

prado

AT LAWRENCE STATION

±904 SF

Retail Space
Available For Lease



Highlights



New Construction in the Heart of Silicon Valley



High Density Mixed-Use Project



Direct Visibility off of Lawrence Expressway



Directly across from Costco



Lawrence Station Average Weekly Ridership – 949

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|-----------|-----------|-----------|
| Population | 16,752 | 211,774 | 475,568 |
| Avg. Household Income | \$157,056 | \$154,497 | \$167,211 |
| Daytime Population | 44,403 | 280,900 | 656,965 |

TRAFFIC COUNTS

Source: 2022 Esri.

| | |
|---------------------|------------|
| Lawrence Expressway | 69,600 ADT |
| Kifer Road | 11,180 ADT |

The project has a total of 994 Units comprised of the following:

Prado (Apartment Building B) – **251 Units**

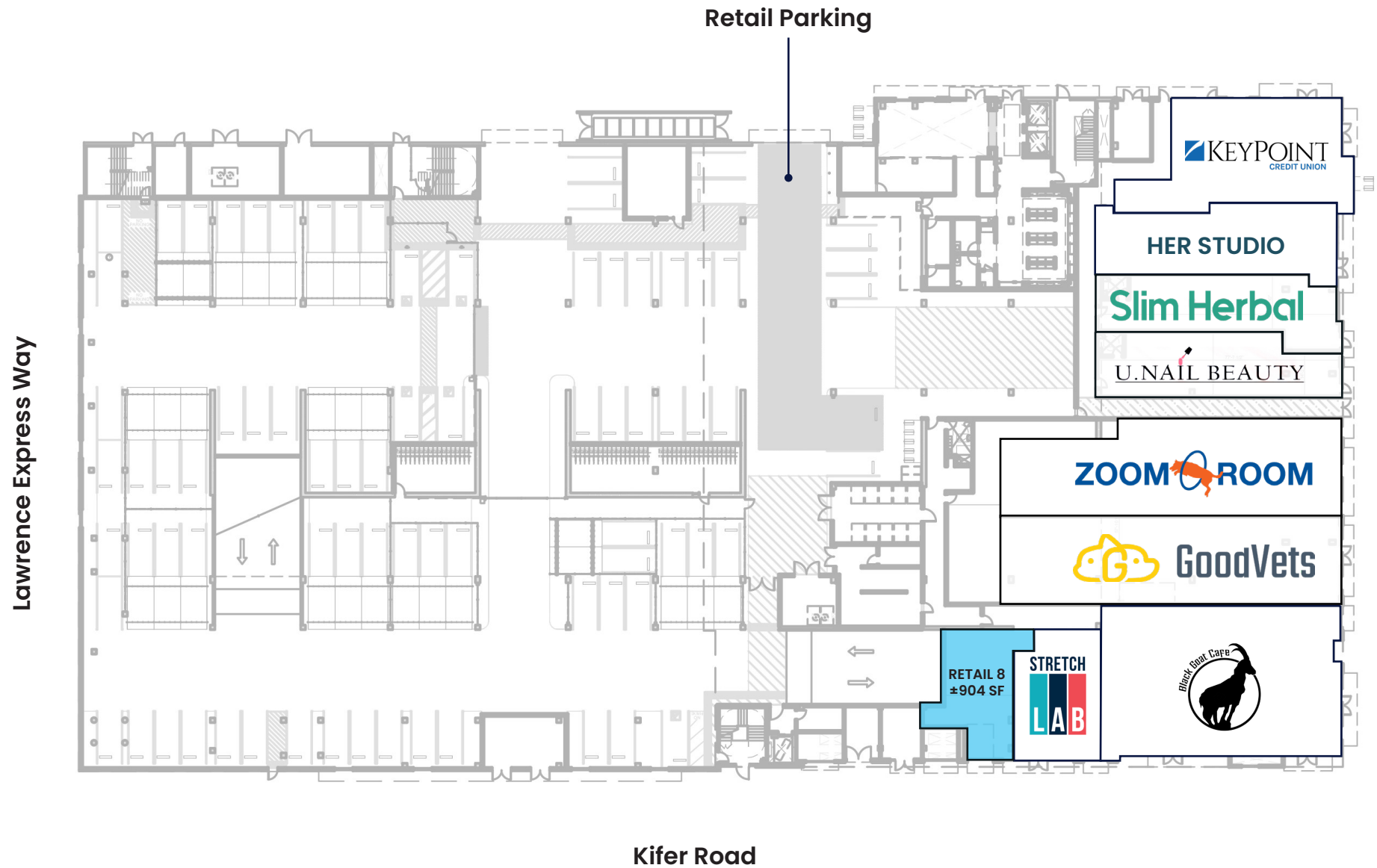
Apex (Condo Building) – **126 Units**

Apartment Building A – **286 Units**

For Sale Product – **331 Units**



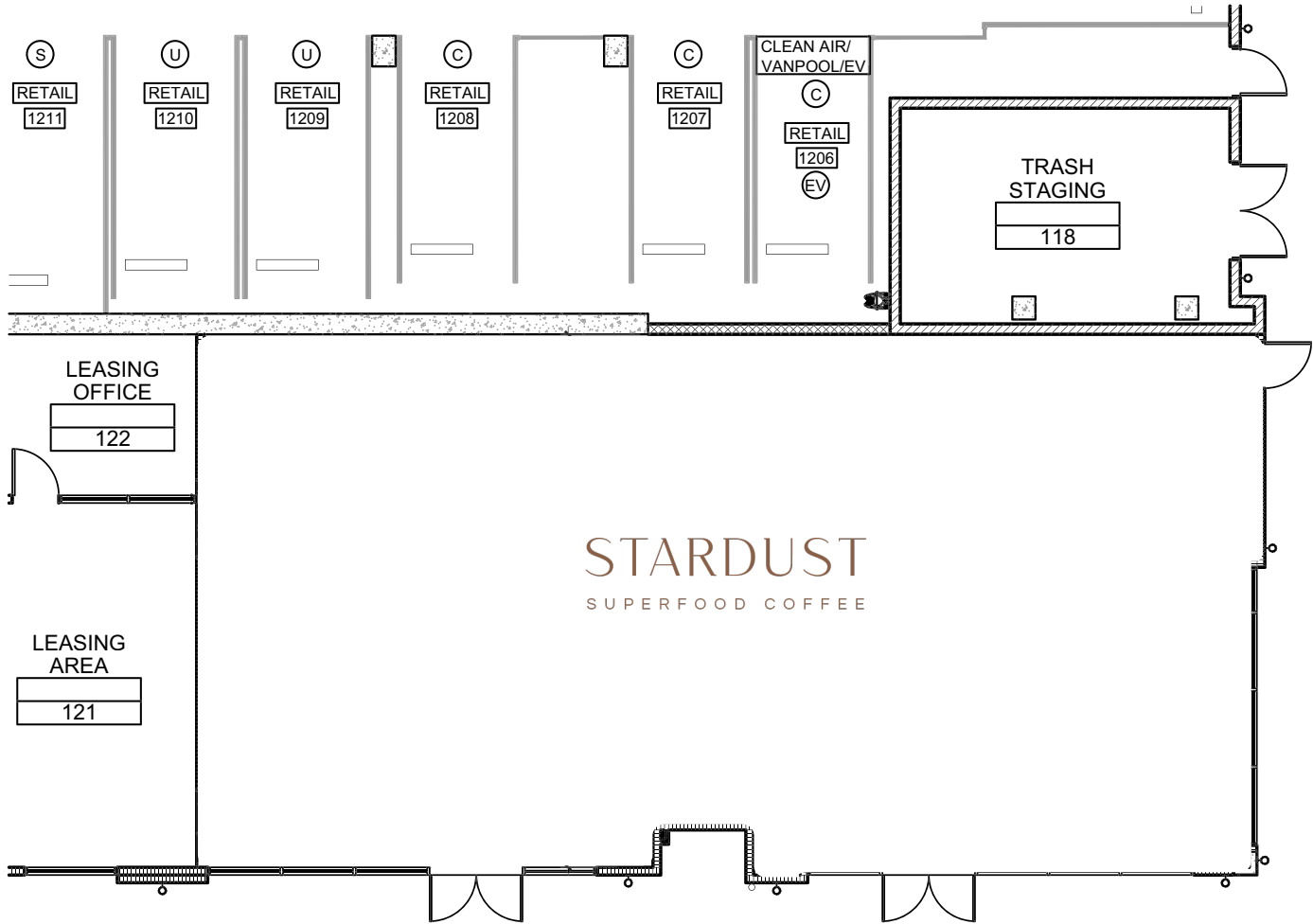
Site Plan (Prado)



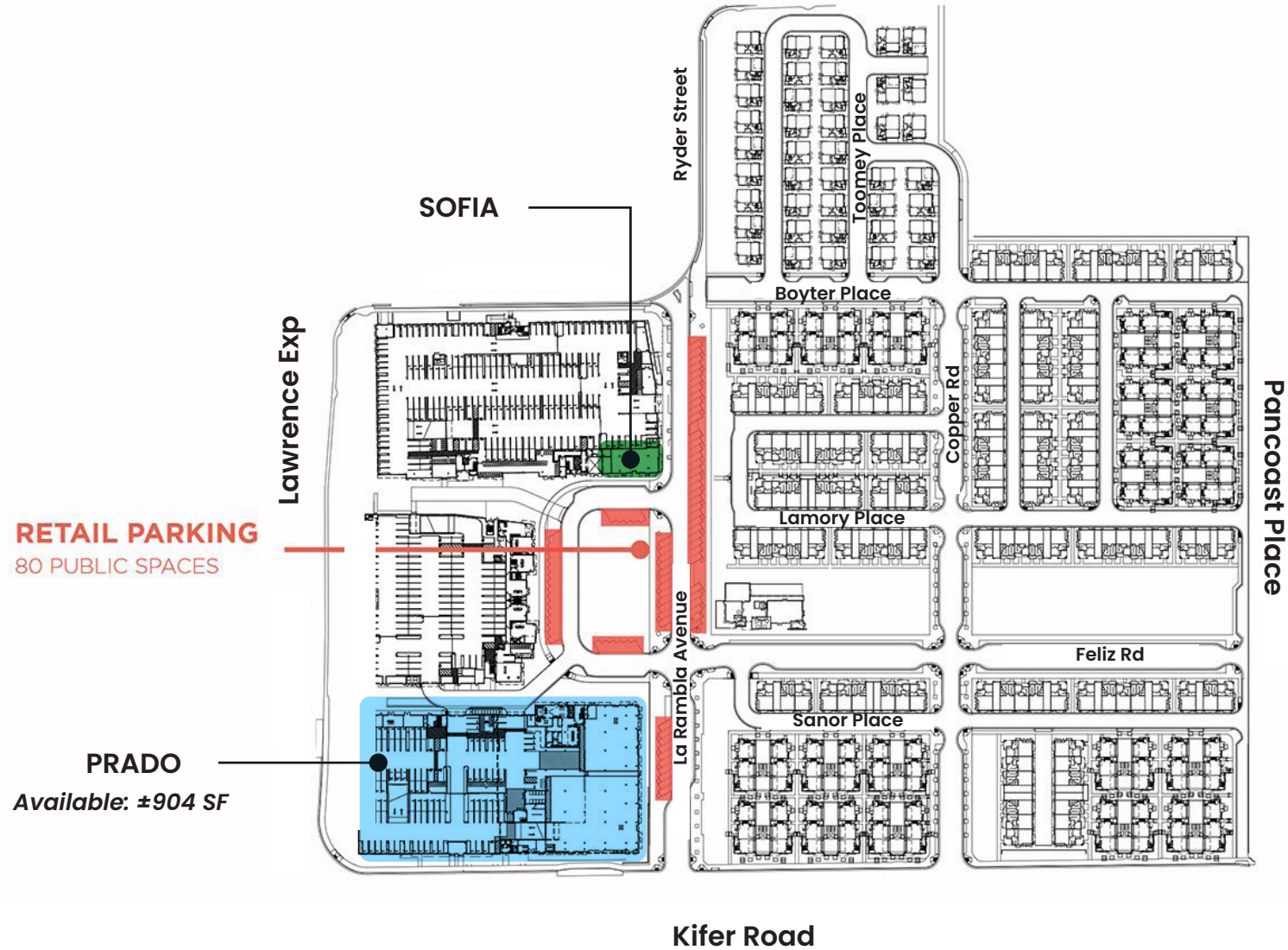
Site Plan (Sofia)

Lawrence Express Way

Ryder St



Parking Plan





CENTRAL EXPRESSWAY

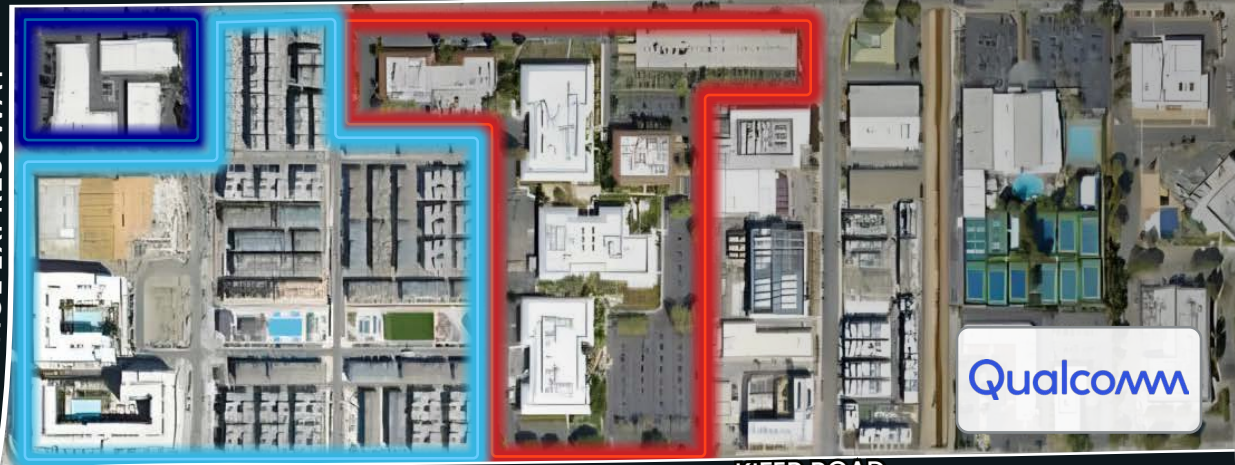
 **TEXAS
INSTRUMENTS**

LAWRENCE EXPRESSWAY

KIFER ROAD

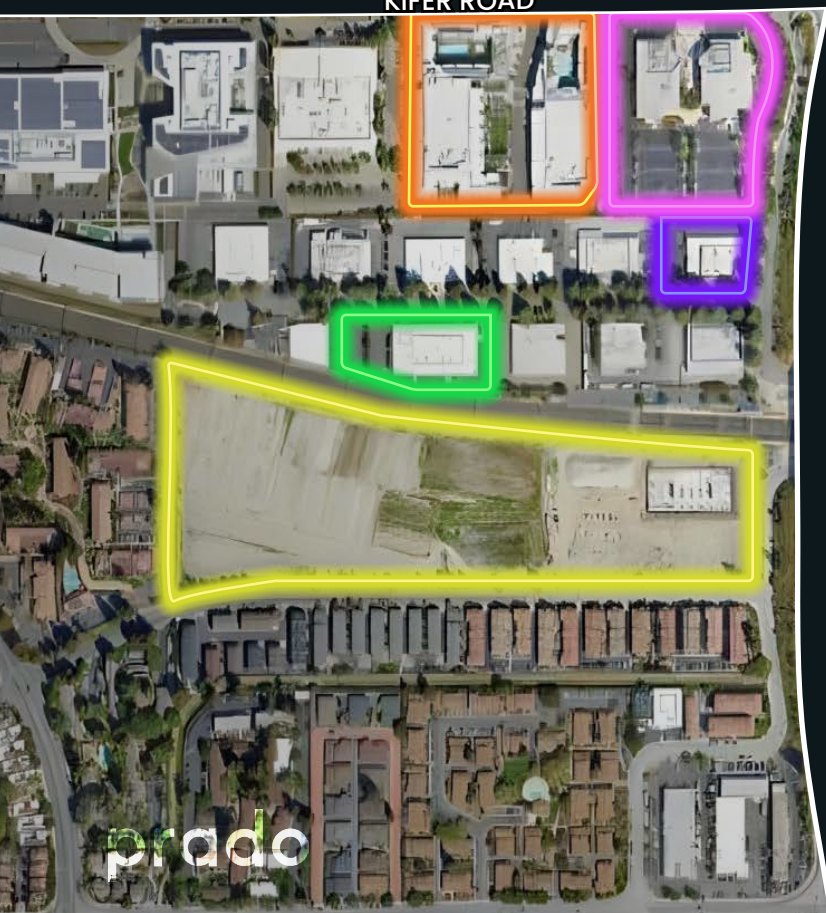


CENTRAL EXPRESSWAY



Qualcomm

KIFER ROAD



COSTCO
WHOLESALE

\$192M Average
Store Sales

Caltrain

NOB HILL.
FOODS

\$10M Annual Sales out
of 24,000 psf (\$417 psf)

-  Olympic Residential
(Proposed: Mixed-Use Project with
741 Residential Unit)
-  Nuevo by Summerhill Homes
(994 Residential Units, ±20,000 SF
Retail, Under Construction)
-  SIA Consulting Group
(128 Units; Proposed)
-  Irvine Company
-  Prometheus Office
-  Greystar (520 Units)
-  Westlake (On-Hold)
-  Sobrato (On-Hold)

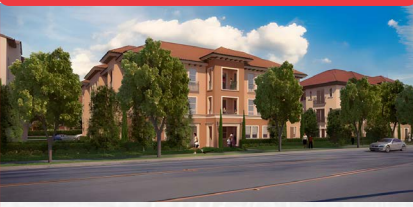
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LAWRENCE STATION



±173,472 SF Class A
Office Space

IRVINE CO/TAYLOR MORRISON 1090 E. DUANE AVENUE



1,098 Units
107 Townhomes,
57 Walk-up Apartments, and
887 Midrise Apartments



California's
Great America

FAULTLINE
BREWING COMPANY

**WHOLE
FOODS
MARKET**

Specialty's

LOWE'S

Bay
Club

Cityline
Downtown Sunnyvale

**THE
HOME
DEPOT**

COSTCO
WHOLESALE

KIFER ROAD

Caltrain



OLYMPIC RESIDENTIAL ASTER AVENUE



Under Construction
741 Total Units
(412 Rental/329 Ownership)

SAVOY BY GREYSTAR



520 Rental Units Completed
±7,000 SF of Retail

NUEVO BY SUMMERHILL



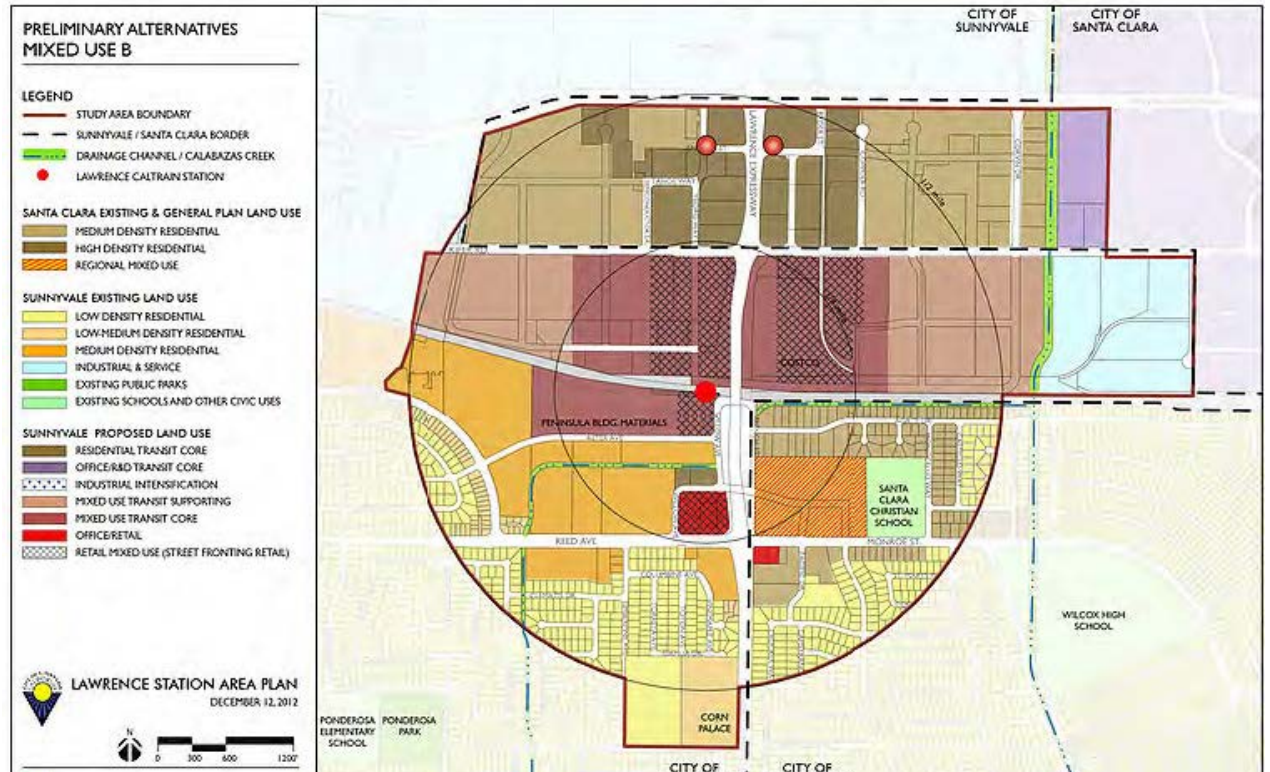
994 Units Opening Now
±20,000 SF of Retail

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Area Plan

Lawrence Station is located in the heart of the Lawrence Station Area Plan, a 629 acre area intended to create a highly walkable residential and employment center where people can live, work, shop and play.

Lawrence Station Retail is a less than a 5-minute walk from Caltrain in an emerging urban node. When fully built-out, the area will provide 8,500 new residential units, 1.2M square feet of new office & industrial projects, over 125,000 square feet of new shops and restaurants, and numerous open spaces, parks, and plazas.



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AT LAWRENCE STATION

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