

# RIVER VIEW APARTMENT HOMES

55 RIVER OAKS PLACE | SAN JOSE, CA 95134

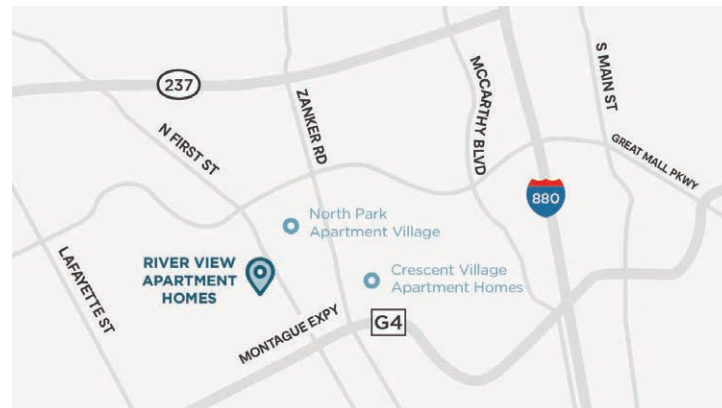
RETAIL LEASING  
MARKETING BROCHURE

CONTACT:  
**DIXIE DIVINE**  
Lic. 00926251  
**408.313.8900**



## 25,673 SF GROSS LEASABLE AREA Apartment Units: 1,300+

- Easy access from the San Tomas/Montague Expressway.
- Located within North San Jose Innovation Triangle; home to the world's most recognized companies including Broadcom, Cisco, and Intel.
- Adjacent to the River Oaks Light Rail VTA Station at River Oaks Parkway and North First Street.
- River View is a residential community of 1,300+ luxury apartment homes within one mile of additional Irvine Company apartment developments, North Park and Crescent Village Apartment Homes.
- All residential communities combined offer 6,250+ luxury apartments in the immediate trade area providing an ample customer base with access for direct marketing.



### KEY TENANTS

A2B Indian Vegetarian Restaurant  
CorePower Yoga  
Inchin's Bamboo Garden

Pokeworks  
Saladfarm  
Stanford Health Care

### DEMOGRAPHICS (3 MILE RADIUS)

**33,000**  
AVG DAILY TRAFFIC

**109,000+**  
POPULATION

**307,000+**  
DAYTIME POPULATION

**36**  
MEDIAN AGE

**\$1.1 million+**  
AVG HOME VALUE

**\$211,000+**  
AVG HOUSEHOLD INCOME

### APARTMENT RESIDENT PROFILE

**\$186,000+**  
MEDIAN HOUSEHOLD INCOME

**31**  
MEDIAN AGE

**PRIME COMMERCIAL**  
INCORPORATED

**IRVINE COMPANY**  
RETAIL PROPERTIES

FOR LEASING INFORMATION, CALL 408.879.4000

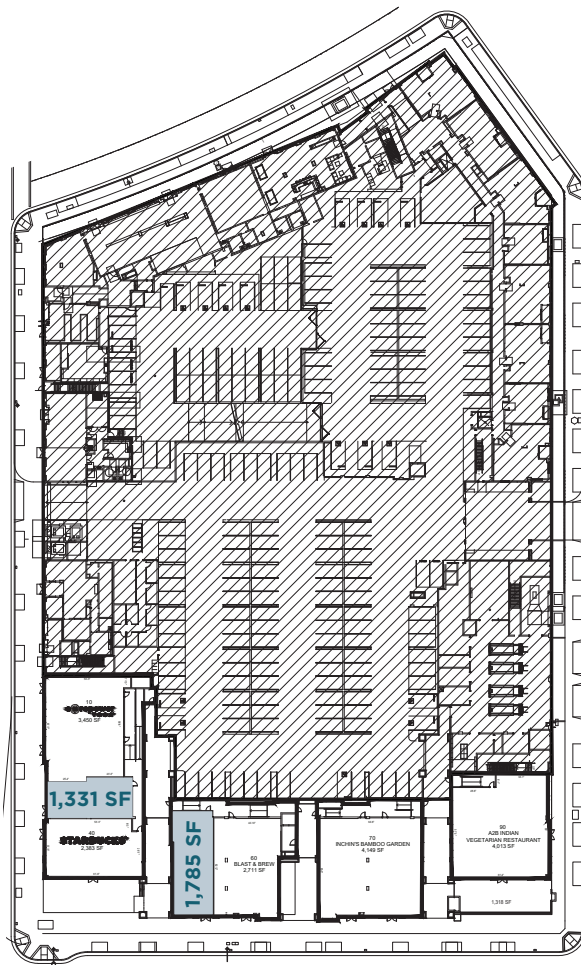
# RIVER VIEW APARTMENT HOMES

PRIME COMMERCIAL  
INCORPORATED

IRVINE COMPANY  
RETAIL PROPERTIES

55 RIVER OAKS PLACE | SAN JOSE, CA 95134

RIVER OAKS PARKWAY  
9,000 ADT



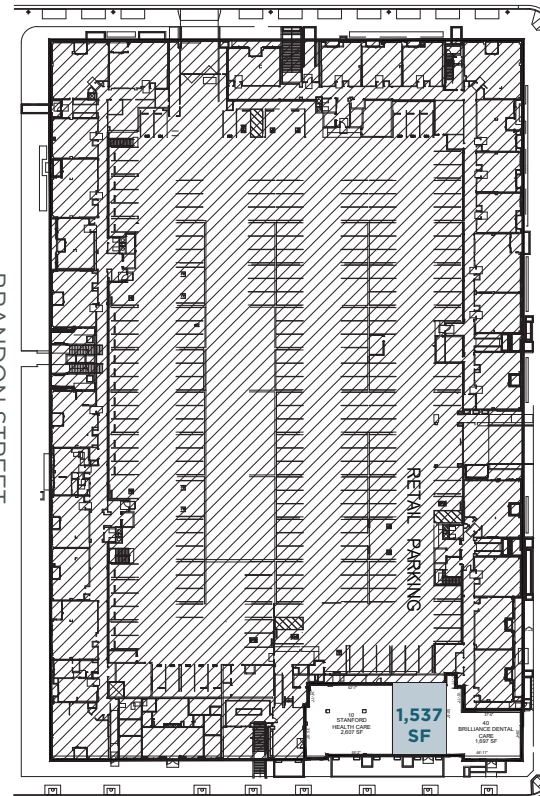
PARCEL 1

N FIRST STREET  
24,000 ADT

HUGHES STREET

BRANDON STREET

LUMIN WAY



PARCEL 3

SKYTOP STREET



## AVAILABILITY

**1,331 SF**

2ND GEN RESTAURANT - NO HOOD

**1,785 SF**

2ND GEN RESTAURANT - Type 1 HOOD

**1,537 SF**

RETAIL - FORMER BANK

[PRIMECOMMERCIALINC.COM](https://primecommercialinc.com) / FOR LEASING INFORMATION, CALL 408.879.4000

© 2024 Irvine Management Company. All Rights Reserved. Sources: 2023 Esri; 2022 Kalibrate Technologies. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. This is a schematic plan intended only to show the general layout of the Shopping Center and the approximate location of the Premises. Landlord, at any time, may change the shape, size, location, number and extent of the improvements shown herein, as well as any additional improvements. Landlord may eliminate, add or relocate any improvements to any portion of the Shopping Center, including, without limitation, buildings, parking areas or structures, roadways, curb cuts, temporary or permanent kiosks, displays or stands, and may add land to and/or withdraw land from the Shopping Center. Plan not to scale.

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.