

# THE BENTON

 PROMETHEUS

**Now Open!**  
Sola Salon Studios (6,000 SF)



**Retail & Dining  
Opportunities  
in Santa Clara**

575 Benton Street  
Santa Clara, CA



american family care  
**URGENT CARE**

**Now Open!**  
AFC Urgent Care (2,932 SF)

**Opening Spring 2024**  
1oz Coffee (758 SF)



1 OZ COFFEE  
CAFE & CATERING



**LOCKEHOUSE**

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# THE BENTON PROJECT SUMMARY



**Now Open!**  
Sola Salon Studios (6,000 SF)



**Now Open!**  
AFC Urgent Care (2,932 SF)



**355 Apartment Units**



**109 Retail Parking Spaces**



**22,000 SF Retail Spaces**



**Over 10,000 students and faculty members at adjacent to Santa Clara University**



# THE BENTON EMPLOYER & RETAIL

## Santa Clara's Top Employers

- Advanced Micro Devices Inc.
- Applied Materials Inc.
- California's Great America
- Intel Corp

Source: <https://www.labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=00085>

## Santa Clara University (2019)

Undergrad Enrollment ± 6,900  
 Graduate Enrollment ± 2,975  
 Staff and Faculty ± 2,000  
**Total ± 11,875**

## Coleman Highline Project

Office 1.5M SF  
 Hotel 175 Rooms  
 Apartment 1,600 Units  
[VIEW SITE MAP](#)

San Thomas Expy - 30,573 ADT

Smart & Final, O'Reilly AUTO PARTS, SKECHERS, FedEx Office

BURGER KING, Denny's, BANK OF WEST BNP PARIBAS

Cramer's Bagels, Starbucks, Hungry Howie's

PayPal Park

Auto Zone, Chick-fil-A

POPEYES, TACO BELL

COSTCO WHOLESALE

Caltrain

at home, Staples, CITY SPORTS, IN-N-OUT BURGER, CHIPOTLE, SMOKING PIG BBQ COMPANY

Starbucks, T-Mobile, NOAH'S NY BAGELS

Peets COFFEE, BOSTON ROTISSERIE CHICKEN, Walgreens, MOD, CHIPOTLE, HOLLERS COUNTRY INN RESTAURANT

Benton St. - 14,572 ADT

B

Liareno, SUBWAY, taplands

## Santa Clara Town Center

ME Massage Envy, SPROUTS FARMERS MARKET, Baskin Robbins, TARGET, Kobe Japan, SUMMIT BICYCLES

MOUNTAIN MIKE'S, UPS, Rantei Japanese Cuisine, JASMINA, DA SILVA'S BRONCOS COCKTAIL LOUNGE, thi:sty. bar, Orangetheory FITNESS

The HUNGRY HOUND

TOGO'S, frozos

SAFeway, PIZZA HEART, Moe's Original Great Burgers

The Alameda

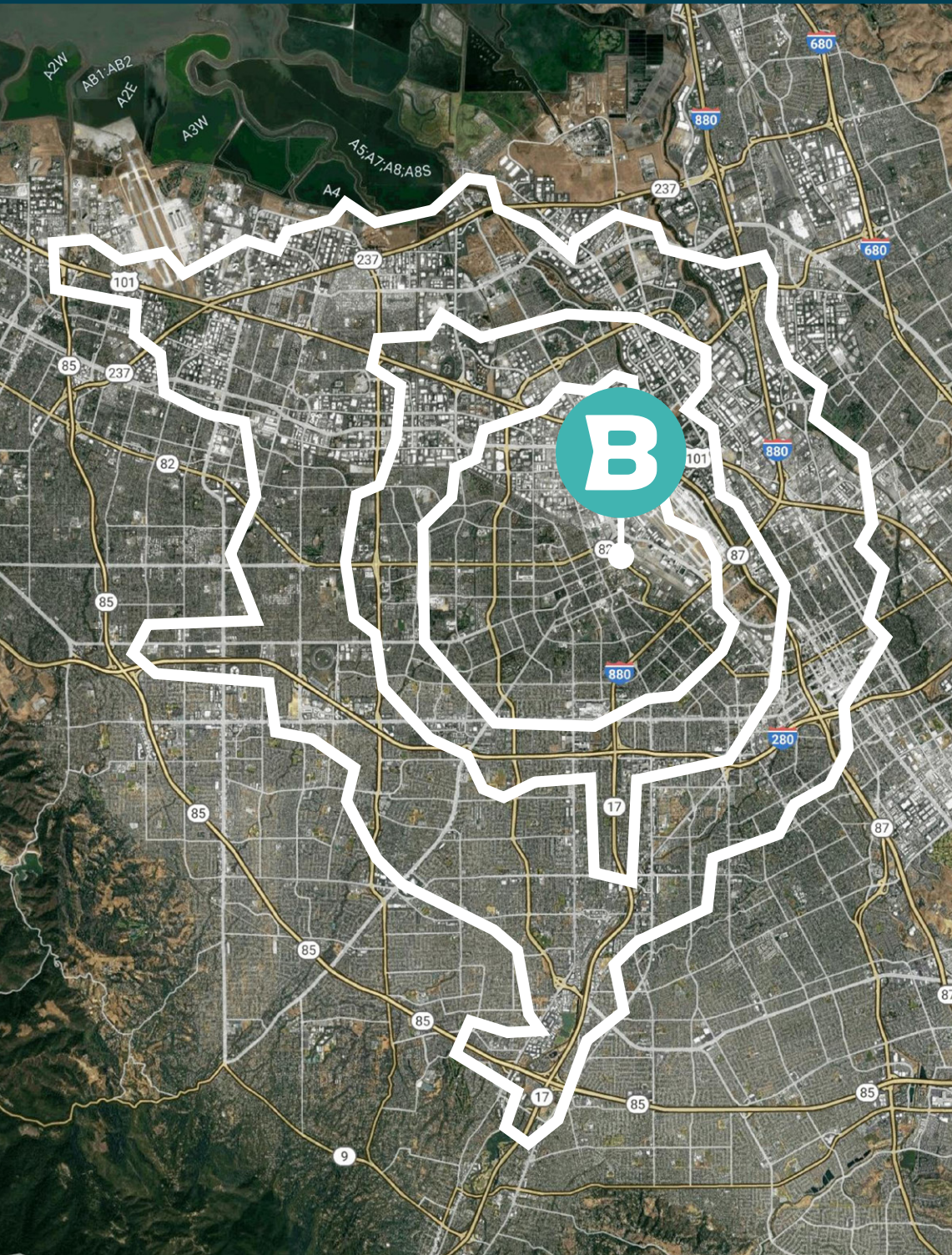
INTERSTATE 880

162,587 ADT

CALIFORNIA 87

91,007 ADT

# THE BENTON DEMOGRAPHICS



DEMOGRAPHICS (Drive Times)	7 MINS	10 MINS	15 MINS
Population	80,894	190,261	513,696
Average Household Income	\$157,478	\$188,221	\$205,289
Household Income Distribution \$200,000 or More	8,383	20,469	59,343
Median Home Value \$1,000,000 or More	8,182	16,372	45,007
College Degree Bachelor Degree or Higher	31,947	78,054	217,302
Total Retail Expenditures	\$1.41 B	\$3.34 B	\$9.82 B

Source: Sites USA Regis 3/10/2021

# THE BENTON CLOSE UP AERIAL



INTERSTATE CALIFORNIA 280 220,003 ADT

Cupertino ~13 Min Drive

Mountain Mike's  
 UPS  
 Rantei Japanese Cuisine  
 DA SILVA'S BRONCOS COCKTAIL LOUNGE  
**thirsty.** bar

ROCKO'S ICE CREAM TACOS  
 SAFEWAY  
 PIZZA HEART  
 MAMA MIA'S PIZZERIA

L'Amore  
 OMG TEA  
 SUBWAY  
 Taplands  
 SENIORE'S PIZZERIA  
 miVicino



Lafayette St.

The HUNGRY HOUND  
 TOGO'S  
 froz's

WELLS FARGO

Orangetheory FITNESS

THE HUT  
 7-ELEVEN

Benton St. - 14,572 ADT

Sunnyvale ~16 Min Drive

Bank of America  
 Cramer's Bagels  
 Starbucks  
 Shogun Sushis

B

Caltrain

Caltrain  
 Average Weekly Ridership 2019  
**27,687 Riders**  
Source: Caltrain

FIORIBOS  
 Pasta • Chicken • Veal • Seafood

CALIFORNIA 82

El Camino Real - 21,800 ADT

San Jose ~12 Min Drive



# THE BENTON PLAZA RETAIL



CAN BE COMBINED

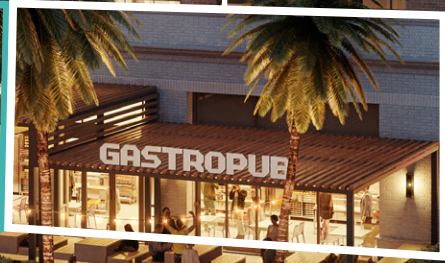
SUITE 8  
2,265 SF

SUITE 7  
865 SF

SUITE 6  
2,352 SF



In Lease  
Full-Service  
Restaurant & Bar



# THE BENTON SITE PLAN

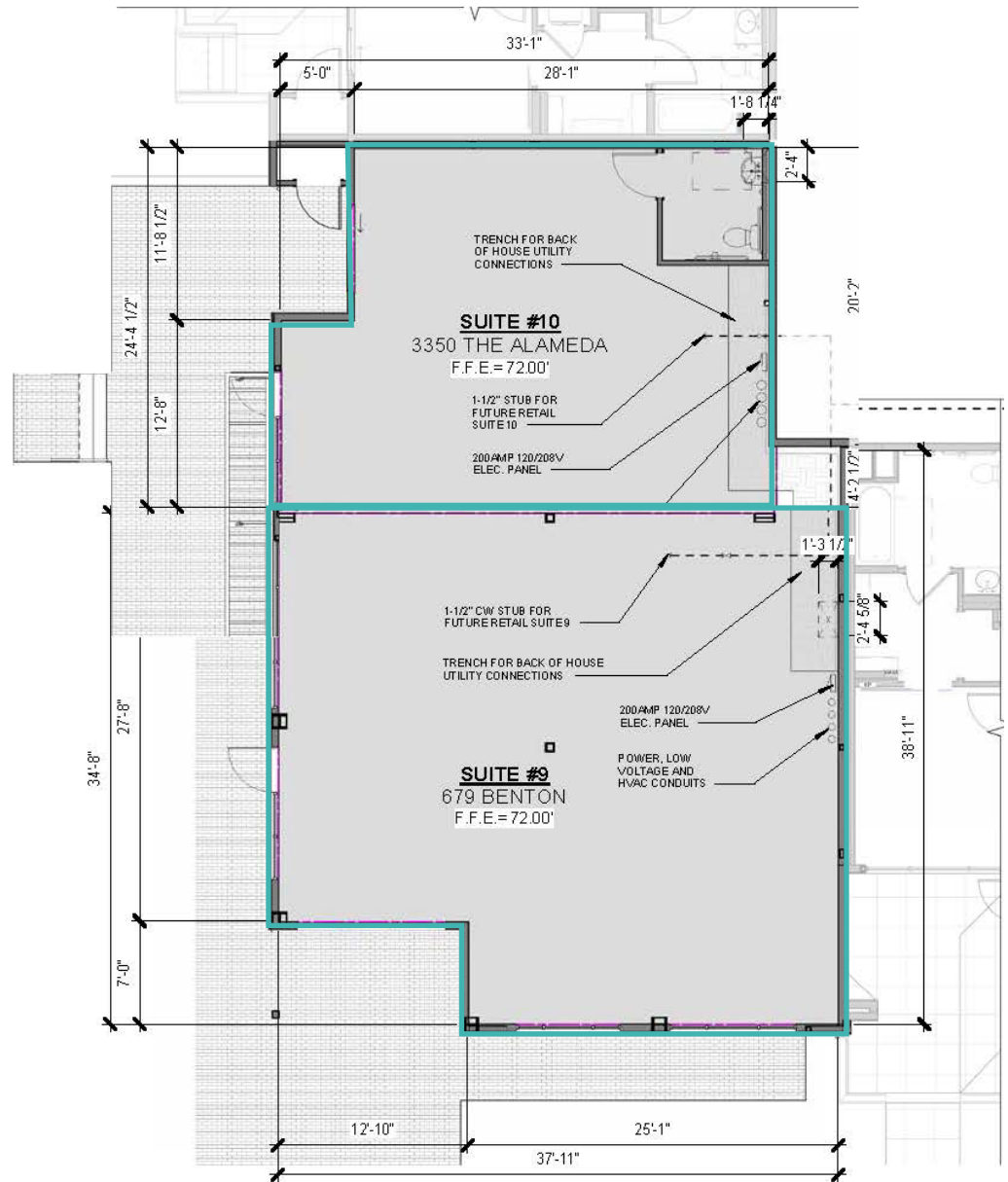
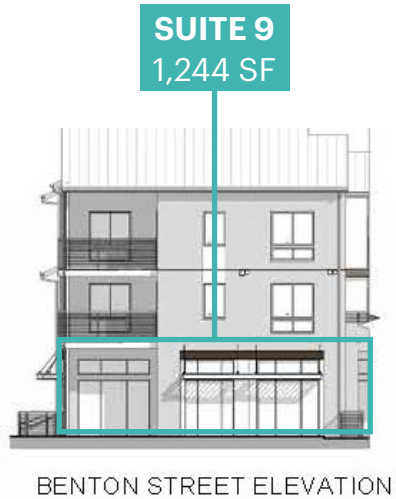
Suite	SF	Availability
1-3		AFC Urgent Care
4		Sola Salon Studios
4A		1oz Coffee
5		<i>In Lease</i> Full-Service Restaurant & Bar
6	2,352	<b>Available</b>
7	865	<b>Available</b>
8	2,265	<b>Available</b>
9	1,244	<b>Available</b>
10	751	<b>Available</b>

The Alameda - 25,960 ADT



Benton St. - 14,572 ADT

# THE BENTON RETAIL





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