



**FOR LEASE | RETAIL SPACES AVAILABLE, FULL PAD BUILDING AVAILABLE & 2ND GENERATION RESTAURANT SPACE AVAILABLE**

James Chung  
(408) 400-7017  
jchung@theeoniccompany.com  
LIC #01408190

Marisa Delgado  
(408) 400-7014  
mdelgado@theeoniccompany.com  
LIC #01917354

Shelby Swanson  
(408) 400-3879  
sswanson@theeoniccompany.com  
LIC #02075363





## ABOUT THE PROJECT

### PROPERTY HIGHLIGHTS

- Anchored by high volume Target
- Strong national co-tenancy
- Dense daytime population
- Regional position off of Hwy 237
- LED pylon signage
- Less than 2 miles from related's city Place development; featuring over 5.4M SF of office space, 1M SF of retail space, 1,280 apartments, 200 "extended-stay" apartments, & a 440-room hotel.

### AVAILABLE SPACES

- ±1,230 SF End Cap
  - ±2,520 SF End Cap
  - ±1,317 SF
  - ±1,542 SF — Restaurant Space
  - ±1,546 SF — Restaurant Space
- Can be combined for total of ±5,067 SF

### DEMOGRAPHICS

	2-mile	3-mile	5-mile
Population	51,492	94,752	321,597
Daytime Pop.	82,077	195,808	500,756
Median HHI	\$199,810	\$189,533	\$181,334

### TRAFFIC COUNTS

North 1st Street: 18,000 ADT

Holger Way: 6,943 ADT

Highway 237: 140,700 ADT

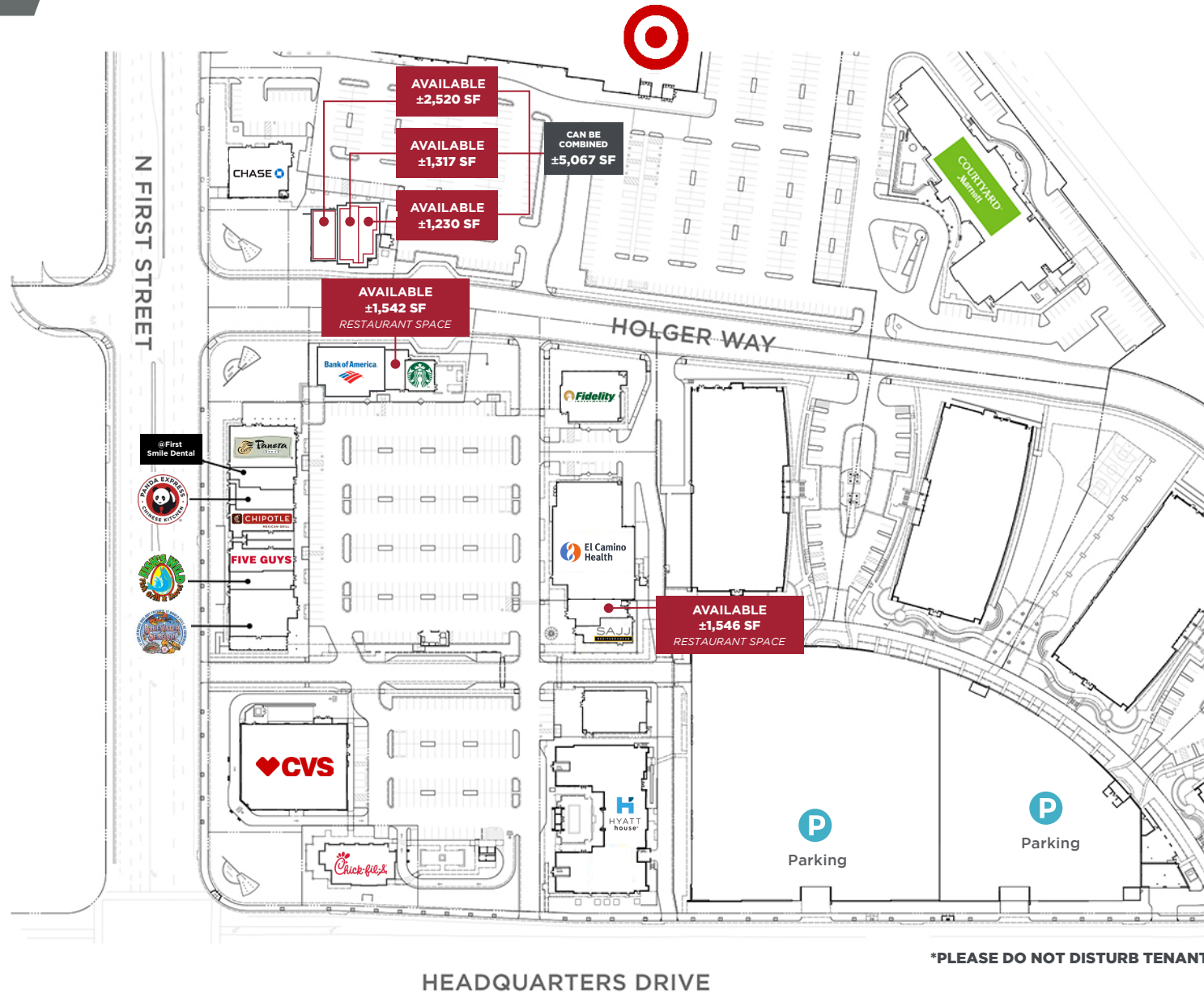


James Chung  
(408) 400-7017  
jchung@theeconiccompany.com  
LIC #01408190

Marisa Delgado  
(408) 400-7014  
mdelgado@theeconiccompany.com  
LIC #01917354

Shelby Swanson  
(408) 400-3879  
sswanson@theeconiccompany.com  
LIC #02075363

# SITE PLAN



James Chung  
(408) 400-7017  
jchung@theeconiccompany.com  
LIC #01408190

Marisa Delgado  
(408) 400-7014  
mdelgado@theeconiccompany.com  
LIC #01917354

Shelby Swanson  
(408) 400-3879  
sswanson@theeconiccompany.com  
LIC #02075363



