



RETAIL FOR LEASE

WESTGATE

C E N T E R

±42,669 SF Available



Why Westgate Center?

LOCATION

Westgate Center is the primary shopping destination in its trade area with densely populated surrounding communities, high house-hold incomes and located on heavily traveled Saratoga, Campbell and Hamilton Avenues in Silicon Valley.

SURROUNDING RETAILERS & ANCHORS

Strong retail mix with robust anchor sales numbers. The Center is anchored by strong national tenants including Target, Nordstrom Rack, Nike Factory Store, Old Navy, Walmart, Ross Dress For Less, Party City, Burlington Coat Factory and Michaels. Annual anchor tenant sales for Westgate Center (2013): Over \$120 Million.

RENOVATION

Westgate Center completed an extensive renovation and re-branding in 2013, adding a children's soft play area; enhanced central plaza and several comfortably furnished common areas offering exciting and entertaining spaces. New flooring and lighting were installed throughout the interior common areas. The renovations have enhanced the center, creating a vibrant community gathering destination with one-stop shopping convenience.

JOB GROWTH & ANNUAL SALARY*

The average household income & employment are rising in Silicon Valley. The average annual salary has increased by 30% since 2010 and is now at \$107,395. During 2012, Santa Clara and San Mateo counties increased their combined job totals by 3.6 percent.**

**Index of Silicon Valley Network
(reports 2012, 2011, 2012, 2013, 2014)*

***Mercury News article 'Silicon Valley job
growth has reach dot-com boom levels,
reports says, 2/7/2013*

WESTGATE CENTER

Overview

Westgate Center, located in Silicon Valley, is a 640,000 square foot center offering a one-stop destination for shopping, dining and entertainment.

Westgate Center is the primary shopping destination in its trade area with densely populated surrounding communities, a location on heavily traveled Saratoga, Campbell and Hamilton Avenues, and close proximity to major freeways 280, 85 and 17.

Westgate Center offers family-friendly amenities and high quality retailers. Our core retail partners are well-known outlets and proven national retailers. With a limited amount of available space, we are carefully selecting new retail partners that reflects the needs of the community.

Other Nearby
Retailers

0.4 MILES

0.2 MILES

0.4 MILES

0.4 MILES

0.2 MILES

0.2 MILES




0.4 MILES

0.2 MILES

DISTANCE FROM WESTGATE

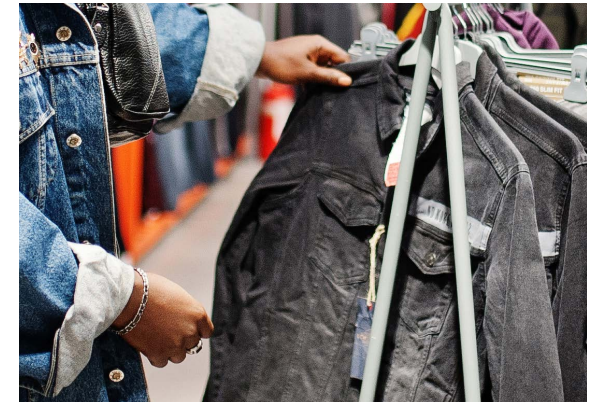


Westgate Center Demographics



	1 MILE	3 MILES	5 MILES
 POPULATION	23,625	208,154	508,574
 DAYTIME POPULATION	20,189	180,901	475,158
 AVG. HOUSEHOLD INCOME	\$155,398	\$148,791	\$149,082

Market Profile Industry Summary

	TOTAL RETAIL TRADE/ FOOD & DRINK	TOTAL RETAIL TRADE	TOTAL FOOD & DRINK
 DEMAND (Retail Potential)	\$558,369,460	\$502,108,204	\$56,261,257
 SUPPLY (Retail Sales)	\$586,978,710	\$522,265,180	\$64,722,530



Nearby Residential Statistics

	SARATOGA	CAMPBELL	LOS GATOS	CUPERTINO
 MEDIAN HOME PRICE	\$1,814,124	\$825,864	\$1,438,748	\$1,314,078
 POPULATION	31,585	42,778	31,420	63,530

Notable Sites Near Westgate

Westgate Center is easily accessible to the vibrant San Jose community located right in the center of it all, at least 27% more dense than it's closest competitor.

Distance From Westgate (Miles)

MAJOR SHOPPING CENTERS	Santana Row	3.8 (via 280)
	Valley Fair	3.9 (via 280)
	Oakridge	10.5 (via 85)
	The Great Mall	12.4 (via 101)
	Gilroy Outlets	34.9 (via 85-101)
OFFICES	Apple	4.0
	Adobe	7.2
	Ebay	3.3
	Google	12.4
	Intel	8.3
	Netflix	4.5
	Samsung	10.8
HOTELS	Aloft Cupertino	2.0
	Woodcrest Hotel	3.4
	Hotel Valencia	4.3
	The Row Hotel	5.1



Located in a highly traveled and desirable location and surrounded by strong retail neighbors.

WESTGATE CENTER

Target
49er Fitness
Ross
Michael's
Nordstrom Rack
SkyZone

Old Navy
GAP Outlet
Nike Outlet
JCrew Factory
TJMaxx & More!

EL PASEO DE SARATOGA

Hallmark
REI
Petco
Ulta Beauty
AMC Saratoga 14
Pizza My Heart
Peet's Coffee
Noah's Bagels

European Wax Center
Red Robin
Jamba Juice
CitiBank
Massage Envy
Panda Express
T-Mobile
Great Clips

WESTGATE WEST

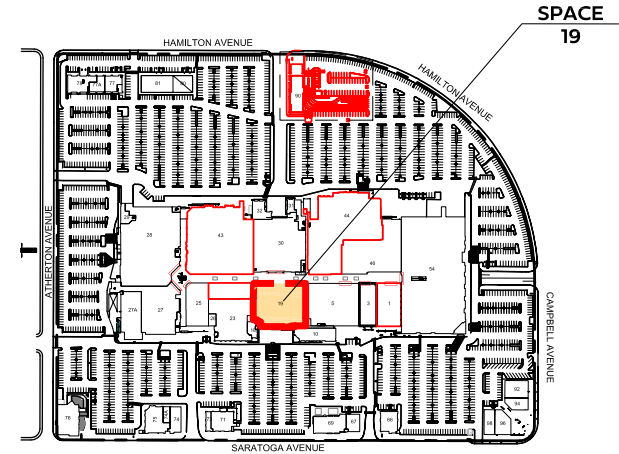
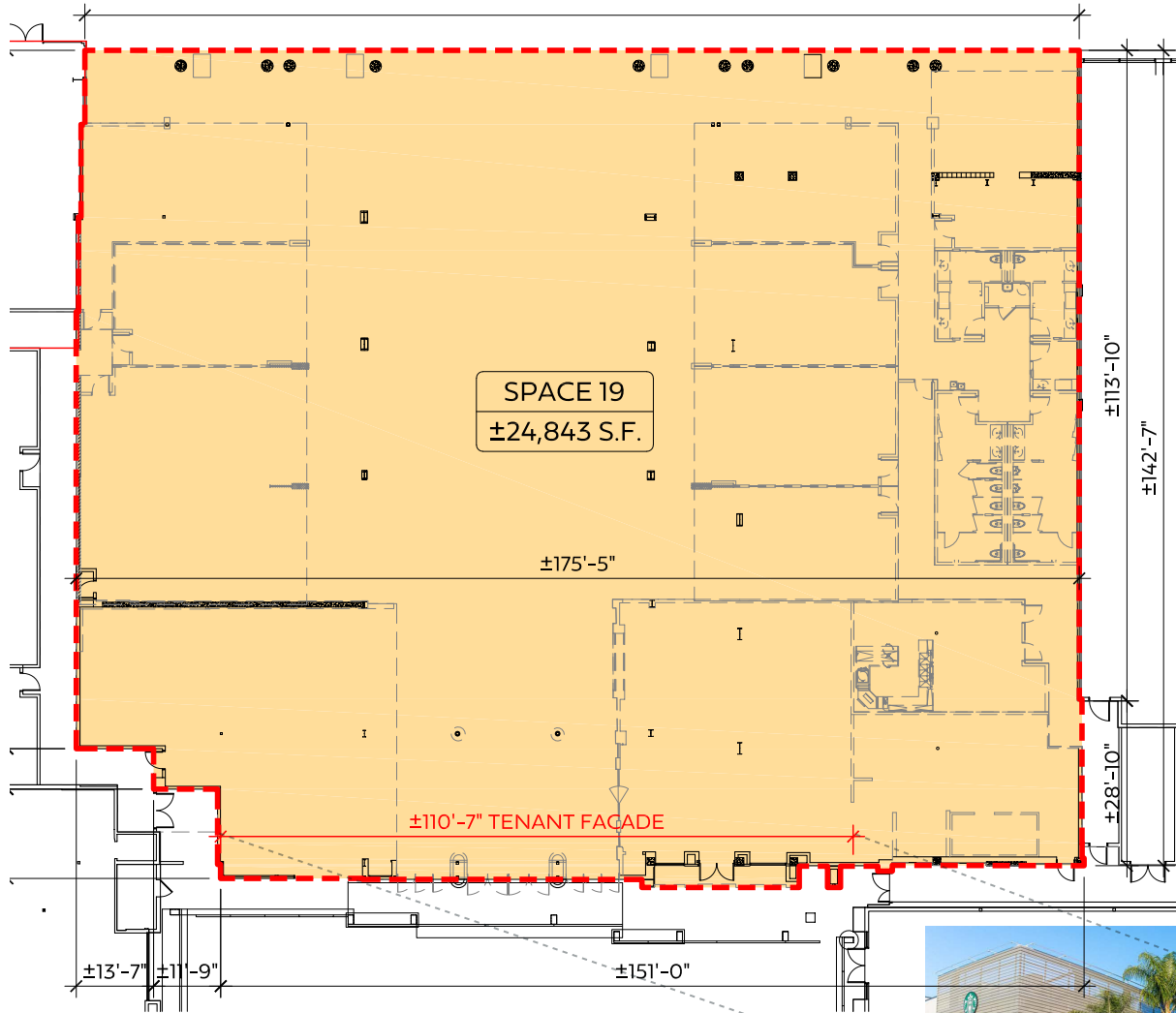
Chipotle
Five Guys
Bank of America
Sprouts
BevMo!
Tomatina
Boudin SF
MOD Pizza
Trader Joe's
Ethan Allen
Goodwill

Smart & Final Extra!
CycleBar
The UPS Store
Starbucks
Super Duper Burgers
Yogurtland
Ike's Love & Sandwiches
Happy Lemon
Taco Bell
Bikram Yoga San Jose





Proposed Floor Plan



Note: Exterior Elevation / Proposed Floor Plan are **Not to Scale**



The All Inclusive Mix

Savvy fashion-forward shoppers can find all the great brands at all the right prices.



WESTGATE

C E N T E R

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