

THE BENTON

 PROMETHEUS

Sola
SALONS

New Lease Signed
Sola Salon Studios (6,000 SF)

**Retail & Dining
Opportunities
in Santa Clara**

575 Benton Street
Santa Clara, CA



LOCKEHOUSE

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THE BENTON PROJECT SUMMARY



355 Apartment Units



109 Retail Parking Spaces



22,000 SF Retail Spaces



Over 10,000 students and faculty members at adjacent to Santa Clara University



THE BENTON EMPLOYER & RETAIL

Santa Clara's Top Employers

- Advanced Micro Devices Inc.
- Applied Materials Inc.
- California's Great America
- Intel Corp

Source: <https://www.labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=00085>

Santa Clara University (2019)

Undergrad Enrollment ± 6,900
 Graduate Enrollment ± 2,975
 Staff and Faculty ± 2,000
Total ± 11,875

Coleman Highline Project

Office 1.5M SF
 Hotel 175 Rooms
 Apartment 1,600 Units
[VIEW SITE MAP](#)

San Thomas Expy - 30,573 ADT

Smart & Final, O'Reilly AUTO PARTS, SKECHERS, FedEx Office

BURGER KING, Denny's, BANK OF WEST BNP PARIBAS

AutoZone, Chick-fil'd

POPEYES, TACO BELL

Starbucks, T-Mobile, NOAH'S NY BAGELS

Peets COFFEE, BOSTON ROTISSERIE CHICKEN, Walgreens, MOD, CHIPOTE MEXICAN GRILL, HOLLERS COUNTRY INN RESTAURANT

Santa Clara Town Center
 ME Massage Envy, SPROUTS FARMERS MARKET, baskin Robbins, TARGET, Kobe Japan, SUMMIT BICYCLES

MOUNTAIN MIKE'S, UPS, Rantei Japanese Cuisine, JASMINA, DA SILVA'S BRONCOS COCKTAIL LOUNGE, thi:sty. bar, Orangetheory FITNESS

Liareno, SUBWAY, Taplands

The HUNGRY HOUND, TOGO'S, frozos

Bank of America, Cramer's Bagels, Starbucks, Hungry Howie's

COSTCO WHOLESALE

Caltrain



SAFeway, PIZZA HEART, Mikes Diner

PayPal Park

at home, Staples, CITY SPORTS, IN-N-OUT BURGER, CHIPOTE MEXICAN GRILL, SMOKING PIG BARBECUE

Scott Blvd.

Benton St. - 14,572 ADT



21,800 ADT

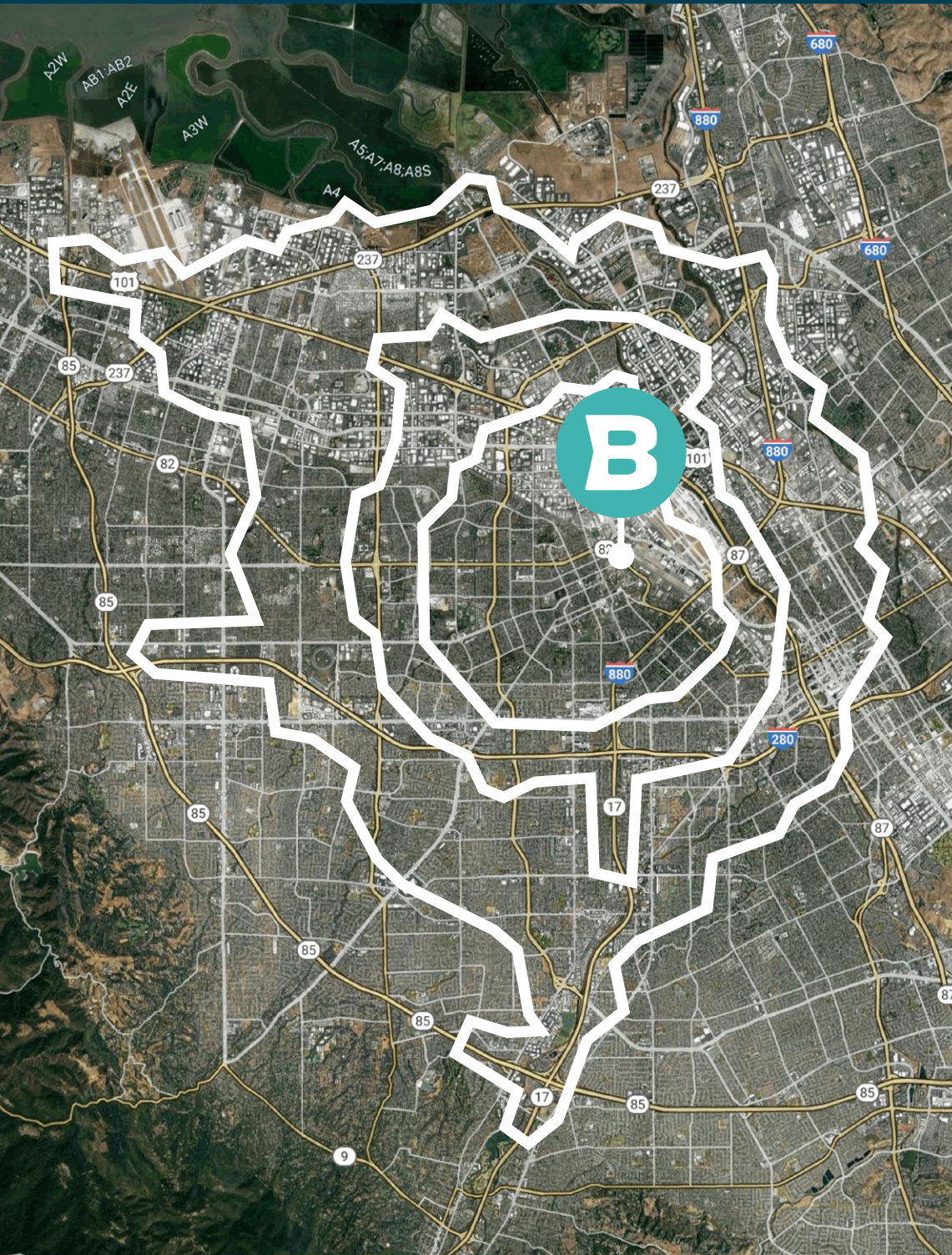
Coleman Ave. - 31,777 ADT



162,587 ADT

The Alameda

THE BENTON DEMOGRAPHICS



DEMOGRAPHICS (Drive Times)	7 MINS	10 MINS	15 MINS
Population	80,894	190,261	513,696
Average Household Income	\$157,478	\$188,221	\$205,289
Household Income Distribution \$200,000 or More	8,383	20,469	59,343
Median Home Value \$1,000,000 or More	8,182	16,372	45,007
College Degree Bachelor Degree or Higher	31,947	78,054	217,302
Total Retail Expenditures	\$1.41 B	\$3.34 B	\$9.82 B

Source: Sites USA Regis 3/10/2021

THE BENTON CLOSE UP AERIAL



INTERSTATE CALIFORNIA 280 220,003 ADT

Cupertino ~13 Min Drive

Mountain Mike's
 UPS
 Rantei Japanese Cuisine
 DA SILVA'S BRONCOS COCKTAIL LOUNGE
 thirsty. bar

ROCKO'S ICE CREAM TACOS
 SAFEWAY
 PIZZA HEART
 MAMA MIA'S PIZZERIA

L'Arren
 OMG TEA
 SUBWAY
 Taplands
 SENIORE'S PIZZERIA
 mieVicino



Lafayette St.

The HUNGRY HOUND
 TOGO'S
 froz's

WELLS FARGO

Orangetheory FITNESS

Bank of America
 Starbucks
 Cramer's Bagels
 Shogun Sushis

THE HUT
 7-ELEVEN

Benton St. - 14,572 ADT

Sunnyvale ~16 Min Drive



Caltrain

FIORIBOS
 Pasta • Chicken • Veal • Seafood

Caltrain
 Average Weekly Ridership 2019
27,687 Riders
Source: Caltrain



El Camino Real - 21,800 ADT

San Jose ~12 Min Drive



THE BENTON PLAZA RETAIL



CAN BE COMBINED

SUITE 8
2,265 SF

SUITE 7
865 SF

SUITE 6
2,352 SF

SUITE 4A
758 SF

SUITE 5
3,124 SF

CAN BE COMBINED

THE BENTON SITE PLAN

Suite	SF	Availability
1-3	AFC Urgent Care	
4	Sola Salon Studio	
4A	758	Available
5	3,124	Available
6	2,352	Available
7	865	Available
8	2,265	Available
9	1,244	Available
10	751	Available

The Alameda - 25,960 ADT



Benton St. - 14,572 ADT

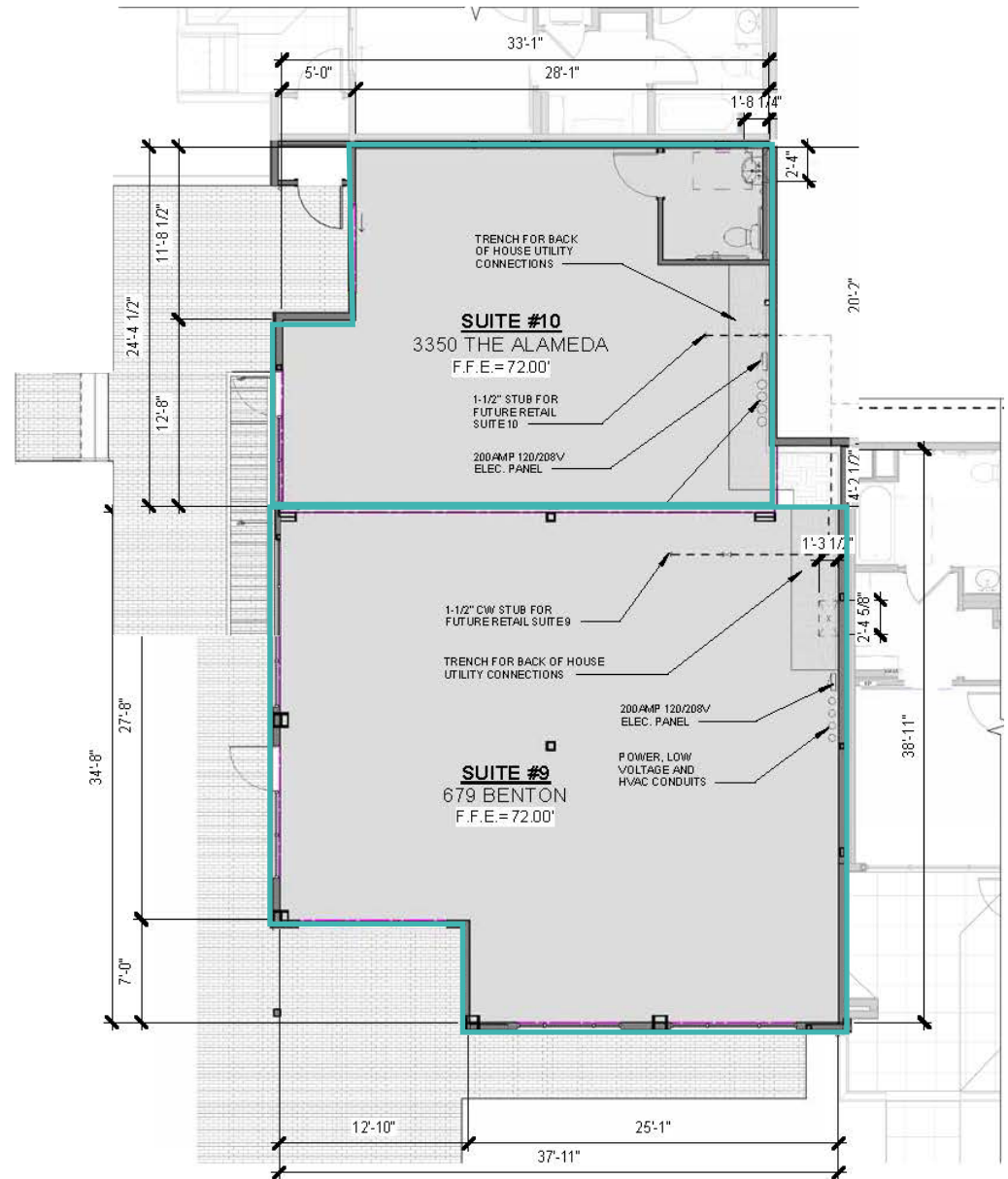
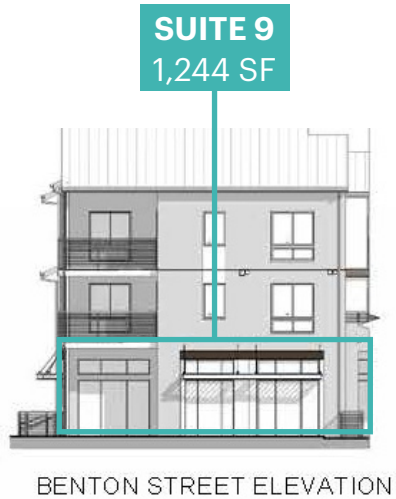


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9