



# SANTA CLARA SQUARE MARKETPLACE

2702 - 2782 Augustine Dr. | Santa Clara, CA 95054  
**123,421 SF** Gross Leasable Area

- Less than two miles from major attractions including Great America Amusement Park, Levi's Stadium (home to the San Francisco 49ers), Mineta San José International Airport and Santa Clara Convention Center which welcomes hundreds of thousands of conference and meeting attendees annually
- Employers in the area include Cisco Systems, eBay, Google, Hewlett-Packard, Intel, Yahoo and more
- Nearby colleges include Santa Clara University (8,600+ students) and Mission College (7,400+ students)
- Part of Santa Clara Square, a modern integrated community that will include 1,850 luxury apartment homes and a premier 1.7 million sf workplace community, home to companies such as Hitachi Vantara, Analog Devices, AMD, and Veritas Technologies

## KEY TENANTS

Whole Foods Market  
 Bluemercury  
 Puesto  
 Fleming's Prime Steakhouse & Wine Bar  
 Il Fornaio  
 Sur la Table

## AVERAGE DAILY TRAFFIC COUNTS

**201,000**

Highway 101 at Bowers Ave.

**39,000**

Bowers Ave. at Highway 101

**240,000**

Total

## DEMOGRAPHICS

3 MILE RADIUS

**191,446**

POPULATION

**191,995**

DAYTIME POPULATION

**37**

AVERAGE AGE

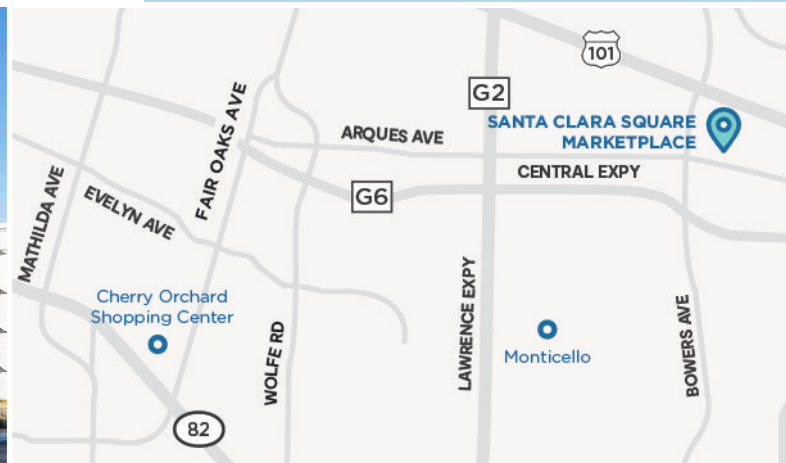
**\$1,033,856**

AVERAGE HOME VALUE

**\$178,703**

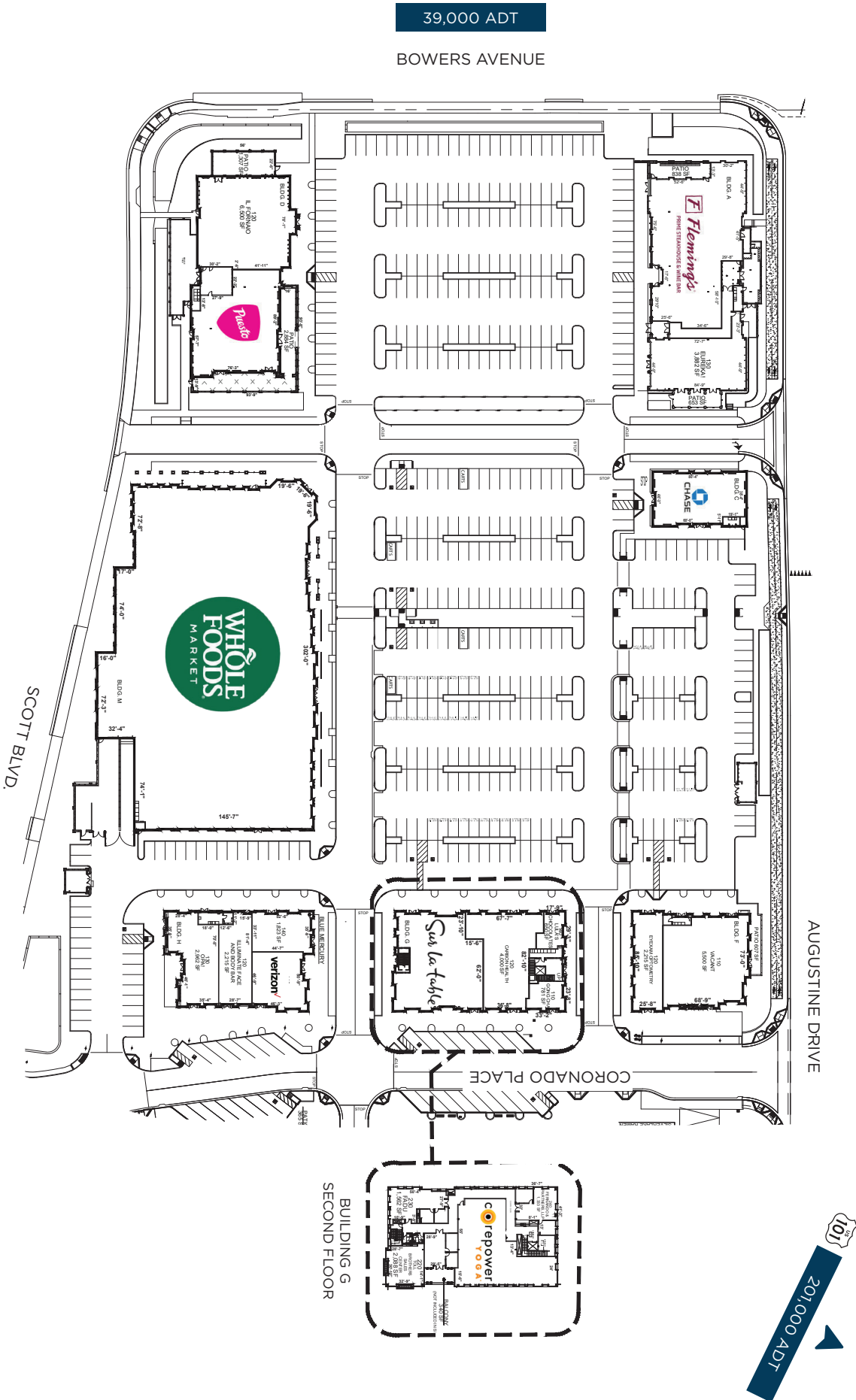
AVERAGE HOUSEHOLD INCOME

For leasing information, call Irvine Company at 949.720.2535



# SANTA CLARA SQUARE MARKETPLACE

Santa Clara, California



39,000 ADT  
BOWERS AVENUE

101  
201,000 ADT

BUILDING G  
SECOND FLOOR

© 2020 Irvine Management Company. All Rights Reserved. Sources: Claritas 2020; Esri 2020; IPEDS College Data 2018-2019. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. This is a schematic plan intended only to show the general layout of the Shopping Center and the approximate location of the premises. Landlord, at any time, may change the shape, size, location, number and extent of the improvements shown herein, as well as any additional improvements. Landlord may eliminate, add or relocate any improvements to any portion of the Shopping Center, including, without limitation, buildings, parking areas or structures, roadways, curb cuts, temporary or permanent kiosks, displays or stands, and may add land to and/or withdraw land from the Shopping Center. Plan not to scale.