

# 580

*COTTONWOOD DRIVE, MILPITAS, CA*

**Colliers**  
INTERNATIONAL

**FOR SALE - OWNER / USER OPPORTUNITY**



# PROJECT OVERVIEW

## THE OFFERING

PROJECT OVERVIEW	
Project Address	580 Cottonwood Drive
City, State	Milpitas, CA 95035
APN	086-03-088
Zoning	MP (Industrial Park)
Parking	163 Surface Spaces; Ratio of 3.4 / 1,000 SF
Year Built	1981
Square Feet	48,384
Product Type	Office / R&D
Purchase Price	\$10,800,000 (\$223 psf)

## EXCLUSIVE ADVISORS

### Kevin Moul, SIOR

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### Ken Tsukahara

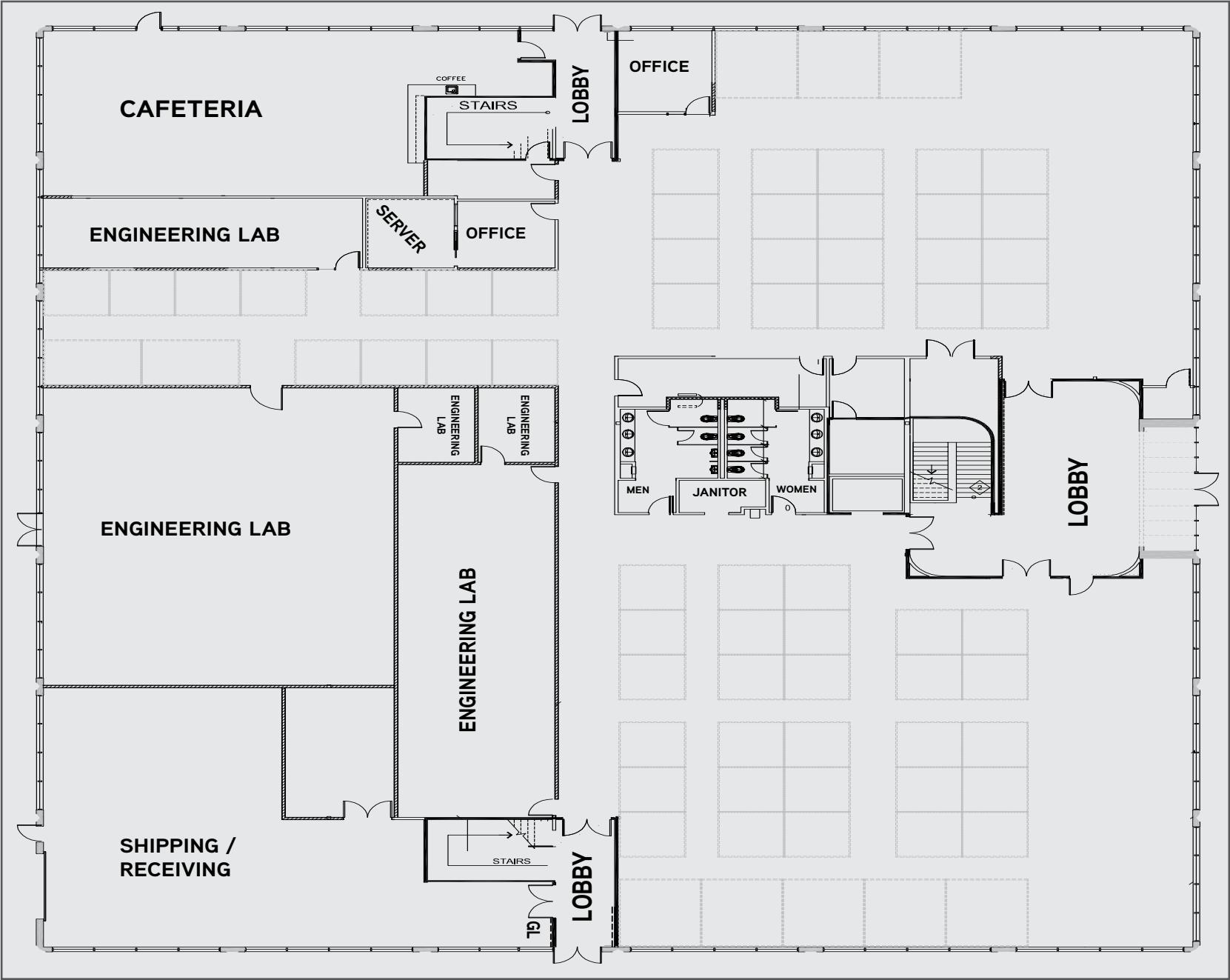
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### Bob Gilley

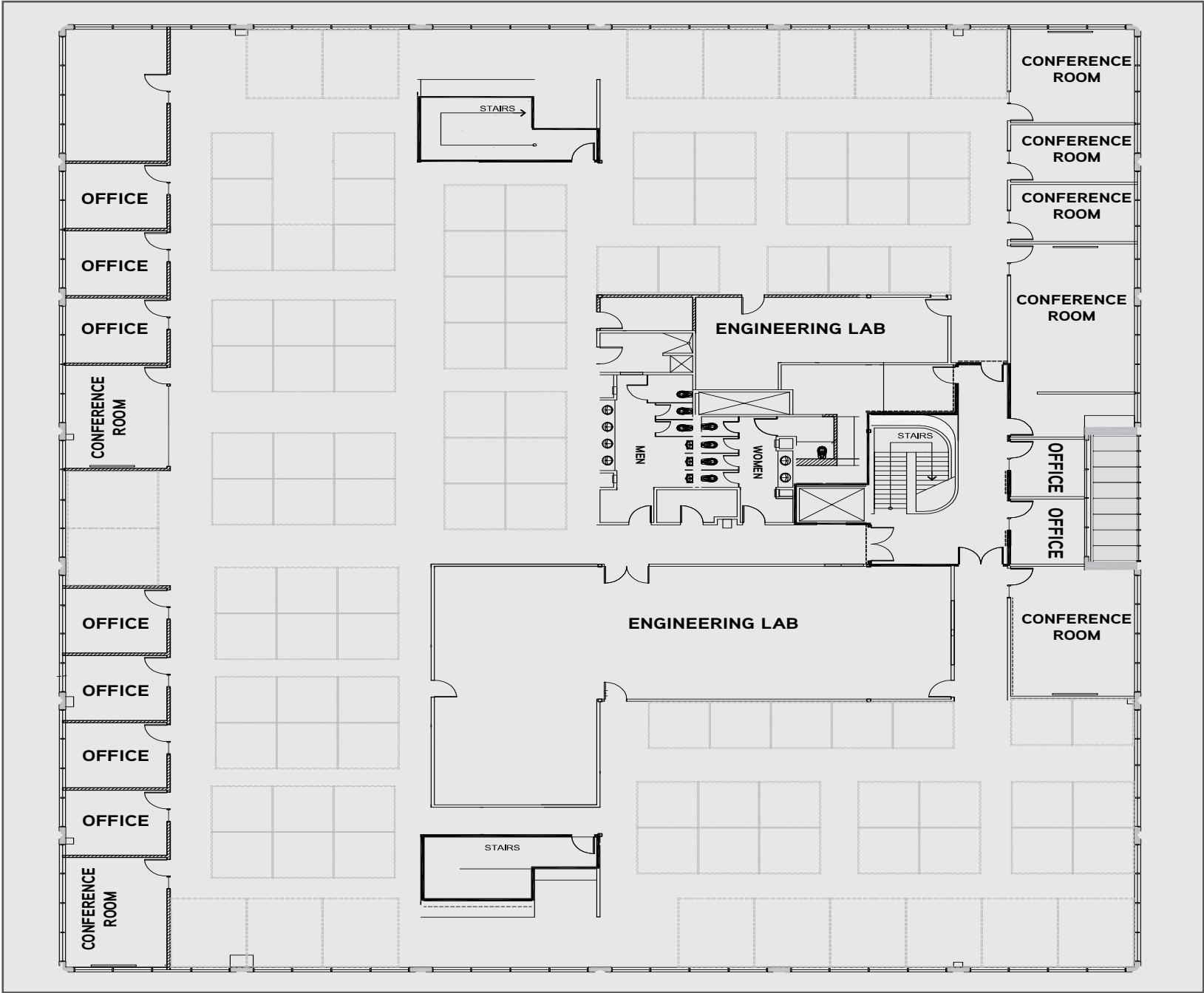
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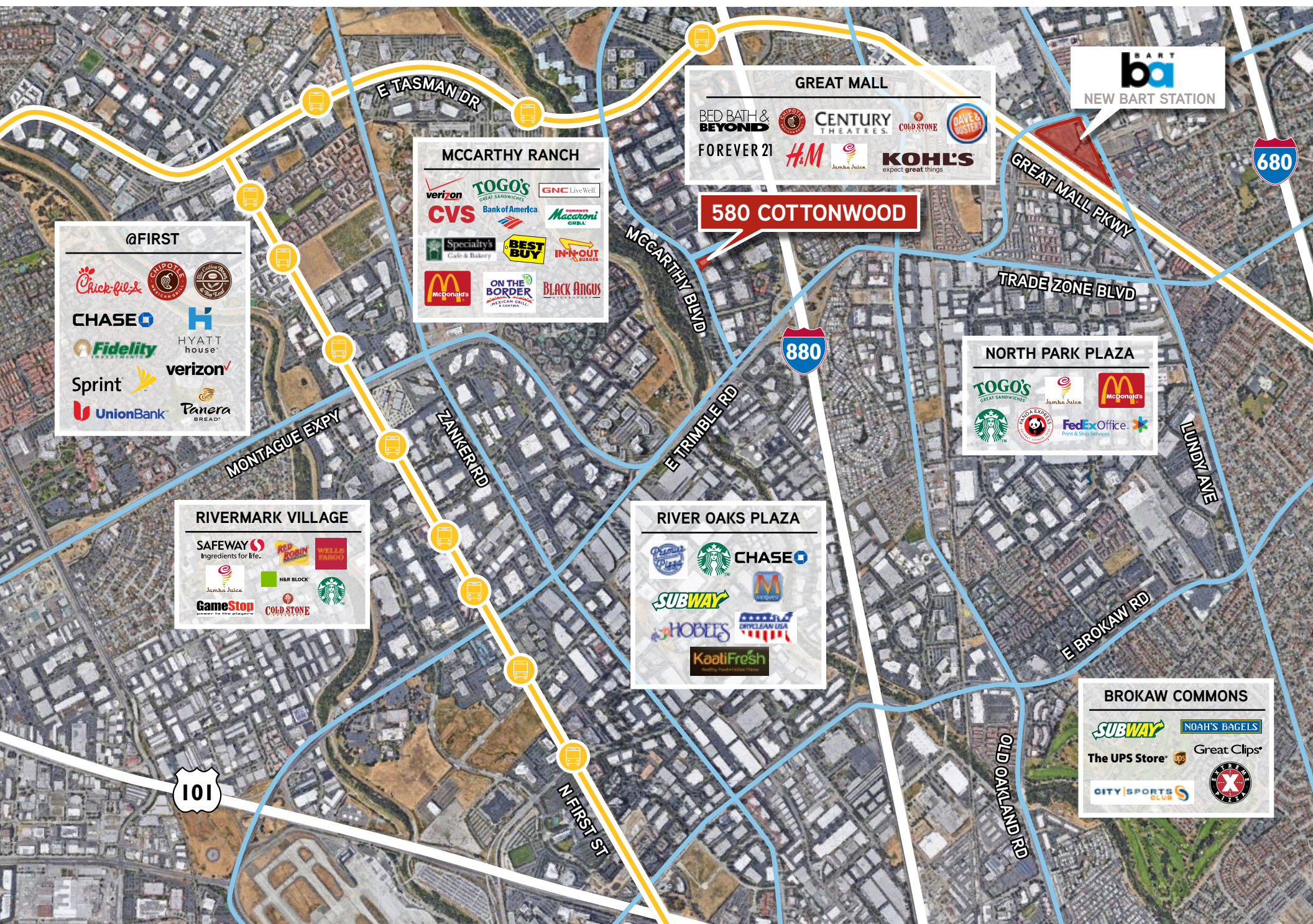
# FLOOR PLAN - FIRST FLOOR



# FLOOR PLAN - SECOND FLOOR







**@FIRST**

Chick-fil-A, Chipotle, California Pizza Kitchen

CHASE, Fidelity, HYATT house, Sprint, verizon, UnionBank, Panera

**MCCARTHY RANCH**

verizon, Togo's, GNC LiveWell, CVS, Bank of America, Macaroni Grill, Specialty's, BEST BUY, IN-N-OUT, McDonald's, ON THE BORDER, BLACK ANGUS

**GREAT MALL**

BED BATH & BEYOND, FOREVER 21, H&M, Jamba Juice, CENTURY THEATRES, COLD STONE, KOHL'S

**580 COTTONWOOD**

**NORTH PARK PLAZA**

Togo's, Jamba Juice, McDonald's, Starbucks, Panda Express, FedEx Office

**RIVERMARK VILLAGE**

SAFEWAY, RED ROBIN, WELLS FARGO, Jamba Juice, H&R BLOCK, GameStop, COLD STONE, Starbucks

**RIVER OAKS PLAZA**

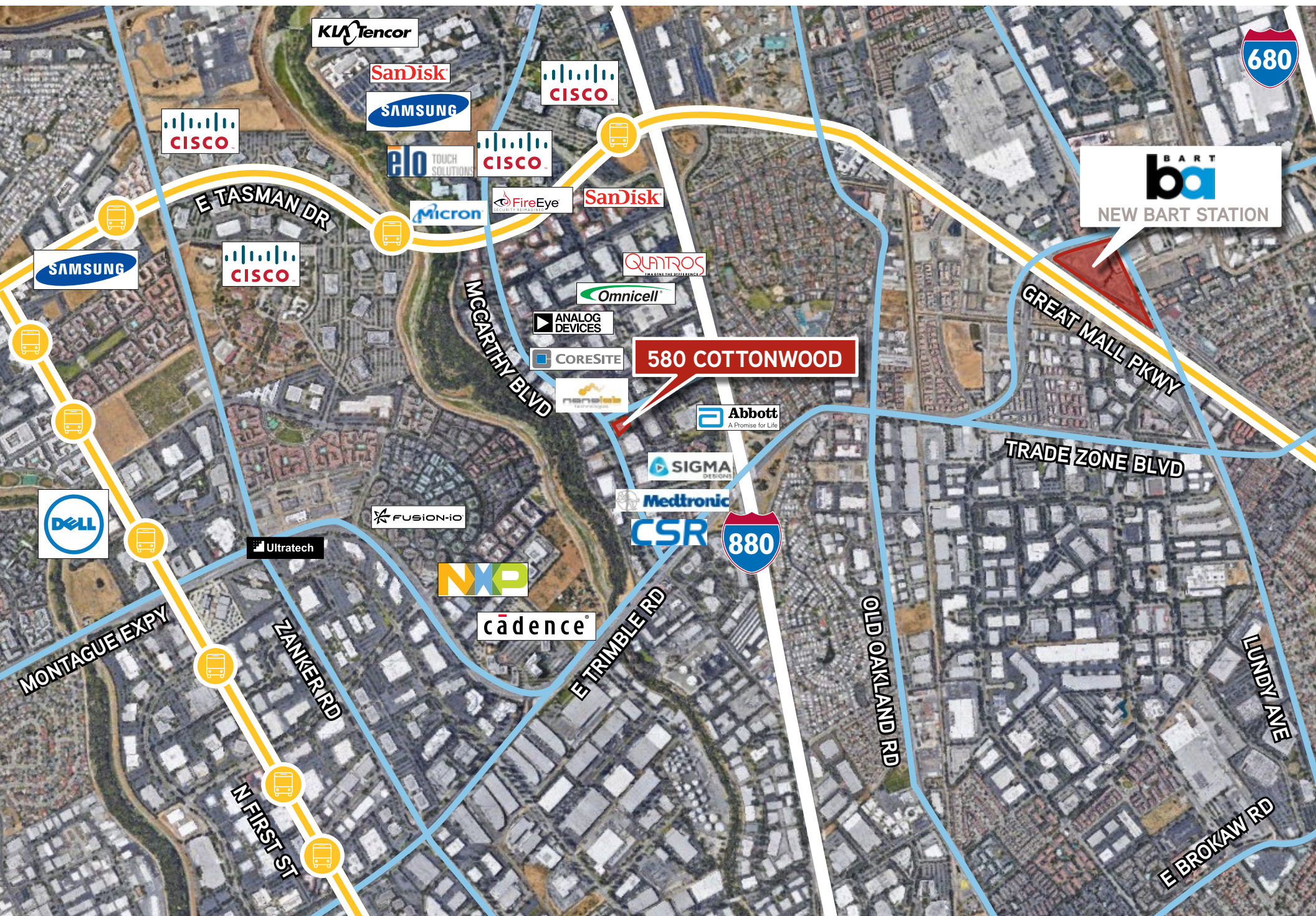
Pizzeria, Starbucks, CHASE, SUBWAY, M, HOBBES, KooliFresh

**BROKAW COMMONS**

SUBWAY, NOAH'S BAGELS, The UPS Store, Great Clips, CITY SPORTS CLUB, X



# SURROUNDING TENANTS





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