

# NOW LEASING

Coming Fall 2019

# THE COGNET



A Project By:

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# Located at the new hard corner\* entrance to Westfield Valley Fair and Bloomingdale's

\*Intersection moving Q1 2019



bloomingdale's

bloomingdale's

THE COGNET

New intersection and  
crosswalks coming Q1 2019

Westfield

Bank of America



At over **40 million** visitors a year, it's one of the most popular intersections in Silicon Valley.

Exclusive Onsite Parking Garage

THE COGNET

SANTANA ROW

New Signalized Intersection and cross walk in 2019

bloomingdale's

Westfield VALLEY FAIR

## Westfield Valley Fair

25 Million People Visiting Westfield Valley Fair each year / One of the most successful shopping centers in the United States / Sales productivity of over \$1,200 per square foot / New \$1.1B, 624,000 square foot expansion (completed in 2019) / **New flagship, Bloomingdale's directly across street** / New ICON Theater

## Santana Row

16 Million People Visiting Santana Row Each Year / Home to Tesla, Ted Baker, Lululemon, Gucci, Warby Parker, Amazon Books, SoulCycle, Kate Spade, Fogo de Chao, LB Steak, Ozumo, Pinkberry, Yardhouse / 834 Homes / 700,000 square feet of office





## Project Highlights

- Ground Floor Retail Space Available of 3 story building
- Up to 18,500 Square Feet (divisible)
- Ample On-Site Parking at over 4/1000, (including 3 story parking garage)
- Restaurants Welcome!
- Outdoor patio space
- New Community Gathering Plaza
- Monument Signage
- One of Silicon Valley's most Prominent Intersections





## Off-the-Charts Trade Area Demographics

- 1.4 million residents within 5 miles
- \$130,000+ average household income
- Daytime employment: 450,000 within 5 miles
- 45,000 households enjoy net worth of over \$1M
- 50% more college graduates than national average
- 44% higher average household income vs national average
- At the intersection of I-280 and I-880 in San Jose, right on the marketplace's principal retail boulevard (Stevens Creek) and less than 10 minutes from San Jose International Airport.



# Site Plan Overview





# Site Plan



Stevens Creek Blvd.

S Baywood Ave.



# Proximity Map



CLOSE TO MAJOR  
SILICON VALLEY  
EMPLOYERS:

Adobe  
Apple  
Intel  
Netflix  
Cisco  
Linkedin  
Facebook  
Google  
Microsoft  
HP  
Netapp  
Yahoo!





VIVA PIZZA

VIVA PIZZA

THE CORNER

COGNEL  
BAKERY  
CAFE  
VIVA PIZZA  
LA BODEGA  
ICE CREAM

COGNEL