

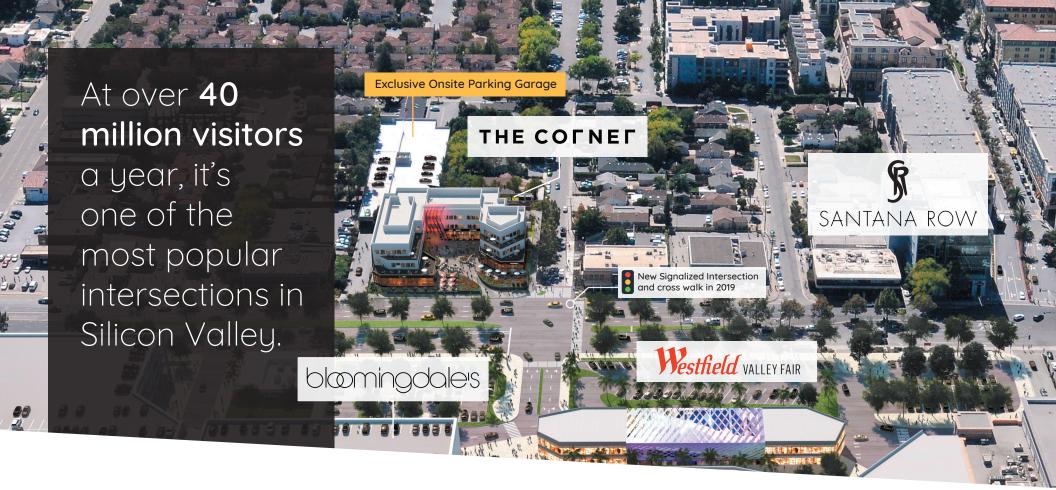
A Project By:



# Located at the new hard corner\* entrance to Westfield Valley Fair and Bloomingdales

\*Intersection moving Q1 2019





### 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, Bloomingdales 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.

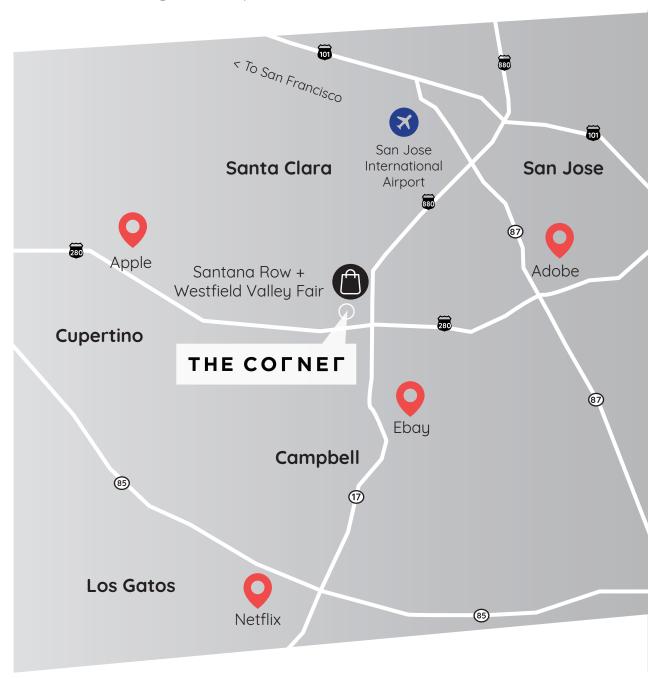
#### Site Plan Overview



# Site Plan



#### Proximity Map



CLOSE TO MAJOR SILICON VALLEY EMPLOYERS:

Adobe

Apple

Intel

Netflix

Cisco

Linkedin

Facebook

Google

Microsoft

HP

Netapp

Yahoo!

