



# TASMAN EAST MIXED-USE DISTRICT

Retail & Restaurant Opportunity in AVE Santa Clara

For Lease in Silicon Valley





## URBAN / SUBURBAN WALKABLE COMMUNITY

Tasman East is bringing unparalleled lifestyle to the center of jobs and transit, being the first urban / suburban walkable lifestyle community in Silicon Valley. Located in the epicenter of innovation, this top-notch urban / suburban community is becoming even more desirable.

The district will see the addition of 4,500 units, with 3,000 of them set to open by 2025. These 3,000 units alone will bring approximately 4,500 new residents to the district in 2025. Enjoy the luxury of having the most successful tech, entertainment, dining and transportation right at your fingertips.



## PROPERTY FEATURES

- 15,000 square feet of prime retail and restaurant space for lease in AVE Santa Clara, the Gateway to the district
- Premier mixed-use building featuring 311 resort-style luxury apartments, 110 of them being fully furnished and offering additional services
- 15,000 sf indoor/outdoor beer, food and game garden adjacent to retail and restaurant space
- Within 10 miles of top tech employers such as Apple, Google and Nvidia
- Light Rail line on Tasman Drive, right across the street
- Dense but open pedestrian community with multiple parks and additional retail in other projects
- Beautiful design, place-making, amenities and hospitality
- Incredible opportunity to lease space within a state-of-the-art community of the future
- Within walking distance of 49ers stadium
- San Jose Airport less than 1 mile away



# AVE SANTA CLARA AT TASMAN EAST

AVE Santa Clara will be a hospitality-inspired luxury project with California modern industrial design and a remarkable host of adaptable amenities and programming.

It will be the retail, public gathering, transit anchor and gateway for the Tasman East District.

## HIGHLIGHTS

- AVE Santa Clara is 15,000 SF of retail along with 311 hip luxury apartments
- 110 furnished and serviced apartments, 211 unfurnished apartments: All receive Korman's AVE branded concierge services and amenities
- 15,000 SF of retail / restaurant space divisible to 633 sq. Ft.
- 5,000 SF plaza between Beer Garden and Tasman East
- 15,000 SF indoor/outdoor Beer & Food Garden with games
- Seeking food and beverage, convenience grocery, fitness, retail boutique and amenity service commercial uses





# AVAILABLE SPACE

Launching Summer 2024

## RETAIL

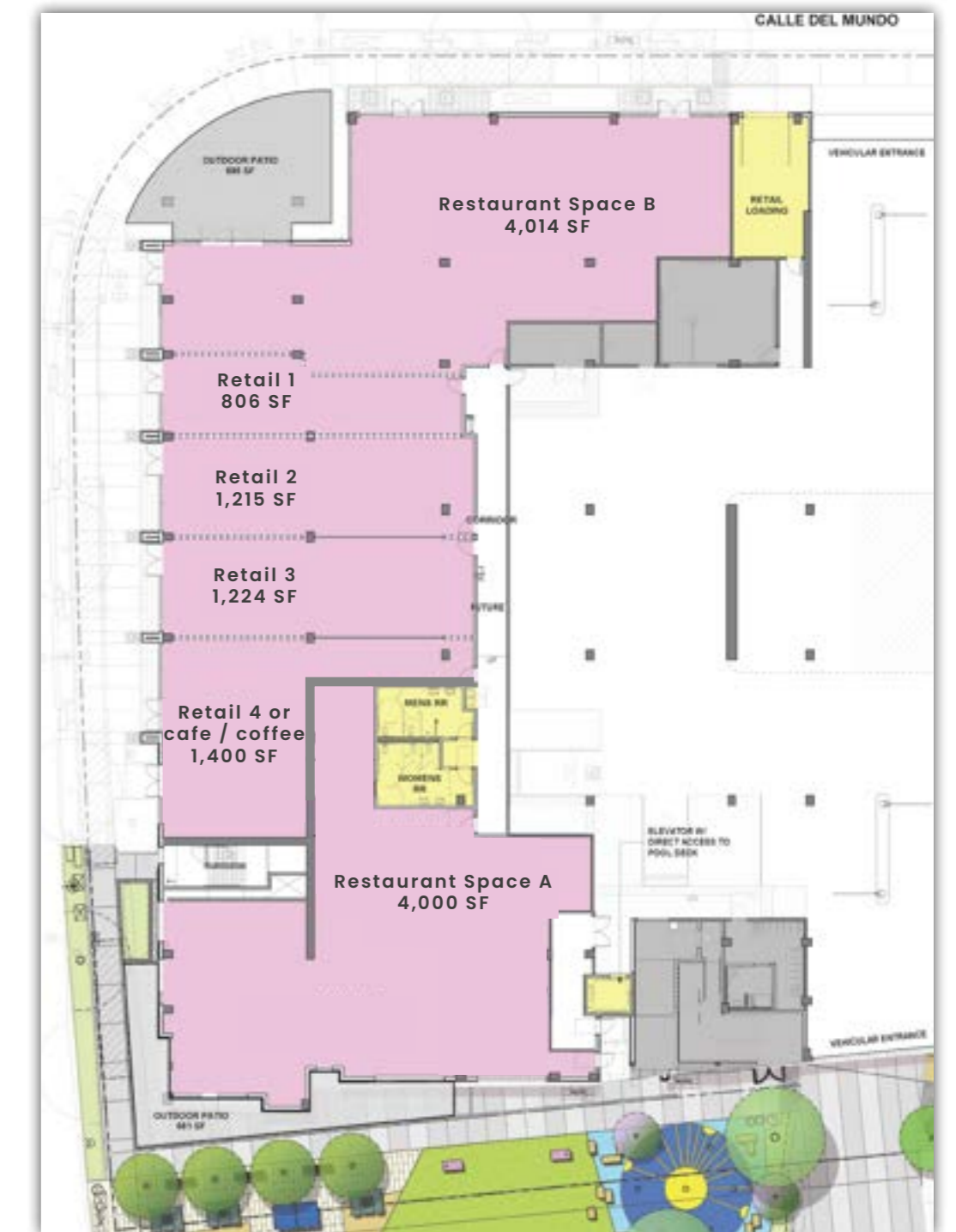
Seeking fitness, retail boutique and amenity service commercial uses.

- Retail 1: **806 square feet**
- Retail 2: **1,215 square feet**
- Retail 3: **1,224 square feet**
- Retail 4 or cafe / coffee: **1,400 square feet**

## RESTAURANT / FOOD

Seeking food and beverage or convenience grocery.

- Restaurant Space A: **4,000 square feet**
- Restaurant Space B: **4,014 square feet**



\*Wall locations and retail space sizes subject to discussion



# TASMAN EAST



## TASMAN EAST DEVELOPMENT

40 Acres  
Total Size

4,500  
Total Units

3,300 Units  
Available by 2025

### LEVI'S STADIUM (49ers Football)

- NFL football, NCAA football, Soccer, Major Concerts
- Super Bowl LX - February 2026
- FIFA World Cup - June 2026

### RELATED SANTA CLARA PHASES

*Slated to begin 2025+*

Phase 0/1: 35-acre park

Phase 1: 400,000 SF Office, 500+ key business hotel, & 200 serviced apartments

Phase 2: Retail, F&B, entertainment, Equinox Hotel, & residents

Phase 3: Build-to-Suit Office

*Residential units expected to be filled late 2025*

## RELATED SANTA CLARA

240 Acres  
Total Size

9.2M SF  
Total Project

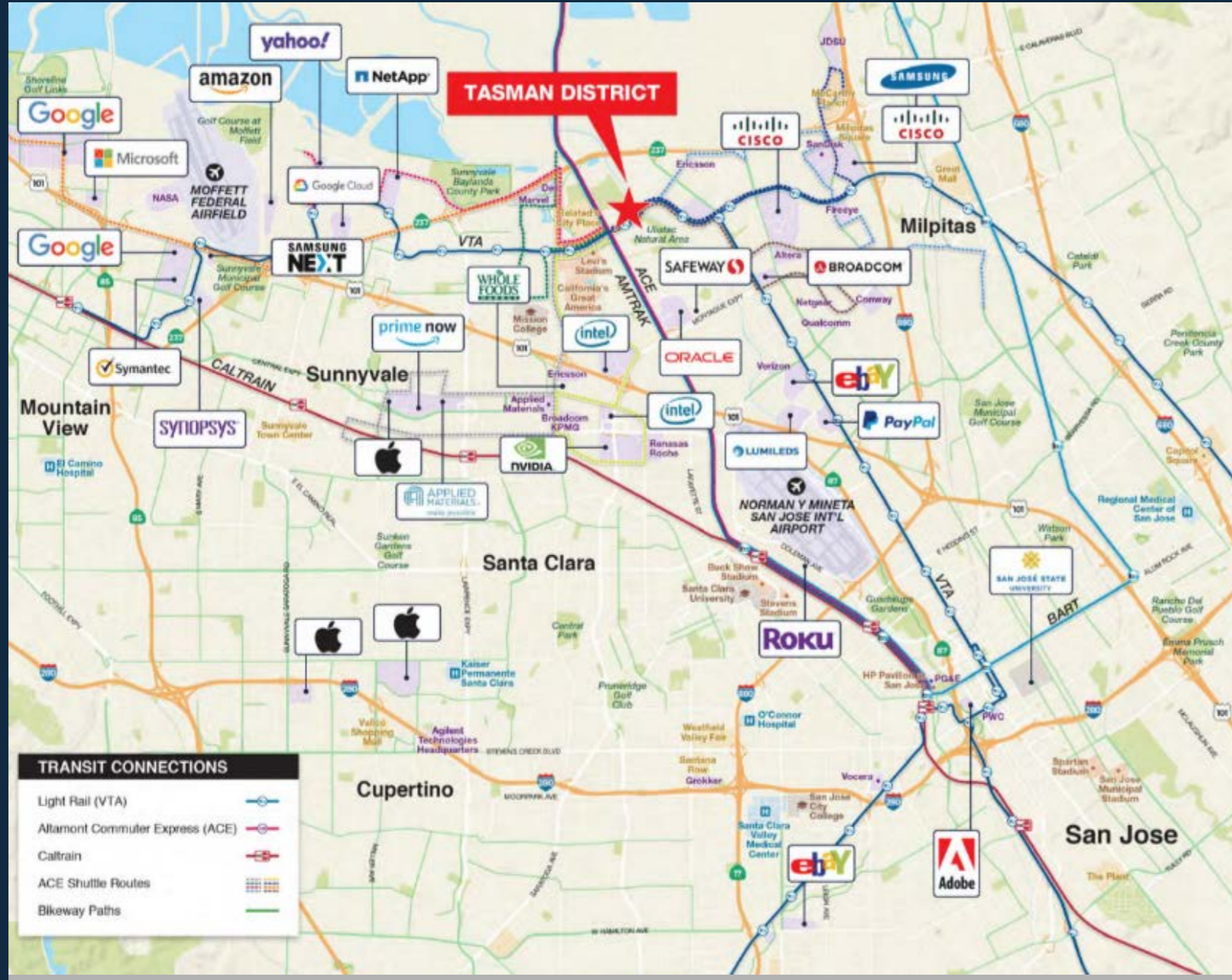
Office	5.7M SF
Hotel Keys	700
Residential Units	1,680
Retail	500K SF
Food & Beverage	200K SF
Entertainment	100K SF
Open Space (acres)	25
Public Park (Acres)	30







# UNPARALLELED EMPLOYMENT & TRANSIT



## EMPLOYMENT & TRANSIT

The massive high-quality employment is evident. The connectivity to that employment via transit and bike within a 15-minute ride is unparalleled.

49ers Stadium within walking distance

AMTRAK / ACE Rail - 1 block

VTA Light Rail - across the street

Transit and Corporate Shuttle Stop - 1 block

Multiple N/S and E/W connected bike paths

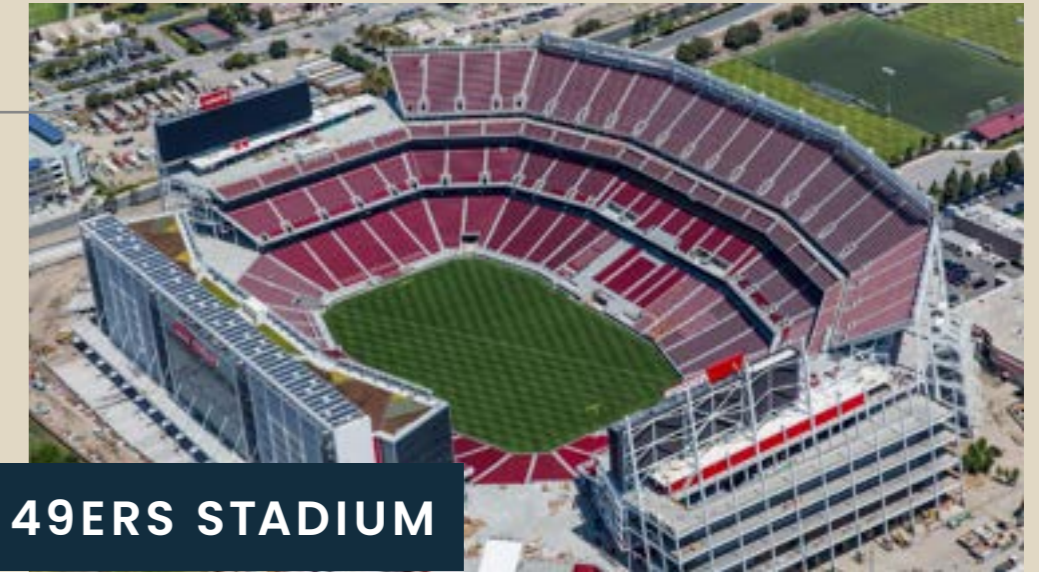
CAL TRAIN and BART connected via Ace & VTA

40 acre Ulistic nature preserve - across the street

35 acre regional park in City Place - 5 minute walk

10 acres of sports fields - 4 minute walk

10 acres of neighborhood parks within immediate district



**49ERS STADIUM**



**CALTRAIN**



# DEMOGRAPHICS

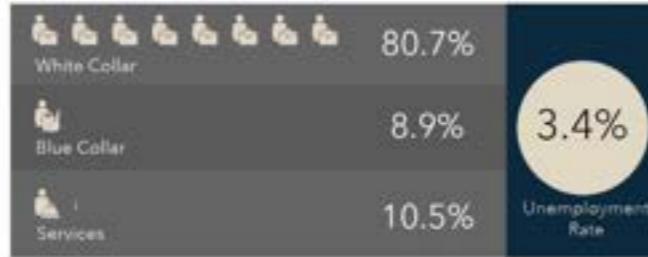
## DEMOGRAPHIC PROFILE

2240 Calle de Luna, Santa Clara, California, 95054  
 Parcel 3104

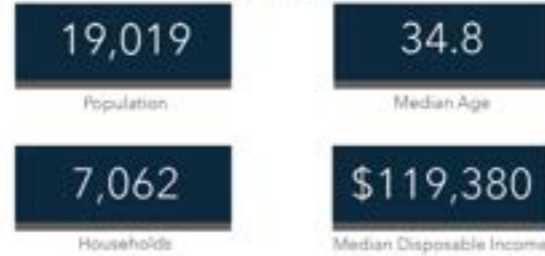
### EDUCATION



### EMPLOYMENT



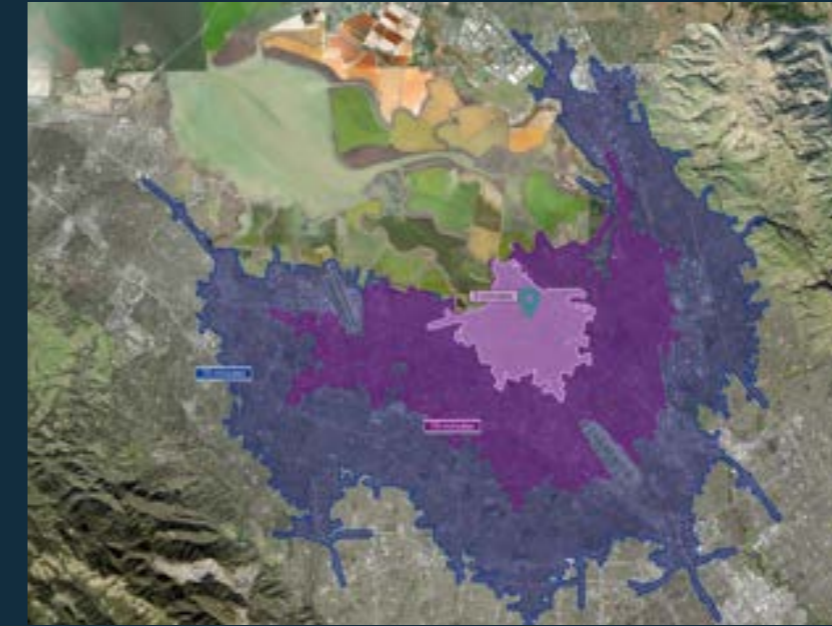
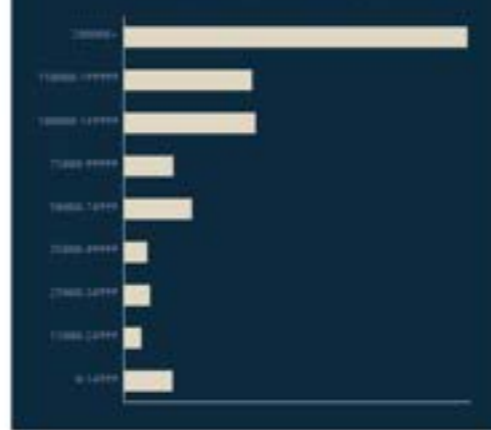
### KEY FACTS



### INCOME



### HOUSEHOLD INCOME (\$)



## Drive-time Radius

	5 Min	10 Min	15 Min
Average Household Income	\$210,715	\$205,657	\$206,287
Population	37,805	151,705	601,436

## Traffic Counts

Tasman Drive	19,350 ADT
W Tasman Drive	17,000 ADT



## Mile Radius

	1 Mile	3 Miles	5 Miles
Average Household Income	\$200,973	\$212,371	\$200,802
Population	19,019	94,468	351,352

## Traffic Counts

Tasman Drive	19,350 ADT
W Tasman Drive	17,000 ADT





# CALL US FOR MORE INFO

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 **ENSEMBLE**