

±1,343 SF

Available For Lease



 the economic
company®

ESSEX

The Shops at  **Via**
Sunnyvale, CA

PROJECT

Highlights

- Located in Sunnyvale, California, **in the heart of Silicon Valley**, within the newly completed Tasman Crossing neighborhood
- Underserved retail market** surrounded by millions of square feet of office, industrial, R&D parks, and extensive new housing
- Mixed-use development with 284 high end rental units; retail is a **grocery anchored shopping center** with a total of $\pm 46,000$ sf of retail space
- Surface parking lot serving the retail component, with **additional garage parking**
- Minutes from Levi's Stadium and **Future Related Santa Clara Development**
- Just over a mile from Moffett Towers, Jay Paul's 52 Acre, **1.8 Million Square Foot Class A office project**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	26,082	129,436	360,423
Average Household Income	\$197,160	\$227,894	\$237,036
Daytime Population	22,662	200,641	517,950

TRAFFIC COUNTS

Hwy 4	105,300 ADT
Tasman Dr	11,047 ADT
N Fair Oaks Ave	21,003 ADT

Source: 2024 Esri.



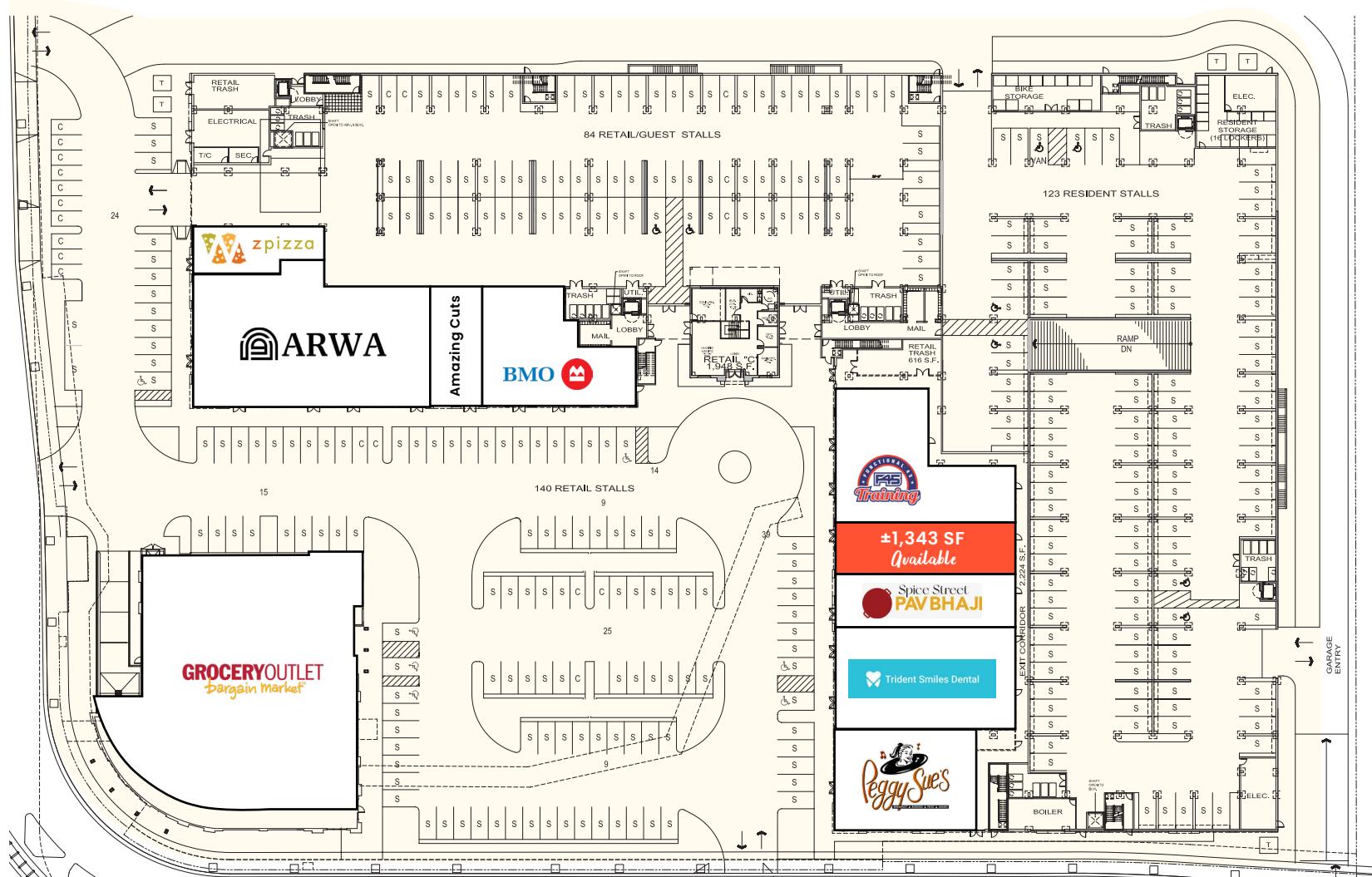
The Shops at

Via

Site Plan

The Shops at

Via

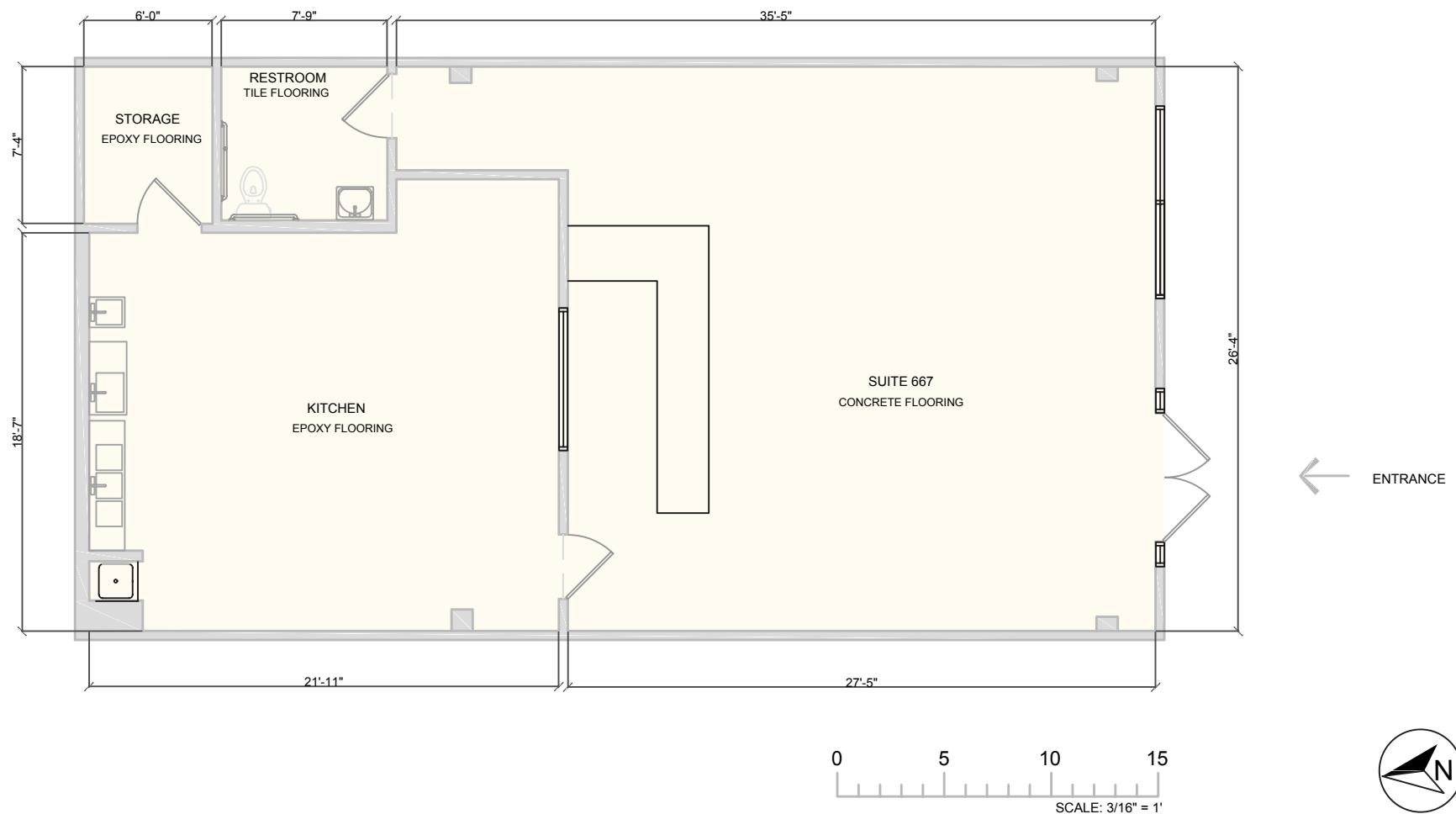


PROPERTY

Floor Plan

The Shops at

Via



Note: Please don't disturb tenants.

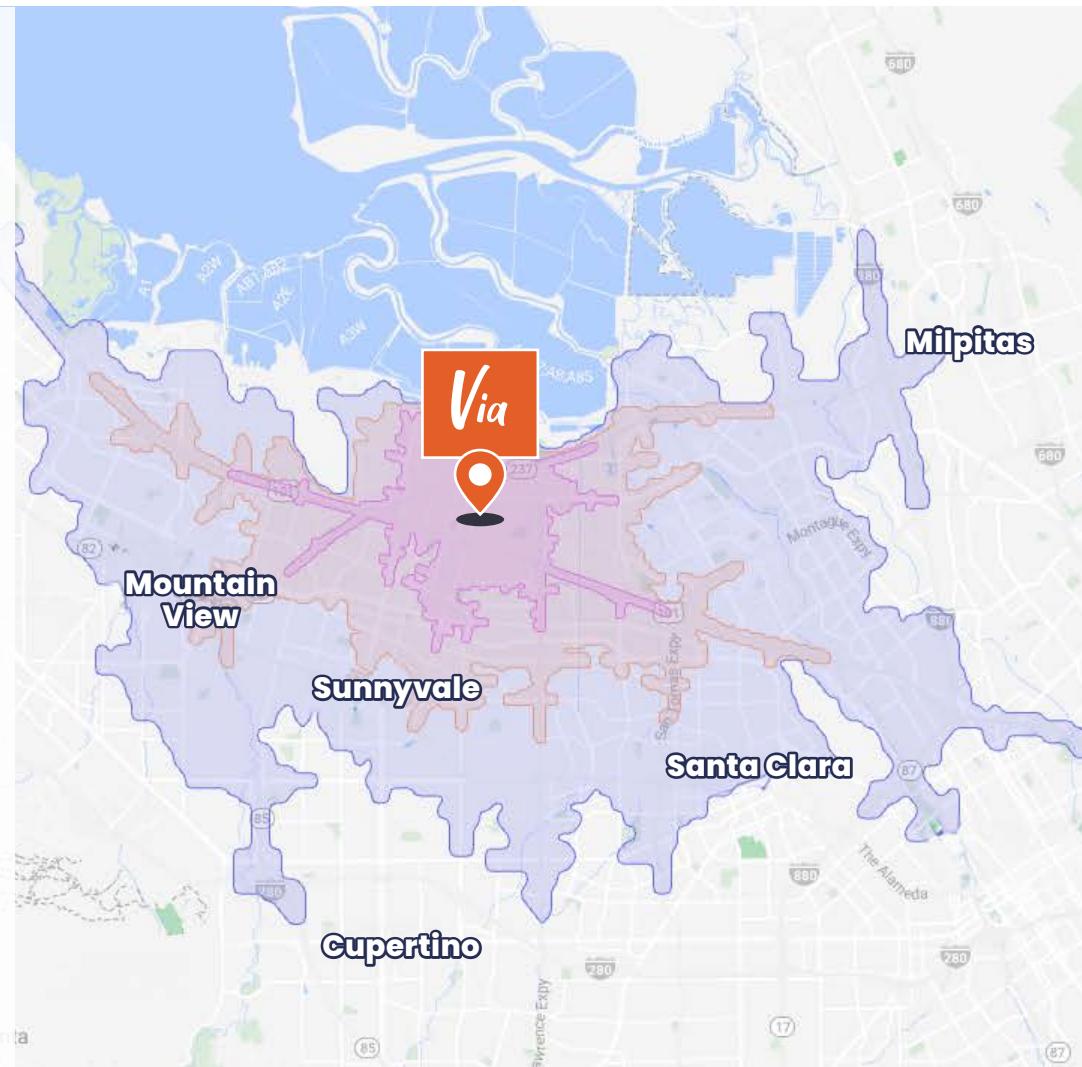
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DRIVE TIME

Demographics

The Shops at **Via**

DEMOCRAPHICS (2024)	5 MINS	7 MINS	10 MINS
2029 Total Population (Estimated)	21,464	24,616	111,458
2024 Total Population	21,125	23,662	103,383
Total Daytime Population	20,915	30,669	200,933
Median Age	36.5	35.9	34.6
Total Households	8,491	8,435	42,357
Total Occupied Housing Units	9,153	9,152	47,138
Total % Owner Occupied Housing Units	47.2%	42.5%	29.8%
Total % Renter Occupied Housing Units	45.5%	49.7%	60.1%
Average Household Income	\$204,643	\$215,554	\$240,086
Median Household Income	\$157,551	\$168,626	\$183,929
Per Capita Income	\$82,503	\$77,198	\$97,936
Population by Age Total	21,045	21,992	98,213
% Population 25 yrs + Some College	13.6%	12.7%	8.2%
% White Collar Occupations	77.9%	72.5%	84.1%
% Blue Collar Occupations	11.8%	13.4%	6.9%
Average Household Size	2.48	2.379	2.43



TRADE AREA

Aerial



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