



2240 CALLE DE LUNA

AVE SANTA CLARA

800-5,000 SF - RETAIL AVAILABLE

CLARA



DISTRICT

PREMIER RETAIL OPPORTUNITIES



CLARA



DISTRICT

AVE SANTA CLARA & PARCEL 24
2240 CALLE DE LUNA, SANTA CLARA, CALIFORNIA

The Offerings

Premier Retail Opportunities

Welcome to AVE Santa Clara – an elevated mixed-use and retail experience within the Clara District, a new dynamic, state-of-the-art community. Offering 15,000 square feet of prime retail space nestled under 311 luxury resort-style residential units, this vibrant space invites visitors to shop, dine, and unwind. With its California modern industrial design, the retail area is seamlessly integrated with thoughtful, adaptable spaces tailored for a variety of tenants, from boutique grocers and cafés to fitness studios and beauty salons. Whether enjoying a meal before the big-game or relaxing in the indoor/outdoor beer garden, guests will find a community-focused destination.

Located just steps away from Levi's Stadium and near the exciting Clara's Junction beer garden, AVE Santa Clara brings a new level of convenience and excitement to the heart of Silicon Valley.

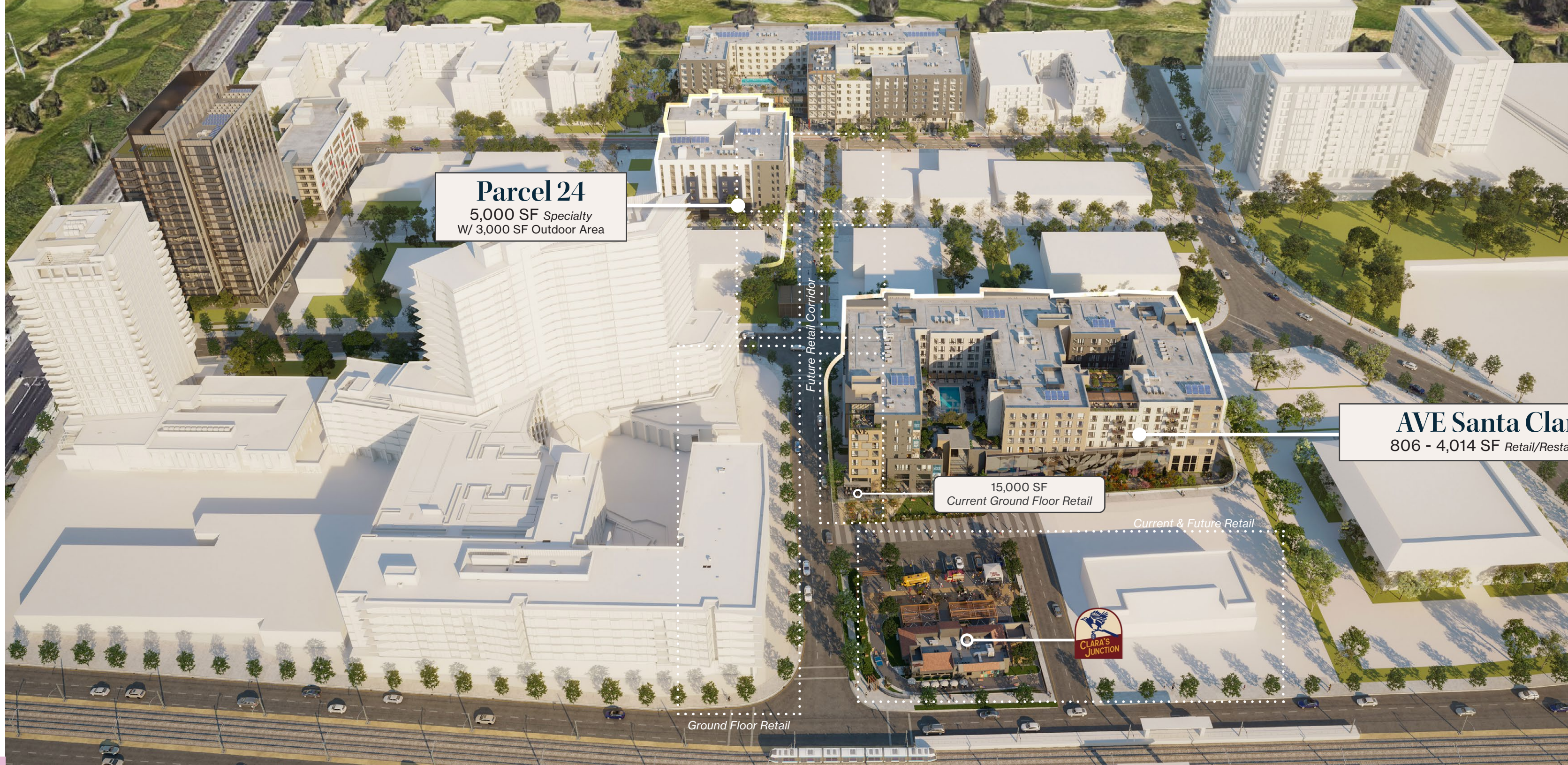
Discover where modern living and retail innovation meet.

DISTRICT



CLARA

The Offerings



A NEW
DISTRICT
EMERGES

AVE Santa Clara
806 - 4,014 SF *Retail/Restaurant*

ENSEMBLE'S
GATEWAY
PROJECT
(EXPECTED Q1 2025)

2240 CALLE DE LUNA, SANTA CLARA

Property Features

- 15,000 total square feet of ground-floor retail & restaurant spaces
- Premier mixed-use building featuring 311 resort-style luxury apartments
- Beautiful design, place-making, amenities and hospitality
- Dense but open pedestrian community with multiple parks and additional retail in other projects
- Adjacent to Clara's Junction, a 18,000 SF indoor/outdoor beer, food and game garden
- Steps away from Levi's Stadium, home of the 49ers
- Light Rail line on Tasman Drive, right across the street
- San Jose Airport less than 1 mile away
- Within 10 miles of top tech employers such as Apple, Google and Nvidia
- Incredible opportunity to be among the first to lease space within a state-of-the-art community of the future



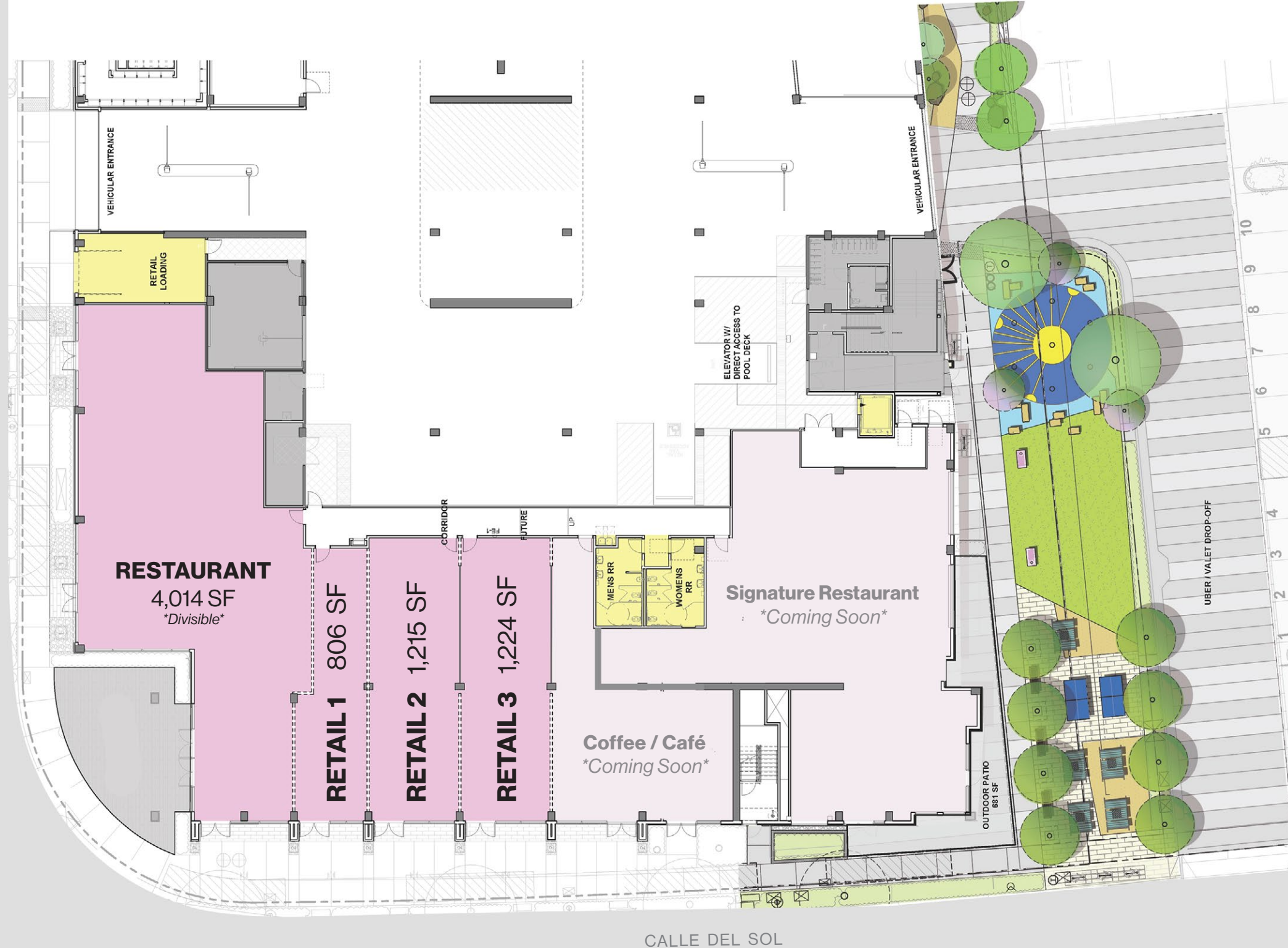
AVE SANTA CLARA

Availability

Seeking Food and Beverage, Convenience Grocery, Fitness, Retail Boutiques, and Amenity Service Commercial Uses.

**Shell Spaces, Wall Locations and Retail Space Sizes Subject to Discussion*

- Retail 1 - 806 SF
- Retail 2 - 1,215 SF
- Retail 3 - 1,224 SF
- Restaurant - 4,014 SF
 - Divisible to 1500 and 2500 SF for Restaurant or Retail Spaces



AVAILABLE

Parcel 24

5,000 SF - Retail or F&B Space
w/ 3,000 Outdoor Seating & Activity Area

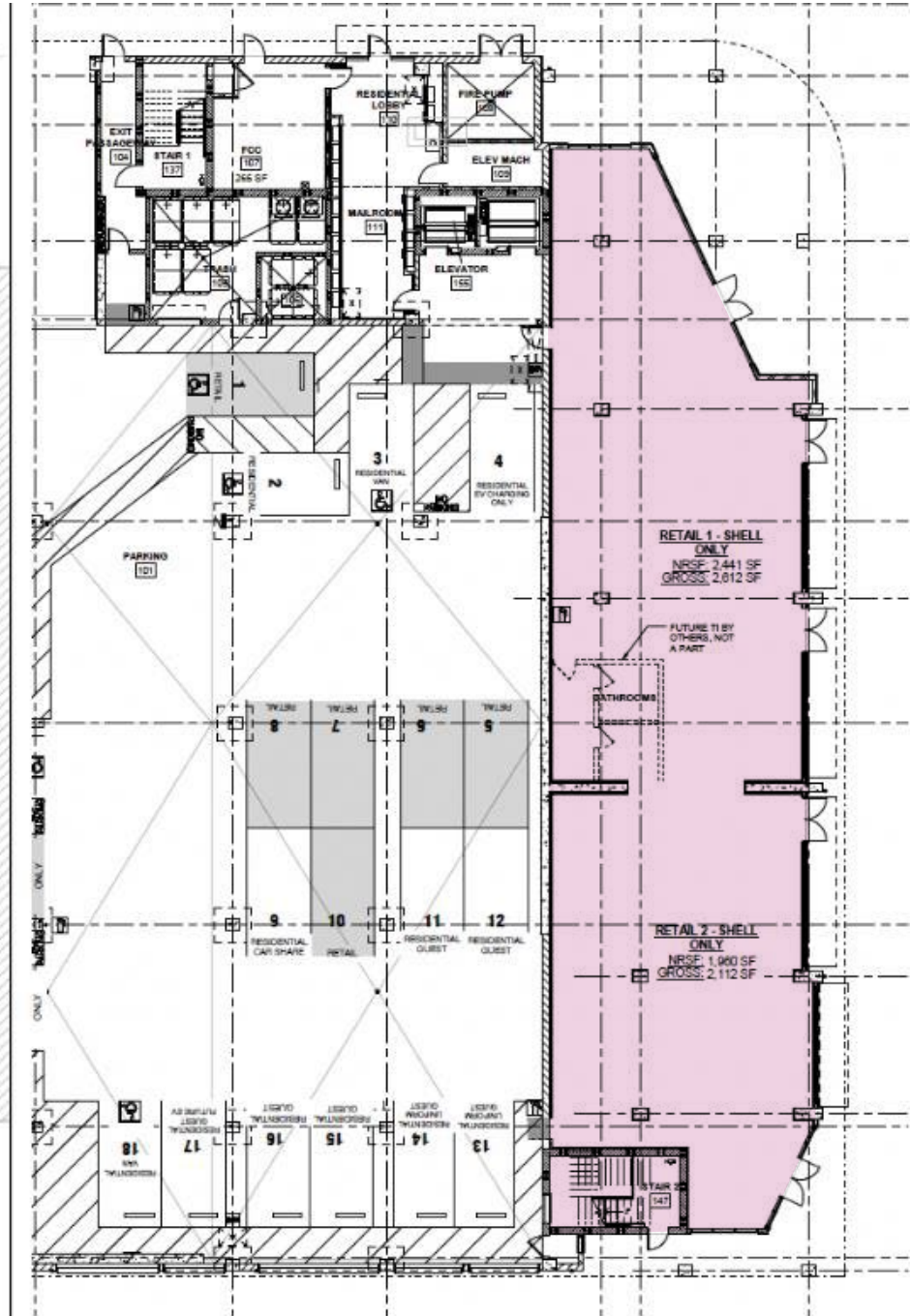
Located on ground floor of Mainline North
 • 151 apartment homes (Opening Q2 2025)

Adjacent to 9,000 SF public plaza

Across Calle Del Mundo from $\frac{3}{4}$ acre public park

Interior shell can be divided into two spaces, or
 combined as one larger space

**Seeking an interactive, multi-purpose
 concept that lends itself to a large
 indoor/outdoor footprint**



SITE PLAN

Interior shell can be divided into two spaces, or combined as one space

CLARA DISTRICT

SANTA CLARA



COMING SOON

A NEW TYPE OF NEIGHBORHOOD

CLARADISTRICT.COM

COMING SOON

**An Invitation to Co-Create
A New District Emerges
Beyond Entertaining**

Welcome to Clara District

A NEW TYPE OF NEIGHBORHOOD - WHERE SANTA CLARA COMES TO LIFE



WORK
HOME
RETAIL
DINING
SPORT
MARKET
PARKS
COMMUNITY

**In the newfound heart of Santa Clara,
a new district emerges.**

Clara District is the new epicenter of opportunity, where luxury, innovation, and community converge. Located just minutes from the iconic Levi's Stadium and nestled in the heart of Santa Clara, this vibrant, urban-suburban district offers an unparalleled opportunity for retailers to be part of a dynamic, high-demand destination.

With over 100,000 square feet of retail and creative space, Clara District is designed to attract a diverse, engaged audience. This is where residents and visitors alike will experience a carefully curated mix of shopping, dining, and entertainment – all in a pedestrian-friendly environment built for connection. With a vision that prioritizes wellness, community engagement, and dynamic experiences, this district is set to become the region's premier destination for both locals and visitors.

Ensemble's collection of six distinct projects within Clara District offers over 40,000 square feet of premium retail space, with direct access to 4,500 luxury residential units and ample public open spaces. AVE Santa Clara is Ensemble's Gateway Project that will set the tone for the district and deliver on the great location. Related and Ensemble have been coordinating design, placemaking, and technological based connected elements to begin to offer the smart community of the future. This is more than just a location; it's an opportunity to be part of a community where lifestyle, innovation, and luxury intersect.

This is your chance to be part of the future of retail in Santa Clara. **Join us at Clara District and place your business at the heart of an exciting new community.**

DEMOGRAPHICS

The Customer

Source: esri 2024

	1 MILE	3 MILES	5 MILES
Total Population	18,494	93,595	344,642
Average Household Income	\$227,818	\$229,945	\$222,754
Daytime Population	42,076	239,082	555,891
Daytime Workers	34,866	203,072	413,007
Median Age	32.8	33.6	34.1
Diversity Index	71.8	73.1	73.1

Traffic Counts


*Cars Per Day

Tasman Drive (0.17 mi away)	19,350 ADT
Renaissance Drive (0.25 mi away)	22,720 ADT
Lafayette Street (0.46 mi away)	18,370 ADT
CA State Route 237 (0.17 mi away)	140,000 ADT
Great America Parkway (0.83 mi away)	36,590 ADT

Nearby Attractions

*Avg. Visitors as of Dec. 2024

Levi's Stadium (0.6 mi away)	394,000 Monthly Visitors
Santa Clara Convention Center (1.0 mi away)	31,200 Monthly Visitors
Great America Amusement Park (1.6 mi away)	89,000 Monthly Visitors



APPAREL
& SERVICES

\$4,990

Avg. Yearly Spend

DINING

\$8,722

Avg. Yearly Spend





RECREATION
ENTERTAINMENT


\$4,990

Avg. Yearly Spend

PERSONAL
CARE SERVICES

\$2,099

Avg. Yearly Spend





TOP CONSUMER
PROFILE:

**Enterprising
Professional**

Consumer Tapestry Segment





NEARBY TECH

Innovation Epicenter

Situated in Silicon Valley’s Golden Triangle, Clara District is surrounded by top tech companies. Located within 15 minute drives or by transit are Nvidia, Google, and Apple – all Trillion dollar companies with many more of the Fortune Global 500 headquarters located within the Bay Area.

AVE and Clara District are thoughtfully designed be the newest urban hub within this epicenter of innovation.



Nvidia (Main Headquarters Located 2.8 Miles Away)



Google (Santa Clara Offices adjacent to Clara District)



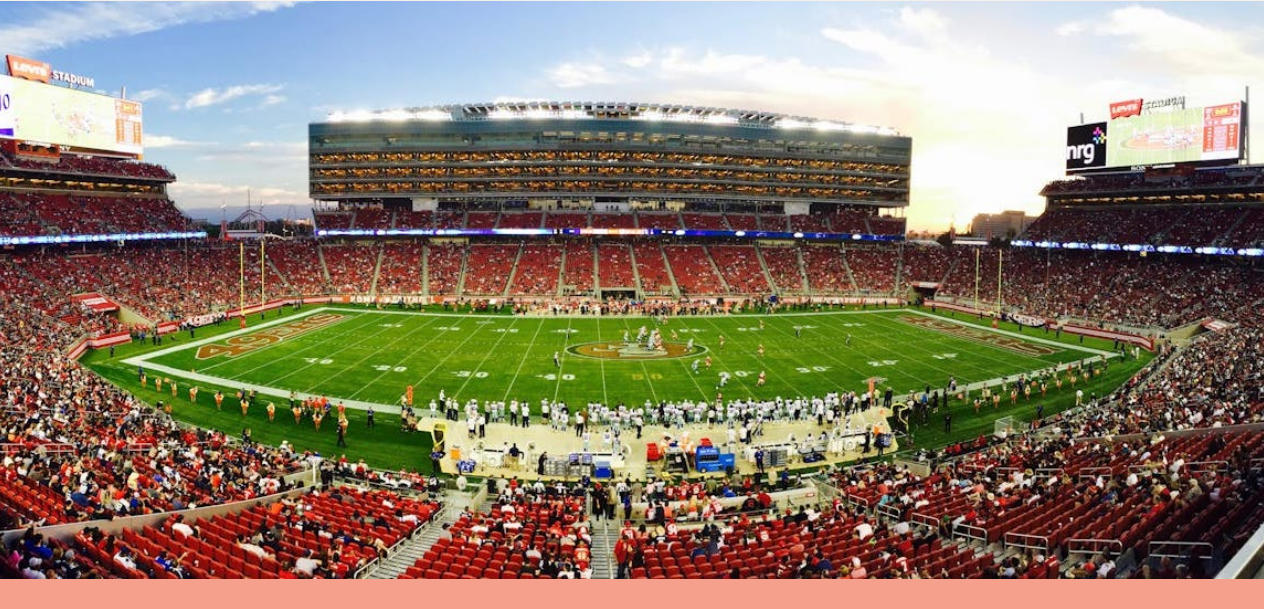
Apple (Patrick Henry Offices adjacent to Clara District)

SANTA CLARA

A New Type of Neighborhood.

Levi’s Stadium
Home of the 49ers

Upcoming Major Events:
Super Bowl LX - February 2026
FIFA World Cup - June 2026



Clara District

District Plan (2025+)
Total Project - 240 Acres / 9.2M SF

COMING SOON

Where Santa Clara Comes to Life.



2240 CALLE DE LUNA

AVE

SANTA CLARA

PREMIER RETAIL OPPORTUNITIES

For Leasing, Contact:

DIXIE DIVINE

CEO/Broker | Founding Principal

CA DRE 00926251 & 01481181
ddivine@primecommercialinc.com
408.313.8900

DOUG FERRARI

Founding Principal

CA DRE 01032363
dferrari@primecommercialinc.com
408.879.4002



www.primecommercialinc.com
408.879.4000

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