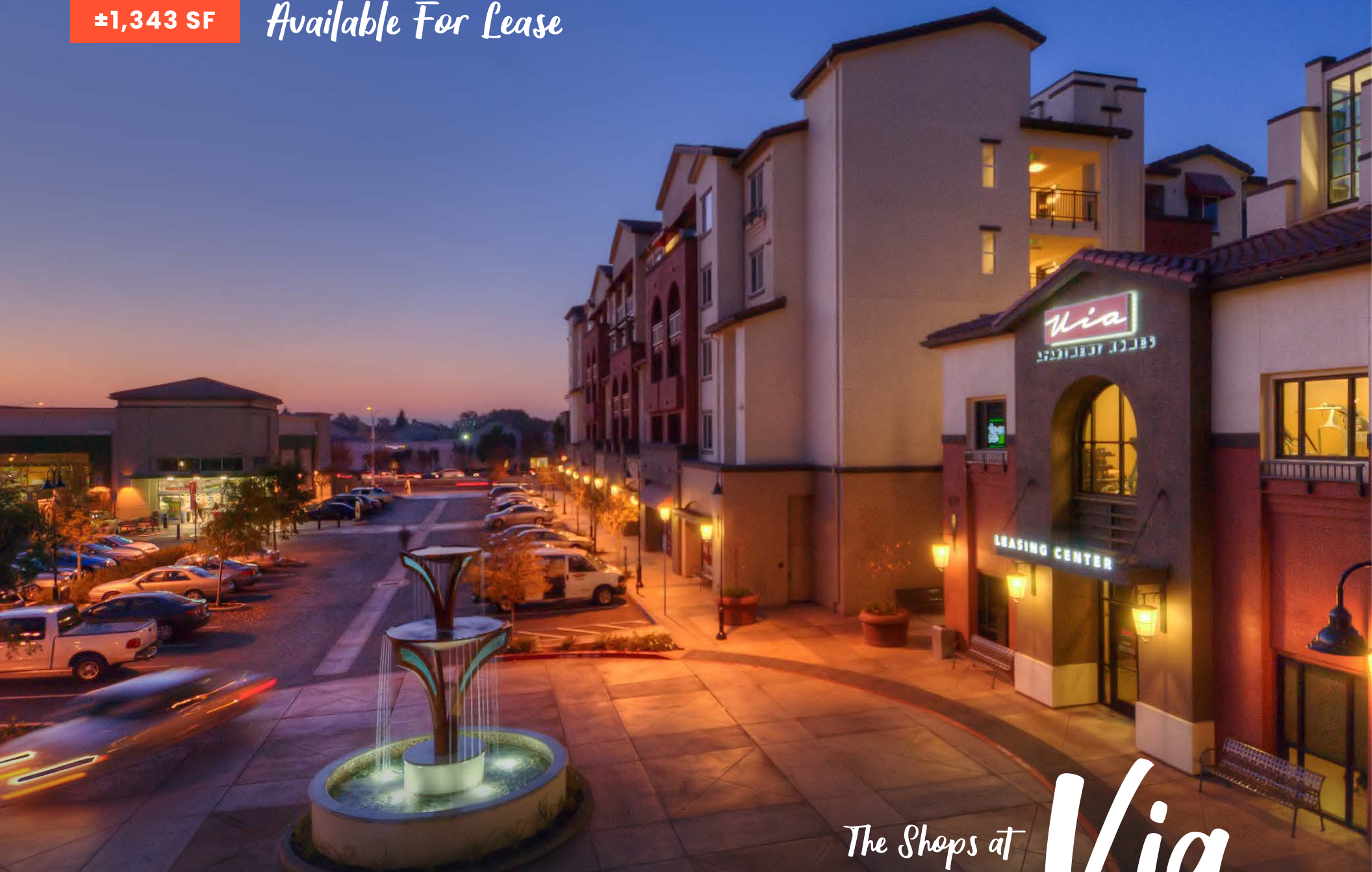


±1,343 SF

Available For Lease



The Shops at **Via**
Sunnyvale, CA



ESSEX

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 ±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.

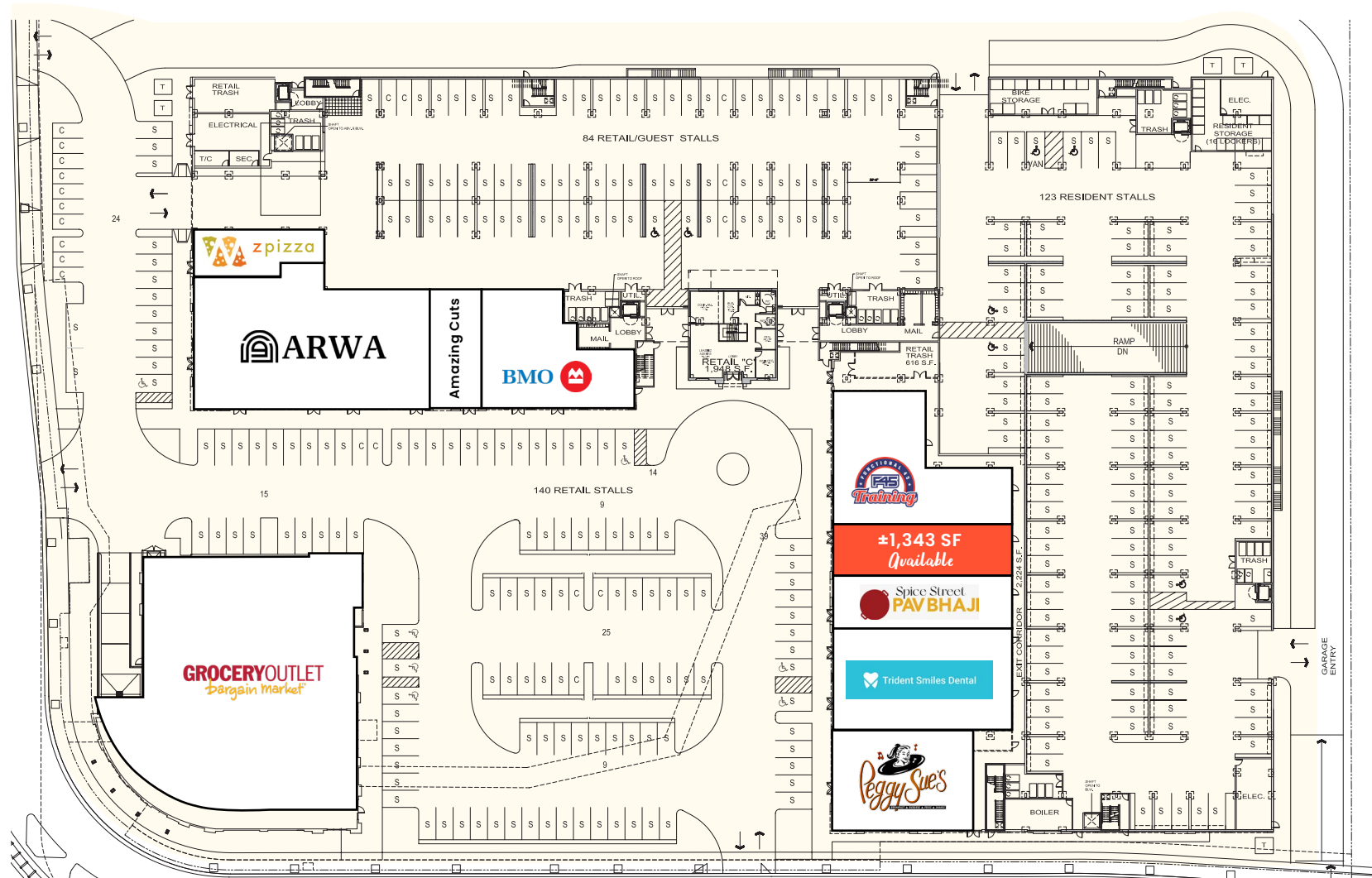


The Shops at Via

PROPERTY

Site Plan

The Shops at Via

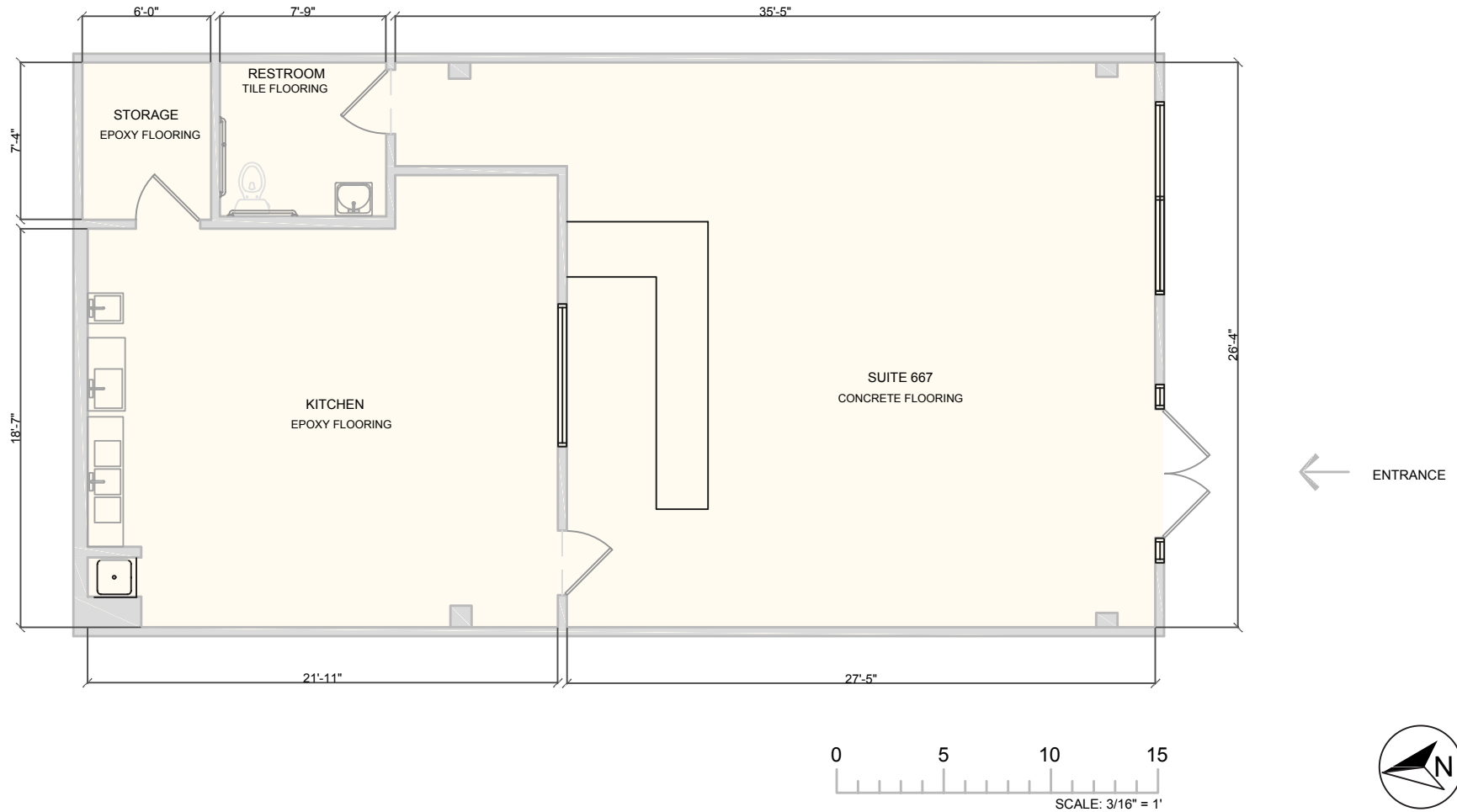


Note: Please don't disturb tenants.

PROPERTY

Floor Plan

The Shops at *Via*



Note: Please don't disturb tenants.

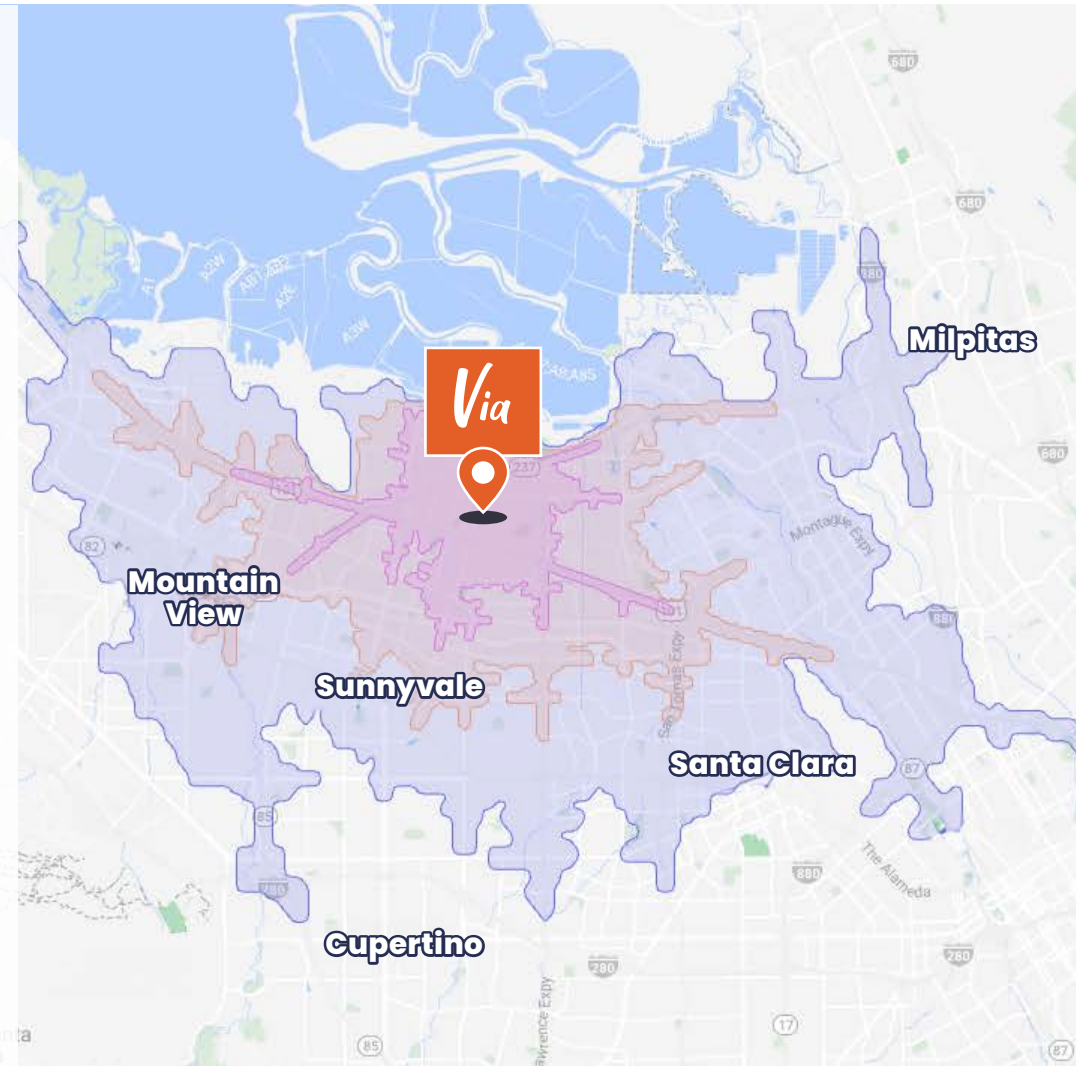
DRIVE TIME

Demographics

The Shops at *Via*

DEMOGRAPHICS (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	2379	2.43



TRADE AREA

Aerial

Moffet Field

Milpitas

Google



237



ROSS
DRESS FOR LESS

Walmart

DOLLAR TREE

BEST BUY

Michaels

PETSMART

CRICKET STORE

Microsoft

CITYLINE

ULTA

WHOLE FOODS
MARKET

CVS

TIPSy Putt

AMC
THEATRES

TARGET

101

Mountain View

BEST BUY

SAFeway

THE HOME DEPOT

WHOLE FOODS
MARKET

Santa Clara

THE HOME DEPOT

San Jose Mineta
National Airport

GRANT PARK PLAZA

99
RANCH MARKET

NOB HILL
FOODS

Marshall's

SPROUTS
FARMERS MARKET

DICK'S
SPORTING GOODS

SPROUTS
FARMERS MARKET

TARGET

COSTCO
WHOLESALE

82

SAFeway

24
HOUR FITNESS

REI

PETCO



85

TRADER
JOE'S

ACE
Hardware

Peet's Coffee

STARBUCKS

280

Cupertino

SAFeway

ROSS
DRESS FOR LESS

WESTFIELD VALLEY FAIR

MACY'S



NORDSTROM

lululemon

OLD NAVY

HOLLISTER

AT&T

San Jose

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ESSEX