

TASMAN EAST MIXED-USE DISTRICT

Retail & Restaurant Opportunity in AVE Santa Clara



URBAN / SUBURBAN WALKABLE COMMUNITY

Tasman East is bringing unparalleled lifestyle to the center of jobs and transit, being the first urban / suburban walkable lifestyle community in Silicon Valley. Located in the epicenter of innovation, this top-notch urban / suburban community is becoming even more desirable.

The district will see the addition of 4,500 units, with 3,000 of them set to open by 2025. These 3,000 units alone will bring approximately 4,500 new residents to the district in 2025. Enjoy the luxury of having the most successful tech, entertainment, dining and transportation right at your fingertips.



PROPERTY FEATURES

- 15,000 square feet of prime retail and restaurant space for lease in AVE Santa Clara, the Gateway to the district
- Premier mixed-use building featuring 311 resortstyle luxury apartments, 110 of them being fully furnished and offering additional services
- 15,000 sf indoor/outdoor beer, food and game garden adjacent to retail and restaurant space
- Within 10 miles of top tech employers such as Apple, Google and Nvidia
- Light Rail line on Tasman Drive, right across the street
- Dense but open pedestrian community with multiple parks and additional retail in other projects
- Beautiful design, place-making, amenities and hospitality
- Incredible opportunity to lease space within a state-of-the-art community of the future
- Within walking distance of 49ers stadium
- San Jose Airport less than 1 mile away

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AVE SANTA CLARA AT TASMAN EAST

AVE Santa Clara will be a hospitality-inspired luxury project with California modern industrial design and a remarkable host of adaptable amenities and programming.

It will be the retail, public gathering, transit anchor and gateway for the Tasman East District.

HIGHLIGHTS

- AVE Santa Clara is 15,000 SF of retail along with 311 hip luxury apartments
- 110 furnished and serviced apartments, 211 unfurnished apartments: All receive Korman's AVE branded concierge services and amenities
- 15,000 SF of retail / restaurant space divisible to 633 sq. Ft.
- 5,000 SF plaza between Beer Garden and Tasman East
- 15,000 SF indoor/outdoor Beer & Food Garden with games
- Seeking food and beverage, convenience grocery, fitness, retail boutique and amenity service commercial uses



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AVAILABLE SPACE

Launching Summer 2024

RETAIL

Seeking fitness, retail boutique and amenity service commercial uses.

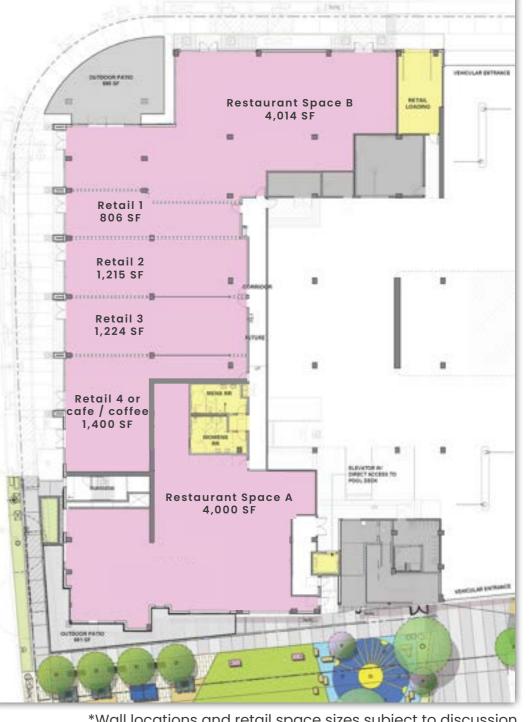
- Retail 1: 806 square feet
- Retail 2: 1,215 square feet
- Retail 3: 1,224 square feet
- Retail 4 or cafe / coffee: 1,400 square feet

RESTAURANT / FOOD

Seeking food and beverage or convenience grocery.

- Restaurant Space A: **4,000 square feet**
- Restaurant Space B: **4,014 square feet**





CALLE DEL MUNDO

*Wall locations and retail space sizes subject to discussion



TASMAN EAST DEVELOPMENT

40 Acres

4,500

3,300 Units

Total Size T

Total Units

Available by 2025

LEVI'S STADIUM (49ers Football)

• NFL football, NCAA football, Soccer, Major Concerts

• Super Bowl LX - February 2026

• FIFA World Cup - June 2026

RELATED SANTA CLARA PHASES

Slated to begin 2025+

Phase 0/1: 35-acre park

Phase 1: 400,000 SF Office, 500+ key business hotel, & 200 serviced apartments

Phase 2: Retail, F&B, entertainment, Equinox Hotel, & residents

Phase 3: Build-to-Suit Office

Residential units expected to be filled late 2025

RELATED SANTA CLARA

240 Acres 9.2M SF

Total Size Total Project

Office 5.7M SF
Hotel Keys 700
Residential Units 1,680

Retail 500K SF

Food & Beverage 200K SF

Entertainment 100K SF

Open Space (acres) 25
Public Park (Acres) 30

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EPICENTER OF INNOVATION

Tech companies' importance continues to grow, and are now expanding even more with A.I.

14 of top 20 tech companies in the world have headquarters or major presence in Bay Area

Apple, Google, and Nvidia are three of the five \$Trillion companies nearby

Silicon Valley is home to about 200 of the 500 Fortune Global 500

Silicon Valley's tech companies currently account for 45% of all venture capital invested in the U.S.

Annual profit of approx. \$275 billion

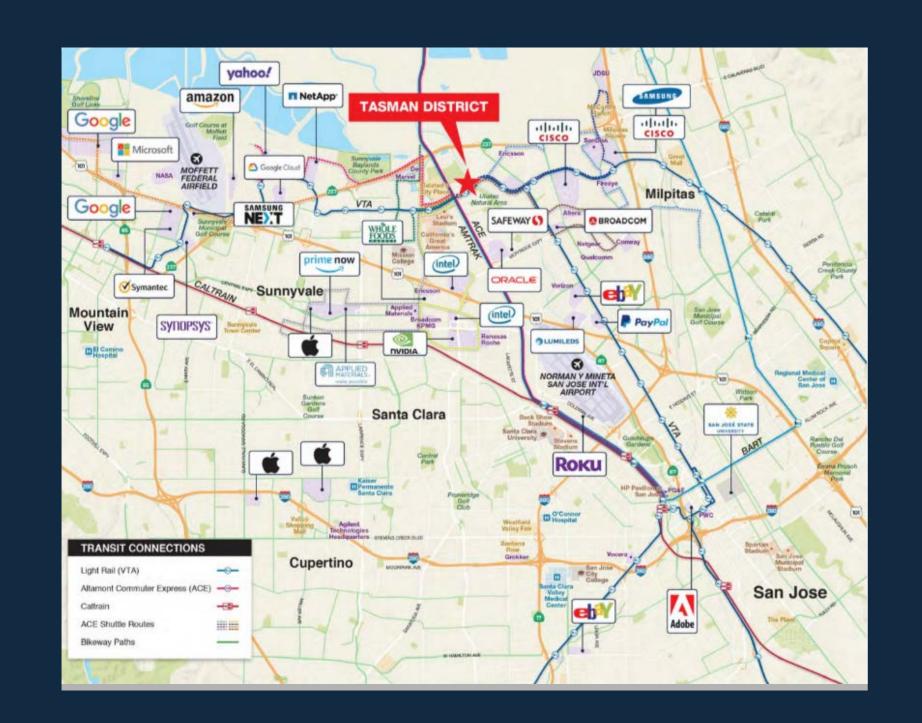
Institutions such as Stanford
University and UC Berkeley offer
research prowess and a stream of
bright minds eager to innovate





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TRANSI



EMPLOYMENT & TRANSIT

The massive high-quality employment is evident. The connectivity to that employment via transit and bike within a 15-minute ride is unparalleled.

49ers Stadium within walking distance

AMTRAK / ACE Rail - 1 block

VTA Light Rail - across the street

Transit and Corporate Shuttle Stop - 1 block

Multiple N/S and E/W connected bike paths

CAL TRAIN and BART connected via Ace & VTD

40 acre Ulistic nature preserve – across the street

35 acre regional park in City Place - 5 minute walk

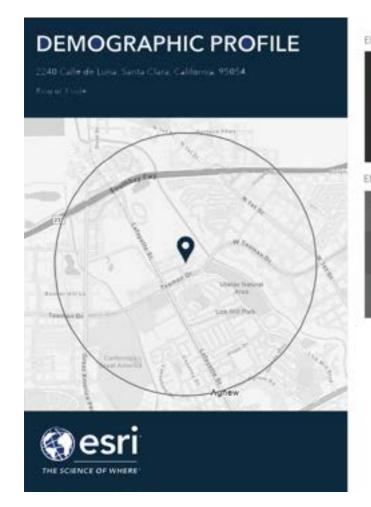
10 acres of sports fields - 4 minute walk

10 acres of neighborhood parks within immediate district





DEMOGRAPHICS





KEY FACTS

Blue Collar

Population

Households

8.9%

10.5%

34.8

Median Age

Median Disposable Income







Drive-time Radius

5 Min 10 Min 15 Min Average Household Income \$210,715 \$205,657 \$206,287 Population 37,805 151,705 601,436

Traffic Counts

19,350 ADT Tasman Drive W Tasman Drive 17,000 ADT



Mile Radius

Average Household Income \$200,973 \$212,371 \$200,802 Population 19,019 94,468 351,352

1 Mile

3 Miles

5 Miles

Traffic Counts

Tasman Drive 19,350 ADT W Tasman Drive 17,000 ADT

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