

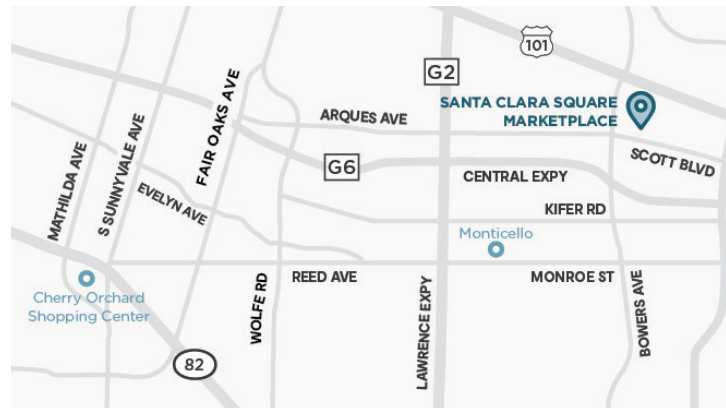
SANTA CLARA SQUARE MARKETPLACE

2702 - 2782 AUGUSTINE DRIVE | SANTA CLARA, CA 95054



124,576 SF GROSS LEASABLE AREA

- Less than two miles from major attractions including Great America Amusement Park, Levi's Stadium (home to the San Francisco 49ers), Mineta San Jose International Airport and Santa Clara Convention Center which welcomes hundreds of thousands of conference and meeting attendees annually.
- Employers in the area include Cisco Systems, eBay, Google, Hewlett-Packard and more.
- Nearby colleges include Santa Clara University (9,000+ students) and Mission College (7,800+ students).
- Part of Santa Clara Square, a modern integrated community with 1,850 luxury apartment homes and a premier 1.7 million sf workplace community, home to companies such as Hitachi Vantara, AMD and Veritas Technologies.



KEY TENANTS

| | |
|---------------------------------------|--------------------|
| Eureka! | Il Fornaio |
| eyeXam Optometry | Puesto |
| Fleming's Prime Steakhouse & Wine Bar | Whole Foods Market |

DEMOGRAPHICS (3 MILE RADIUS)

| | |
|---------------------------------------|---|
| 244,000 AVG DAILY TRAFFIC | 37 MEDIAN AGE |
| 198,000+ POPULATION | \$1.2 million+ AVG HOME VALUE |
| 291,000+ DAYTIME POPULATION | \$187,000+ AVG HOUSEHOLD INCOME |



IRVINE COMPANY
RETAIL PROPERTIES

SANTA CLARA SQUARE MARKETPLACE

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