

Monticello

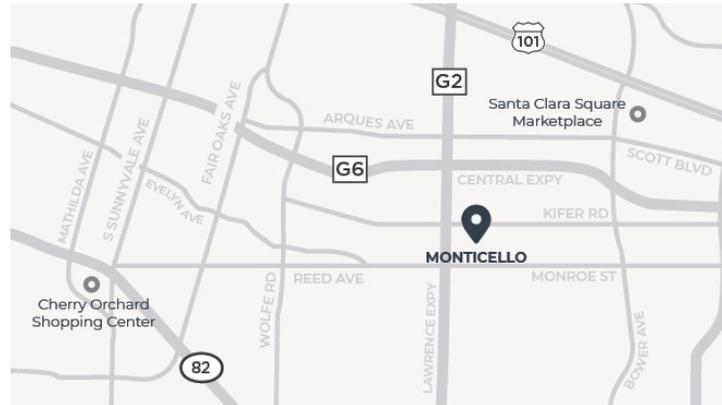
3515 - 3585 MONROE STREET | SANTA CLARA, CA 95051



46,191 SF GROSS LEASABLE AREA

Apartment Units: 825

- Monticello is a mixed-use Amenity Center designed to provide a convenient environment that seamlessly integrates the demands of work, life, and play.
- 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: Stewart Village (250+ units), and Santa Clara Square Apartment Homes (1,800+ units).
- Near 1.7 million+ square foot of Class A office space and home to Ericsson.
- Located near the North San Jose Innovation Triangle, home to the world's most-recognized companies including Broadcom, Cisco, Intel, and Apple.



KEY TENANTS

California Pizza Kitchen
Orangetheory Fitness
Nob Hill Foods

Starbucks Coffee
The Yellow Chilli
Vitality Bowls

TOTAL TRADE AREA DEMOGRAPHICS

747K
Annual Visits₁

96%
Higher Spend on Food₂
Vs. the National Average

35
Average Age₂

81%
Higher Spend on Retail Goods₂
Vs. the National Average

\$222K
Avg Household
Income₂

APARTMENT RESIDENT PROFILE

44
Median Age₃

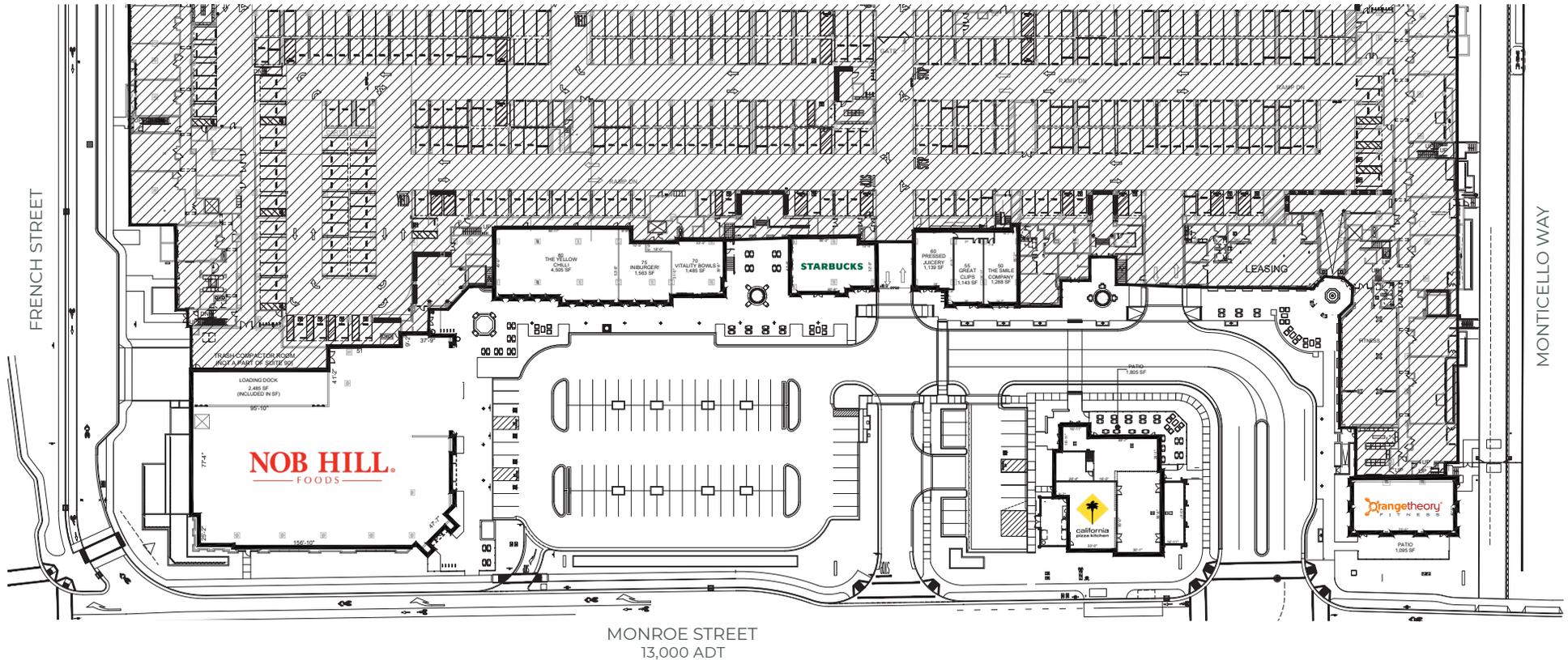
\$342K
Median Household Income₃

Total = 70% of visits

Sources: (1) Placer.ai, (2) Esri 2024, (3) Onesite

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FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.IRVINECOMPANYRETAIL.COM)

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