

± 5,000 SF RETAIL AVAILABLE W/ OUTDOOR COURTYARD

# MAINLINE NORTH

**2310 CALLE DE MUNDO**  
**SANTA CLARA, CA**

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WELCOME TO

# MAINLINE NORTH

2310 CALLE DE MUNDO  
SANTA CLARA, CA

- Located in the new Clara District near Levi's Stadium (13 min. walk)
- Ground-floor to 151 residential units
- Adjacent to 9,000 SF public plaza
- Across Calle Del Mundo from ¾ acre public park
- Transit-friendly neighborhood
- Outdoor courtyard for Indoor-Outdoor concepts
- Approx. 5,000 SF ground floor commercial shell; divisible to 2 spaces
- **SEEKING:** interactive, multi-purpose concept that lends itself to a large indoor/outdoor footprint

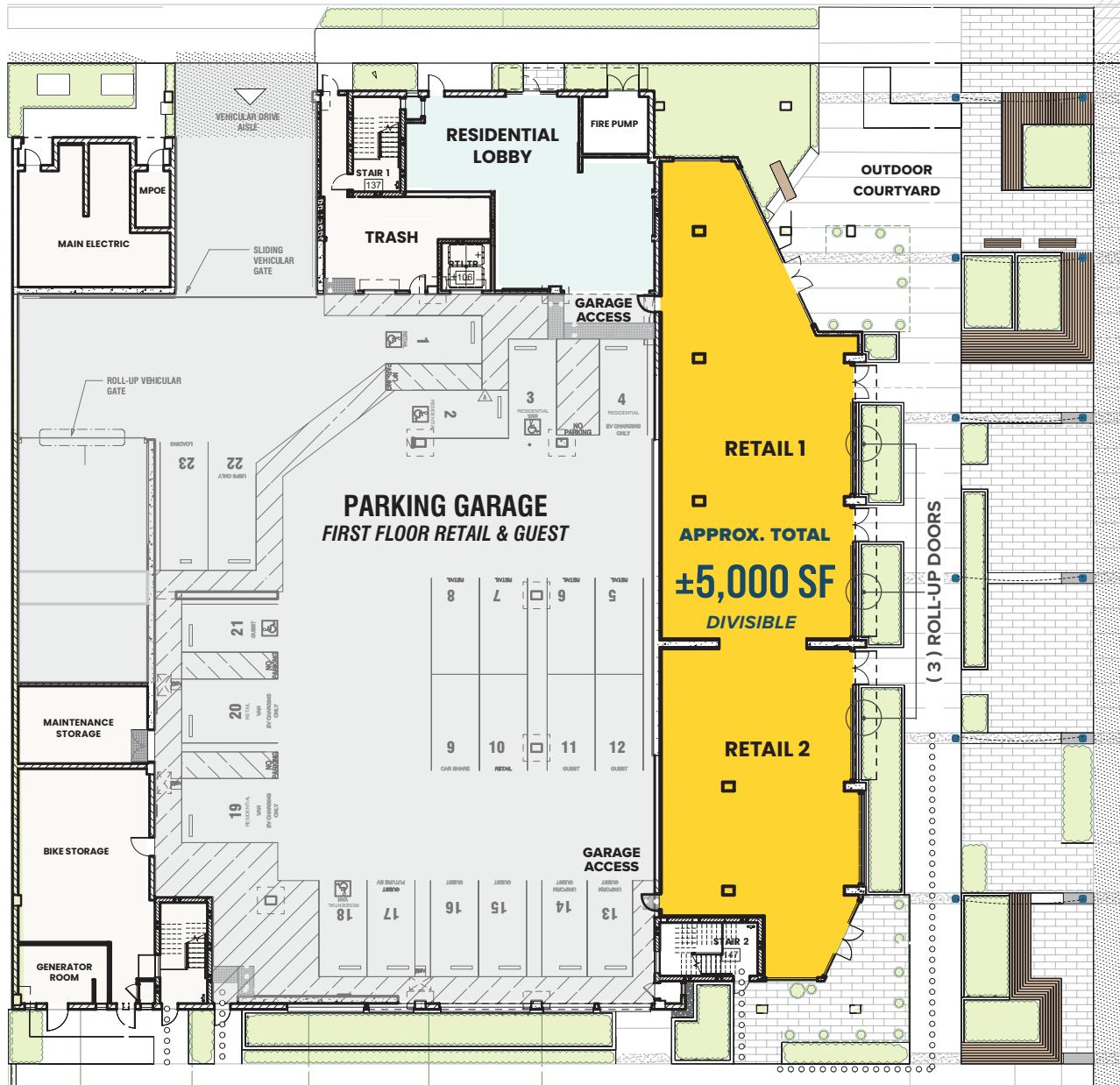
PHOTO BY  
AO ARCHITECTS



## BUILDING

# SITE PLAN

CALLE DE MUNDO



## Cold Gray Shell Condition

Ready for full customization  
Tenant Improvement Allowances Available



## Indoor-Outdoor Opportunity

Roll-up doors with access to 3,000 SF outdoor courtyard for seating and activity



## F&B Build-Out Possible

Grease Interceptor in Place \*



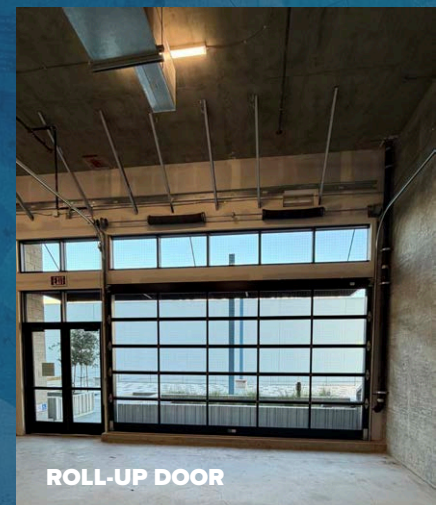
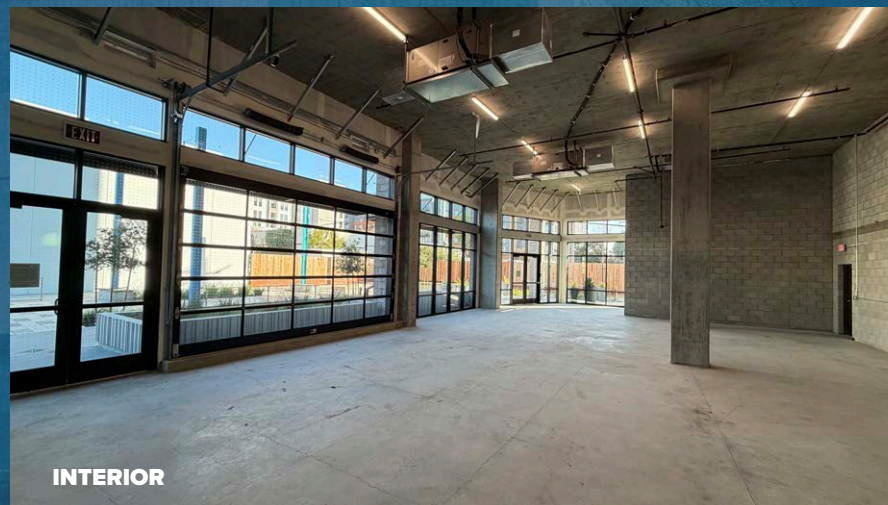
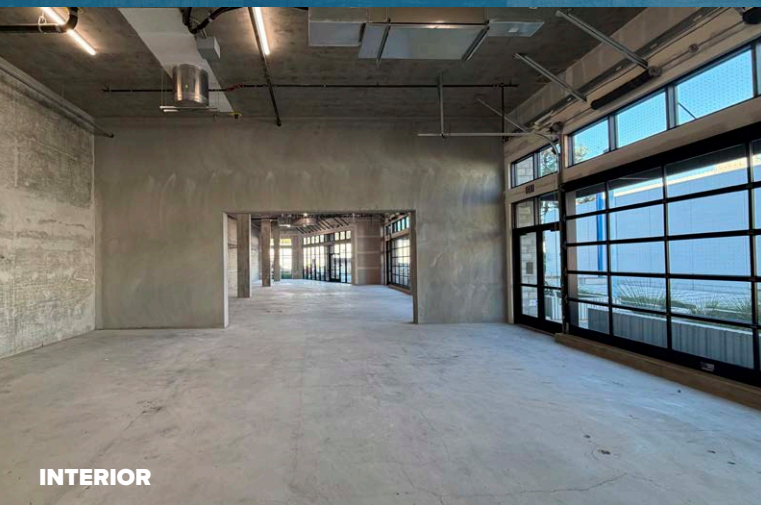
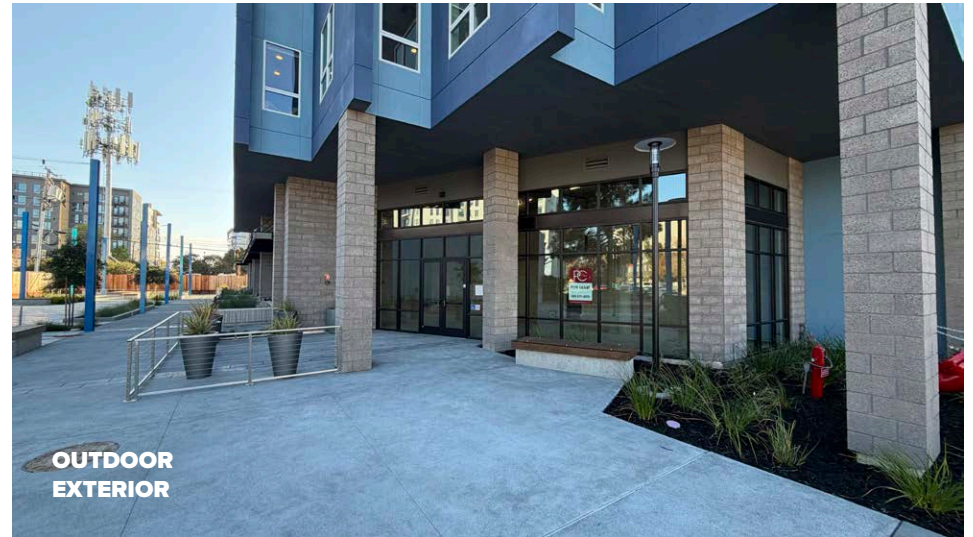
## Modern Architecture

Large storefront windows, high ceilings, and signage opportunities



## GALLERY

# PHOTOS





## THE CUSTOMER

# DEMOGRAPHICS

Source: esri 2025

	1 MILE	3 MILES	5 MILES
Total Population	17,719	98,126	346,975
Median Household Income	\$181,744	\$190,750	\$180,026
Daytime Population	26,032	210,317	528,940
Daytime Workers	18,761	171,427	379,706

## TRAFFIC COUNTS

\*Cars Per Day

Tasman Drive (0.26 mi away)	19,350 ADT
Renaissance Drive (0.43 mi away)	22,720 ADT
Lafayette Street (0.45 mi away)	18,370 ADT
CA State Route 237 (0.65 mi away)	140,000 ADT
Great America Parkway (0.74 mi away)	36,590 ADT



### APPAREL & SERVICES

**\$5,116**

Avg. Yearly Spend\*



### DINING OUT

**\$8,760**

Avg. Yearly Spend\*



### ENTERTAINMENT & RECREATION

**\$7,949**

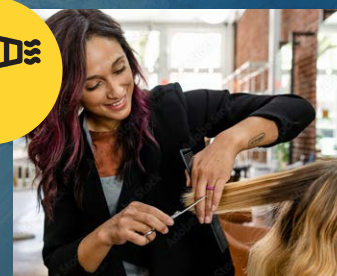
Avg. Yearly Spend\*



### PERSONAL CARE SERVICES

**\$2,135**

Avg. Yearly Spend\*



### TOP CONSUMER PROFILE:

**Enterprising Professional**

Tapestry Segment



\* Within 3 Miles









MAINLINE NORTH

## A GROWING NEIGHBORHOOD

# CLARA DISTRICT

Clara District is a new epicenter of opportunity where innovation, community, and modern living converge in the heart of Santa Clara, just minutes from Levi's® Stadium. Designed as a vibrant, pedestrian-friendly destination, the district features over 100,000 square feet of retail and creative space with a curated mix of shopping, dining, and entertainment. With a vision that prioritizes wellness, community engagement, and dynamic experiences, Clara District is poised to become a premier destination for both residents and visitors.



Clara District Plan: 240 Acres / 9.2M SF



Levi's Stadium: Home of 49ers | Superbowl LX & FIFA World Cup 20256



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Photos courtesy of Ensemble Investments, Related Santa Clara, Costar Group, and AO Architects.