

# RIVER VIEW APARTMENT HOMES

55 RIVER OAKS PLACE | SAN JOSE, CA 95134

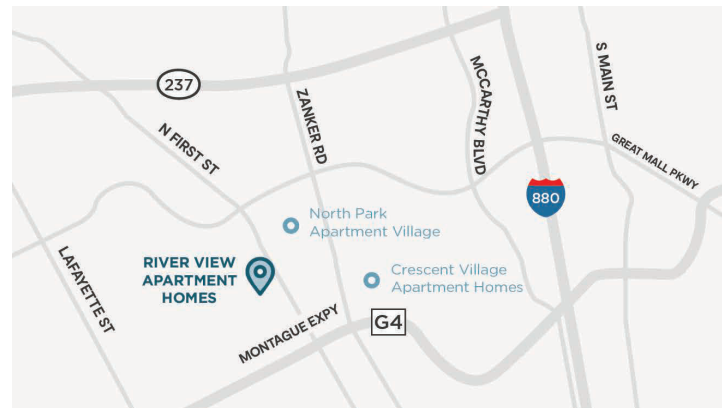
**RETAIL LEASING  
MARKETING BROCHURE**

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## 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  
CorePower Yoga  
Inchin's Bamboo Garden

Pokeworks  
Saladfarm  
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**

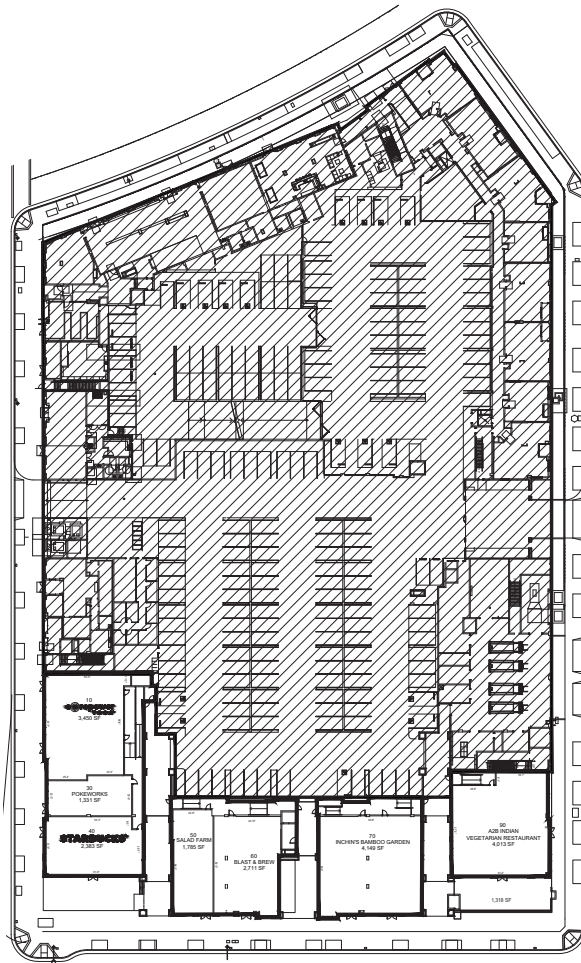
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**PRIME COMMERCIAL**  
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RIVER OAKS PARKWAY  
9,000 ADT



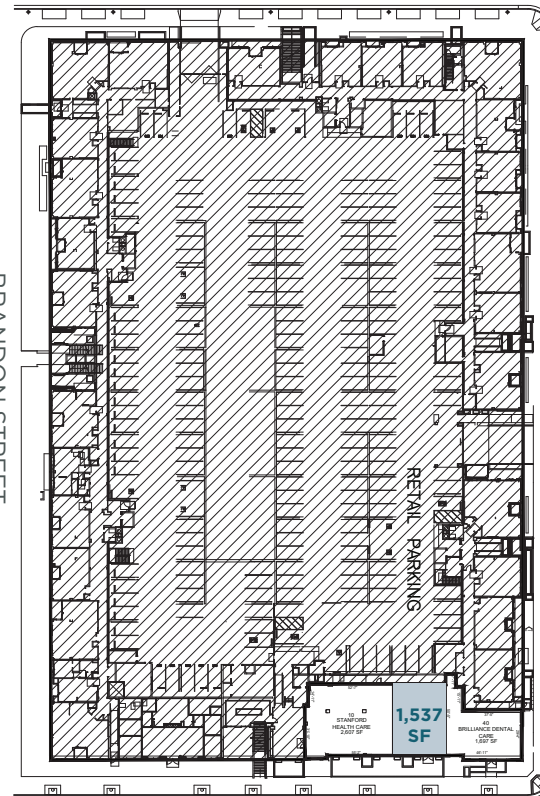
PARCEL 1

N FIRST STREET  
24,000 ADT

HUGHES STREET

BRANDON STREET

LUMIN WAY



PARCEL 3

SKYTOP STREET



**AVAILABILITY**

**1,537 SF**

RETAIL - FORMER BANK

**PRIMECOMMERCIALINC.COM / FOR LEASING INFORMATION, CALL 408.879.4000**

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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.