

MONTICELLO

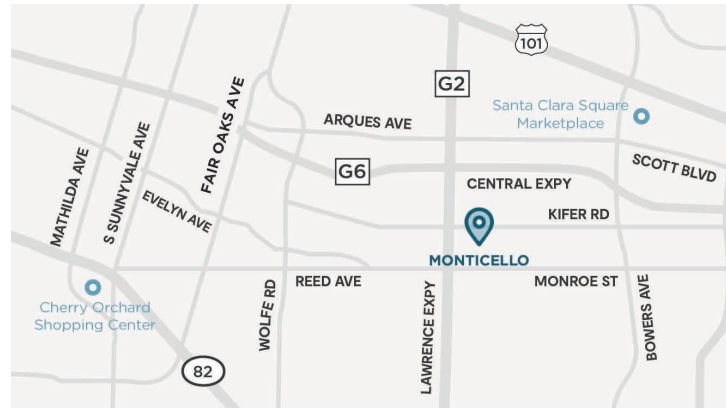
3515 - 3585 MONROE STREET | SANTA CLARA, CA 95051



46,191 SF GROSS LEASABLE AREA

Apartment Units: 800+

- 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+ sf of Class A office space 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
Pressed

Starbucks Coffee
The Yellow Chilli
Vitality Bowls

DEMOGRAPHICS (3 MILE RADIUS)

83,000
AVG DAILY TRAFFIC

38
MEDIAN AGE

231,000+
POPULATION

\$1.5 million+
AVG HOME VALUE

285,000+
DAYTIME POPULATION

\$205,000+
AVG HOUSEHOLD INCOME

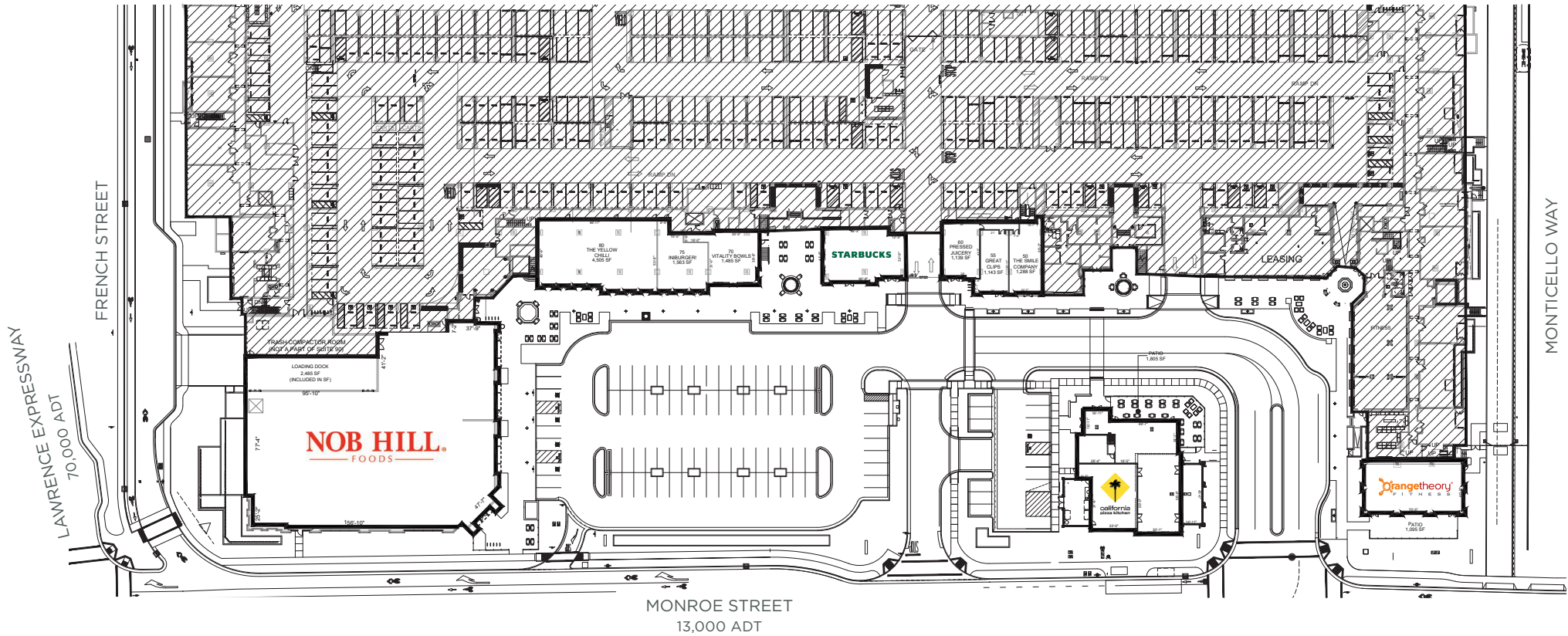
APARTMENT RESIDENT PROFILE

\$238,000+
MEDIAN HOUSEHOLD INCOME

31
MEDIAN AGE



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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.