



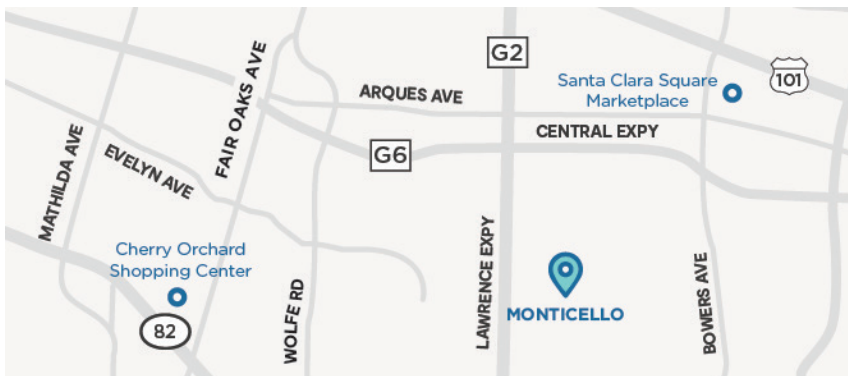
MONTICELLO

3515 - 3585 Monroe St. | Santa Clara, CA 95051

46,191 SF Gross Leasable Area

Apartment Units: 825

- Walking access to Lawrence Caltrain Station linking Santa Clara, San Mateo and San Francisco counties
- Within one mile of additional Irvine Company-owned apartment developments, Steward Village (200+ units) and Santa Clara Square Apartment Homes (1,850 units) and 1.7 million sf of Class A office space home to Ericsson
- Located near the North San José Innovation Triangle, home to the world's most recognized companies including Broadcom, Cisco, Intel, Oracle and Apple



KEY TENANTS

California
Pizza Kitchen
Konjoe Burger Bar
Orangetheory Fitness
Pressed
Nob Hill Foods
The Yellow Chilli

AVERAGE DAILY TRAFFIC COUNTS

70,000

Lawrence Expy.
at Monroe St.

13,000

Monroe St. at
Lawrence Expy.

83,000

Total

DEMOGRAPHICS 3 MILE RADIUS

222,000+

POPULATION

261,000+

DAYTIME POPULATION

\$173,000+

AVERAGE
HOUSEHOLD INCOME

37

MEDIAN AGE

APARTMENT RESIDENT PROFILE

\$208,000+

AVERAGE
HOUSEHOLD INCOME

35

MEDIAN AGE

For leasing information,
call Irvine Company at 949.720.2535

Santa Clara, California

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