

SANTA CLARA GATEWAY

5451 GREAT AMERICA PARKWAY



RESTAURANT SPACE FOR LEASE

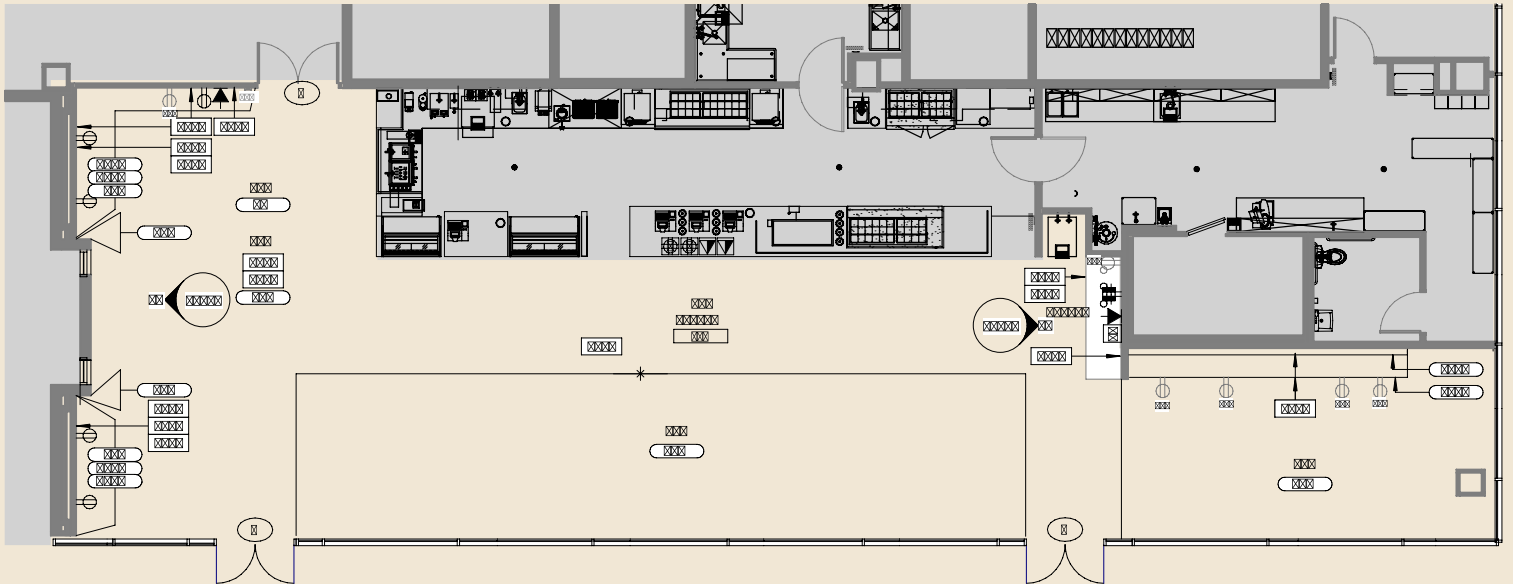


2nd GENERATION RESTAURANT SPACE



4,200 square foot cafe located within Phase I of Santa Clara Gateway. Conveniently located on Great America Parkway at State Highway 237 near Levi's Stadium home of the San Francisco 49ers.

- +/- 4,200 square feet
- Fully fixtured (type 1 hood)
- Prominent location at 237 Freeway and Great America Parkway
- Convenient parking with parking ratio of 3.33/1,000
- 15' floor-to-ceiling glass maximizes natural light to interior space
- 5-star outdoor seating area
- 915,000 square foot Office Campus
- Close to California's Great America and the Levi's Stadium home of the San Francisco 49ers
- Walking distance to VTA Old Ironsides, VTA Great America and ACE/Amtrak Great America Stations



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DEMOGRAPHICS



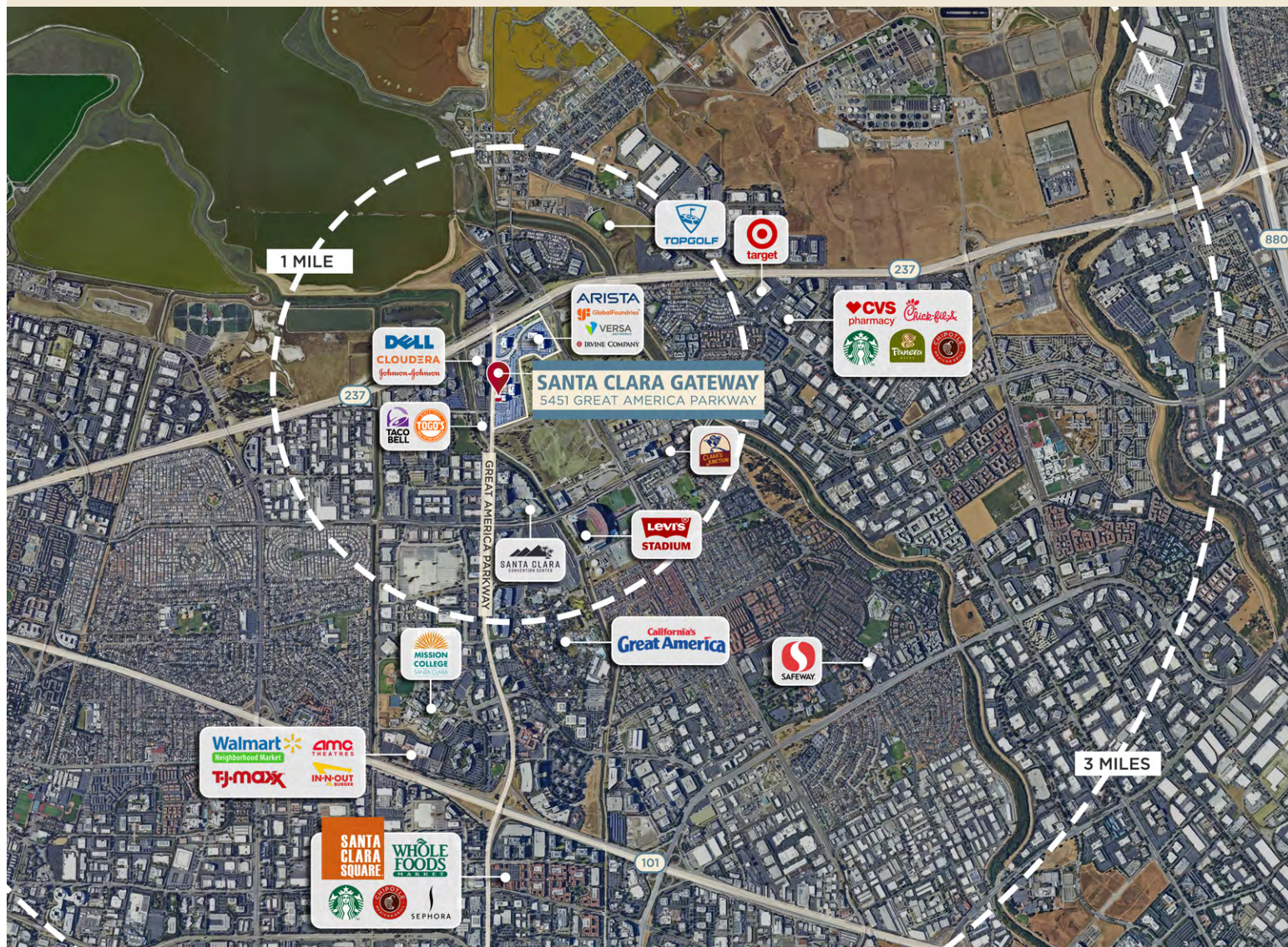
Four 5-Story and Two 6-Story Office Buildings;
915,000 sf



	1 Mile	3 Miles	5 Miles
Daytime Population	15,311	184,202	392,341
Residential Population 2024	2,381	40,318	133,198
Average Household Income	\$183,506	\$226,522	\$227,954

Average Daytime Traffic Count: 23,800 vehicles per day

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