

Via

THE SHOPS
at

Sunnyvale, CA

A  ANCHORED NEIGHBORHOOD CENTER

 the econic
company®

**LAST REMAINING
AVAILABLE SPACE**

5,262 SF

Fully Built Restaurant
(former Specialty's Café)

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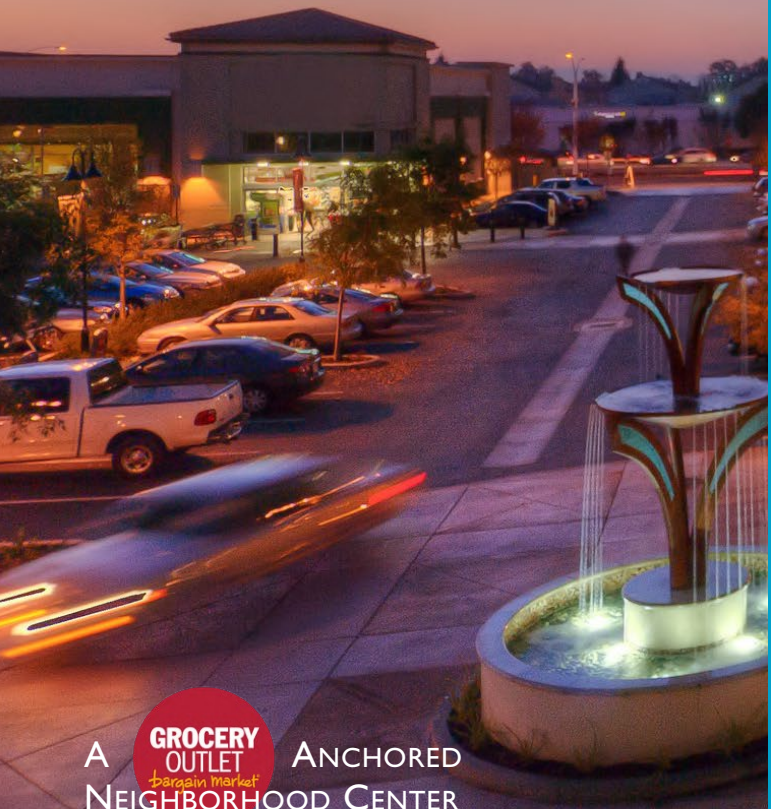
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ESSEX
PROPERTY TRUST, INC.

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A **GROCERY OUTLET** ANCHORED
Bargain Market
 NEIGHBORHOOD CENTER

PROJECT SUMMARY

- Located in Sunnyvale, CA, in the heart of Silicon Valley, within the newly completed Tasman Crossing neighborhood
- Underserved retail market surrounded by millions of square feet of office, industrial, R&D parks, and extensive new housing
- Mixed-use development with 284 high end rental units; retail is a grocery anchored shopping center with a total of ±46,000 sf of retail space
- Surface parking lot serving the retail component, with additional garage parking
- Monument signage along Tasman Blvd & Fair Oaks Blvd
- Minutes from future Related Santa Clara development and 49ers Stadium development
- Just over a mile from Moffett Towers, Jay Paul's 52 Acre, 1.8 Million Square Foot Class A office project

TRAFFIC COUNTS

- Hwy 101 - 193,100 ADT
- Hwy 237 - 105,300 ADT
- N Fair Oaks Ave - 21,003 ADT

MERCHANDIZING MIX

Anchored by a high volume Grocery Outlet Market. Additional opportunities for a wide range of tenants including financial, quick serve restaurants, bakery/cafe, and retail shops.

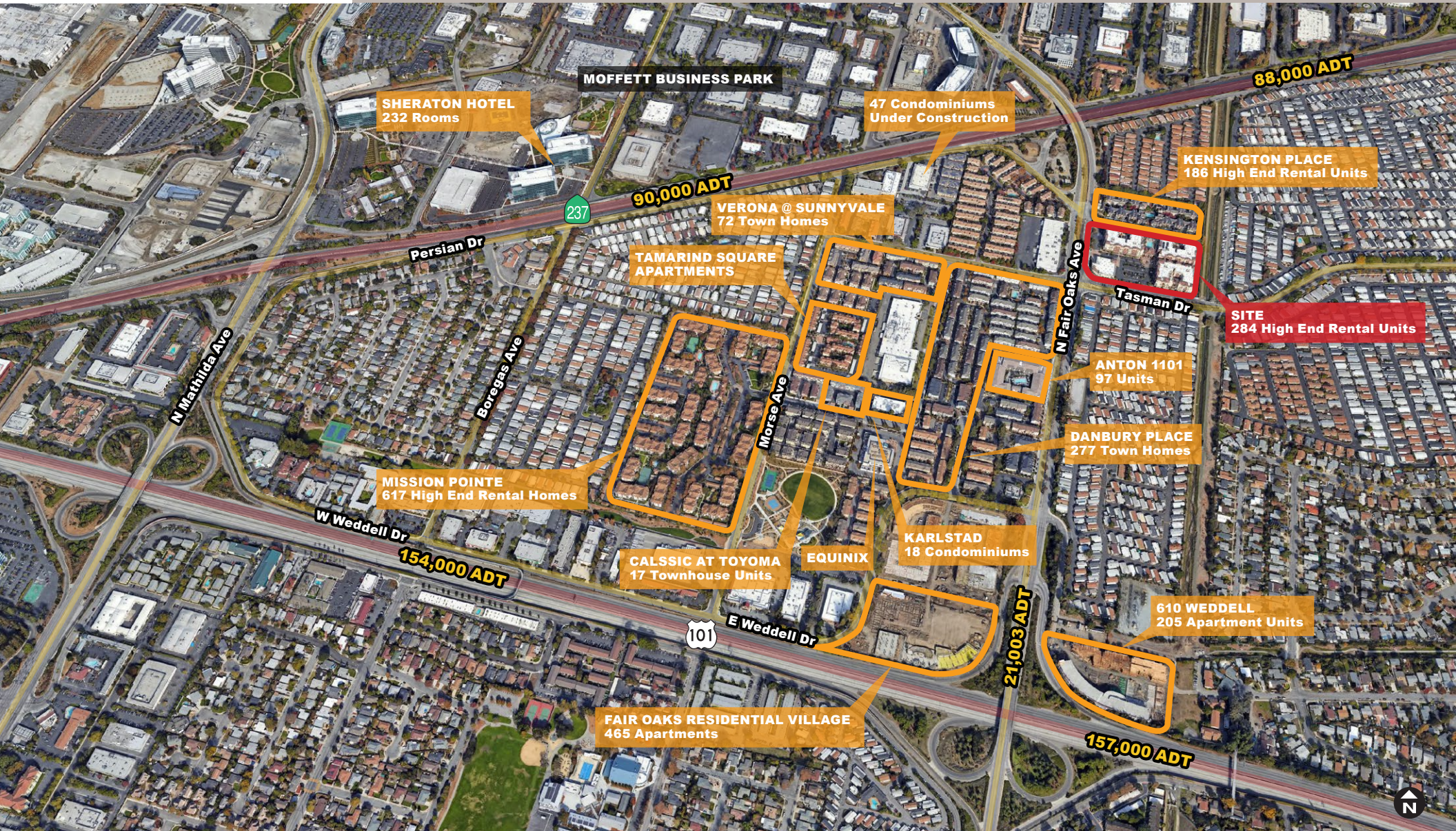
DRIVE TIME DEMOGRAPHIC SUMMARY

	5 Minutes	10 Minutes	15 Minutes
Total Population	28,516	186,271	566,219
Daytime Population	13,947	172,037	462,179
Avg. HH Income	\$183,733	\$209,758	\$219,244

RADIUS DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
Total Population	26,564	120,783	357,000
Daytime Population	10,777	112,849	279,807
Avg. HH Income	\$182,457	\$203,689	\$217,021

HOUSING AERIAL





Moffett Park:
8 million SF of office with an additional 3 million under construction; 5.3 million sf of R&D; Corporations include: Lockheed Martin (1M SF), Yahoo (~900K SF), Juniper (736K), Google (6.5+M SF), NetApp (850K SF)

Moffett Towers
1.85 Million SF Class A

Microsoft
MOTOROLA
hp
Rambus

Moffett Business Park

Juniper
TEXAS INSTRUMENTS
MOTOROLA

SITE

Future YAHOO!

Mercado Center
AMC THEATRES
TJ-max
Micro Center

Sunnyvale Town Center

TARGET
macy's

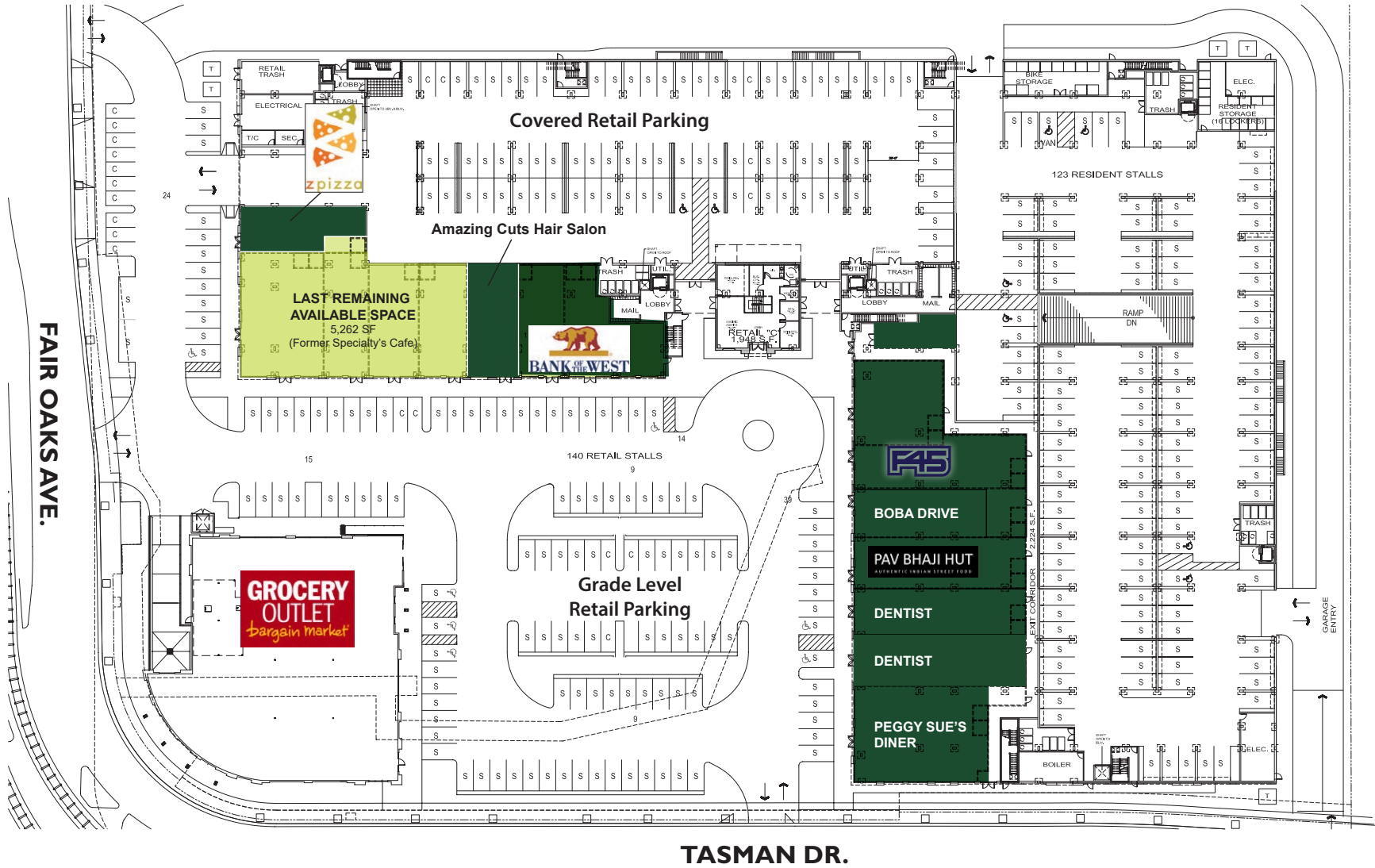
LOWE'S
Improving Physical Improvement

Electronics Fry's

@First
TARGET
CVS/pharmacy



SITE PLAN



TASMAN DR.

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FORMER SPECIALTY'S
CAFÉ
5,262 SF

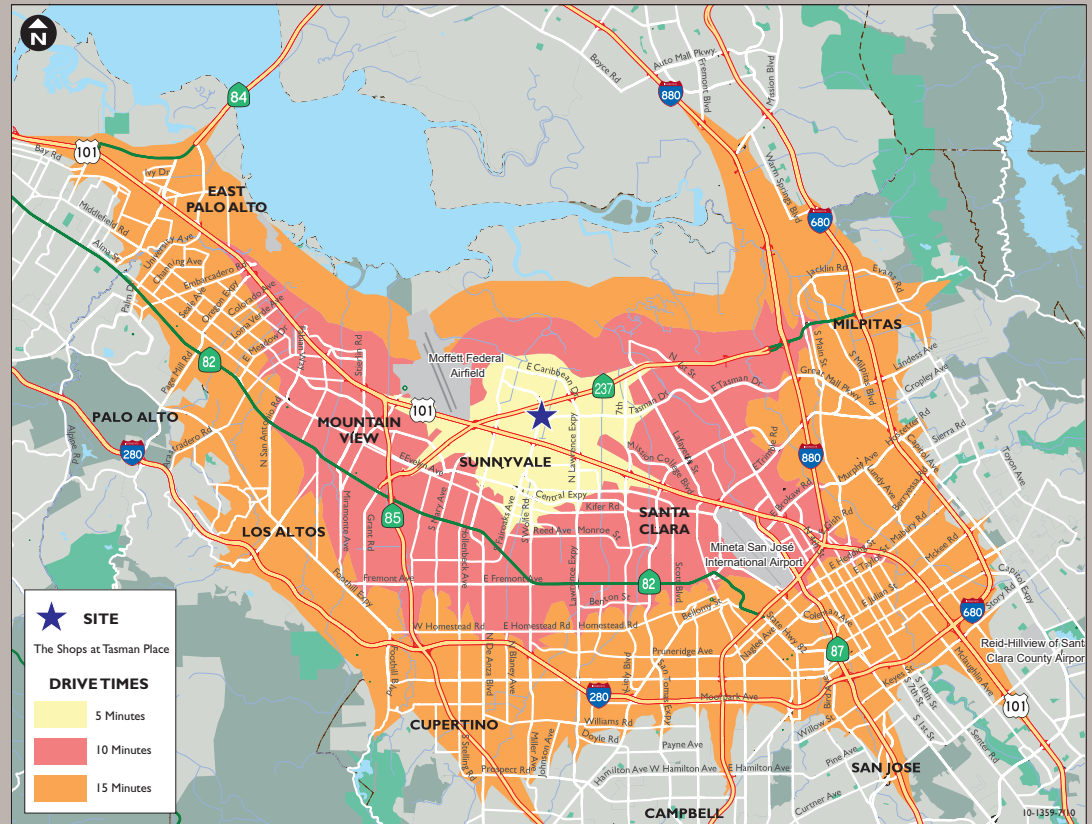




DRIVE TIME DEMOGRAPHIC REPORT

Demographics (2023)	5 Mins	7 Mins	10 Mins
2028 Total Population Estimated	30,009	62,570	209,175
2023 Total Population	29,434	59,147	195,743
Total Daytime Population	13,947	55,623	172,045
Median Age	39.8	37.4	37.0
Total Households	10,904	21,296	73,622
Owner Occupied Housing Units	5,827	10,407	30,425
Total % Owner Occupied Housing Units	52.0	46.2	39.4
Average Household Income	183,733	200,288	209,762
Median Household Income	142,161	159,740	166,576
Per Capita Income %	70,015	76,574	82,425
Any College	16,708	33,957	118,275
Any College %	78.3	80	84.3
White Collar Occupations %	75	76.8	81.8
Blue Collar Occupations %	13.3	11.9	8.9
Average Household Size	2.62	2.62	2.52

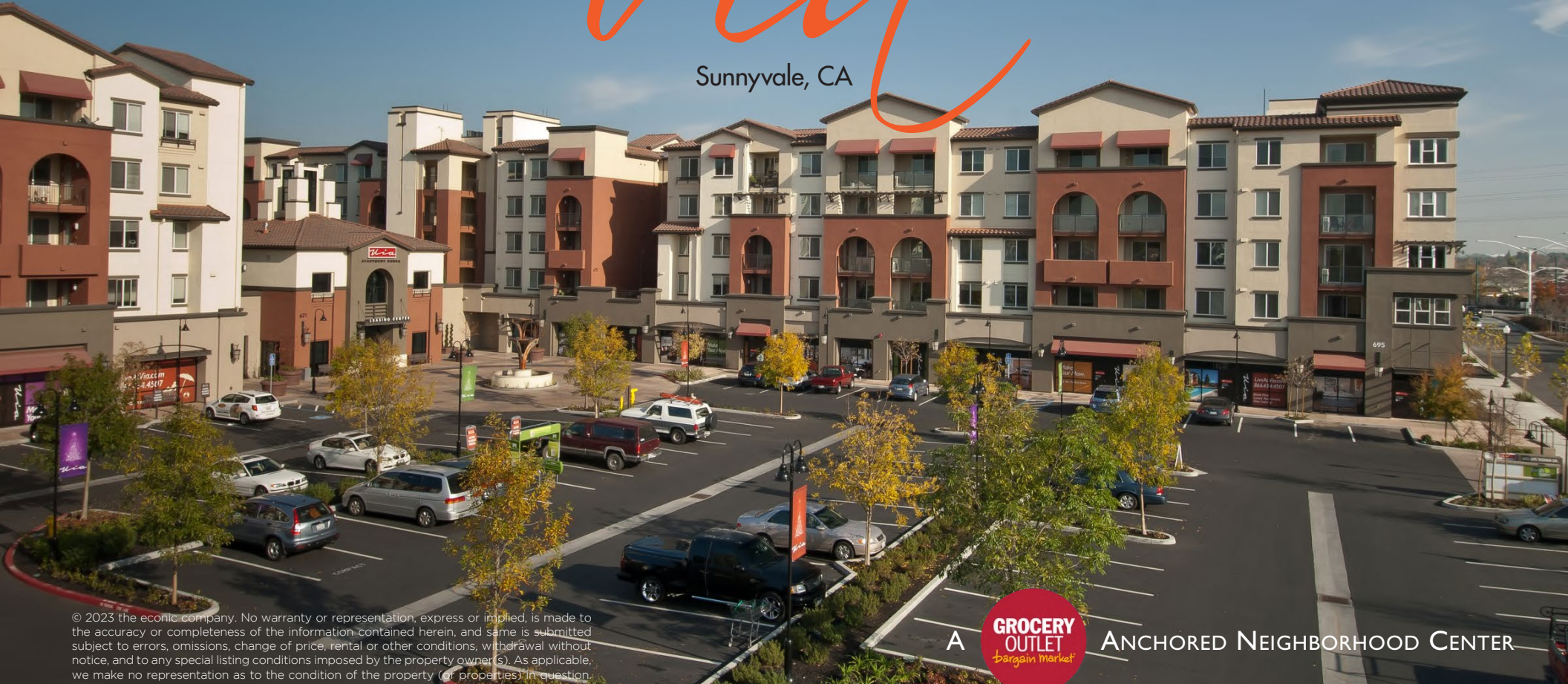
DRIVE TIME MAP



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A

GROCERY
OUTLET
bargain market

ANCHORED NEIGHBORHOOD CENTER

FOR MORE INFORMATION, CONTACT:

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