

RIVER VIEW APARTMENT HOMES

55 RIVER OAKS PLACE | SAN JOSE, CA 95134

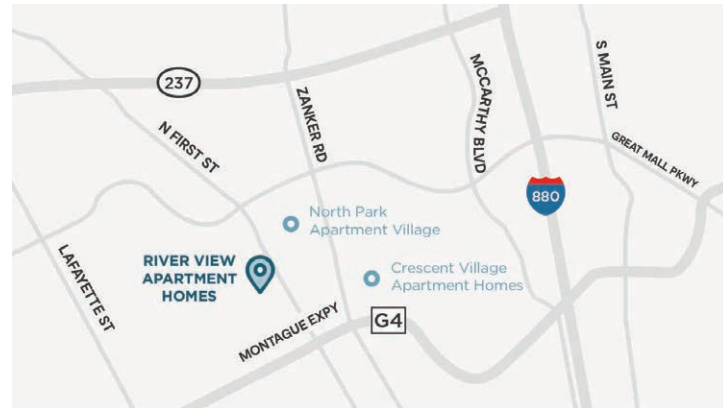
**RETAIL LEASING
MARKETING BROCHURE**

CONTACT:
DIXIE DIVINE
Lic. 00926251
408.313.8900



25,673 SF GROSS LEASABLE AREA
Apartment Units: 1,300+

- Easy access from the San Tomas/Montague Expressway.
- Located within North San Jose Innovation Triangle; home to the world's most recognized companies including Broadcom, Cisco, and Intel.
- Adjacent to the River Oaks Light Rail VTA Station at River Oaks Parkway and North First Street.
- River View is a residential community of 1,300+ luxury apartment homes within one mile of additional Irvine Company apartment developments, North Park and Crescent Village Apartment Homes.
- All residential communities combined offer 6,250+ luxury apartments in the immediate trade area providing an ample customer base with access for direct marketing.



KEY TENANTS

| | |
|----------------------------------|----------------------|
| A2B Indian Vegetarian Restaurant | Pokeworks |
| CorePower Yoga | Saladfarm |
| Inchin's Bamboo Garden | Stanford Health Care |

DEMOGRAPHICS (3 MILE RADIUS)

| | |
|---------------------------------------|---|
| 33,000 AVG DAILY TRAFFIC | 36 MEDIAN AGE |
| 109,000+ POPULATION | \$1.1 million+ AVG HOME VALUE |
| 307,000+ DAYTIME POPULATION | \$211,000+ AVG HOUSEHOLD INCOME |

APARTMENT RESIDENT PROFILE

| | |
|--|-------------------------|
| \$186,000+ MEDIAN HOUSEHOLD INCOME | 31 MEDIAN AGE |
|--|-------------------------|

PRIME COMMERCIAL
INCORPORATED

IRVINE COMPANY
RETAIL PROPERTIES

FOR LEASING INFORMATION, CALL 408.879.4000

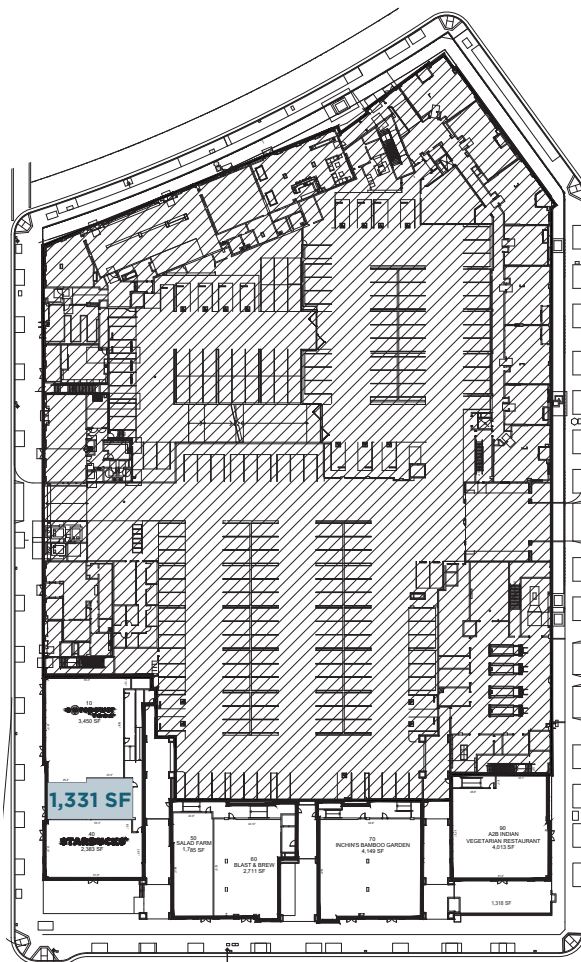
RIVER VIEW APARTMENT HOMES

PRIME COMMERCIAL
INCORPORATED

IRVINE COMPANY
RETAIL PROPERTIES

55 RIVER OAKS PLACE | SAN JOSE, CA 95134

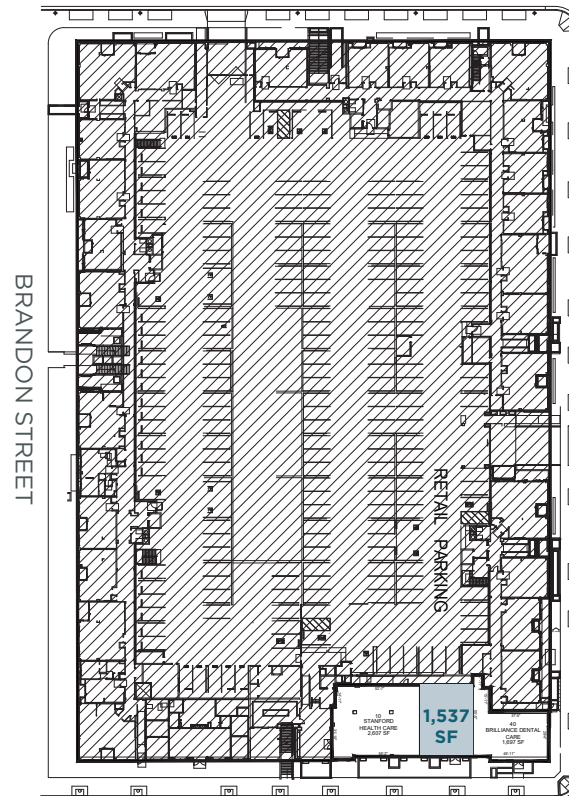
RIVER OAKS PARKWAY
9,000 ADT



PARCEL 1

N FIRST STREET
24,000 ADT

LUMIN WAY



PARCEL 3



AVAILABILITY

1,331 SF

2ND GEN RESTAURANT - NO HOOD

1,537 SF

RETAIL - FORMER BANK

PRIMECOMMERCIALINC.COM / FOR LEASING INFORMATION, CALL 408.879.4000

© 2024 Irvine Management Company. All Rights Reserved. Sources: 2023 Esri; 2022 Kalibrate Technologies. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. This is a schematic plan intended only to show the general layout of the Shopping Center and the approximate location of the Premises. Landlord, at any time, may change the shape, size, location, number and extent of the improvements shown herein, as well as any additional improvements. Landlord may eliminate, add or relocate any improvements to any portion of the Shopping Center, including, without limitation, buildings, parking areas or structures, roadways, curb cuts, temporary or permanent kiosks, displays or stands, and may add land to and/or withdraw land from the Shopping Center. Plan not to scale.

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810 and in contracted partnership with Prime Commercial, Incorporated, a licensed real estate broker DRE LIC. #01481181.