

# PONDEROSA OFFICE CENTER

±624 - 1,973 RSF **AVAILABLE**

 **LEASING SPECIAL \***

**\$2.00 Full Service on 2nd Floor Suites**

\*Rate is for the 1st year on all new lease transactions | \*\*Lease must be executed by December 31, 2025

**3080 Olcott St, Santa Clara, CA**

**NEWMARK**











**DEREK YEP**

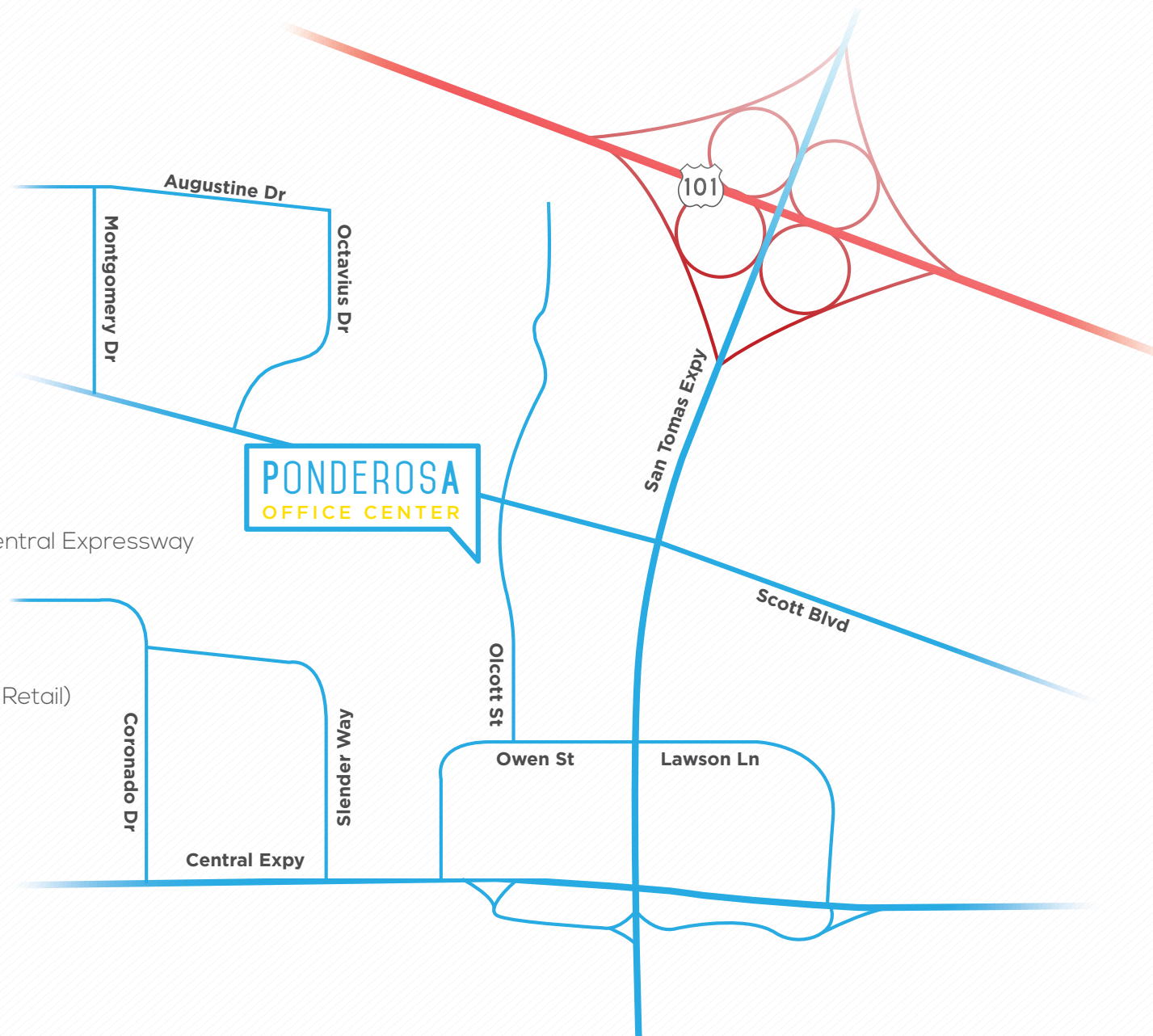
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**TOM SWEENEY**

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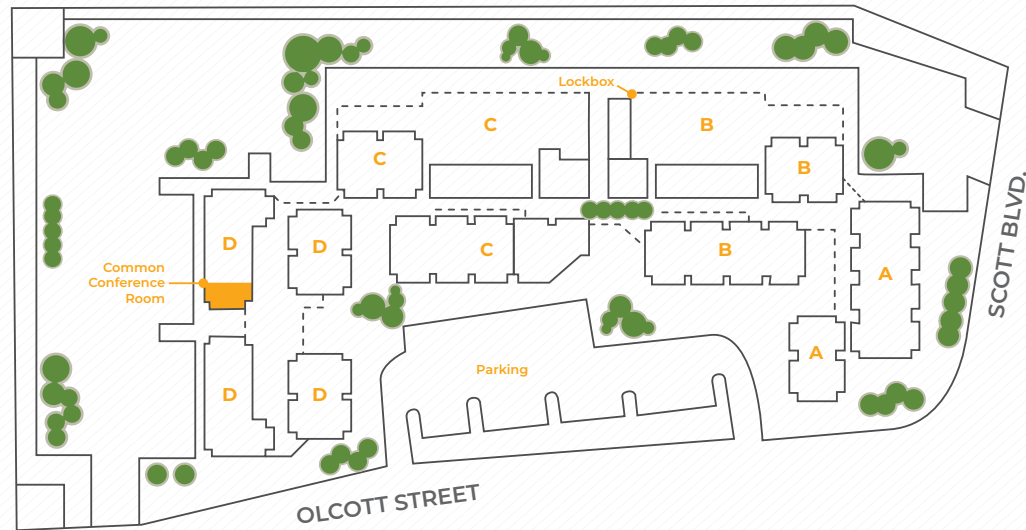
# PROJECT HIGHLIGHTS

-  Upgraded Bathrooms
-  AT&T Business Fiber Available
-  Serene, Park-Like Setting
-  Suites with Decks, Patios
-  Immediate Freeway Access to 101 & Central Expressway
-  Close Proximity to San Jose Airport
-  Nearby Amenities (Hotel, Restaurants, Retail)
-  Furnished Conference Room
-  Creekside Exercise Path
-  Lush Landscaping





# SITE PLAN



SUITE #	RSF	NOTES
Suite B108	±624	Available December 20, 2025
Suite D105	±703	Available January 1, 2026
Suite A200	±745	
Suite A205	±802	
Suite B230	±874	
Suite D227	±1,050	
Suite B220	±1,302	
Suite C100	±1,973	

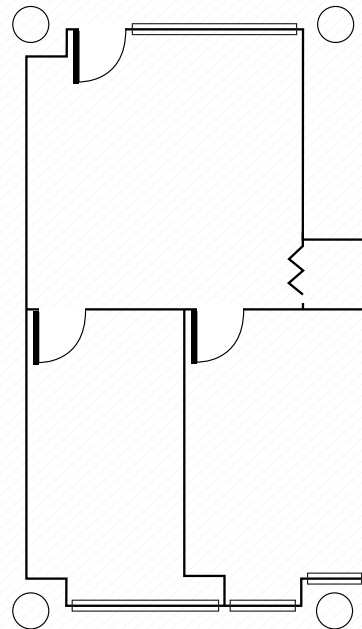
# FLOOR PLAN

PONDEROSA  
OFFICE CENTER

## SUITE B108

±624 rsf

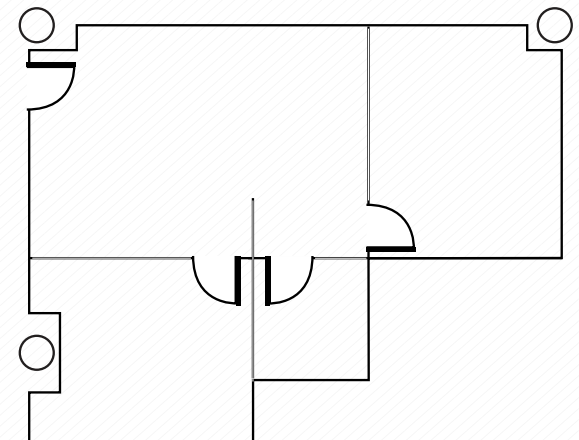
Available 12/20/2025



## SUITE D105

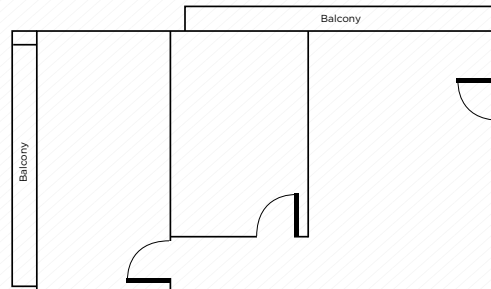
±703 rsf

Available 1/1/2026

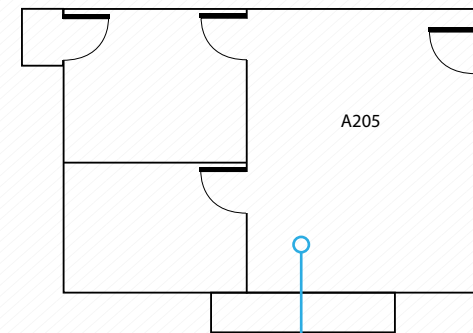


# FLOOR PLAN

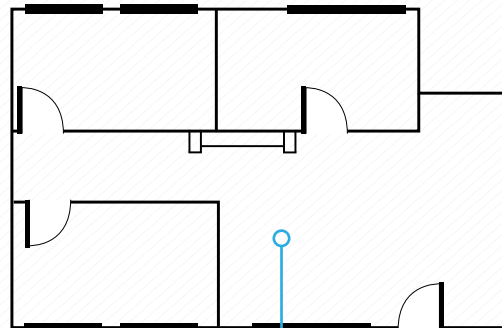
**SUITE A200**  
±745 rsf



**SUITE A205**  
±802 rsf

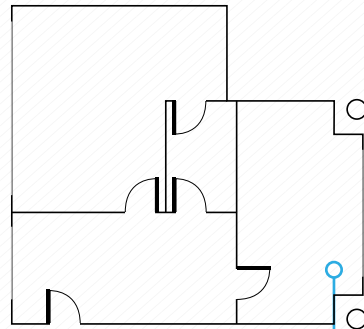


**SUITE B230**  
±874 rsf



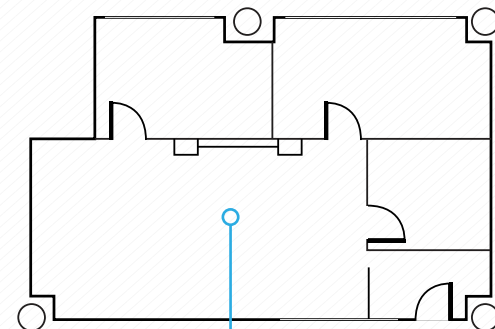
# FLOOR PLAN

**SUITE D227**  
±1,050 rsf



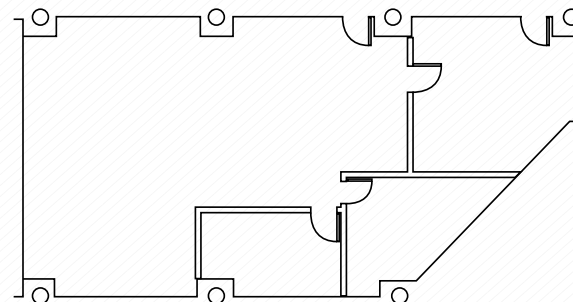
 [Video Tour](#)

**SUITE B220**  
±1,302 rsf



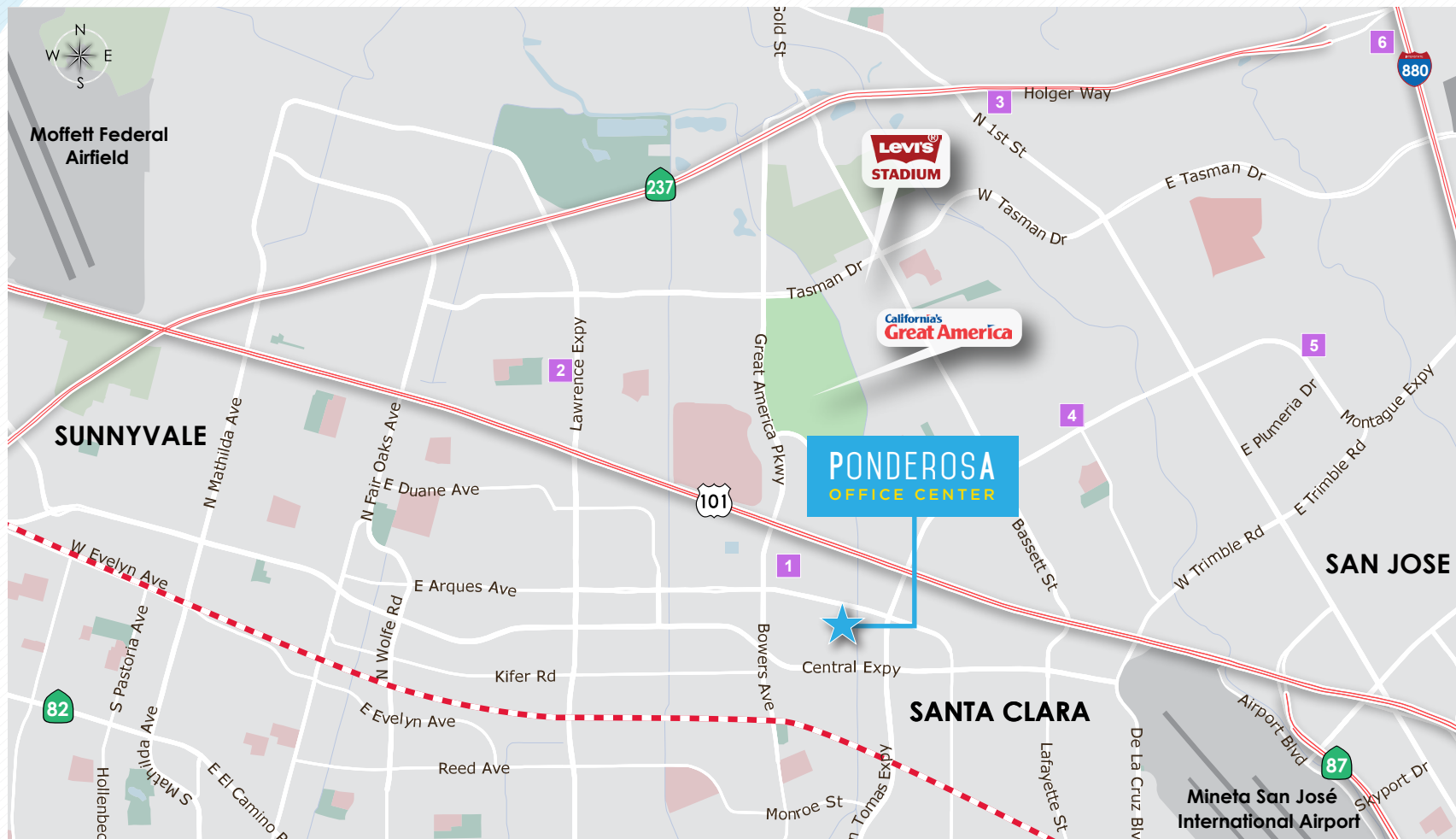
 [Video Tour](#)

**SUITE C100**  
±1,973 rsf





# AMENITIES MAP



## SHOPPING CENTERS

- Santa Clara Square**  
Whole Foods Market, Starbucks, Chipotle, Pacific Catch, McDonald's, Jack in the Box, Tender Greens, The Halal Guys, Sephora, Fleming's Prime Steakhouse & Wine Bar
- Lakewood Shopping Center**  
Hotpot First, Ming Tasty, Homi Japanese Ramen, Saigon Seafood Harbor, Giovanni's New York Pizzeria
- @First**  
Panera Bread, CVS, Starbucks, SAJJ, Rok Steakhouse, Chick-fil-A, Five Guys, Blue Water Seafood and Crab, Shan Tandoori Pizza
- Rivermark Plaza**  
Safeway, Starbucks, Piatti, Jamba Juice, Peet's Coffee & Tea, Red Robin, Premier Pizza, The Kebab Shop, Meet Fresh, Fantasia Coffee & Tea, Jersey Mike's Subs, Easterly, Poke House,
- River Oaks Plaza**  
Starbucks, Pokeworks, Salad Farm, Blast & Brew, A2B, Inchin's Bamboo Garden
- Milpitas Square**  
Gen Korean BBQ, Chili Garden, Mayflower, Tasty Pot, Anjappar Chettinad Indian, Nutrition House, Sizzling Stone, QQ Noodle, Pepper Lunch, 99 Ranch Market, Saravanaa Bhaven





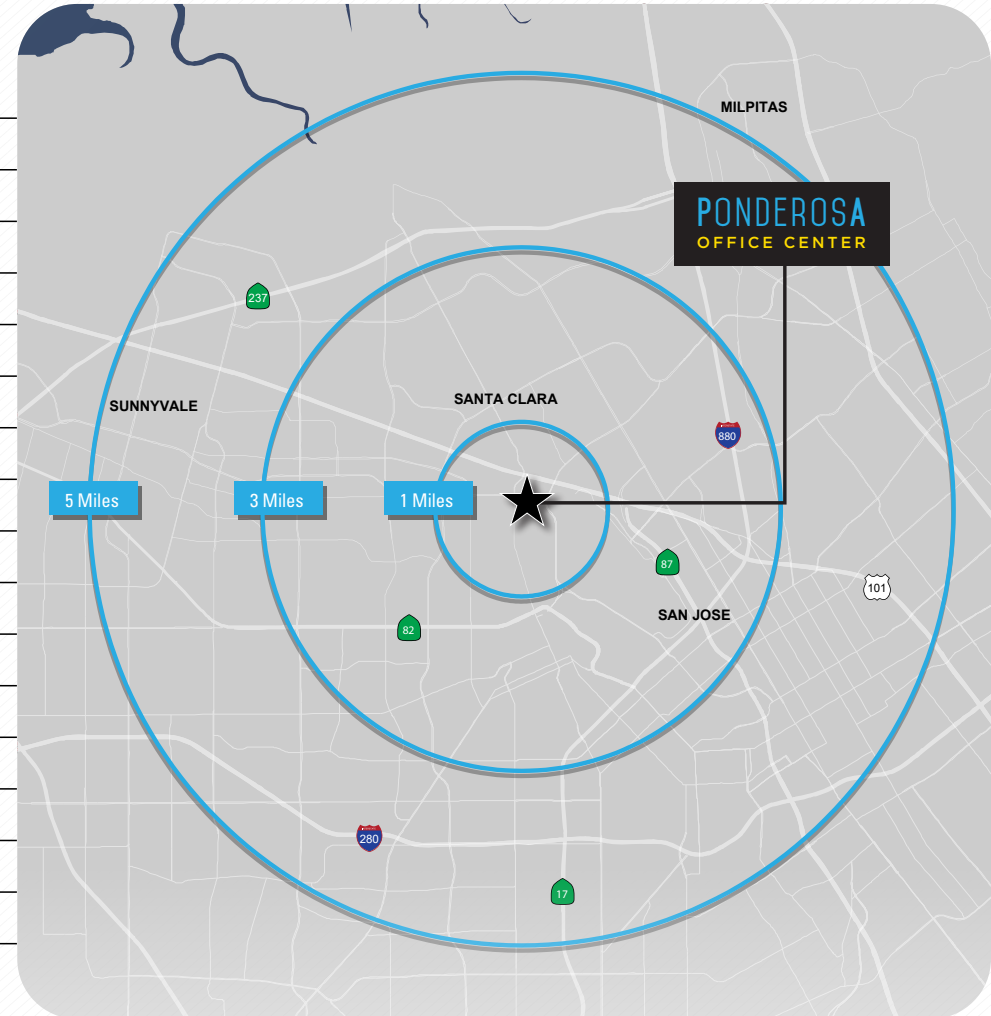
PONDEROSA  
OFFICE CENTER





# DISTANCE DEMOGRAPHICS

DEMOGRAPHICS (2021)	1 Mile	3 Miles	5 Miles
2021 Estimated Total Population	6,229	194,271	494,820
2026 Projected Total Population	6,555	200,097	506,561
Total Daytime Population	50,601	286,499	607,219
Median Age	34.9	35.0	35.5
Total Households	1,959	75,618	190,399
Total Occupied Housing Units	1,959	75,618	190,399
Total % Owner Occupied Housing Units	40.7%	39.5%	41.9%
Total % Renter Occupied Housing Units	59.3%	60.5%	58.1%
Average Household Income	\$140,922	\$180,554	\$182,293
Median Household Income	\$94,979	\$138,072	\$139,916
Per Capita Income	\$44,334	\$70,396	\$70,362
Population 25 yrs+	4,365	141,066	358,530
% Population 25 yrs + Some College	15.4%	12.4%	12.1%
% White Collar Occupations	65.2%	76.6%	77.0%
% Blue Collar Occupations	34.8%	23.4%	23.0%
Average Household Size	3.2	2.5	2.5





# PONDEROSA OFFICE CENTER

## DEREK YEP

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CA RE License #01476099

## TOM SWEENEY

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408.982.8493  
CA RE License #00989779

### Ponderosa Office Center



Unit	Size	Available
101	1,200 sq. ft.	Yes
102	1,200 sq. ft.	Yes
103	1,200 sq. ft.	Yes
104	1,200 sq. ft.	Yes
105	1,200 sq. ft.	Yes
106	1,200 sq. ft.	Yes
107	1,200 sq. ft.	Yes
108	1,200 sq. ft.	Yes
109	1,200 sq. ft.	Yes
110	1,200 sq. ft.	Yes
111	1,200 sq. ft.	Yes
112	1,200 sq. ft.	Yes
113	1,200 sq. ft.	Yes
114	1,200 sq. ft.	Yes
115	1,200 sq. ft.	Yes
116	1,200 sq. ft.	Yes
117	1,200 sq. ft.	Yes
118	1,200 sq. ft.	Yes
119	1,200 sq. ft.	Yes
120	1,200 sq. ft.	Yes
121	1,200 sq. ft.	Yes
122	1,200 sq. ft.	Yes
123	1,200 sq. ft.	Yes
124	1,200 sq. ft.	Yes
125	1,200 sq. ft.	Yes
126	1,200 sq. ft.	Yes
127	1,200 sq. ft.	Yes
128	1,200 sq. ft.	Yes
129	1,200 sq. ft.	Yes
130	1,200 sq. ft.	Yes
131	1,200 sq. ft.	Yes
132	1,200 sq. ft.	Yes
133	1,200 sq. ft.	Yes
134	1,200 sq. ft.	Yes
135	1,200 sq. ft.	Yes
136	1,200 sq. ft.	Yes
137	1,200 sq. ft.	Yes
138	1,200 sq. ft.	Yes
139	1,200 sq. ft.	Yes
140	1,200 sq. ft.	Yes
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142	1,200 sq. ft.	Yes
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146	1,200 sq. ft.	Yes
147	1,200 sq. ft.	Yes
148	1,200 sq. ft.	Yes
149	1,200 sq. ft.	Yes
150	1,200 sq. ft.	Yes
151	1,200 sq. ft.	Yes
152	1,200 sq. ft.	Yes
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166	1,200 sq. ft.	Yes
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168	1,200 sq. ft.	Yes
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170	1,200 sq. ft.	Yes
171	1,200 sq. ft.	Yes
172	1,200 sq. ft.	Yes
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183	1,200 sq. ft.	Yes
184	1,200 sq. ft.	Yes
185	1,200 sq. ft.	Yes
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194	1,200 sq. ft.	Yes
195	1,200 sq. ft.	Yes
196	1,200 sq. ft.	Yes
197	1,200 sq. ft.	Yes
198	1,200 sq. ft.	Yes
199	1,200 sq. ft.	Yes
200	1,200 sq. ft.	Yes

3055 Olin Avenue, Suite 2200, San Jose, CA 95128

# NEWMARK

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