

Santa Clara Square[®] Marketplace

WHOLE
FOODS
MARKET

 IRVINE COMPANY
RETAIL PROPERTIES

Silicon Valley: Where history meets *High-Tech Innovation*

Silicon Valley is the world's leading center for technology and innovation, attracting global entrepreneurs, major corporations, and venture capital with its culture of risk-taking and rapid growth. Located within this dynamic region, Santa Clara, provides premier access, diverse amenities, and a vibrant environment that celebrates a competitive, innovative spirit.

1,854
Square Miles

3.0M
Population

1.7M
Jobs

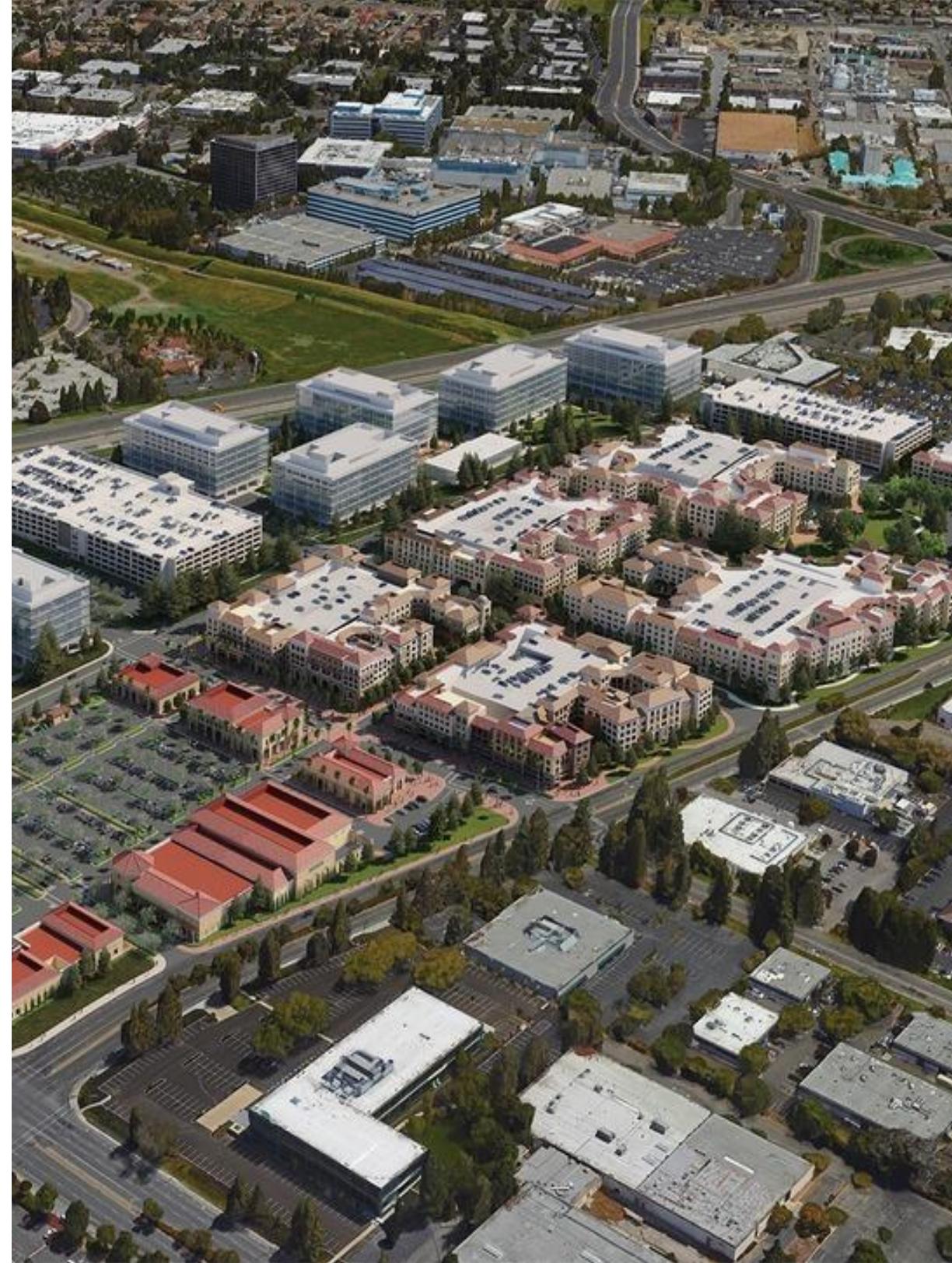
*The region accounts for more than
50% of the nation's venture capital*

32%
Software Developers

84%
Higher Patent Registrations
Versus San Francisco

*Patents awarded to Silicon Valley inventors
reached an all-time high of 23.6K*

\$199K
Average Household
Income



Santa Clara: A Thriving Technology *and* Innovation Hub

\$1.5M

Average Home Value
within 10-Minute
Drive-Time¹

13.0K

Businesses within
10-Minute Drive-Time¹
*The world's most influential
companies are headquartered in
Santa Clara from NVIDIA to Intel*

1.7K

Apartment
Communities within a
10-Minute Drive-Time²

389.1K

Office Workers
within a 10-Minute
Drive-Time²

67.3K

Apartment Units within
a 10-Minute
Drive-Time²

20.9K

Office Workers
within a 10-Minute
Walk-Time²

91.7K

Households within a
10-Minute Drive-Time¹

2.0K

Tech Companies
within a 10-Minute
Drive-Time¹

Emerging Affluent *Customer Base*

232K

Population

\$234K

Average Household Income

45% HHI \$200K+

332K

Daytime Population

68%

College Degree
or Higher

36

Median Age

63%

Renters

58%

Millennial or Gen Z

39% Millennial

52%

Tech Trailblazers Segment

**Working professionals in their mid-30s, many were born outside the U.S. They live in urban areas, renting multifamily housing in major metropolitan cities. Residents tend to commute using public transportation or have access to remote work options.*



The Santa Clara Resident: High Spending *Power*

FOOD AT HOME

+94%

Higher spend compared to the National Average

FOOD AWAY HOME

+110%

Higher spend compared to the National Average

APPAREL & SERVICES

+105%

Higher spend compared to the National Average

ENTERTAINMENT & RECREATION

+92%

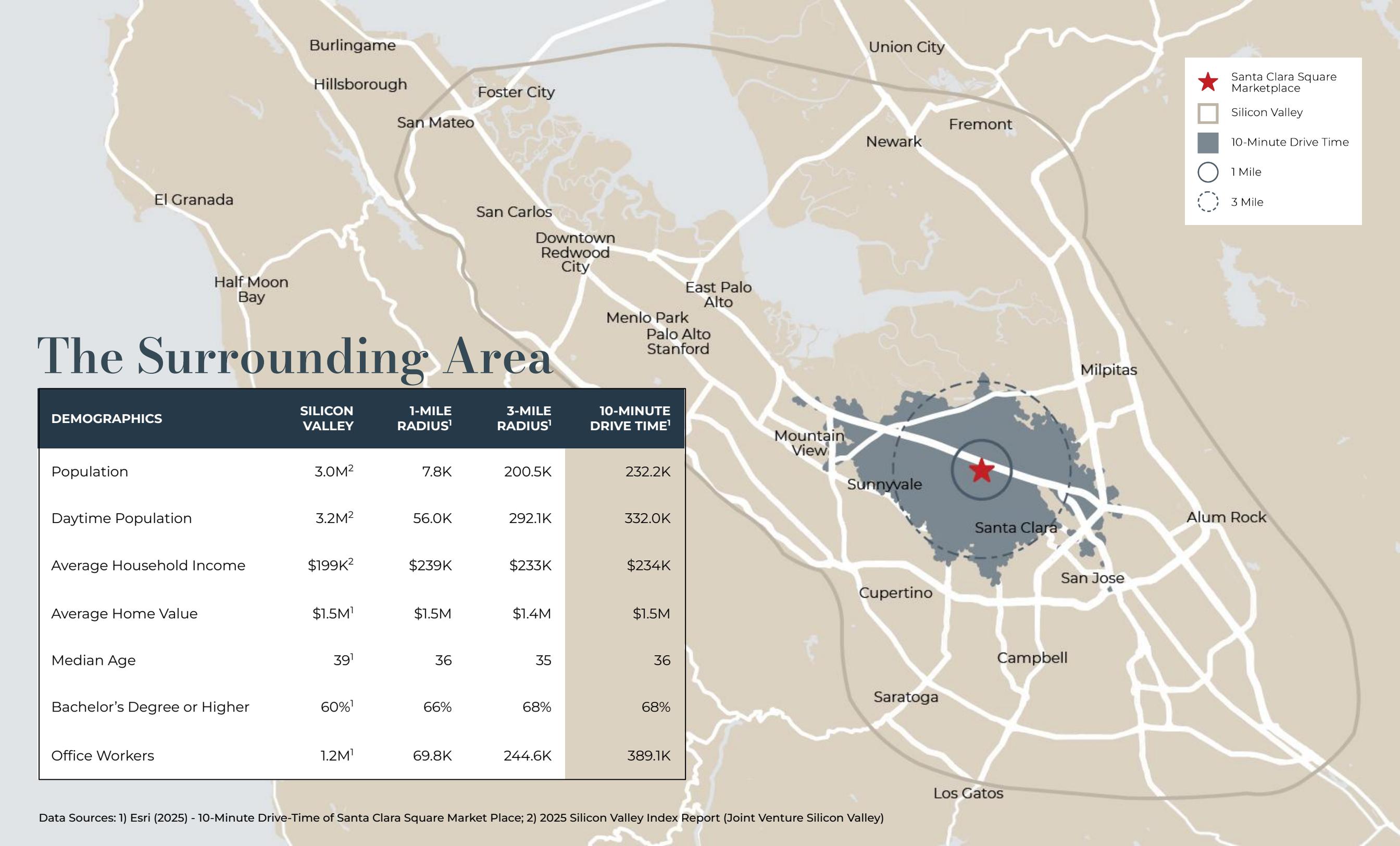
Higher spend compared to the National Average

The Surrounding Area

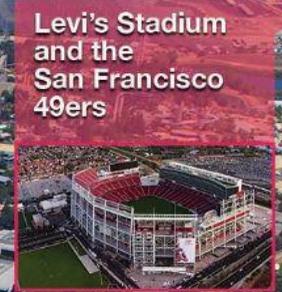
DEMOGRAPHICS	SILICON VALLEY	1-MILE RADIUS ¹	3-MILE RADIUS ¹	10-MINUTE DRIVE TIME ¹
Population	3.0M ²	7.8K	200.5K	232.2K
Daytime Population	3.2M ²	56.0K	292.1K	332.0K
Average Household Income	\$199K ²	\$239K	\$233K	\$234K
Average Home Value	\$1.5M ¹	\$1.5M	\$1.4M	\$1.5M
Median Age	39 ¹	36	35	36
Bachelor's Degree or Higher	60% ¹	66%	68%	68%
Office Workers	1.2M ¹	69.8K	244.6K	389.1K

Data Sources: 1) Esri (2025) - 10-Minute Drive-Time of Santa Clara Square Market Place; 2) 2025 Silicon Valley Index Report (Joint Venture Silicon Valley)

- ★ Santa Clara Square Marketplace
- Silicon Valley
- 10-Minute Drive Time
- 1 Mile
- 3 Mile



Santa Clara Square Area Overview



Lenovo
HP
Akamai
News Corp
Hitachi

Palo Alto
Networks

**SANTA
CLARA
SQUARE**

EMC
EMC
McAfee

KPMG
CA Technologies

Irvine Company
Office Property

Amazon
Ericsson

Veritas

Analogue
Devices

Analogue
Devices

Hitachi
Vantara

Office
Development

AMD

CIG

Future
New Apartments

Intel

Intel

Intel

BOWERS AVENUE

MARKETPLACE

AUGUSTINE DRIVE

SAN TOMAS AQUINO CREEK TRAIL

SCOTT BOULEVARD

SAN TOMAS AQUINO CREEK TRAIL



Applied
Materials

UC Santa Cruz

Irvine Company
Office Property

Infoblox

Apartments

Apartment
Community

Apartment
Community

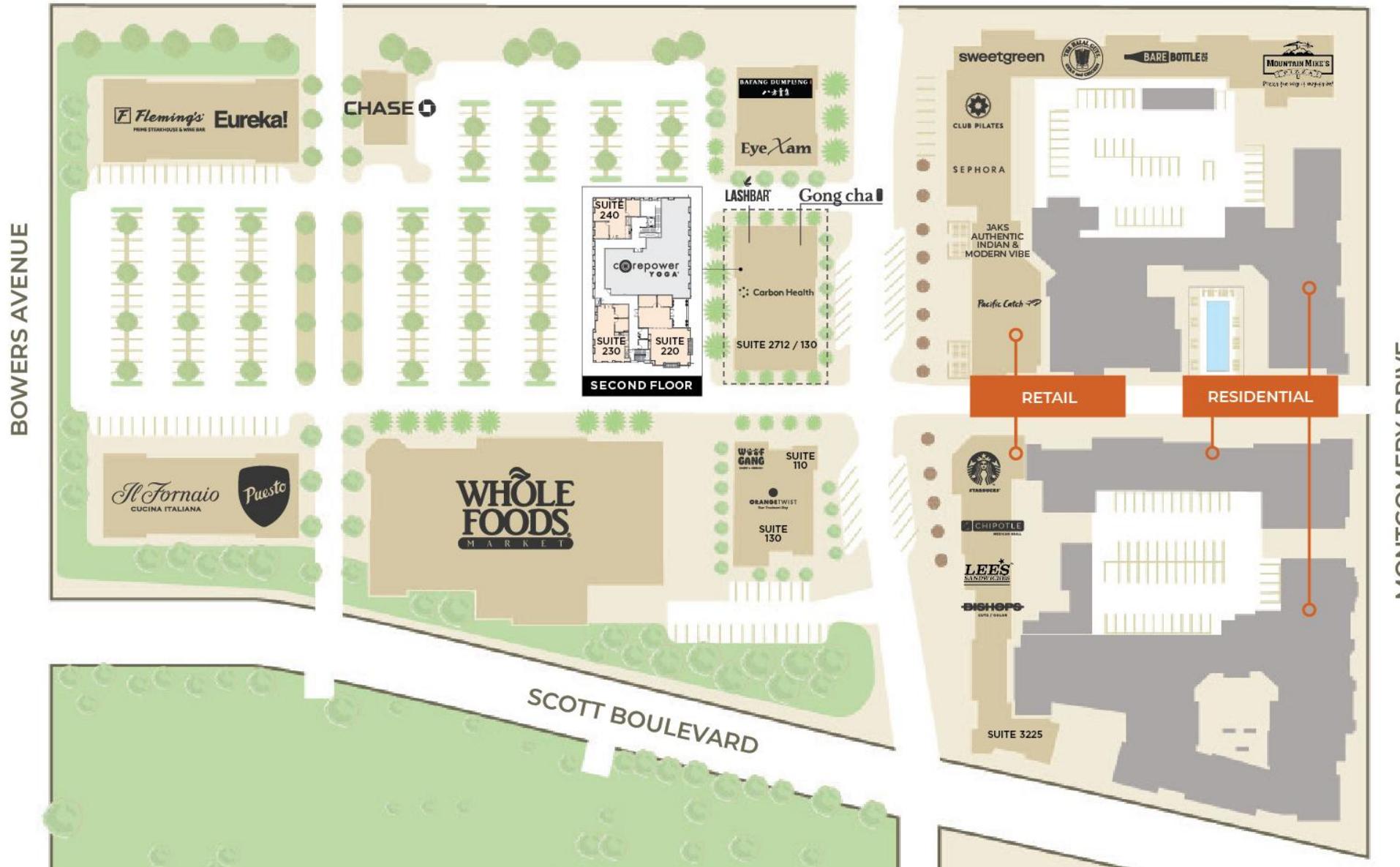
Gigamon

CHASE
Retail Development
Fleming's
A Fornaio
Pasta
WHOLE FOODS
W P W GANG
LASHIAR Carbon Health
Gong cha
CORPOWER
FOGA
DEANGETWIST

LEE'S
BISHOPS
CHIPOTLE
STARBUCKS

BARE BOTTLES
SEPHORA
CLUB PILATES

Site Plan



SANTA CLARA SQUARE[®] MARKETPLACE

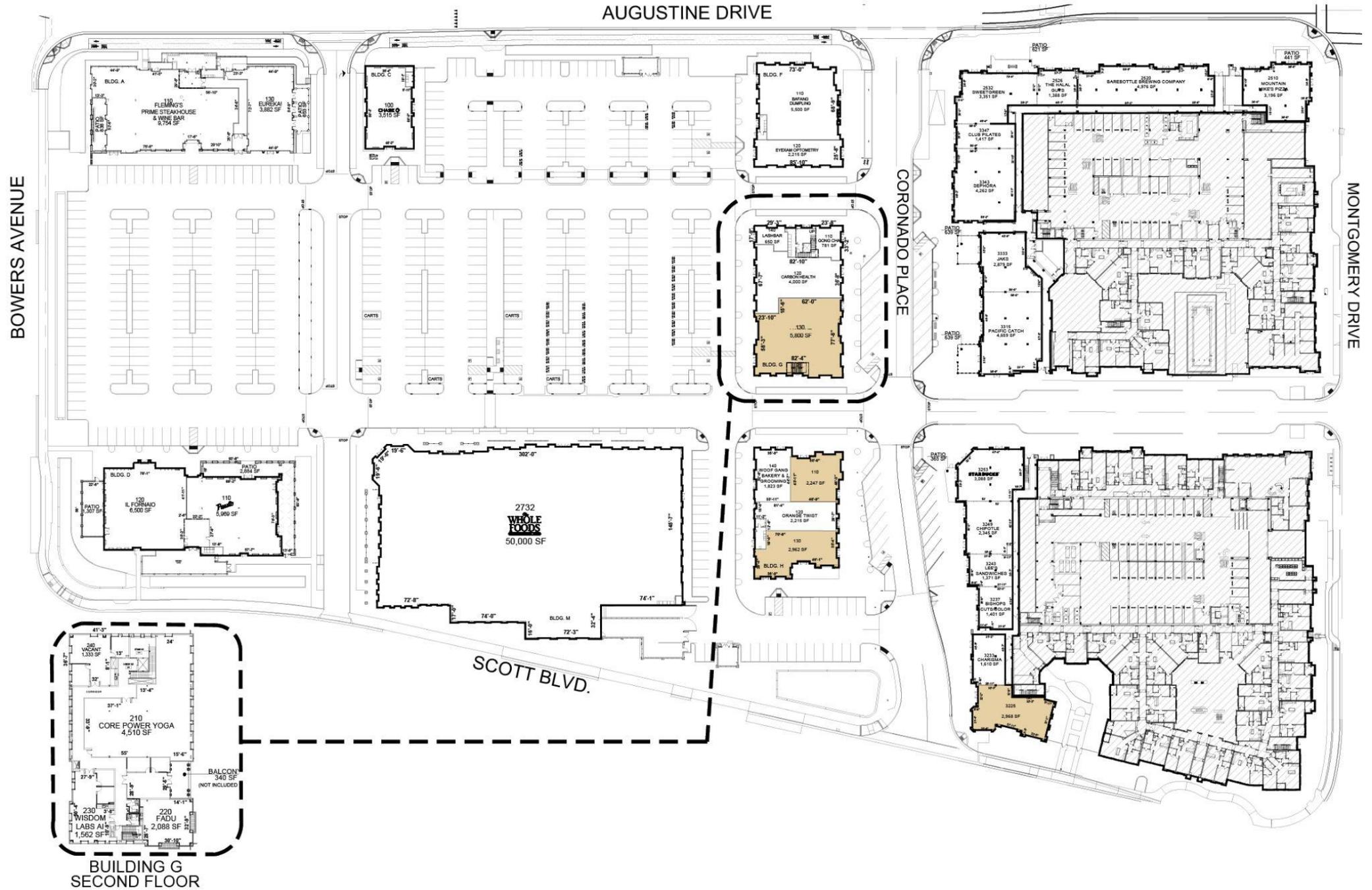
PHASE I

- 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

Floor Plate



Floor Plan

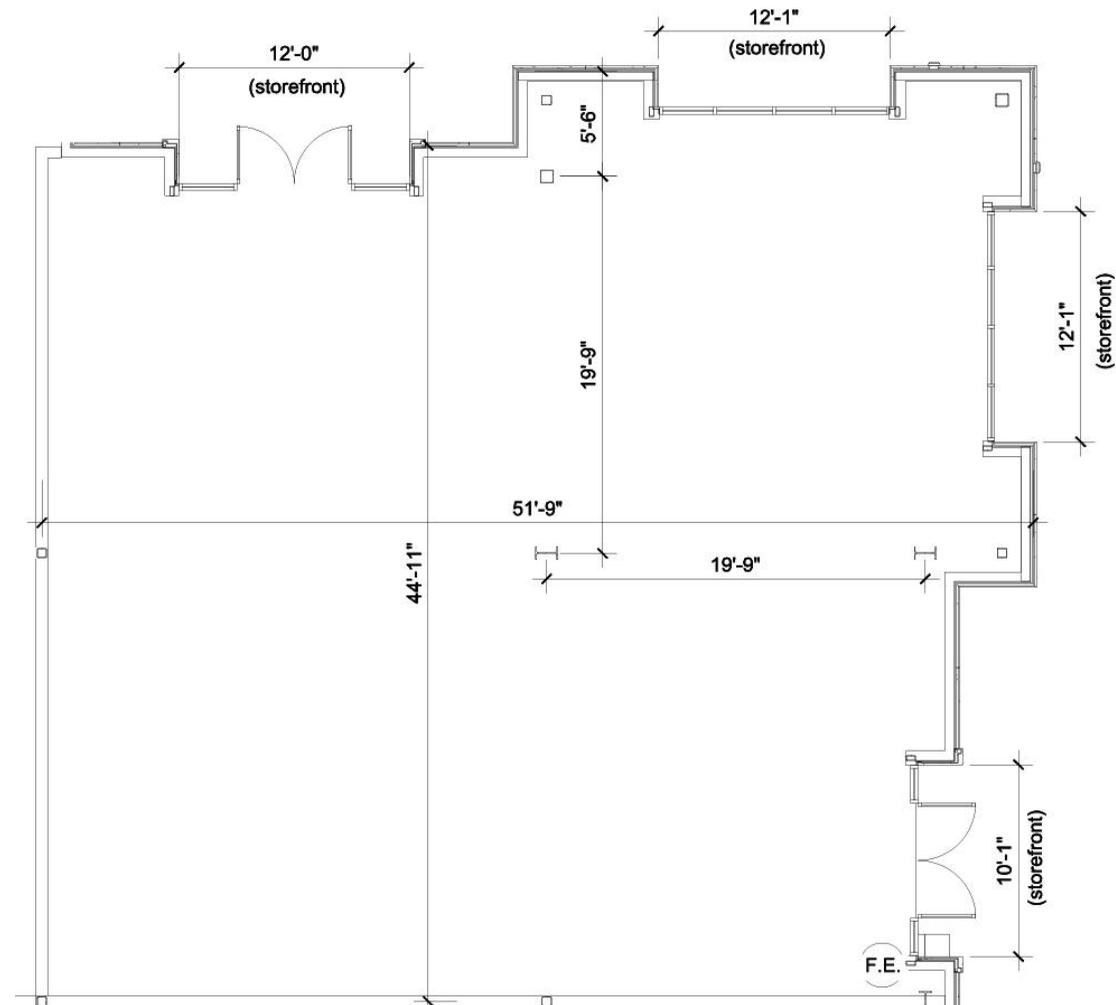
Suite 110 (Building H)

2,247 SF

FEATURES

- Highly visible point location
- Extensive window line
- (2) Double door storefront entrances along main thoroughfare

[CLICK HERE FOR 3D TOUR](#)



Floor Plan

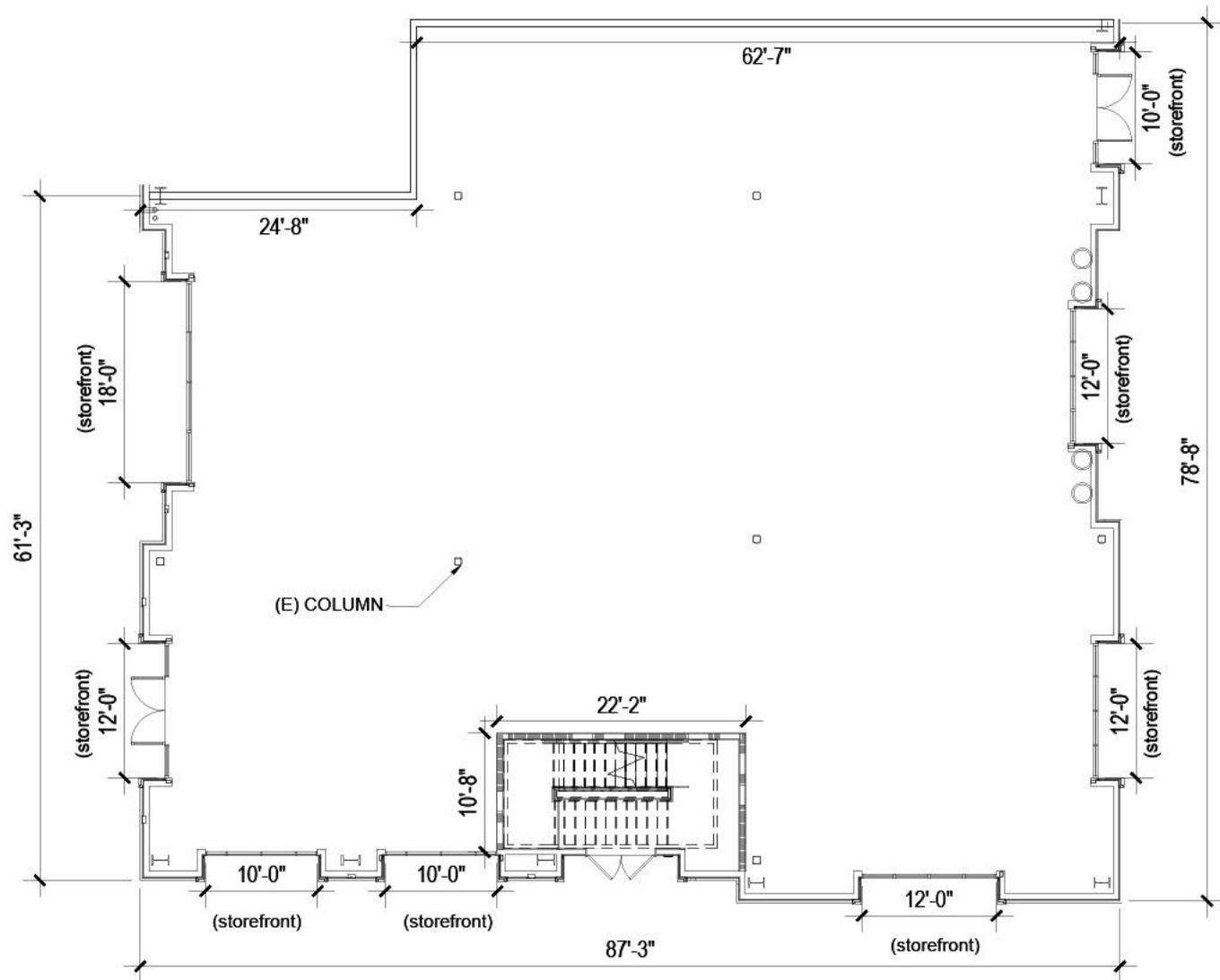
Suite 130 (Building G)

5,800 SF

FEATURES

- Excellent location adjacent to Whole Foods
- Access from both Coronado Drive and main parking field
- High identity end cap location
- Extensive window line with multiple storefront entrances
- ~18 ft ceilings
- - Signage opportunities on 3 facades
- Potentially divisible to 2808 & 3017

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Floor Plan

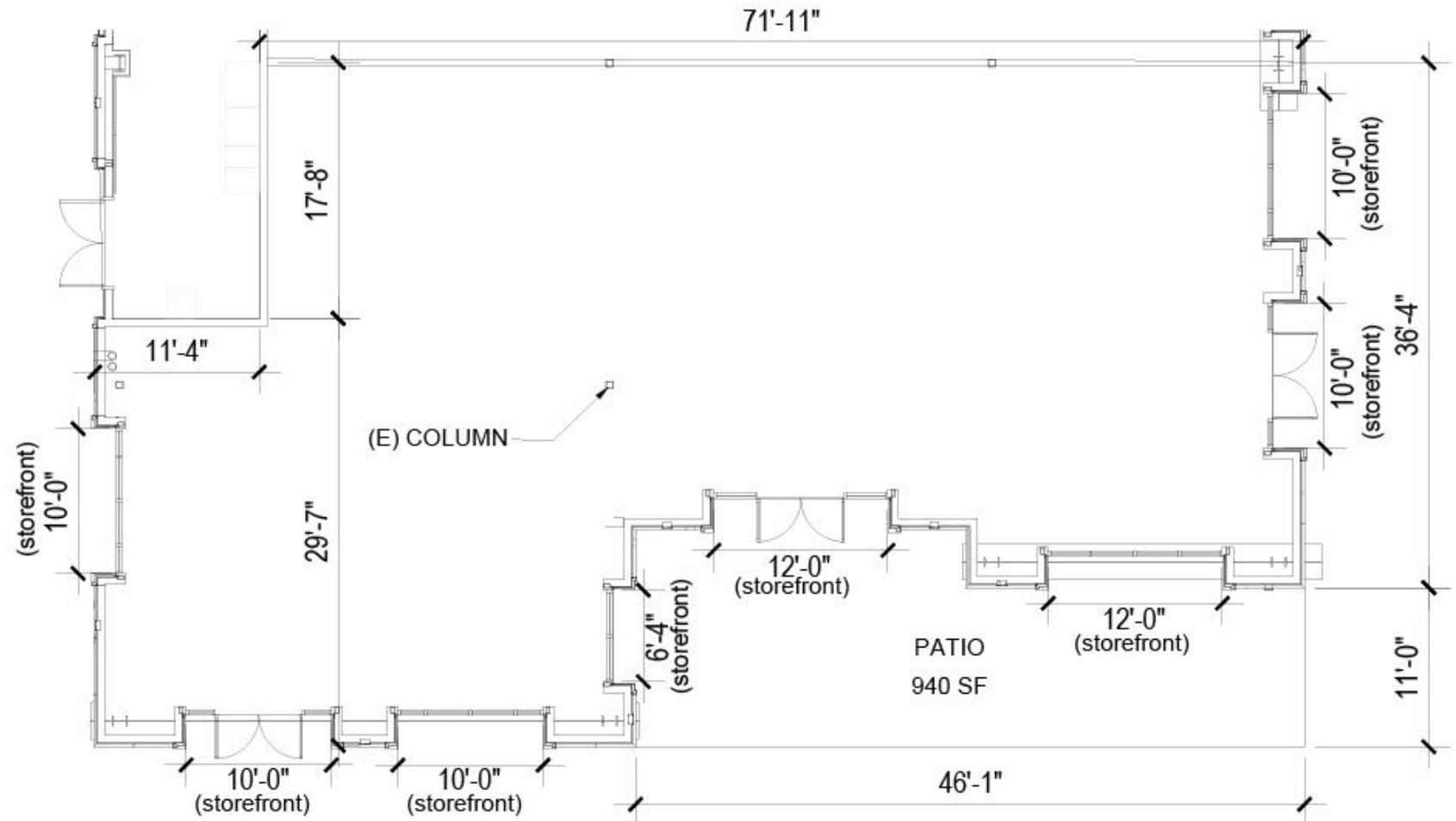
Suite 130 (Building H)

2,962 SF

FEATURES

- 2926 SF Second generation restaurant
- 940 SF - Proprietary enclosed outdoor patio
- Second floor storage area
- Type 1 hood and grease interceptor in place

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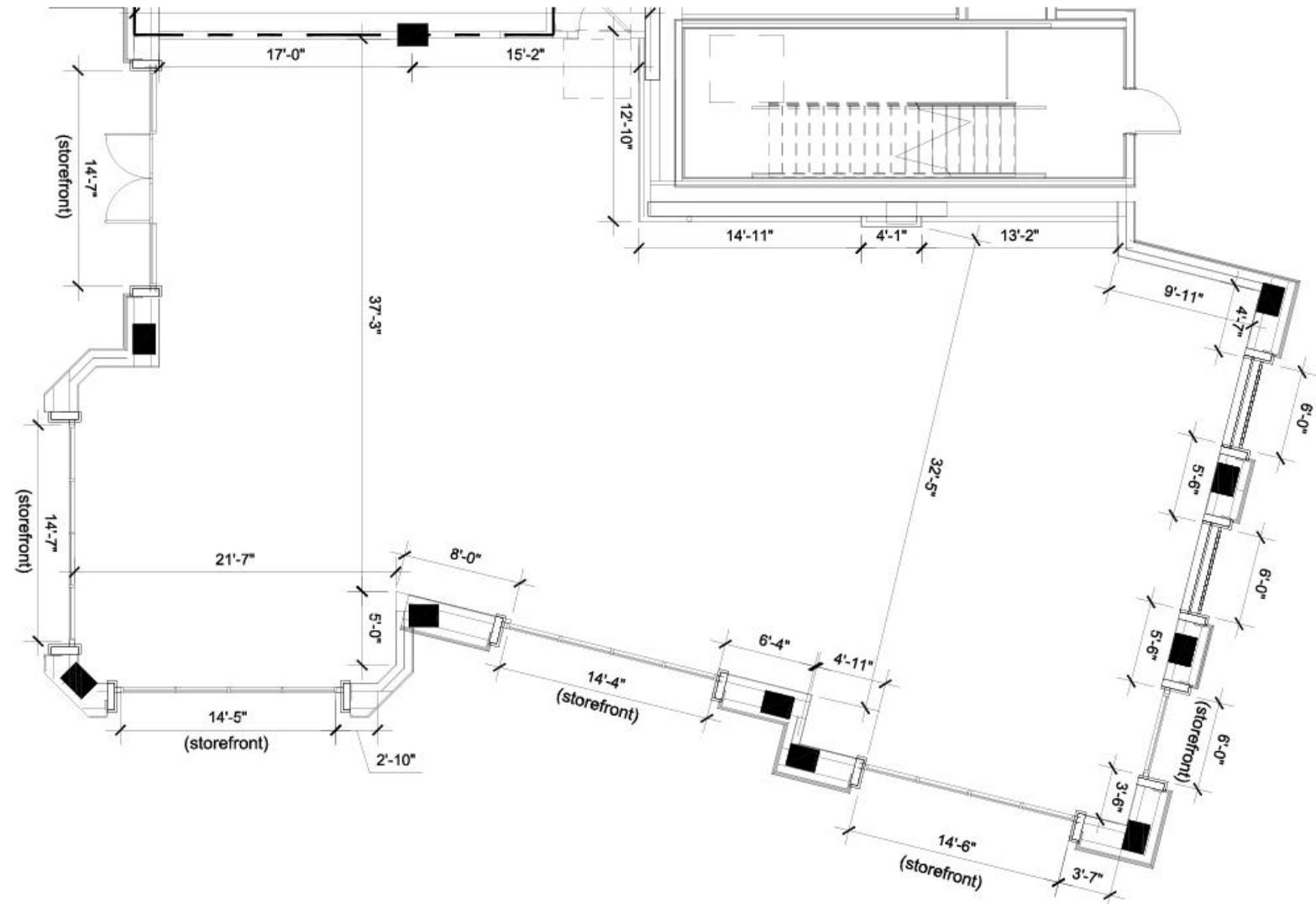
Floor Plan Suite 3225

2,968 SF

FEATURES

- Corner retail unit fronting Scott Blvd
- ~20ft ceiling height
- Restaurant conversion possible (Underground 1,500-gallon grease interceptor and vent shaft in place)

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