



THE V|E|R|D|A|N|T

±3,919 SF

SECOND GENERATION
RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS



Second Generation Space
(Former Learning Center
& After School Tenant)
In Excellent Condition



Ground Floor Retail Space
Within a Mixed-use
Development Including
498 Luxury Apartments,
With an Additional 563
Units Directly Adjacent
To the Project



Dedicated Retail Parking
Garage With 126 Stalls and
a Parking Ratio of 6/1000



Millions of Square Feet of
Office and New Residential
in the Immediate Vicinity



OVERALL PLAN

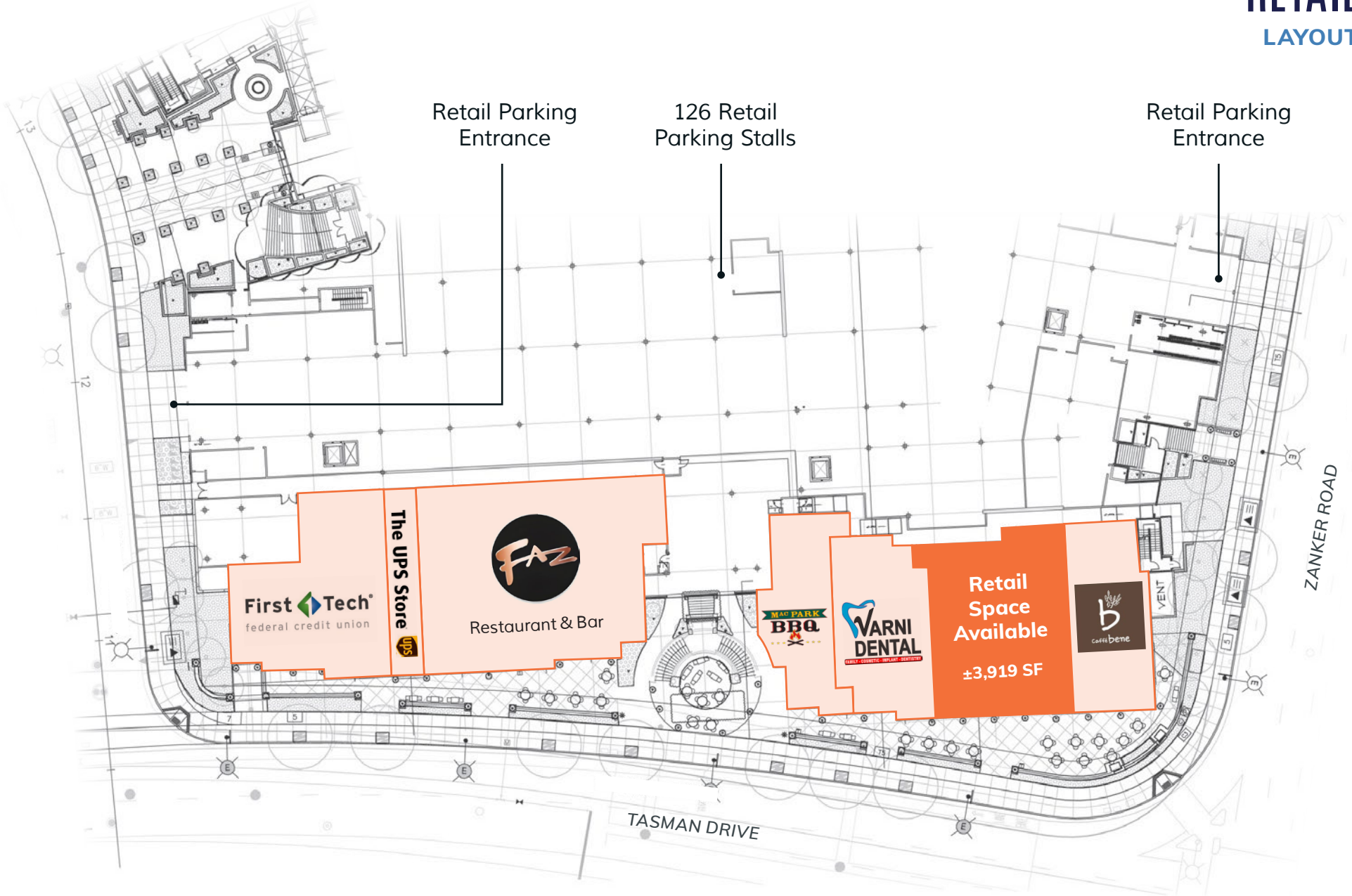


VENUE APARTMENTS
206 UNITS

THE VERDANT
498 UNITS

±21,000 SF
Retail

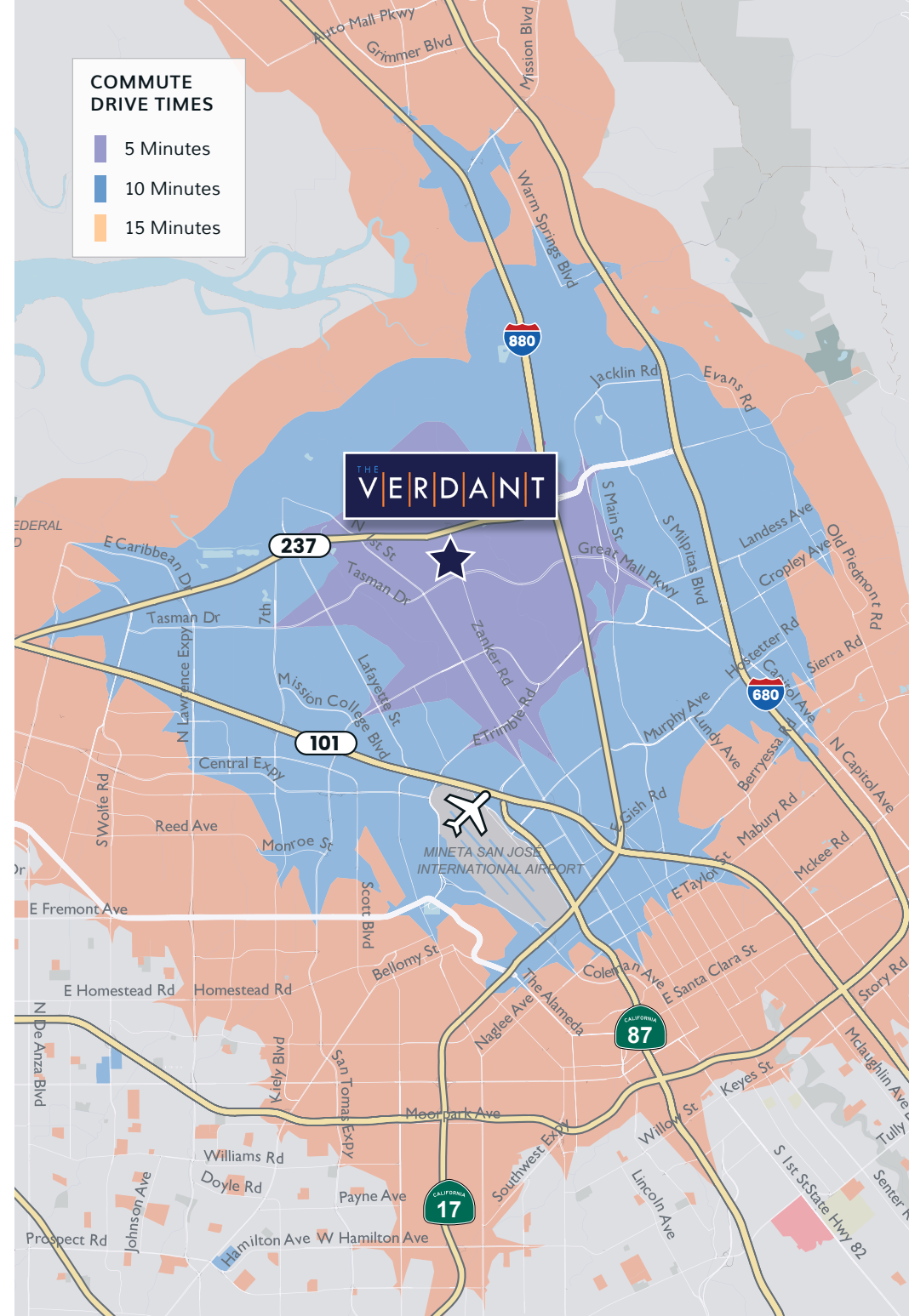
RETAIL LAYOUT



DRIVE TIME

DEMOS

| DEMOGRAPHICS | 5 MIN | 10 MIN | 15 MIN |
|-------------------------------------|-----------|-----------|-----------|
| Daytime Population | 51,773 | 279,953 | 600,132 |
| 2020 Total Population | 149,698 | 689,447 | 1,409,919 |
| 2015 Total Population | 136,768 | 631,134 | 1,289,966 |
| Median Age | 37.4 | 37.4 | 36.9 |
| 2020 Total Households | 53,955 | 249,201 | 482,538 |
| Total Occupied Housing Units | 50,530 | 233,564 | 452,133 |
| Total Owner Occupied Housing Units | 24,930 | 114,929 | 233,790 |
| Total Renter Occupied Housing Units | 25,600 | 118,635 | 218,343 |
| Average Household Income | \$231,726 | \$200,386 | \$191,950 |
| Median Household Income | \$111,448 | \$113,253 | \$110,521 |
| Per Capita Income | \$48,820 | \$50,337 | \$47,048 |
| Population 25 yrs | 73.6% | 71.4% | 69.6% |
| % Population 25 yrs + Some College | 80.1% | 62.7% | 58.4% |
| % White Collar Occupations | 89.1% | 78.8% | 75.7% |
| % Blue Collar Occupations | 5.5% | 11.3% | 12.3% |
| Average Household Size | 2.25 | 2.75 | 2.74 |



CLOSE-UP
AERIAL

2.36-ACRE LAND
already dedicated to
City as Future Park Site

Enso Apartments
183 UNITS

THE
VERDANT

121 Tasman
Apartment Homes
174 UNITS

498 units plus
21,000 SF RETAIL

Venue
Apartments
206 UNITS

North Park
Apartments
1,100 UNITS

CISCO

CISCO

SAMSUNG

N 1ST ROAD

E TASMAN DR 24,990 ADT

ZANKER ROAD 17,890 ADT



MCCARTHY RANCH

@ FIRST RETAIL

TARGET **CHASE**

FIVE GUYS **CVS** **Panera**

Sweet Tomatoes **Chick-fil-A**

Walmart **DOLLAR TREE** **ROSS**

BEST BUY **Michaels** **PETSMART**

verizon **AT&T** **redbox**

GREAT MALL

KOHL'S **CENTURY THEATRES** **Marshalls**

BED BATH & BEYOND **LEGOLAND** **Burlington** **WAVE & MISTER**

UNI QLO **DICK'S** **OLD NAVY** **H&M** **Camille**

FOREVER 21 **NikeFactoryStore** **OFF 5TH**

THE VERDANT

NICHOLSON PLAZA

NOORI **ROUND TABLE** **Sri's Kitchen**

LA CATALANA **IN2CUTS** **ELITE**

Mina's Korean BBQ **COMPASS DENTAL ARTS**

CISCO

RIVERMARK PLAZA

SAFeway **Meet Fresh** **COLD STONE** **CHURRO**

Jenny Holzer **FANTASIA** **Red Robin**

PIATTI **Peets Coffee** **bellyrub**

ORACLE

Levi's STADIUM

237

W TASMAN DR 24,990 ADT

E TASMAN DR

880

MONTAGUE EPWY

GREAT MALL PKWY



THE V|E|R|D|A|N|T



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