



IRVINE COMPANY
RETAIL PROPERTIES

SANTA
CLARA
SQUARE

MARKETPLACE

WHOLE
FOODS
MARKET

EXPLORE SANTA CLARA
SQUARE MARKETPLACE

**SANTA
CLARA
SQUARE**

SANTA CLARA SQUARE
COMBINES THE BEST
ELEMENTS OF A LIVELY
CULTURAL CENTER AND
A SOPHISTICATED
TECHNOLOGY HUB,
CREATING A
FORWARD-THINKING
COMMUNITY UNLIKE
ANYWHERE ELSE.

EPIC COMMUNITY



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

Located in the center of Silicon Valley, the city of Santa Clara is perfectly positioned to be the next big Bay Area mecca. 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.

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

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 495K employees within a 10-minute drive of Santa Clara Square.
- Educated and affluent - in Santa Clara County, average household income within a 10-minute drive is over \$173K and 56% 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 - over 266K vehicles pass by Santa Clara Square each day.

SOURCE: 10-minute drive time. Nielsen-Claritas 2020, Caltrans 2015.

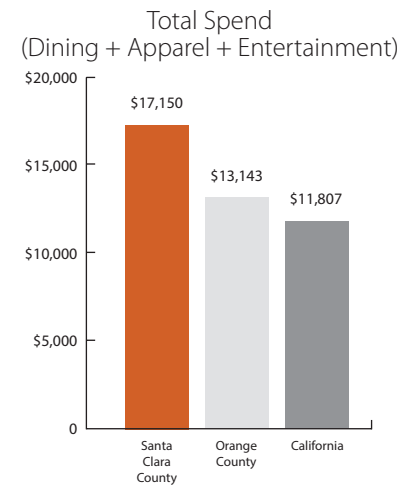
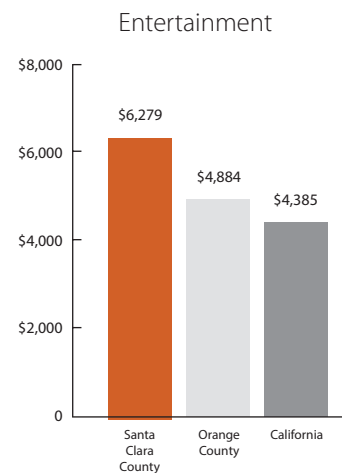
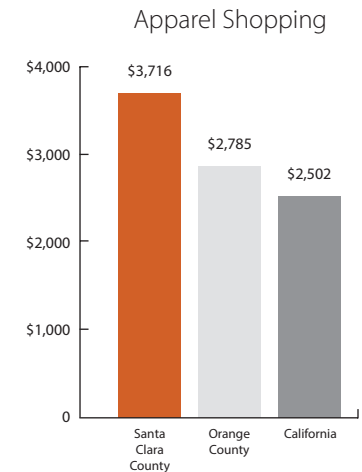
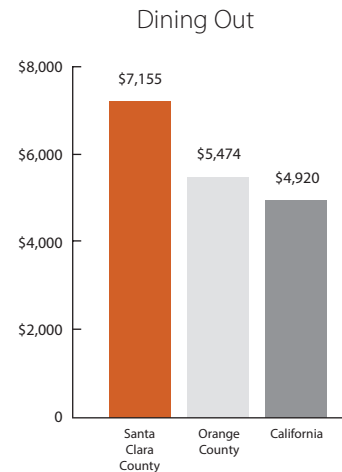


Santa Clara County has high spending on shopping, dining and entertainment.

Total spend on shopping, dining and entertainment per household is:

23% higher than Orange County
31% higher than California

Average Annual Spend Per Household



**of customers dine out at
least once per week**



**get delivery or take out at
least once per week**

1



Strong daytime population with over 495K employees within a 10-minute drive.

SOURCE: 10-minute DT. Nielsen-Claritas 2020.

2



Santa Clara (San Jose-Sunnyvale) named the best place for tech jobs.

SOURCE: Nerdwallet, 2017.

3

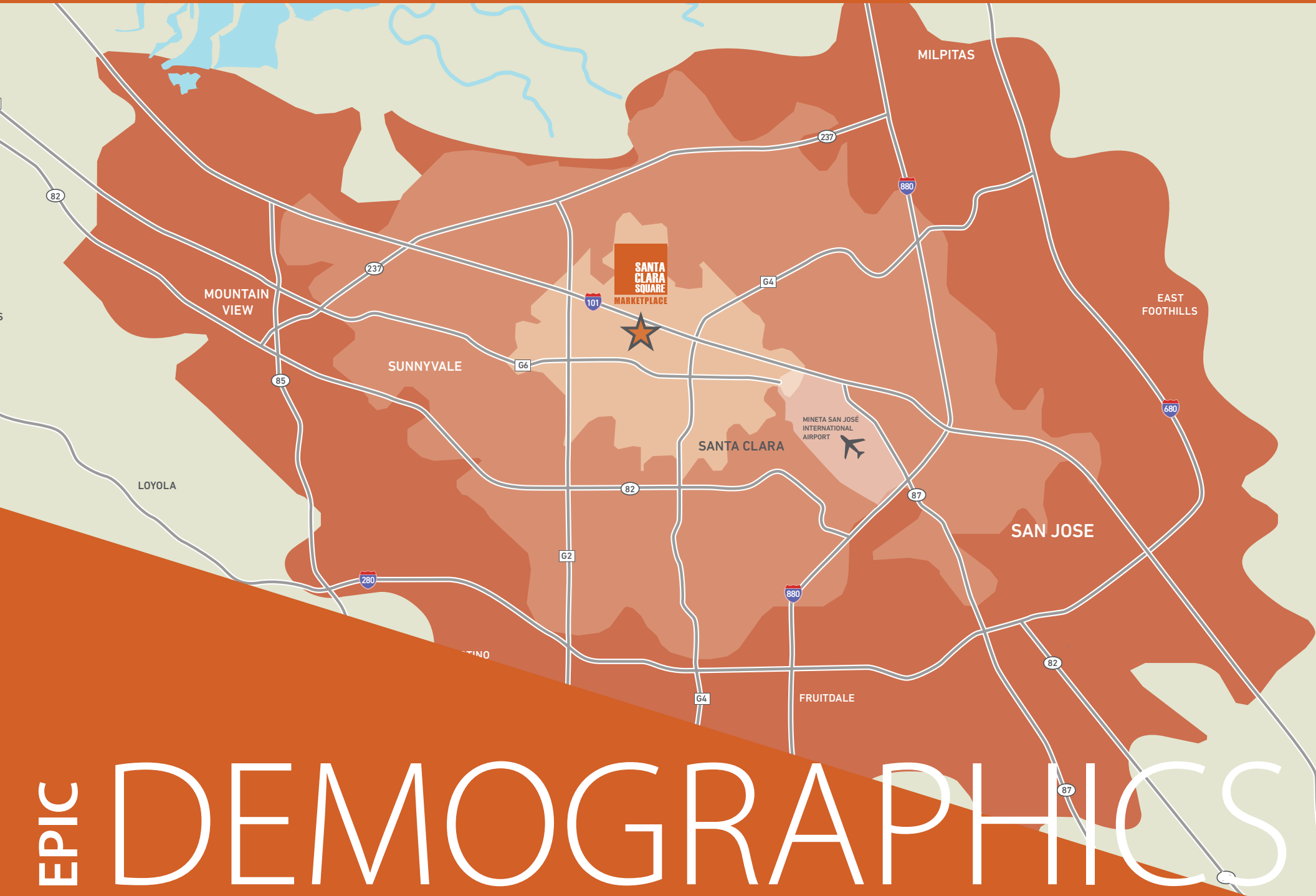


56% of the population has a bachelor's degree or higher, making Santa Clara one of the most educated counties in the U.S.

4



Top employers in the area include:
Applied Materials, Cisco Systems, eBay, Google,
HP, Intel, and Yahoo!



EPIC DEMOGRAPHICS



Santa Clara Square Marketplace

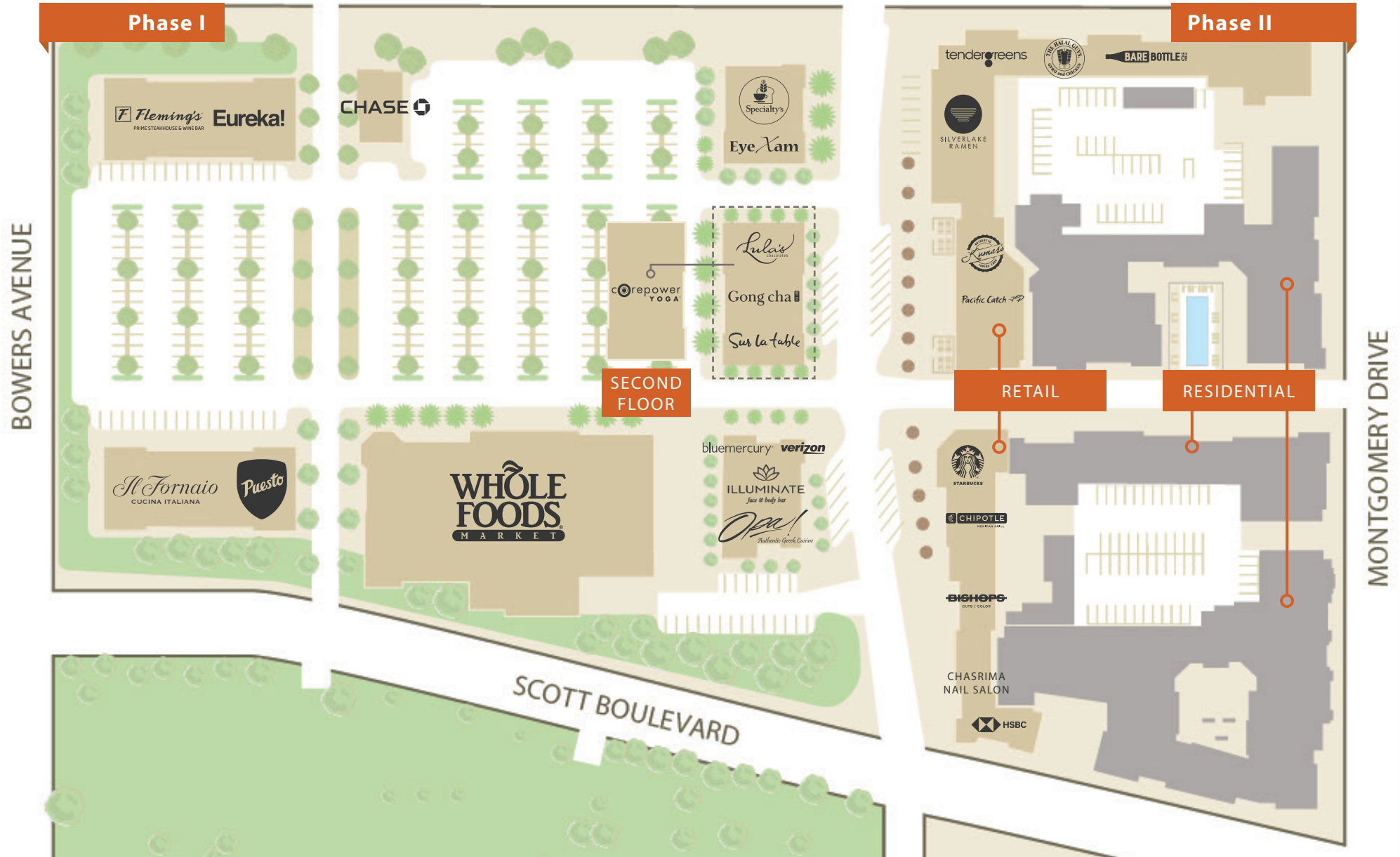
	5 minutes	10 minutes	15 minutes	United States
Total Population	54,364	461,360	1,338,656	328,239,523
Total Households	19,088	175,771	461,658	136,384,292
Average Age	39	38	38	38
Age 25+ Bachelor's Degree or Higher	49%	56%	51%	35%
Total Businesses	6,255	34,495	73,043	7,860,674
Total Employees	115,087	495,384	825,836	128,591,812
Average Household Income	\$165,842	\$173,552	\$175,253	\$90,021
Total \$75,000+	70%	70%	69%	43%
Total \$100,000+	60%	61%	59%	30%
Population by Race/Ethnicity				
White Alone	31%	38%	36%	58.7%
Black Alone	2%	3%	3%	11.8%
American Indian Alone	1%	1%	1%	0.7%
Asian Alone	47%	41%	42%	5.4%
Pacific Islander Alone	1%	0%	1%	0.2%
Some Other Race Alone	14%	11%	13%	N/A
Two or More Races	5%	5%	5%	2.1%
Average Home Value	\$858,417	\$1,131,609	\$1,234,451	\$204,900
GAFO (Average HH Spend)	\$7,305	\$7,304	\$7,487	\$6,046
Spend Higher Than National Average By:	21%	21%	24%	N/A
Food at Home (Average HH Spend)	\$7,278	\$6,792	\$7,423	\$4,300
Spend Higher Than National Average By:	44%	34%	46%	N/A
Food Away from Home (Average HH Spend)	\$6,728	\$6,620	\$6,879	\$2,518
Spend Higher Than National Average By:	68%	65%	71%	N/A

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

Phase II

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



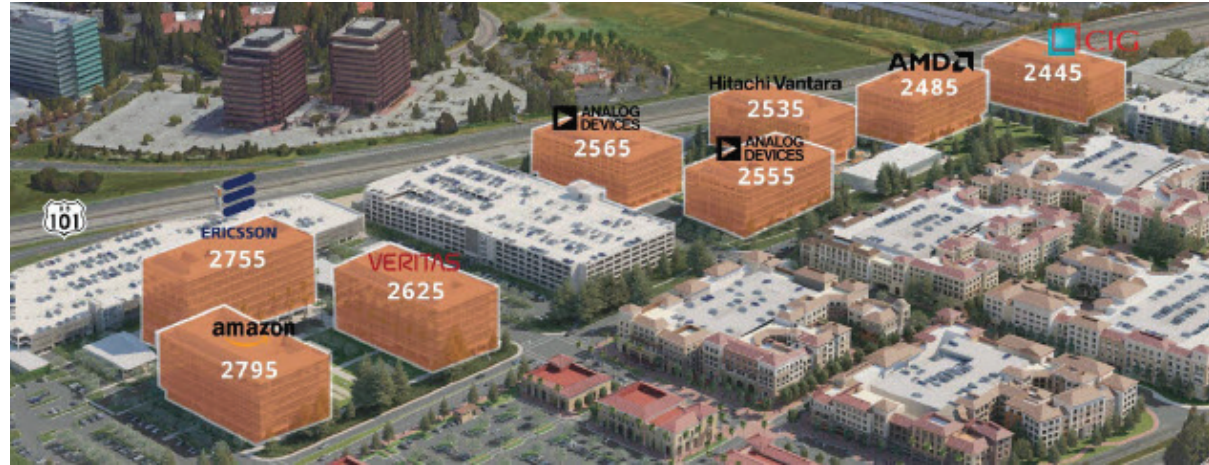
EPIC NEIGHBORHOOD



EPIC NEIGHBORHOOD

OFFICE

- Over 1.6 million sf of office space
- One 8-story and two 6-story buildings with 608,000 sq ft of space
- Five 6-story buildings with over 1 million sq ft of Class A campus office space
- Approximately 6,500 employees
- 100% leased



APARTMENTS

- Apartment community development of approximately 1,850 units
- Approximately 3,600 residents



For Leasing Information Contact:

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