

RIVER VIEW APARTMENT HOMES

55 RIVER OAKS PLACE | SAN JOSE, CA 95134



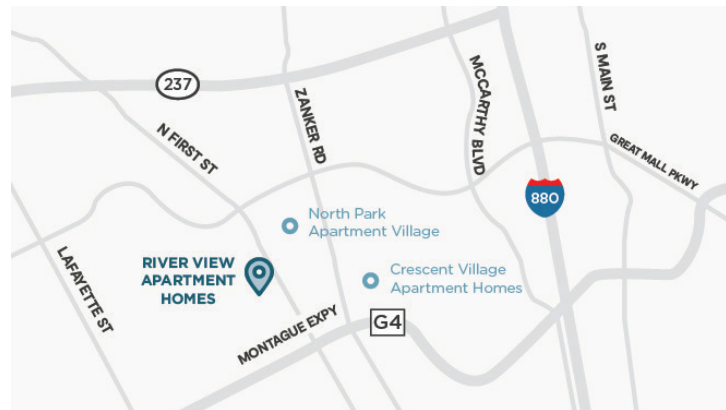
27,314 SF GROSS LEASABLE AREA

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.



IRVINE COMPANY
RETAIL PROPERTIES



KEY TENANTS

A2B Indian Vegetarian Restaurant
CorePower Yoga
Inchin's Bamboo Garden

Pokeworks
Salad Farm
Stanford Healthcare

DEMOGRAPHICS (3 MILE RADIUS)

33,000
AVG DAILY TRAFFIC

107,000+
POPULATION

269,000+
DAYTIME POPULATION

36
MEDIAN AGE

\$1 million+
AVG HOME VALUE

\$197,000+
AVG HOUSEHOLD INCOME

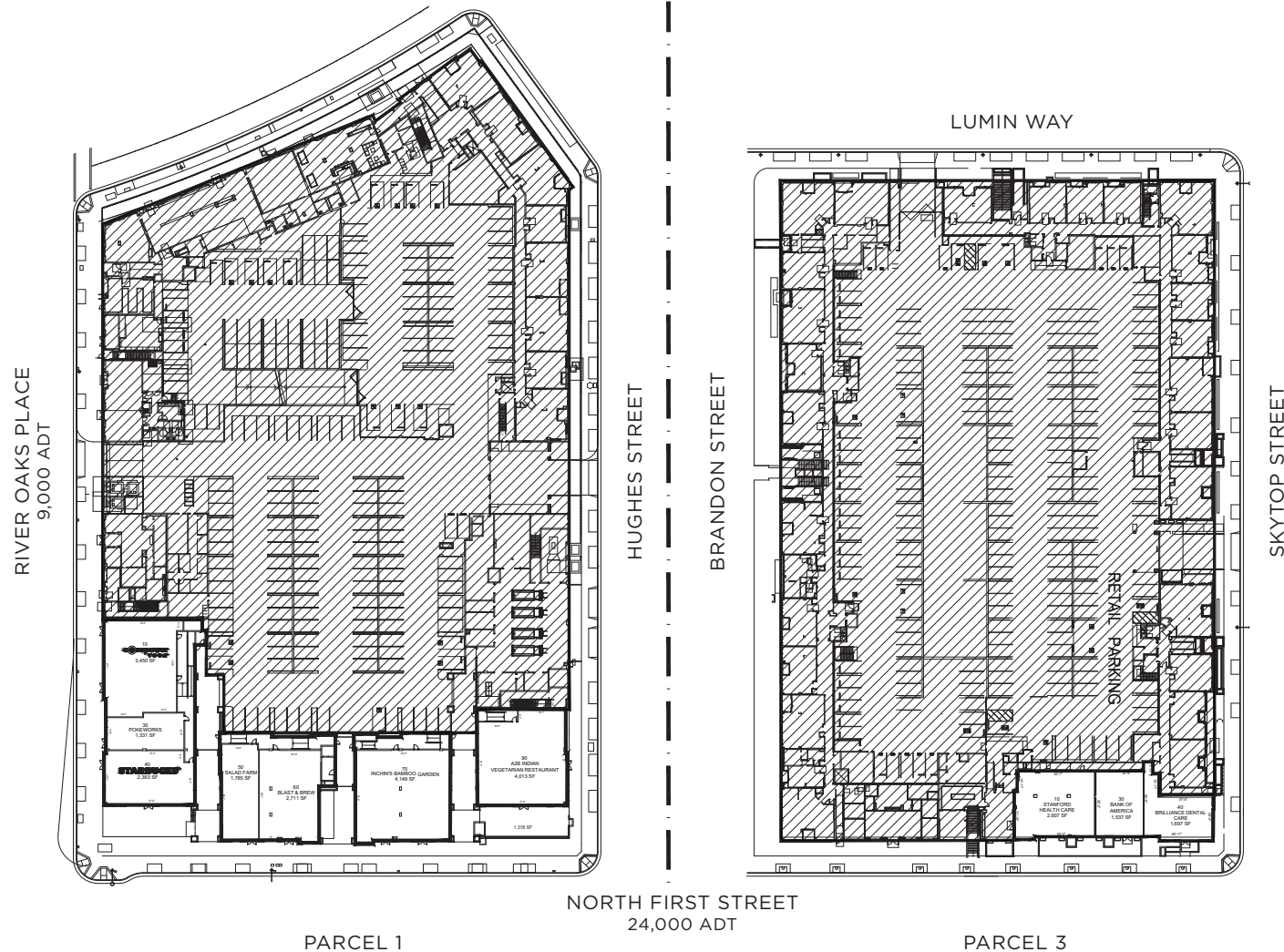
APARTMENT RESIDENT PROFILE

\$195,000+
AVG HOUSEHOLD INCOME

32
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.