

ADJACENT TO

Westfield
VALLEY FAIR

&



SANTANA ROW



±13,392 SF RETAIL ANCHOR SPACE FOR LEASE

3111 Stevens Creek
Boulevard

SANTA CLARA, CA

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 the economic company®

PROPERTY

Highlights

3111 STEVENS CREEK BLVD | SANTA CLARA, CA



±13,392 S.F. 2nd Generation Retail Space For Lease



Highly Visible Site at the Hard Corner of Steven's Creek Blvd & Winchester Blvd



±55 Parking Stalls (Shared with adjacent Kitchen Showroom Use)



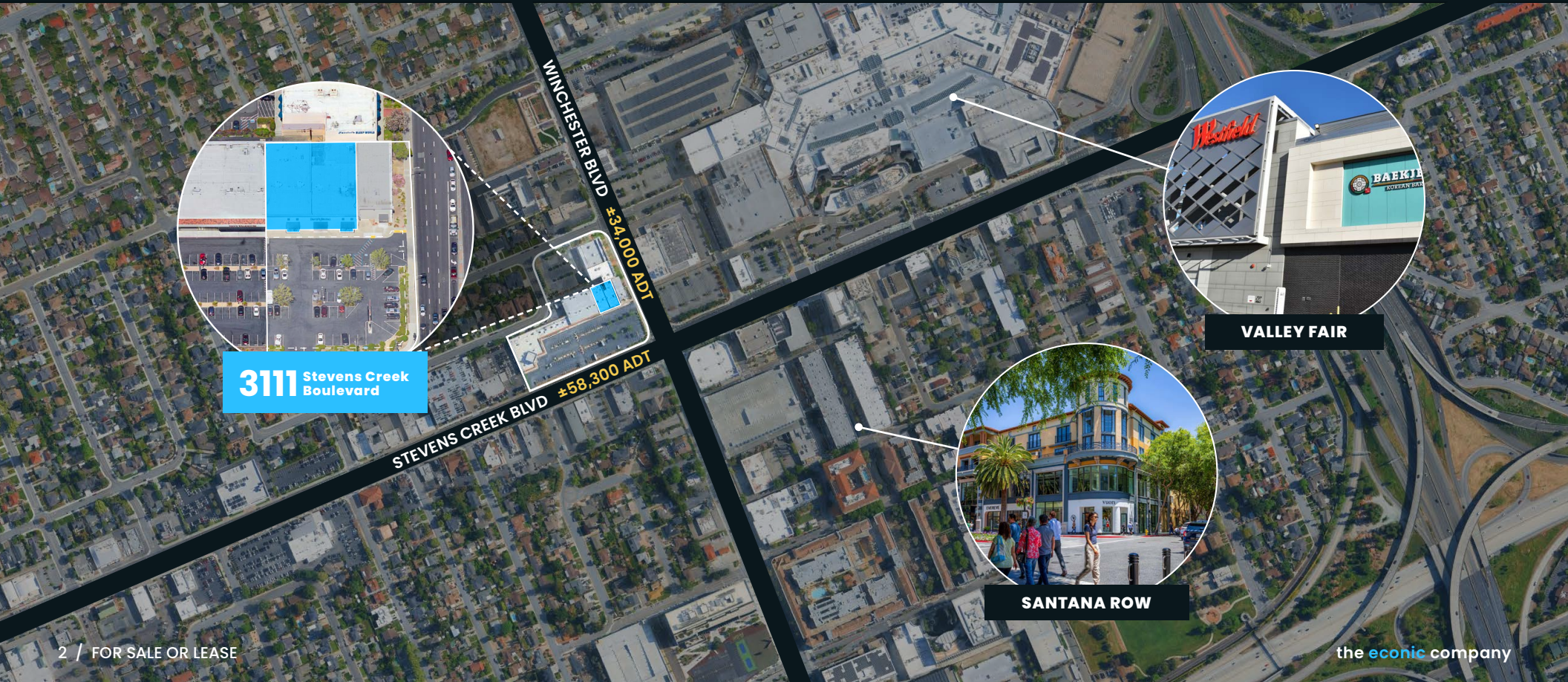
Strong Traffic counts of ±58,330 ADT on Steven's Creek Blvd and ±34,000 ADT on Winchester



Across from Valley Fair, a 2.2M S.F. Mall operated by Westfield

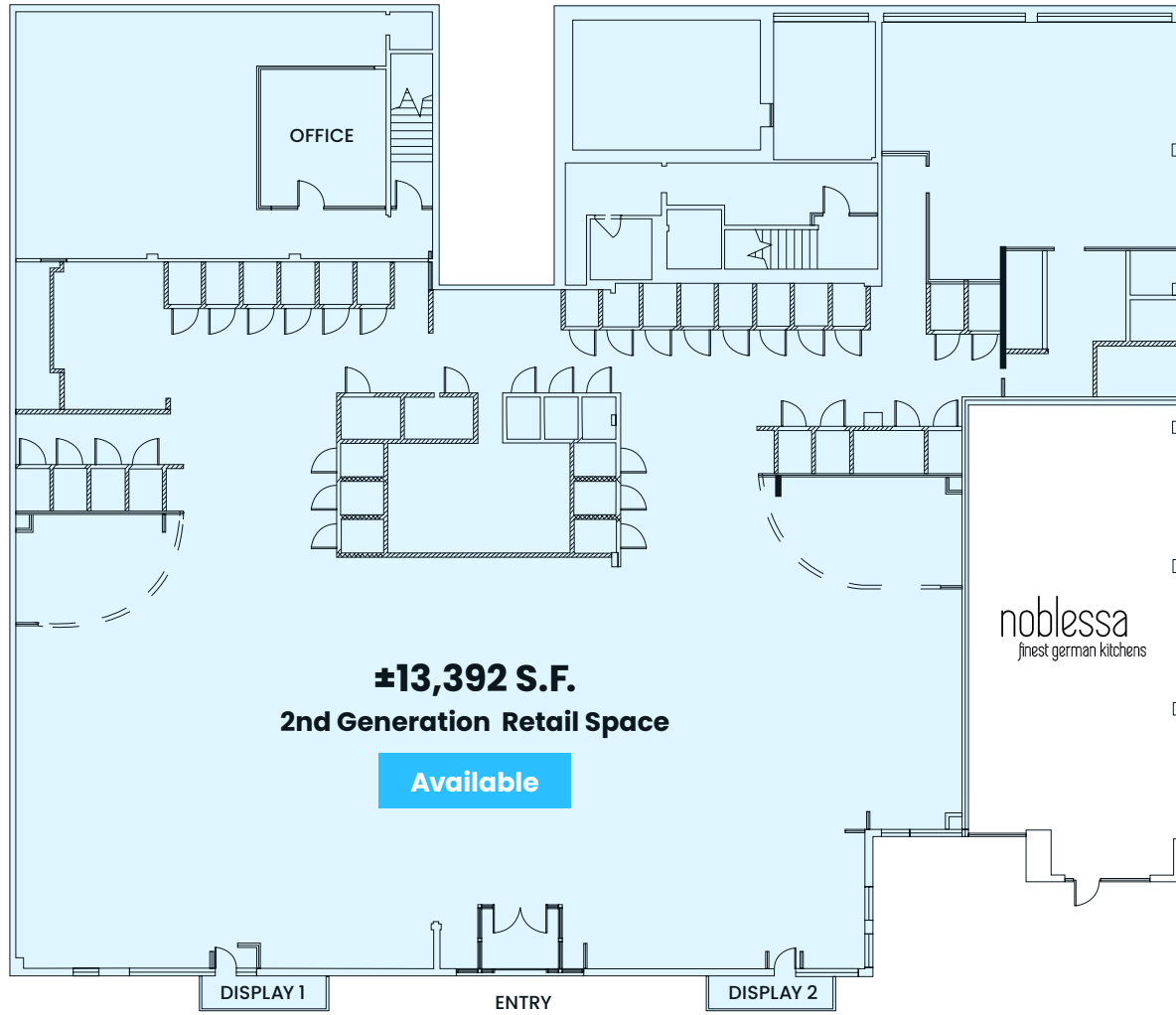


Adjacent to Santana Row, the premier lifestyle mixed use project in the South Bay Area



PROPERTY
Floor Plan

AVAILABLE FOR
IMMEDIATE OCCUPANCY!



WINCHESTER BLVD: 34,000 ADT

STEVENS CREEK BLVD: 58,300 ADT

PROPERTY Overview

METRICS



| | Westfield Valley Fair | Santana Row |
|-----------------|---|---|
| Total Visits | 18.1M | ±8M |
| Visit Frequency | 4.3 | 3.13 |
| Dwell Time | 81 min <i>(over 3M visits of greater than 150 minutes)</i> | 78 min <i>(over 1.3M visits of greater than 150 minutes)</i> |

RANKING OVERVIEW

| Benchmark: CATEGORY | Metric: VISITS | | | | | |
|-----------------------|----------------|-----|------------|-----|--------------|------|
| | Nationwide | | California | | Local: 15 Mi | |
| Westfield Valley Fair | 32 / 612 | 98% | 20 / 81 | 95% | 1 / 6 | 100% |
| Santana Row | 16 / 411 | 96% | 5 / 55 | 95% | 1 / 5 | 100% |

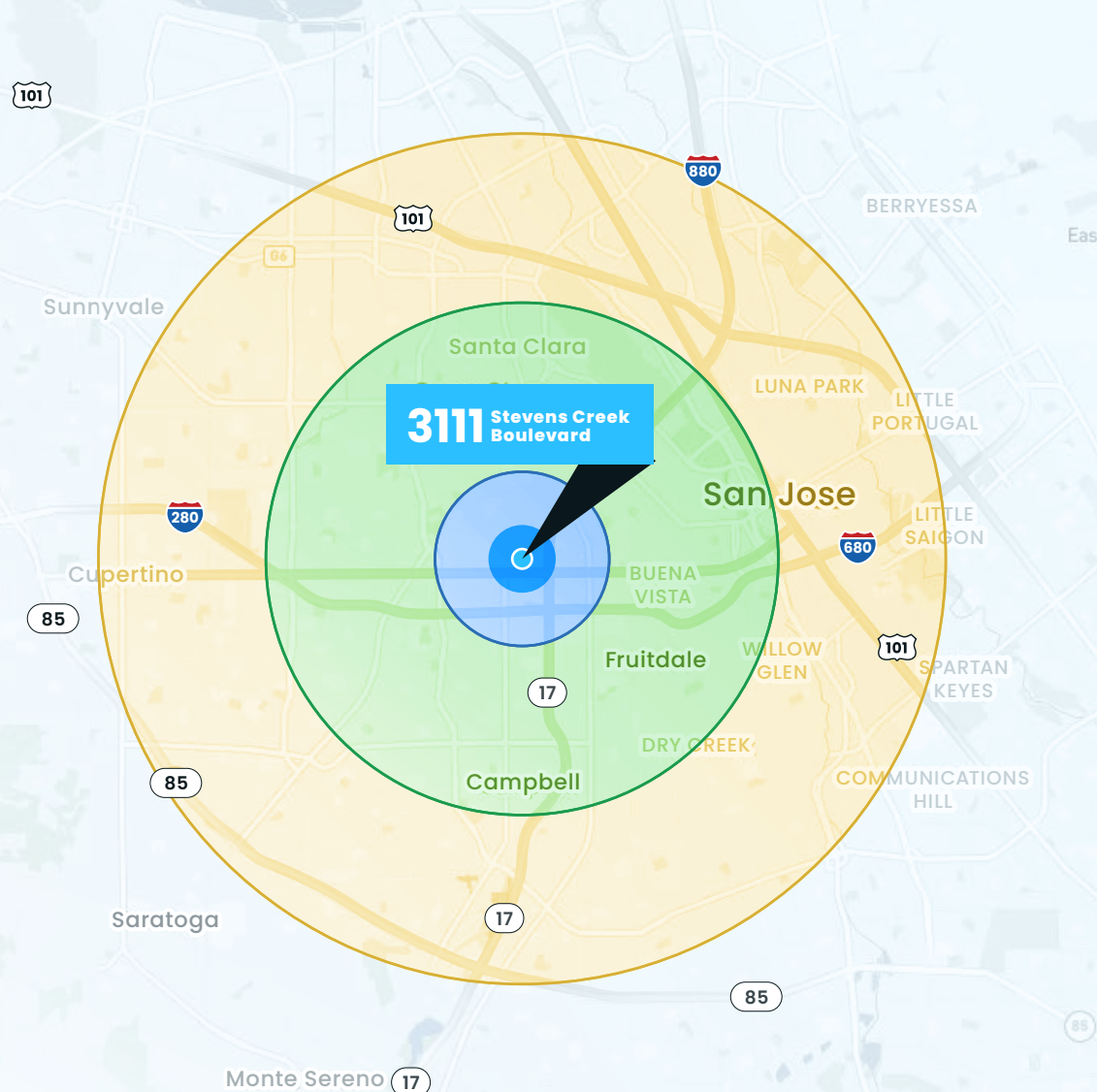


2025


Demographics

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|-----------|-----------|-----------|
| 2030 Total Population (Estimated) | 28,977 | 259,040 | 622,609 |
| 2025 Total Population | 29,180 | 258,560 | 614,884 |
| Total Daytime Population | 37,787 | 272,176 | 751,172 |
| Median Age | 40.2 | 37.8 | 38.2 |
| Total Households | 12,092 | 99,473 | 229,314 |
| Total Housing Units | 13,461 | 106,003 | 245,586 |
| Total % Owner Occupied Housing Units | 40.3% | 39.0% | 44.0% |
| Total % Renter Occupied Housing Units | 59.7% | 61.0% | 54.9% |
| Average Household Income | \$203,130 | \$201,376 | \$219,424 |
| Median Household Income | \$151,061 | \$147,806 | \$157,533 |
| Per Capita Income | \$83,820 | \$77,751 | \$81,921 |
| Population 25+ yrs | 24,737 | 217,172 | 515,005 |
| % Population 25+ yrs & Some College | 14.3% | 11.6% | 11.1% |
| % White Collar Occupations | 76.8% | 75.8% | 76.7% |
| % Blue Collar Occupations | 10.6% | 10.7% | 10.6% |
| Average Household Size | 2.36 | 2.52 | 2.60 |


| Traffic Counts | |
|--------------------|-------------|
| Stevens Creek Blvd | ±58,330 ADT |
| S Winchester Blvd | ±34,000 ADT |




5 MILE



Population
622,609



Daytime Population
751,172



Average Household Income
\$219,424

MARKET AERIAL

3111 Stevens Creek Boulevard

SPROUTS FARMERS MARKET
ROSS DRESS FOR LESS
Office DEPOT
DICK'S SPORTING GOODS

SAFeway

Santa Clara

COSTCO WHOLESALE

SAN JOSE MARKET CENTER
TARGET **Marshalls** **TRADER JOE'S**
WORLD MARKET **PETSMART**
Michaels **BJS** **SPROUTS** FARMERS MARKET
RESTAURANT BREWHOUSE

SAFeway
Toys R Us **petco**

PAVLINA PLAZA
DOLLAR TREE **dd's** DISCOUNTS **CVS**

TARGET

Apple Park

THE CROSSROADS
STAPLES **PartyCity** **PETSMART**
Pier 1 **TJ-MAXX** **HomeGoods**

WHOLE FOODS MARKET

Cupertino

STEVENS CREEK CENTRAL
SAFeway **Marshalls** **pet food express**
Total Wine & MORE **WORLD MARKET**

SANTANA ROW
BEST BUY **CENTURY THEATRES** **GUCCI** **URBAN OUTFITTERS**
Crate&Barrel **The Container Store**

VALLEY FAIR
Apple **macy's** **OLD NAVY** **NORDSTROM**
J.CREW **POTTERY BARN**

WEST VALLEY
SPROUTS FARMERS MARKET **BevMo!** **Smart & Final**
24 HOUR FITNESS **TRADER JOE'S** **Orchard** SUPPLY HARDWARE **CVS**

WESTGATE MALL
rack **ROSS** DRESS FOR LESS **Walmart**
TJ-MAXX **TARGET** **Michaels**

THE PRUNEYARD
TRADER JOE'S **Marshalls**

THE PLANT
THE HOME DEPOT **TARGET** **ULTA** BEAUTY

EL PASEO DE SARATOGA
Lucky **petco** **AMC THEATRES**
KREI **ULTA** BEAUTY

Saratoga

THE HOME DEPOT **TARGET** **TJ-MAXX** **24 FITNESS**

ULTA BEAUTY **Center** **Total Wine & MORE**

OAKRIDGE MALL
rack **TARGET** **macy's**

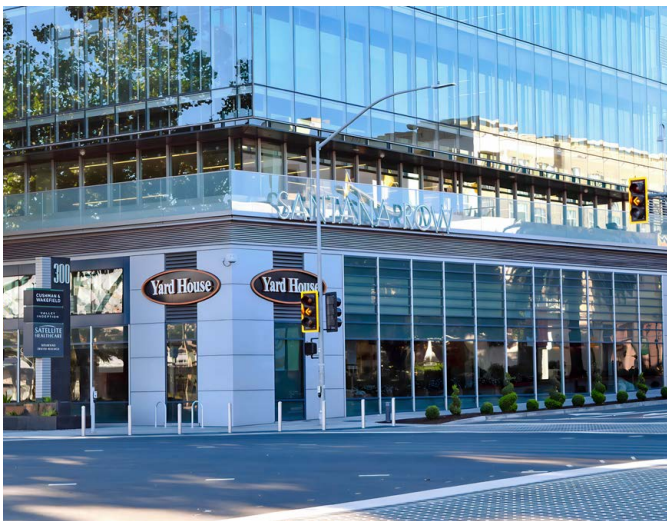
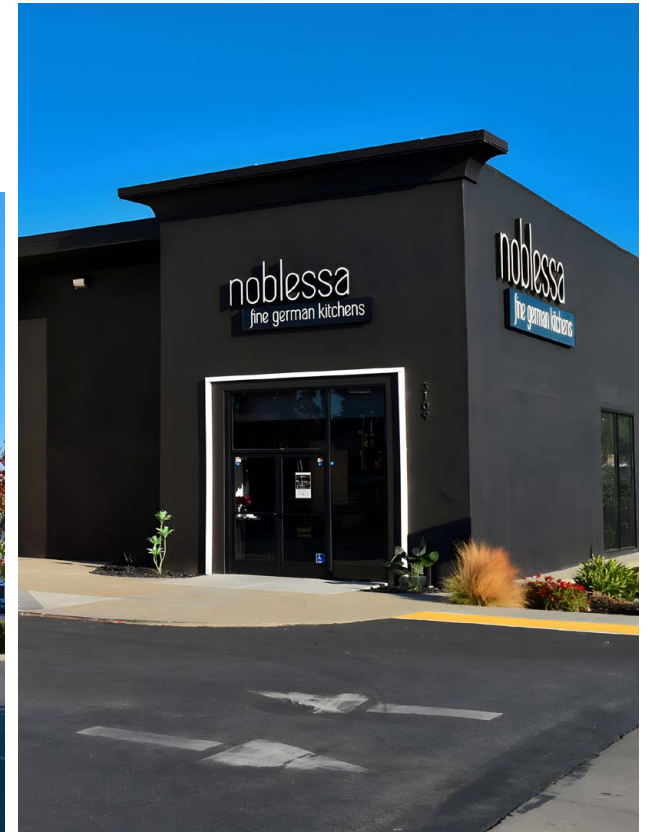
KINGS COURT
CVS **Lynard's** MARKETS

Los Gatos

SAFeway

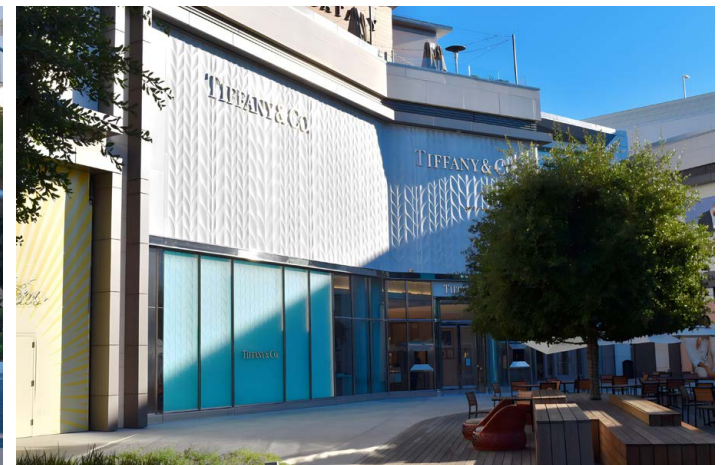
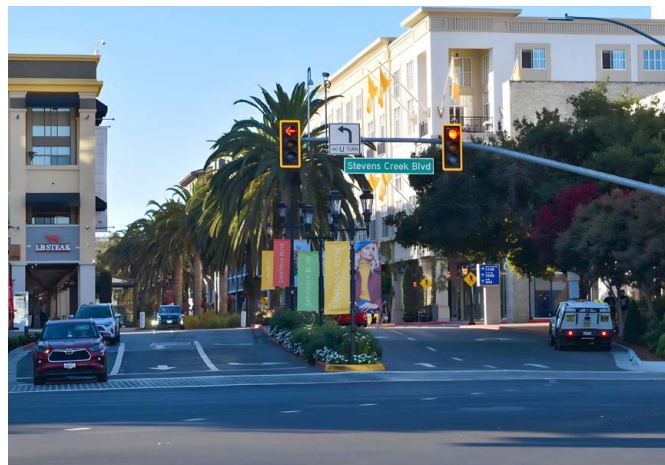
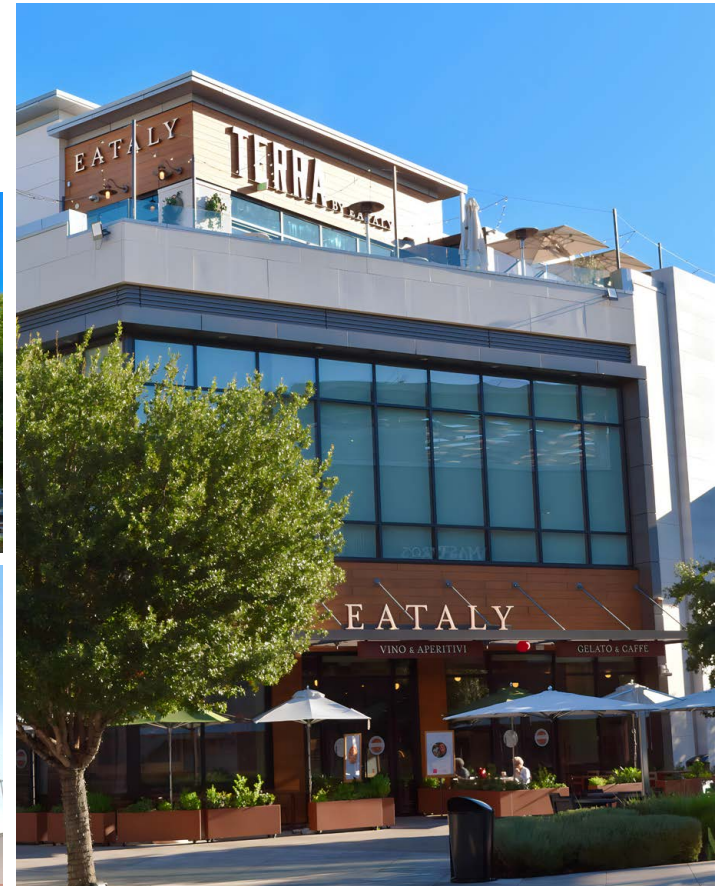
ALMADEN PLAZA
COSTCO WHOLESALE **ROSS** DRESS FOR LESS **TJ-MAXX** **BED BATH & BEYOND**
TRADER JOE'S **BARNES & NOBLE**

GALLERY
Site



GALLERY

Trade Area



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