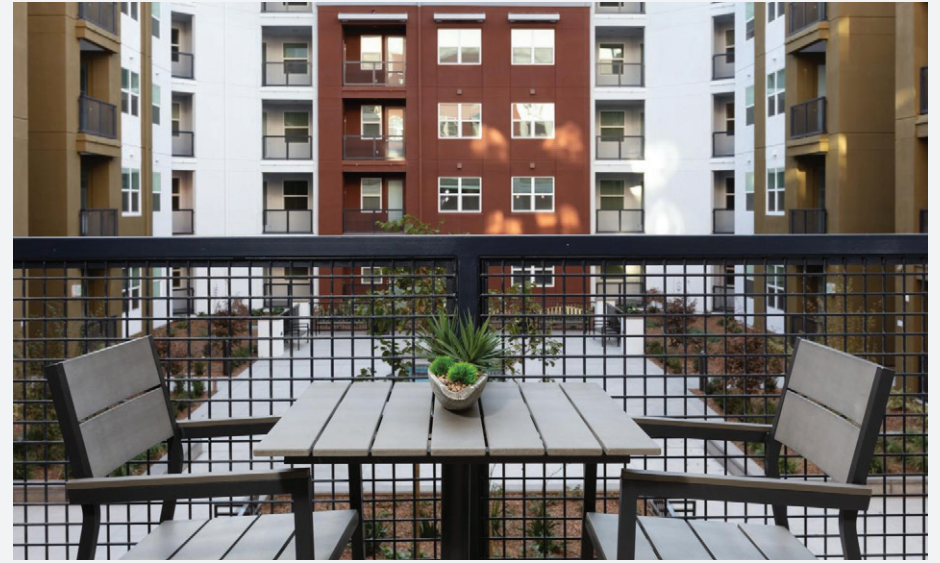


Easy Access to Montague Expy + Great Mall



Walking Distance from  $\pm 5,000$  Apartment Units





LIVE • DINE • WORKOUT



# JOIN THE ACTION IN MILPITAS!

#1

FASTEST  
GROWING CITY  
IN SILICON  
VALLEY

#2

FASTEST  
GROWING  
CITY IN CA

#8

FASTEST  
GROWING  
CITY IN THE  
U.S.

#29

BEST SMALL  
CITY TO LIVE  
IN THE U.S.

±78K

TOTAL  
POPULATION

120K

DAYTIME  
POPULATION

37

MEDIAN  
AGE

16%

POPULATION  
GROWTH  
OVER 5 YRS

±41K

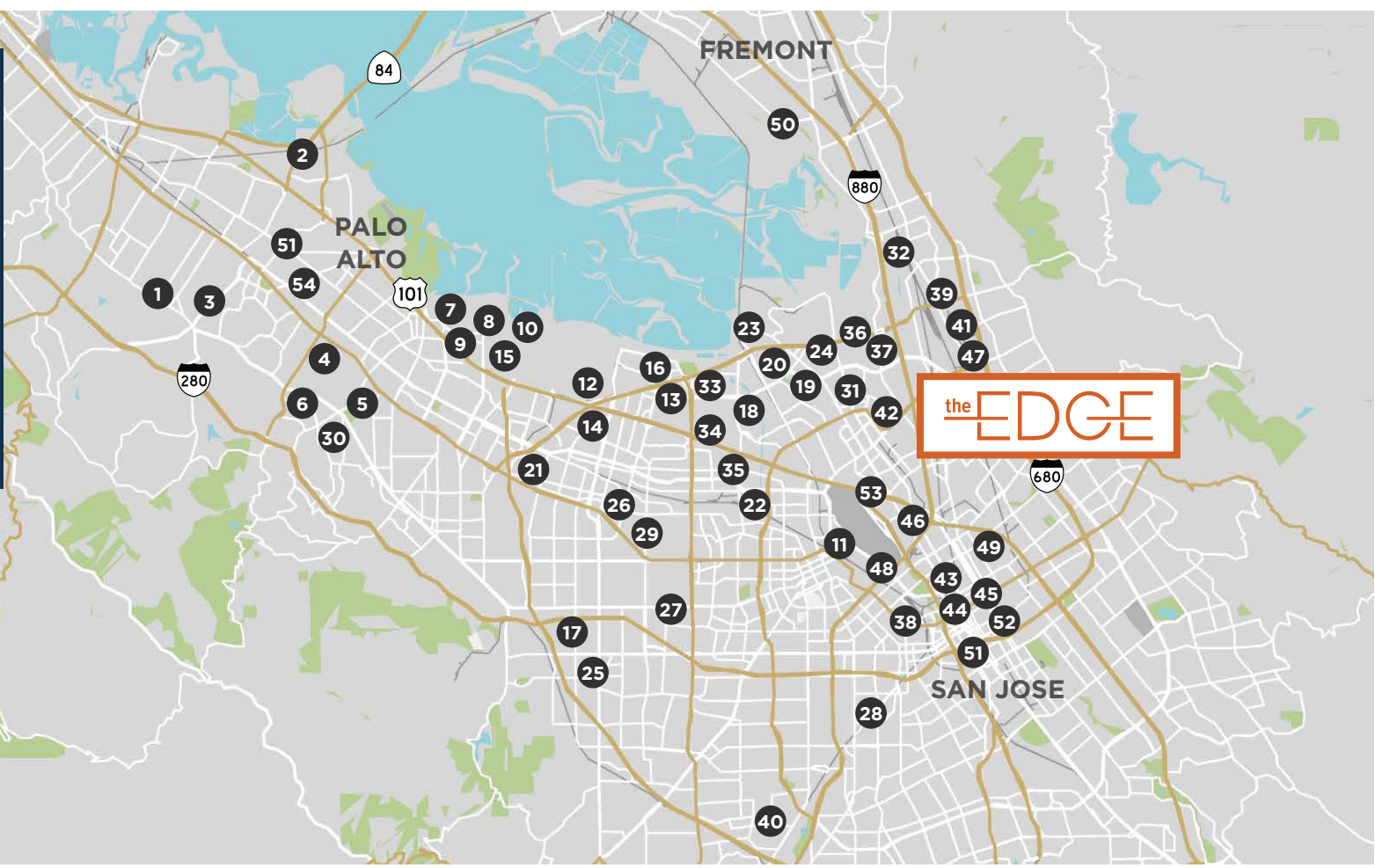
WORKING  
PROFESSIONALS

With the addition of the new Milpitas BART Station and multiple new mixed-use development projects, Milpitas aims to be the center of the next generation of creative youth.

*Sources: Milpitas Office of Economic Development*

Silicon Valley is home to the world's largest technology corporations—as well as thousands of tech start-ups.

As the leading hub of high-tech innovation and development, the region is the largest high-tech manufacturing center in the U.S.



- |                       |                        |                      |                     |                       |                        |
|-----------------------|------------------------|----------------------|---------------------|-----------------------|------------------------|
| 1 Stanford Healthcare | 10 LinkedIn            | 19 Levi's Stadium    | 28 eBay             | 37 Cisco              | 46 TDK                 |
| 2 Facebook            | 11 Yahoo               | 20 Marvell           | 29 Valley Medical   | 38 Santa Clara County | 47 LifeScan            |
| 3 Stanford University | 12 Lockheed Martin     | 21 McAfee            | 30 Tesla            | 39 Achievo            | 48 Roku                |
| 4 Hewlett-Packard     | 13 Symantec            | 22 Applied Materials | 31 SunPower         | 40 Netflix            | 49 City of San Jose    |
| 5 VMware              | 14 Synopsys            | 23 Flex              | 32 Advantech        | 41 Magnum             | 50 Logitech            |
| 6 Palo Alto Medical   | 15 Juniper Networks    | 24 Brocade           | 33 GLocal Foundries | 42 Cadence            | 51 Ernst & Young       |
| 7 Intuit              | 16 NetApp              | 25 Seagate           | 34 Infineon         | 43 Zoom               | 52 San Jose University |
| 8 Google              | 17 Apple               | 26 Intel             | 35 Ericsson         | 44 Adobe              | 53 PayPal              |
| 9 Microsoft           | 18 Silicon Valley Bank | 27 Nvidia            | 36 SanDisk          | 45 Accenture          | 54 Houzz               |



25,250 ADT



GREAT MALL  
A SIMON CENTER



the EDGE

48,047 ADT

COURTYARD  
BY MARRIOTT



TRADER JOE'S

1,310 UNITS

203 UNITS

720 UNITS

241 UNITS

114 UNITS

207 UNITS

3,440 ADT

134 UNITS

207 UNITS

489 UNITS

580 UNITS

308 UNITS

303 UNITS

381 UNITS

MONTEGUE EXPY

216 UNITS

468 UNITS

E CAPITOL AVE

4

S MAIN ST

GREAT MALL EXPY

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