

Generational Retail Asset for  
Sale across from Valley Fair &  
Santana Row

SITE

Westfield

STEVENS CREEK BLVD ±58,330 ADT



SANTANA ROW

**3111** Stevens  
Creek  
Boulevard  
Santa Clara

For Sale or Lease

 the econic company®

OFFERING MEMORANDUM





## Offering Memorandum

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**3111 Stevens  
Creek  
Boulevard**  
Santa Clara

# The Offering

**3111 Stevens  
Creek Blvd**

**The econic company**, as exclusive advisor, is pleased to present the opportunity to acquire fee simple interest in 3111 Steven's Creek Blvd, a trophy asset located on the hard corner of Steven's Creek Blvd and Winchester Blvd, and adjacent to two of the most iconic retail properties in Santa Clara County, Westfield Valley Fair and Santana Row.

With a GLA of ±15,026, 3111 Steven's Creek Blvd is strategically positioned at the most dynamic corner in the market, attracting a strong national and regional tenant base that currently draw traffic to the shopping district. The sub-market of Santa Clara, and broader market dynamics in the greater Silicon Valley and Santa Clara County as a whole provide a highly sought after demographic with both residential and daytime density as well as strong household incomes.

3111 Steven's Creek blvd is a rare opportunity to own an asset in heart of the Silicon Valley with unobstructed street exposure, and iconic positioning adjacent to the Westfield Valley Fair and Santana Row shopping district.

## PROPERTY SUMMARY

Address	3111 Steven's Creek Blvd, Santa Clara, CA
Cross Streets	Steven's Creek Blvd and N. Winchester Blvd
Gross Leasible Area	±15,026 S.F.
Number of Stories	1
Site Area	±48,787 S.F. (±1.12 AC)
Occupancy	±9.7%
Year Built	1952
Parking	±55 stalls
Parcel Number	303-18-050
Zoning	CC – Community Commercial



# Property Highlights

**3111** Stevens Creek Blvd



±15,026 S.F. Building, currently demised into two Tenants



±149' of Frontage on Steven's Creek Blvd



±1.12 Acre Parcel with abundant parking



2nd Generation Retail Anchor Space, with existing improvements



Strong signage facing both Steven's Creek Blvd and Winchester Blvd.







# Property Overview

## PARCEL DETAILS

APN: 303-18-050

Parcel Size: ±1.12 Acres

## TWO SPACES

### Anchor:

±13,392 S.F.

2nd Generation Retail Space

### Shop (End Cap):

±1,458 S.F.

2nd Generation Retail Space

End Cap in Winchester Blvd.



Source: [www.santaclaracounty.gov/about-county](http://www.santaclaracounty.gov/about-county)

## Santa Clara County Overview

Located in the heart of Silicon Valley, the county has a rich history that spans from its agricultural roots to its current position as a global hub of innovation and technology. In the mid-1800s, California experienced a gold rush that brought many people to the area. However, it was agriculture that ultimately became the county's economic foundation. Santa Clara County was known as the "Valley of Heart's Delight" for its bountiful orchards.

The 1900s saw the rise of technology in the region, beginning with the founding of Stanford University in 1891. In the 1950s and 1960s, the area became home to a number of high-tech companies, including Hewlett-Packard, Intel, and Apple. The region's innovative spirit and entrepreneurial culture led to the development of the personal computer and the internet, and Silicon Valley became synonymous with technological progress and advancement.

Today, Santa Clara County is a diverse community of over 1.9 million people. The county has a large Hispanic population, making up over a quarter of local residents. Asian Americans also make up a significant portion of the population, with many immigrants from Vietnam, China, India, and many other countries settling in the area.



Population  
**1,870,945**



Households  
**650,352**



Universities  
**3**



Median Home Value  
**\$1,316,800**



Median Household Income  
**\$153,792**



Daytime Population  
**1,057,178**



% with Bachelor Degree  
**55.3%**



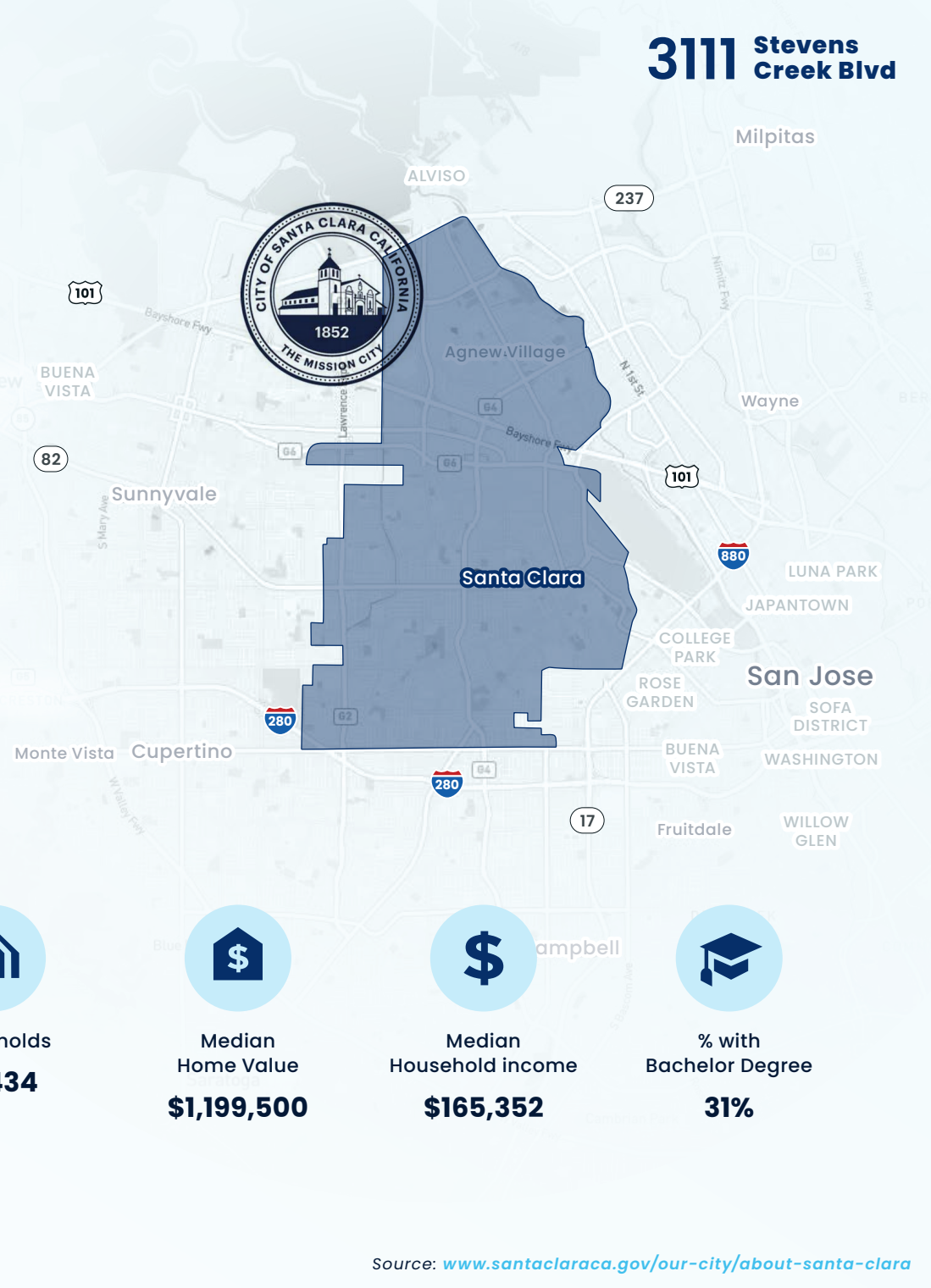
Major Shopping Malls:  
**7**



# Santa Clara Overview

**3111 Stevens Creek Blvd**

**“The Mission City”** was founded in 1852 and has grown into an internationally diverse community of over 129,000 residents with employment base of about 106,750. With 19.3 square miles of tree-lined neighborhoods, thriving commercial and industrial centers, and 300 days of sunshine each year, Santa Clara is an ideal location for individuals, families and businesses. Santa Clara is home to an extraordinary array of high-tech companies, including Applied Materials, AMD, Intel, Nvidia, Oracle and Ericsson. The city is also home to Santa Clara University, Mission College, California’s Great America Theme Park, and Levi’s® Stadium, home of the San Francisco 49ers and future host site of Super Bowl LX and FIFA World Cup in 2026.”



Population  
**127,151**



Daytime Population  
**72,492**



Households  
**47,434**



Median Home Value  
**\$1,199,500**



Median Household Income  
**\$165,352**








% with Bachelor Degree  
**31%**

Source: [www.santaclaraca.gov/our-city/about-santa-clara](http://www.santaclaraca.gov/our-city/about-santa-clara)



# Trade Area Highlights & Aerial

**3111 Stevens Creek Blvd**

-  Irreplaceable location in the Heart of Silicon Valley's Retail Shopping Node
-  Highly Visible Site at the Hard Corner of Steven's Creek Blvd & Winchester Blvd
-  Across from Valley Fair Shopping Center, a 2.2M S.F. Mall operated by Westfield
-  Adjacent to Santana Row, the premier lifestyle mixed use project in the South Bay Area
-  Strong Traffic counts of  $\pm 58,330$  ADT on Steven's Creek Blvd &  $\pm 34,000$  ADT on Winchester





# Placer Data

## METRICS



SANTANA ROW

	Westfield Valley Fair	Santana Row
Total Visits	17.7M	8.4M
Visit Frequency	4.3	3.13
Dwell Time	93 min	142 min

## RANKING OVERVIEW

Benchmark: CATEGORY	Metric: VISITS					
	Nationwide		California		Local: 15 Mi	
Westfield Valley Fair	32 /612	98%	20 /81	95%	1 /6	100%
Santana Row	16 /411	96%	5 /55	92%	1 /5	100%

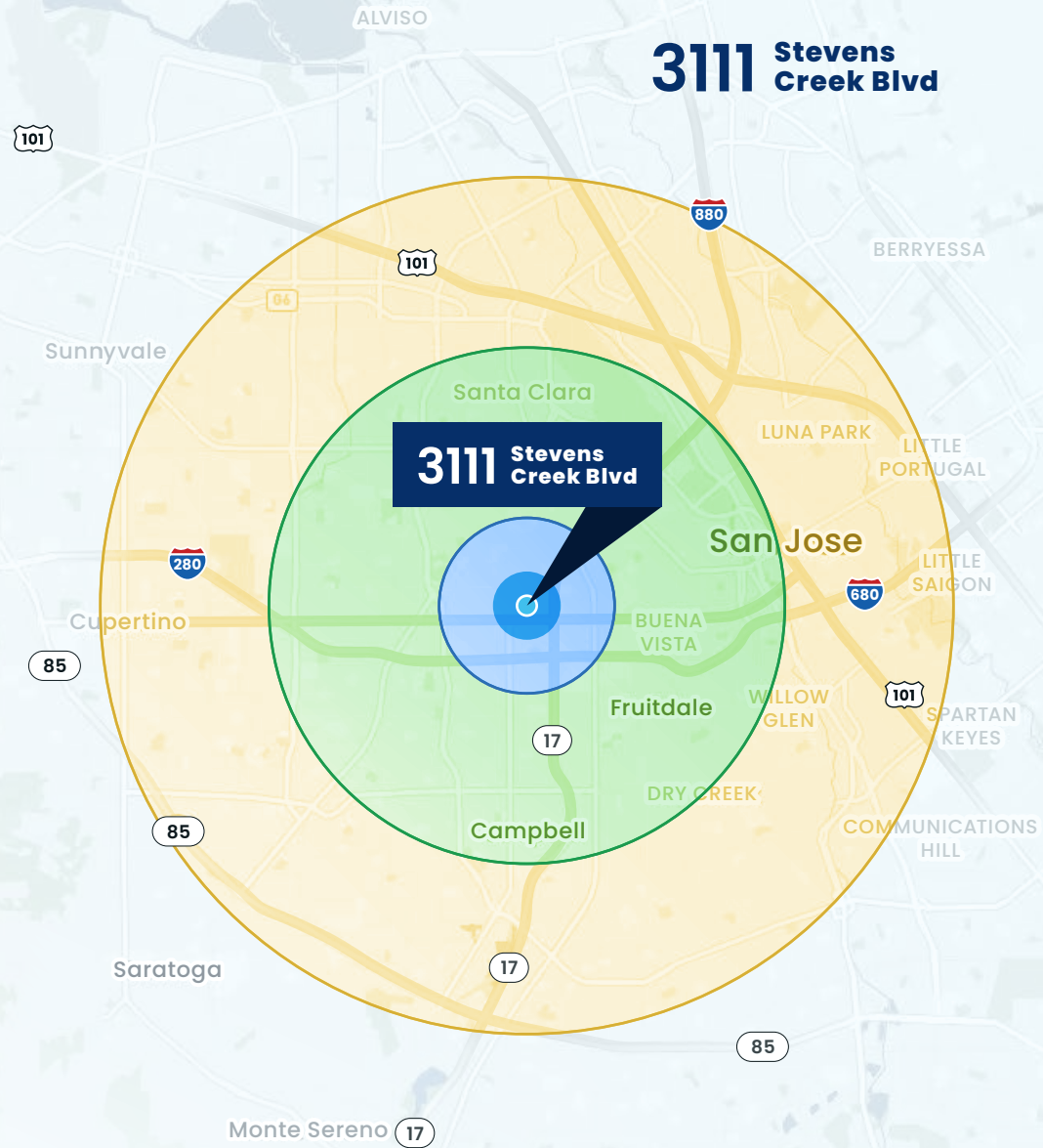


# Site Demographics

**3111 Stevens Creek Blvd**

Demographics (2023)	1 Mile	3 Mile	5 Mile
2028 Total Population (Estimated)	30,382	267,149	635,324
2023 Total Population	28,424	261,134	617,985
Total Daytime Population	37,077	265,863	761,530
Median Age	40.1	37.5	37.8
Total Households	11,680	99,328	227,676
Total Housing Units	12,917	105,009	241,870
Total % Owner Occupied Housing Units	36.8%	38.6%	43.2%
Total % Renter Occupied Housing Units	53.7%	56.0%	50.9%
Average Household Income	\$173,270	\$176,711	\$190,299
Median Household Income	\$128,710	\$130,544	\$142,823
Per Capita Income	\$70,898	\$67,429	\$70,176
Population 25+ yrs	20,628	180,526	424,956
% Population 25+ yrs & Some College	14.6%	12.3%	11.6%
% White Collar Occupations	76.6%	75.9%	76.8%
% Blue Collar Occupations	11.2%	11.3%	11.2%
Average Household Size	2.39	2.56	2.65

Traffic Counts		
Stevens Creek Blvd		±58,330 ADT
S Winchester Blvd		±34,000 ADT



5 MILE

Population

**617,985**

Daytime Population

**761,530**

Average Household Income

**\$190,299**



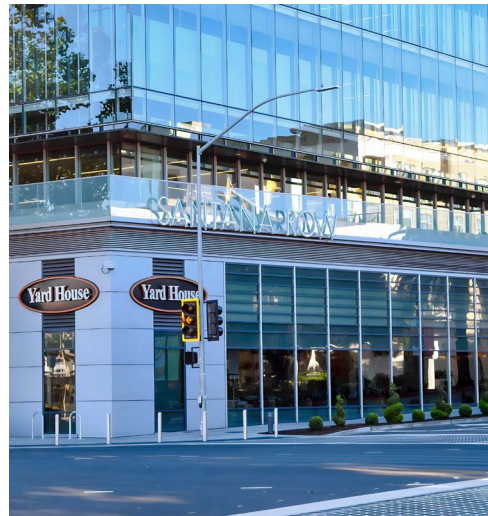
# Transaction Guidelines

- **3111 Steven's Creek Blvd** is being offered without a list price. Investors should rely on their own assumptions and base their offer and pricing on the (As-Is, Where-Is") condition of the property.
- The econic company is available to assist prospective buyers with their review of the offering
- All offers shall include, at minimum:
  - Purchase price
  - Source of Capital, including equity and debt, if required, for the transaction
  - Amount of money deposits and timing
  - Detailed Due Diligence Schedule and required approval process
  - Timeline for Closing





# Gallery - Site





# Gallery – Trade Area





FOR SALE OR LEASE | OFFERING MEMORANDUM

# 3111 Stevens Creek Boulevard

Santa Clara, CA



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