

RIVER VIEW APARTMENT HOMES

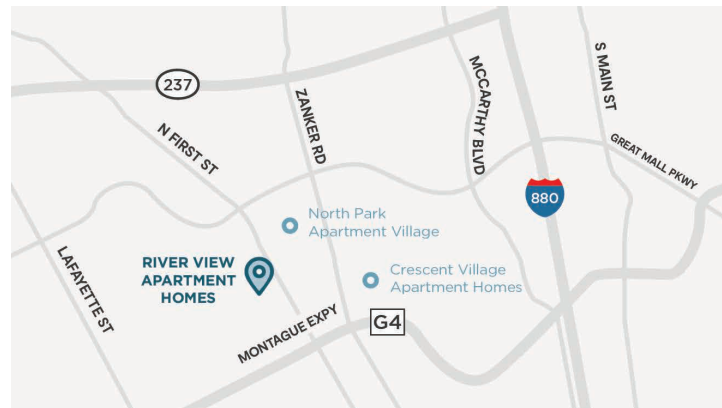
55 RIVER OAKS PLACE | SAN JOSE, CA 95134



25,673 SF GROSS LEASABLE AREA

Apartment Units: 1,300+

- Easy access from the San Tomas/Montague Expressway.
- Located within North San Jose Innovation Triangle; home to the world's most recognized companies including Broadcom, Cisco, and Intel.
- Adjacent to the River Oaks Light Rail VTA Station at River Oaks Parkway and North First Street.
- 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

Pokeworks
Saladfarm
Stanford Health Care

DEMOGRAPHICS (3 MILE RADIUS)

33,000
AVG DAILY TRAFFIC

36
MEDIAN AGE

109,000+
POPULATION

\$1.1 million+
AVG HOME VALUE

307,000+
DAYTIME POPULATION

\$211,000+
AVG HOUSEHOLD INCOME

APARTMENT RESIDENT PROFILE

\$186,000+
MEDIAN HOUSEHOLD INCOME

31
MEDIAN AGE



