



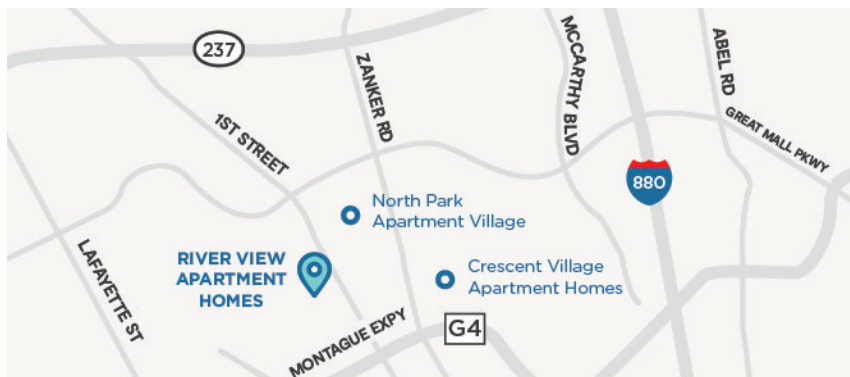
RIVER VIEW APARTMENT HOMES

55 River Oaks Place | San José, CA 95134

25,673 SF Gross Leasable Area

Apartment Units: 1,300+

- Easy access from the San Tomas/Montague Expressway
- Located within North San José Innovation Triangle; home to the world's most recognized companies including Broadcom, Cisco, Intel and Oracle
- Adjacent to the River Oaks Light Rail VTA Station at River Oaks Pkwy. and North 1st St.
- River View is a residential community of 1,300+ luxury apartment homes within one mile of additional Irvine Company apartment developments, North Park and Crescent Village Apartment Homes
- All residential communities combined offer 6,250+ luxury apartments in the immediate trade area providing an ample customer base with access for direct marketing



KEY TENANTS

A2B Indian Vegetarian Restaurant
CorePower Yoga
Inchin's Bamboo Garden
Pokéworks
Salad Farm
Stanford Healthcare

AVERAGE DAILY TRAFFIC COUNTS

24,000

N. First St. at River Oaks Pkwy.

9,000

River Oaks Pkwy. at N. First St.

33,000

Total

DEMOGRAPHICS 3 MILE RADIUS

106,000+

POPULATION

205,000+

DAYTIME POPULATION

\$180,000+

AVERAGE HOUSEHOLD INCOME

36

MEDIAN AGE

APARTMENT RESIDENT PROFILE

\$180,000+

AVERAGE HOUSEHOLD INCOME

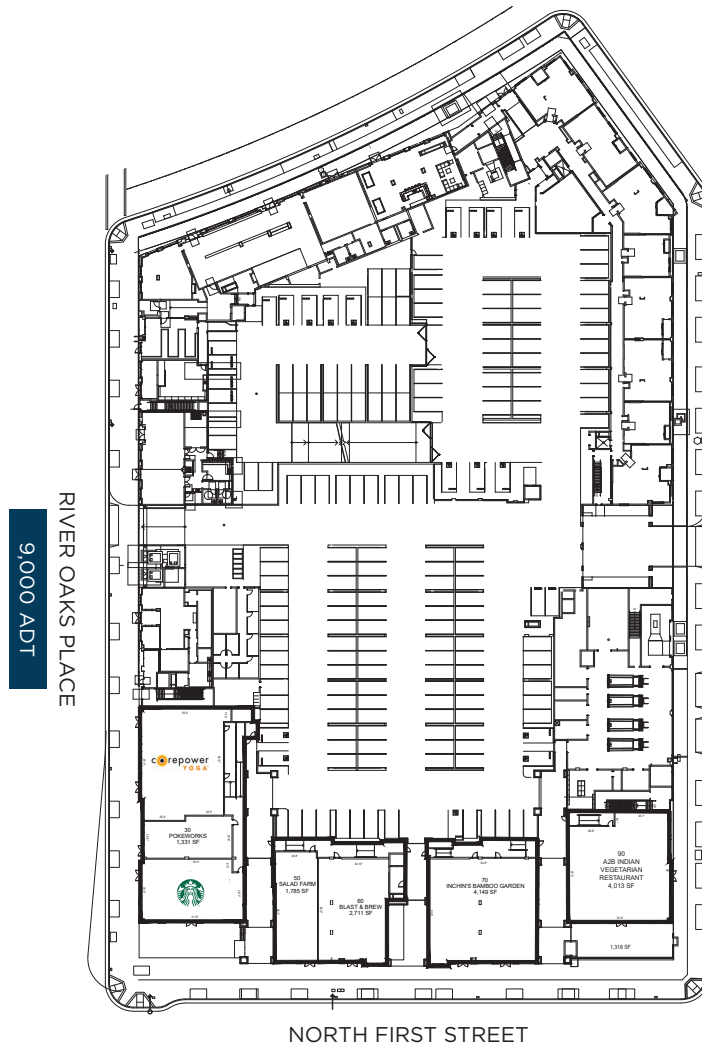
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MEDIAN AGE

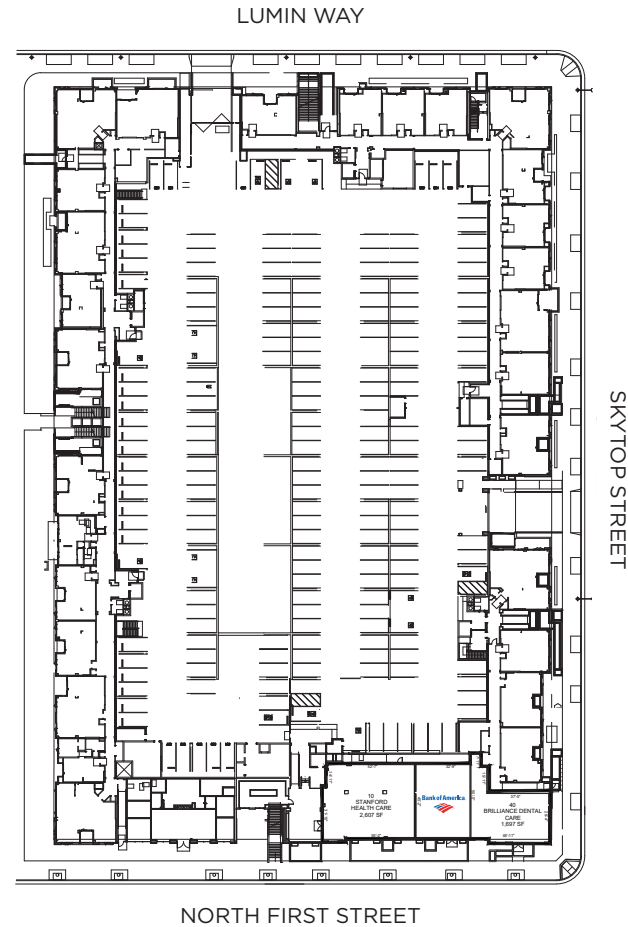
For leasing information, call Irvine Company at 949.720.2535

RIVER VIEW APARTMENT HOMES

San José, California



PARCEL 1



PARCEL 3

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