

FOR LEASE

OFFICE, MEDICAL & RETAIL SPACES AVAILABLE

UNIVERSITY PLAZA | 1171 HOMESTEAD RD | SANTA CLARA, CA



COLE STROMBOM
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PROPERTY HIGHLIGHTS

- Flexible size range available
- See Floor Plan on pages 4-5
- One retail suite still available at 2,453 SF - Suitable for gym, yoga, martial arts, other storefront, etc
- Office suites from 1,785 SF to 5,500 SF - Market ready spaces available
- Desirable Santa Clara location
- Steps to Santa Clara University
- Adjacent to the Santa Clara Farmer's Market
- Abundance of signage on street side and parking side
- Left in/left out access to parking on both Homestead Rd & Jackson St
- Iconic 2 story building
- Ample parking on site including 2 story garage
- Elevator Served
- On-site eateries and cafes



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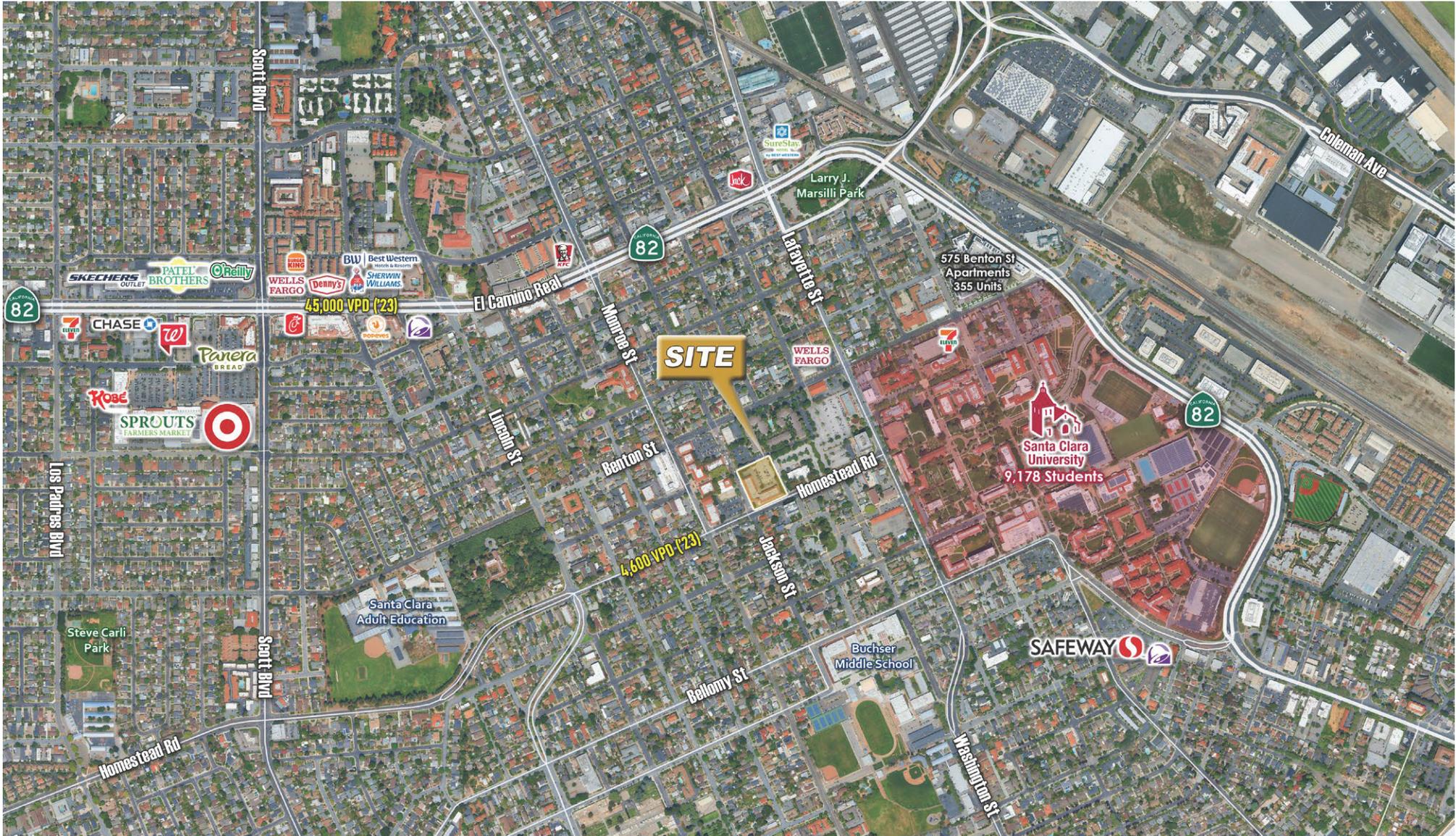
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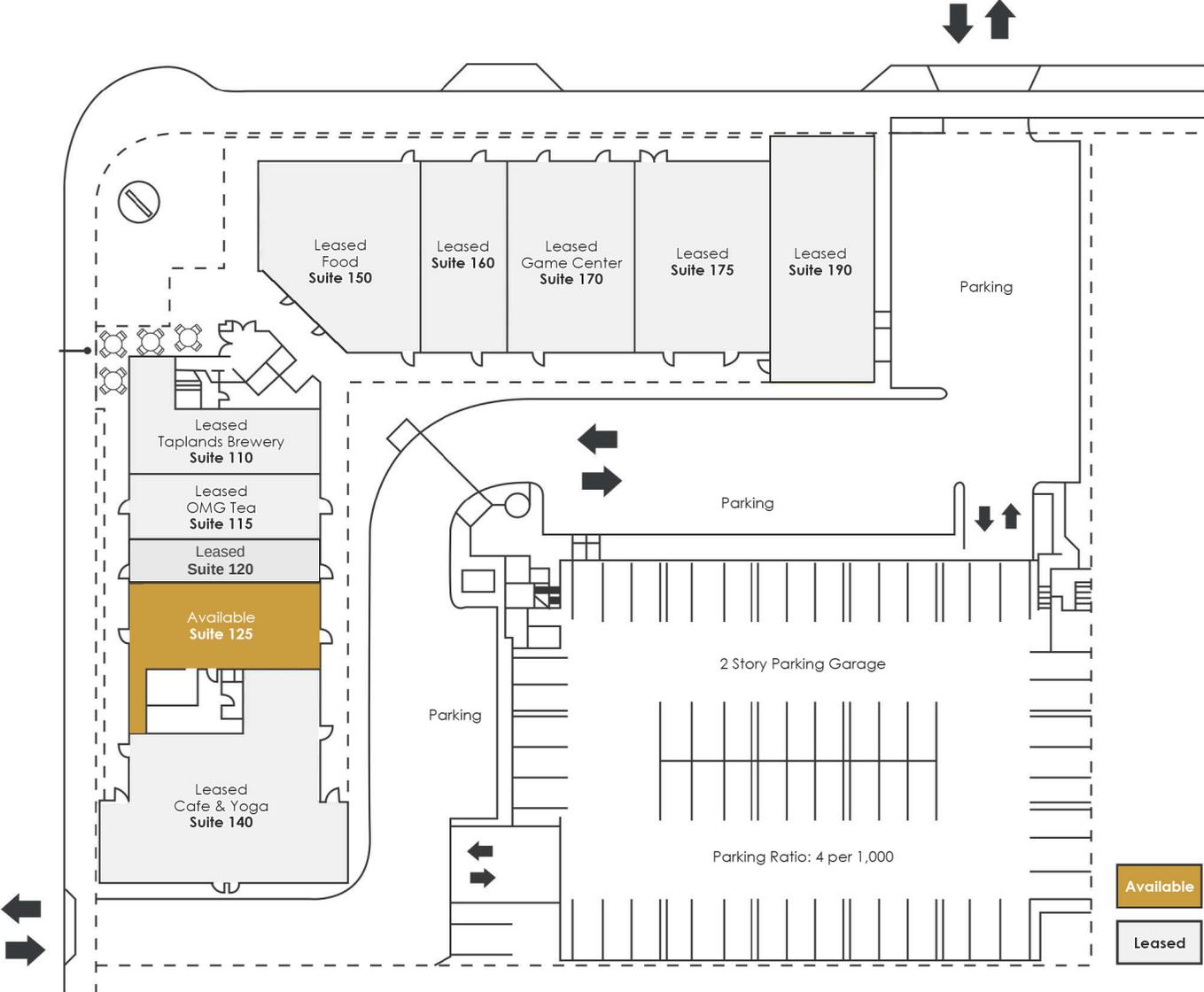
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GROUD FLOOR RETAIL AVAILABILITIES

± 2,453 SF
SUITE 125



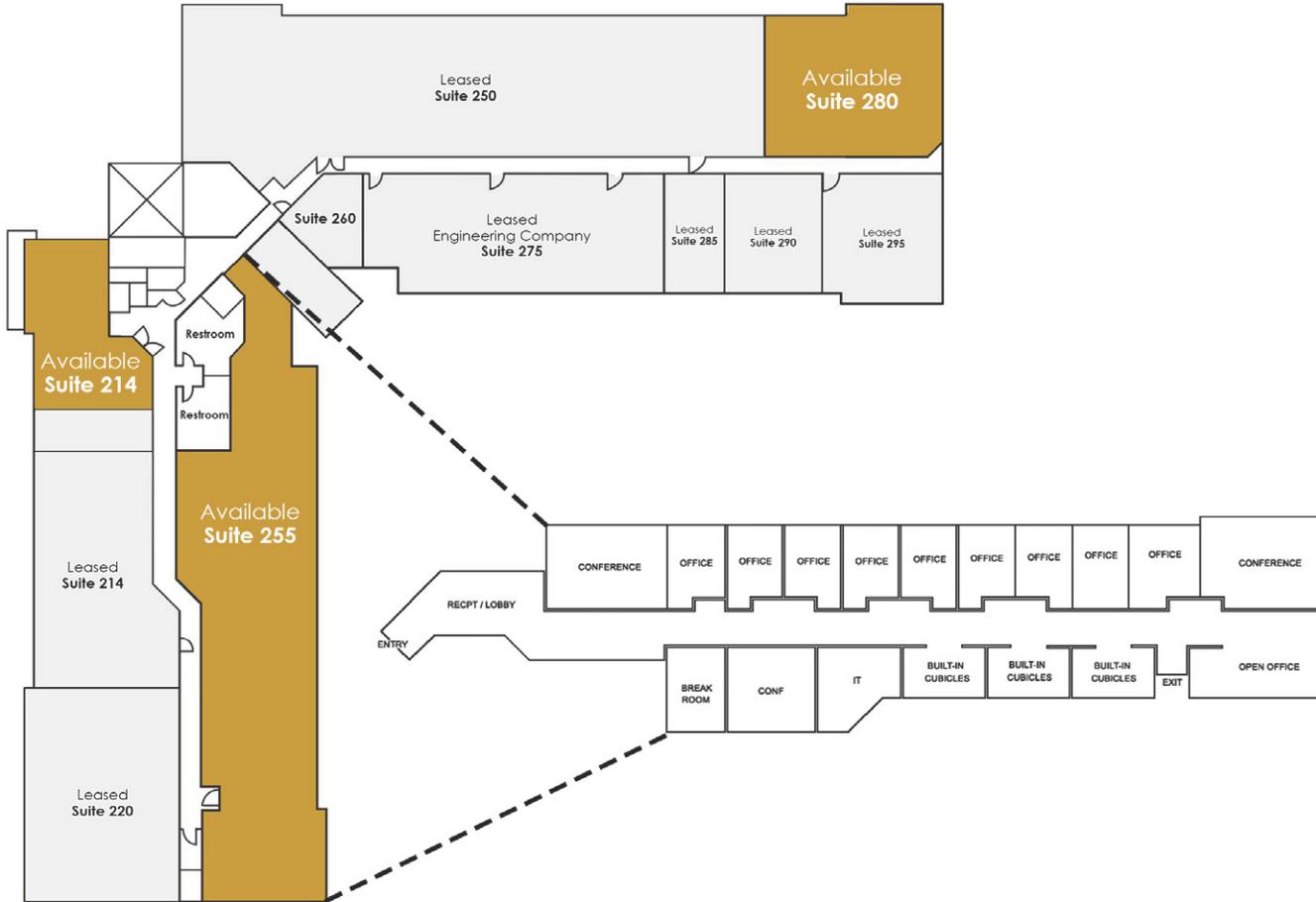
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SECOND FLOOR OFFICE AVAILABILITIES

± 2,240 SF
SUITE 214

± 2,400 - 5,500 SF
SUITE 255 (Can be Demised)

± 1,745 SF
SUITE 280

± 5,500 SF
MAX CONTIGUOUS

Available

Leased

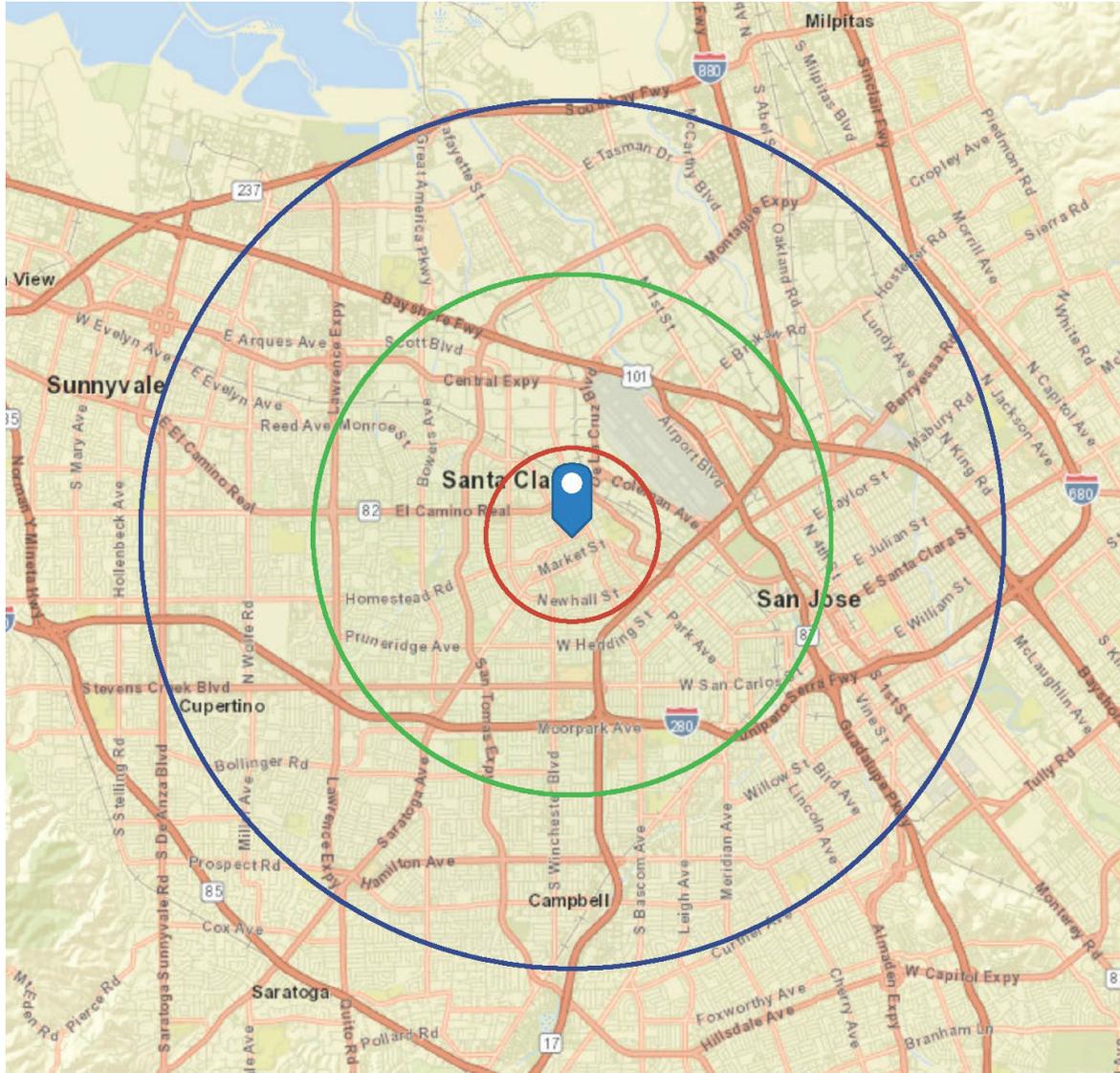


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POPULATION	1 MILE	3 MILE	5 MILE
Total Population 2025	28,622	208,282	646,942
Total Population 2030	28,952	210,414	659,798
Growth 2025 - 2030	0.23%	0.20%	0.39%
Median Age	32.4	36.9	36.7

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Total	10,753	89,050	261,107
2030 Total	11,047	91,711	271,960

MED HH INCOME	1 MILE	3 MILE	5 MILE
2025 HH Income	\$129,973	\$154,632	\$158,335
2030 HH Income	\$149,710	\$171,656	\$176,953

AVG HH INCOME	1 MILE	3 MILE	5 MILE
2025 HH Income	\$185,255	\$204,157	\$212,461



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