



# NORTH PARK VILLAGE

39 Rio Robles E. | San José, CA 95134

**1,745 SF** Gross Leasable Area

Apartment Units: 2,762

- Easy access from the San Tomas/Montague Expressway
- Located within North San José Innovation Triangle; home to the world's most recognized companies including Broadcom, Cisco, Intel and Oracle
- North Park is a residential community of 2,750+ luxury apartment homes within one mile of additional Irvine Company apartment developments: Crescent Village and River View
- All residential communities combined offer 6,250+ luxury apartments in the immediate trade area providing an ample customer base with access for direct marketing
- Walking distance to the River Oaks Light Rail VTA Station at River Oaks Parkway and North First Street

## KEY TENANTS

**Qargo Coffee**

The Market at North Park

## AVERAGE DAILY TRAFFIC COUNTS

**25,000**

N. First St. at Baypointe Dr.

**14,000**

Zanker Road at Estancia Dr.

**39,000**

Total

## DEMOGRAPHICS

3 MILE RADIUS

**773**

POPULATION

**217,056**

DAYTIME POPULATION

**\$194,151**

AVERAGE HOUSEHOLD INCOME

**36**

AVERAGE AGE

## APARTMENT RESIDENT PROFILE

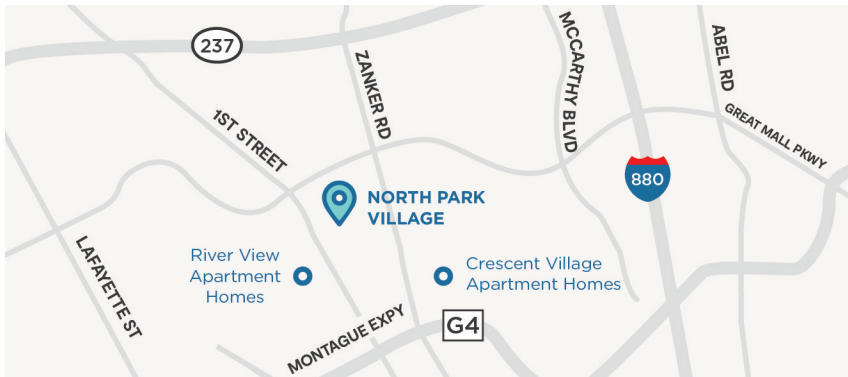
**\$165,628**

AVERAGE HOUSEHOLD INCOME

**33**

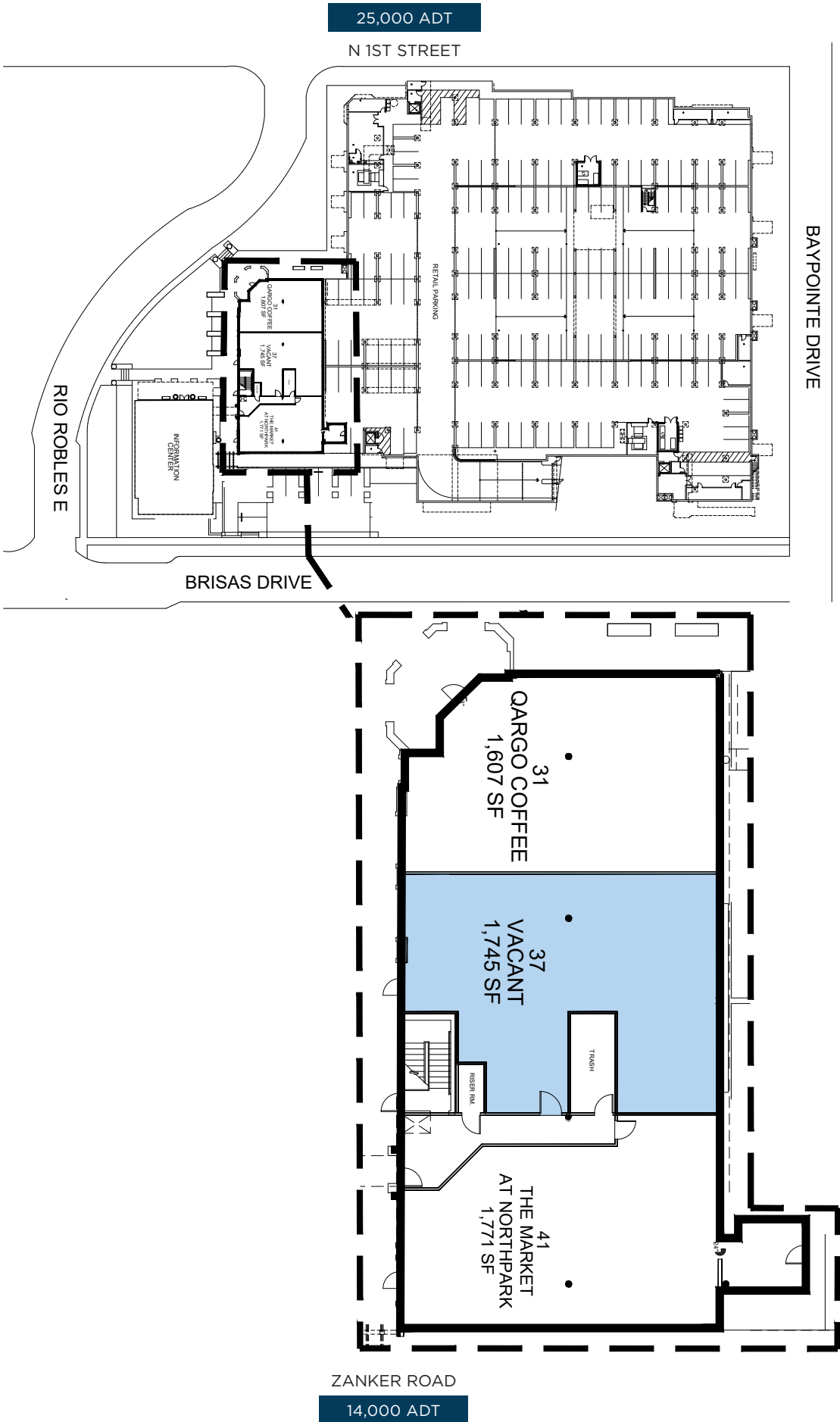
AVERAGE AGE

For leasing information, call Prime Commercial, Inc at 408.879.4000



# NORTH PARK VILLAGE

San José, California



**PRIMECOMMERCIALINC.COM / FOR LEASING INFORMATION, CALL 408.879.4000**

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All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810 and in contracted partnership with Prime Commercial, Incorporated, a licensed real estate broker DRE LIC. #01481181.