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SantaClaraSquare.com

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Prime Commercial at 408.879.4000

Dixie Divine & Doug Ferrari



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**SANTA
CLARA
SQUARE[®]**
MARKETPLACE

Santa Clara: Reinvented and on the Rise

Located in the center of Silicon Valley, the city of Santa Clara is perfectly positioned to be the next big Bay Area city. Between the CalTrain, Amtrak, VTA bus system, and access to seven main highways and expressways, no other city in the area is so central and so convenient. It's no wonder that global companies like Intel and Citrix, world-class educational institutions such as Santa Clara University, and the 49ers Levi's Stadium all call the city home.

That smart, motivated mentality is reflected in the city's diverse and educated community, uniquely independent municipal services, and forward-thinking, supportive government.

A city with its own progressive spirit, at the center of everything Silicon Valley has to offer, Santa Clara is poised for greatness





A premier development in the heart of Silicon Valley

Welcome to your town square - a place inspired by the spirit of community and the energy of Silicon Valley. Santa Clara Square is a place to experience shopping, dining, working and recreation all in one locale.

A destination offering:

Strong daytime population - over 560K employees within a 10-minute drive of Santa Clara Square

Educated and affluent - in Santa Clara County, average household income is over \$172K and 50% have a bachelor's degree or higher

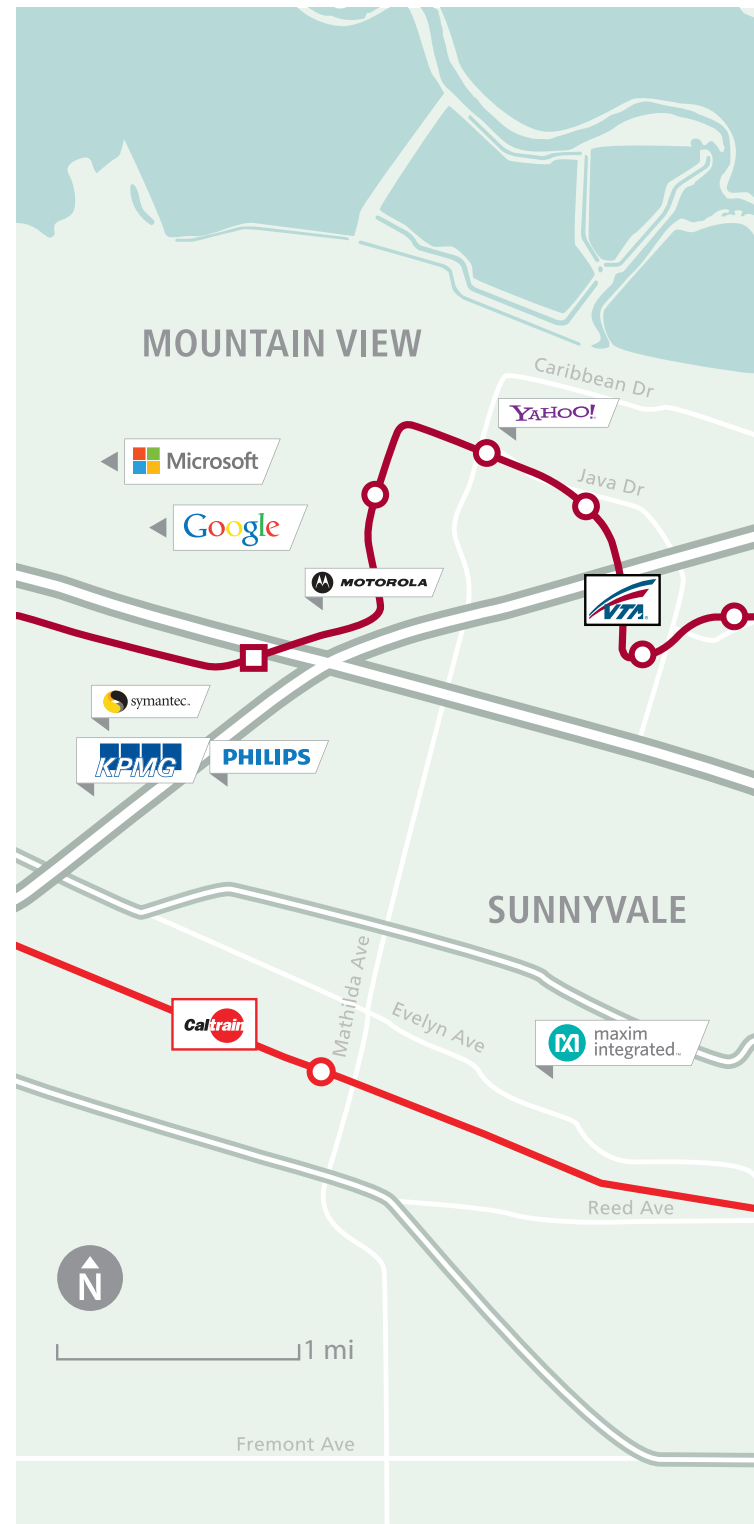
Healthy tourism - Santa Clara Square is less than 5 minutes from one of the top convention centers in the United States as well as Levi's Stadium, home of the San Francisco 49ers

High traffic exposure - almost 266K vehicles pass by Santa Clara Square each day

SOURCE: Nielsen-Claritas 2019, Caltrans

Strong daytime population and unbeatable employee market

- Strong daytime population with over 560,000 employees within a 10-minute drive
- 50% of the population has a bachelor's degree or higher, making Santa Clara one of the most-educated counties in the U.S.
- Top employers in the area include:
 - Applied Materials
 - Cisco Systems
 - eBay
 - Google
 - Hewlett-Packard
 - Intel
 - Yahoo



SOURCE: California Employment Development statistics for 2016, Nielsen-Claritas 2019

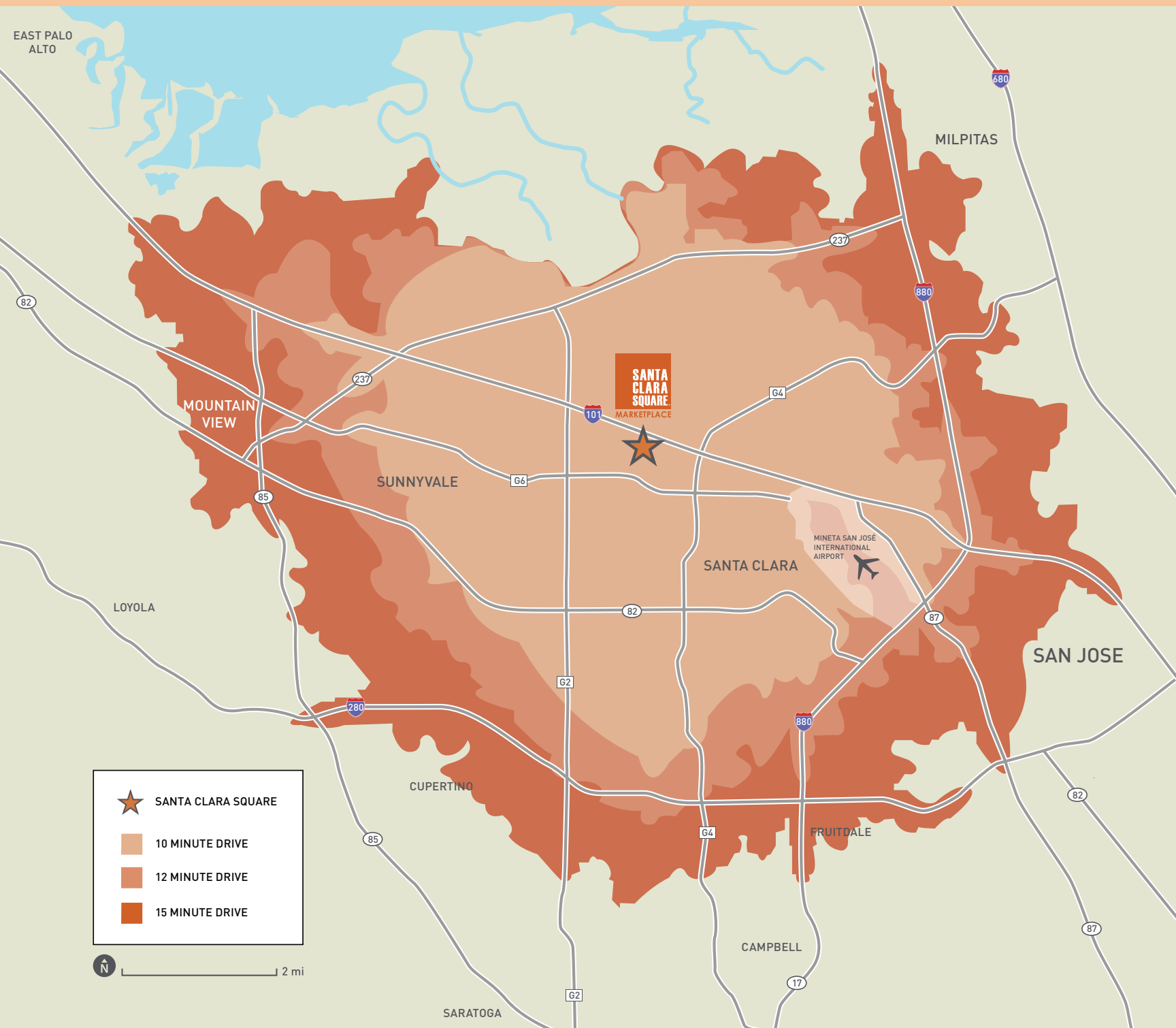


Demographics

SANTA CLARA SQUARE MARKETPLACE

	10 minutes	12 minutes	15 minutes	United States
Total Population	517,097	845,665	1,401,660	329,318,980
Total Households	196,099	304,303	482,445	123,775,770
Average Age	37	37	38	39
Age 25+ Bachelor's Degree or Higher	55%	52%	50%	32%
Total Businesses	35,349	48,414	71,351	11,495,706
Total Employees	560,970	673,158	904,104	155,308,823
Average Household Income	\$160,345	\$158,589	\$163,710	\$83,702
\$75,000 - \$99,999	10%	10%	10%	13%
\$100,000 - \$124,999	10%	9%	9%	9%
\$125,000 - \$149,999	9%	9%	9%	5%
\$150,000 - \$199,999	13%	13%	12%	6%
\$200,000+	25%	25%	26%	7%
Total \$75,000+	67%	66%	66%	40%
Total \$100,000+	58%	56%	56%	27%
Population by Race/Ethnicity				
White Alone	39%	38%	38%	70%
Black Alone	3%	3%	3%	13%
American Indian Alone	1%	1%	1%	1%
Asian Alone	41%	40%	41%	6%
Pacific Islander Alone	0%	0%	1%	0%
Some Other Race Alone	11%	13%	13%	7%
Two or More Races	5%	5%	5%	3%
Hispanic Origin	24%	27%	27%	18%
Average Home Value	\$741,569	\$817,390	\$882,477	\$310,032
Food at Home (Average HH Spend)	\$6,015	\$6,271	\$6,679	\$5,102
Spend Higher Than National Average By:	23%	28%	37%	N/A
Food Away from Home (Average HH Spend)	\$5,846	\$5,935	\$6,199	\$3,537
Spend Higher Than National Average By:	52%	54%	61%	N/A

SOURCE: Nielsen Claritas 2019





SANTA CLARA CONVENTION CENTER



LEVI'S STADIUM

Tourism, Conventions and Entertainment

Tourism

- Mineta San José International Airport serves the South Bay area and is 2 miles from Santa Clara Square Marketplace
- More than 14 million passengers annually

Conventions

- Over 300,000 square feet, the Santa Clara Convention Center welcomes hundreds of thousands of conference and meeting attendees annually
- Nine large hotels near Santa Clara Convention Center with 3,800 hotel rooms

Levi's Stadium

- 1.85M sq ft stadium with over 68,500 stadium seats
- Home of the San Francisco 49ers
- The stadium also hosts year - round events including soccer, high school and college football and concerts.

Santa Clara Square Area Overview



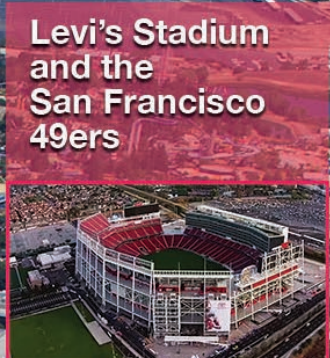


Santa Clara Gateway
Arista
Dell
GlobalFoundries

City Place and
Centennial
Gateway



Santa Clara
Convention Center



Levi's Stadium
and the
San Francisco
49ers

McAfee

GREAT AMERICA PARKWAY

KPMG

CA Technologies

Irvine Company
Office Property

Future
New Apartments

SAN TOMAS AQUINO CREEK TRAIL

Analog
Devices

Analog
Devices

Hitachi
Vantara

Office
Development

AMD

CIG



ment
community

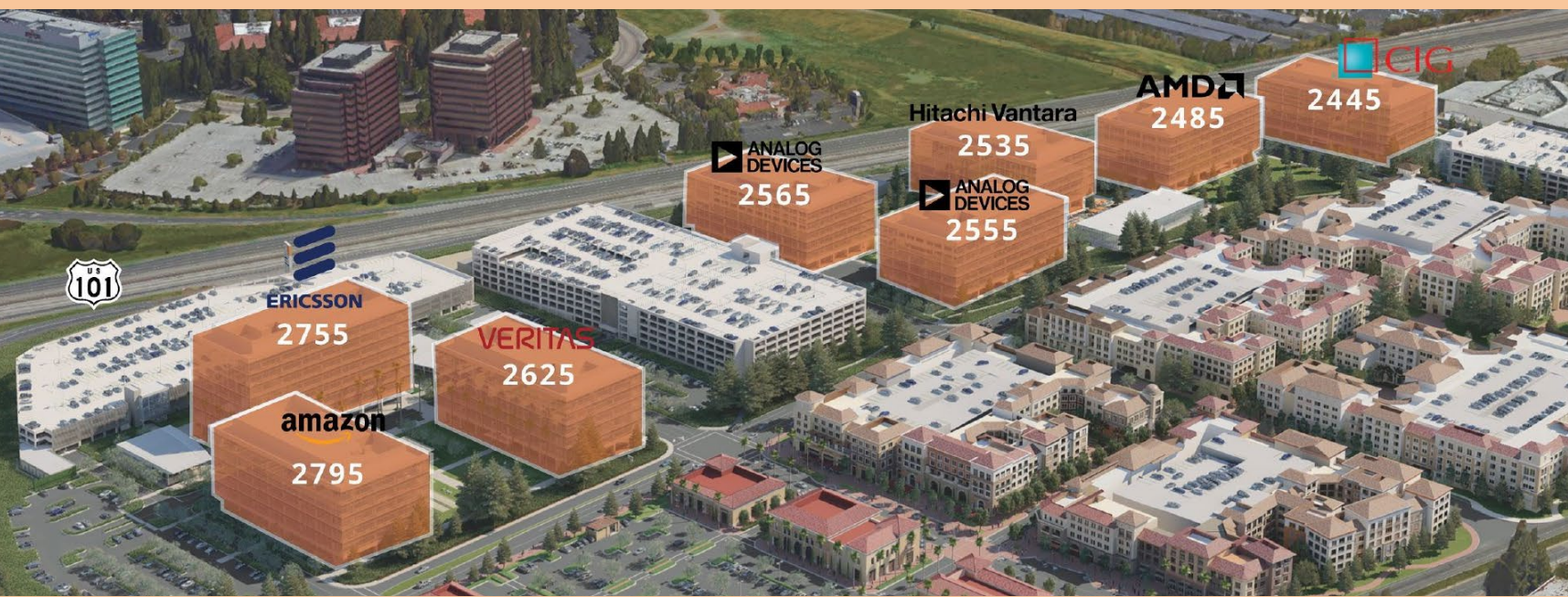
SAN TOMAS AQUINO CREEK TRAIL

Gigamon



US Route 101
201,000 ADT

Office



Phase I

- One 8-story and two 6-story buildings with 608,000 sq ft of space
- 100% leased

Phase II

- Five 6-story buildings with over 1 million sq ft of Class A campus office space
- 100% leased
- Estimated 7,000 employees

Apartments



- Apartment community development of approximately 1,850 units
- Approximately 3,700 residents
- Now Open





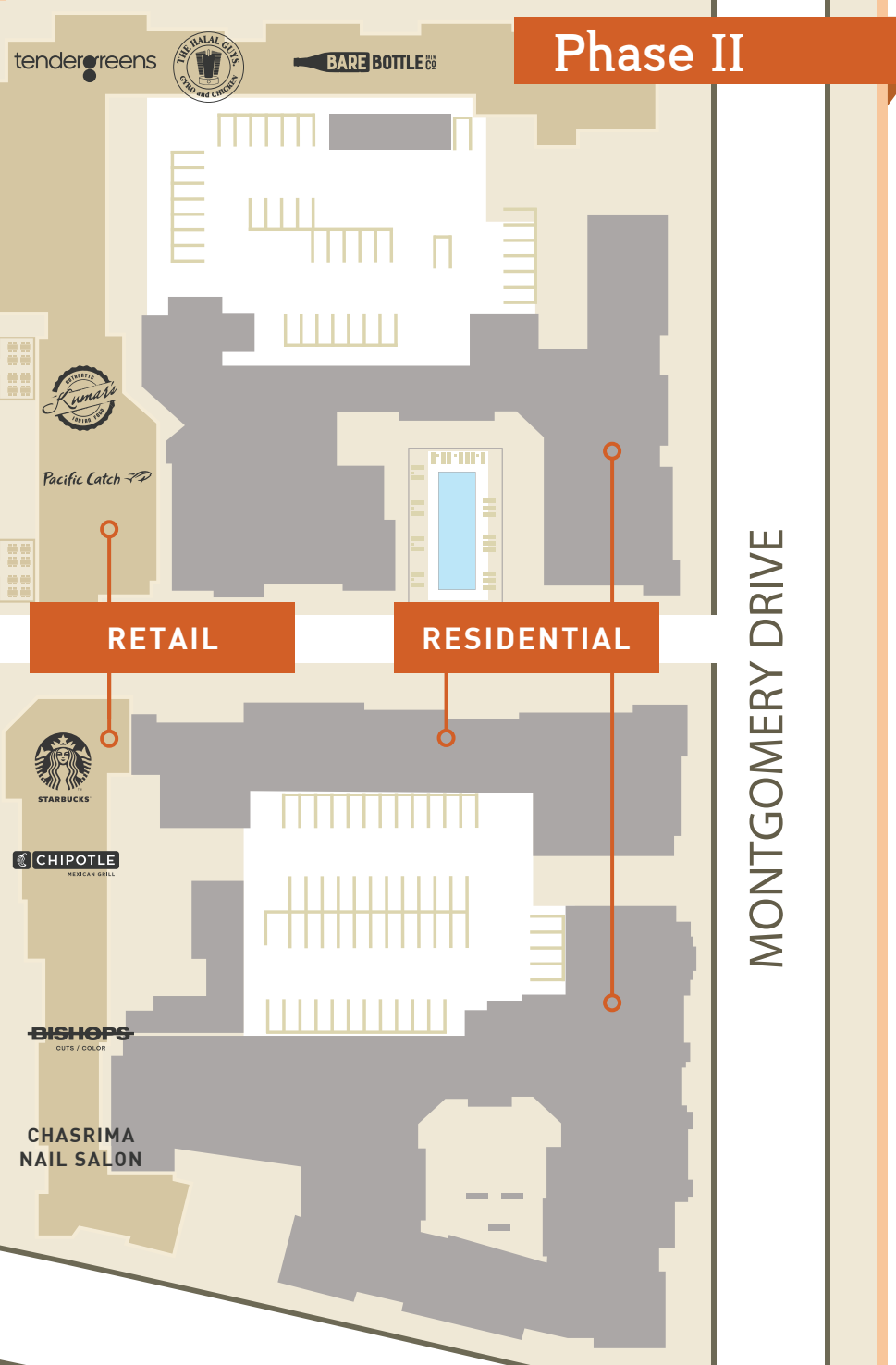
Phase I





SANTA CLARA SQUARE[®]

MARKETPLACE



Phase I

- 123,000 sq ft of retail space for grocery, dining and shopping
- Anchored by a 50,000 sq ft flagship Whole Foods Market
- Almost 266,000 vehicles pass by each day

Phase II

- 40,000 sq ft of retail space for shopping, dining and services
- Now Open and Delivering

Santa Clara Square Marketplace

AUGUSTINE DRIVE - ELEVATION 1





PHASE II - BUILDING 2, ELEVATION 2
CLOSER TO SCOTT BOULEVARD



Retail Perspectives

AUGUSTINE DRIVE



SCOTT BOULEVARD



Central Plaza

FACING PHASE I



FACING PHASE II



AUGUSTINE DRIVE - ELEVATION 1



PHASE II – BUILDING 1, ELEVATION 1
CLOSER TO AUGUSTINE DRIVE



PHASE II – BUILDING 2, ELEVATION 1
CLOSER TO AUGUSTINE DRIVE



AUGUSTINE DRIVE - ELEVATION 2



PHASE II – BUILDING 1, ELEVATION 2
CLOSER TO SCOTT BOULEVARD



PHASE II – BUILDING 2, ELEVATION 2
CLOSER TO SCOTT BOULEVARD





Apartments



Retail

For over 15 years, Irvine Company has been Silicon Valley's premier provider of high-performance workspaces, resort-style apartments and retail shopping.

Since 1864, Irvine Company has not only shaped the geographic landscape but continues to influence the quality and consistency of life in and beyond our developments. With operations throughout coastal California, Irvine Company brings balanced, sustainable communities to life, with a full range of housing, office, retail centers, schools, recreation and permanently preserved open spaces.



New Homes



Office



Resorts

