

FOR LEASE

OFFICE, MEDICAL & RETAIL SPACES AVAILABLE

UNIVERSITY PLAZA | 1171 HOMESTEAD RD | SANTA CLARA, CA



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PROPERTY HIGHLIGHTS

- + Flexible size ranges available
- + See Floor Plan on Pages 4-5
- + One retail suite still available at 1,665 SF - Suitable for cafe, restaurant, storefront, etc
- + Office suites from 1,785 SF to 5,500 SF - market ready spaces available
- + Desirable Santa Clara location
- + Steps to Santa Clara University
- + Adjacent to the Santa Clara Farmer's Market
- + Abundance of signage on street side and parking side
- + Left in/left out access to parking on both Homestead Rd & Jackson St.
- + Iconic 2 story building
- + Ample parking on site including 2 story garage
- + Elevator Served
- + On-site eateries and cafes



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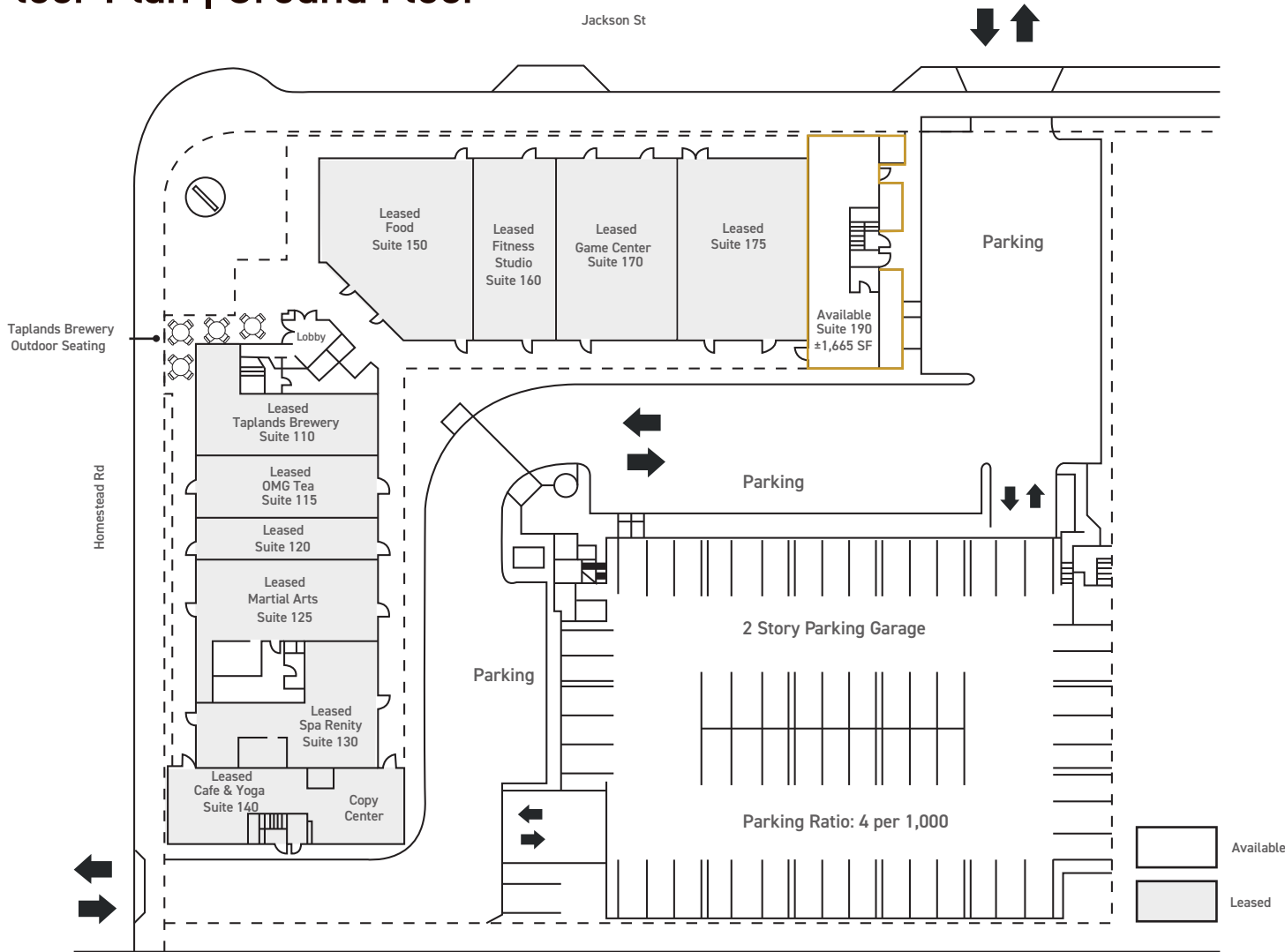


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Floor Plan | Ground Floor



**GROUND FLOOR RETAIL/
OFFICE AVAILABILITIES:**

±1,665 SF

SUITE 190

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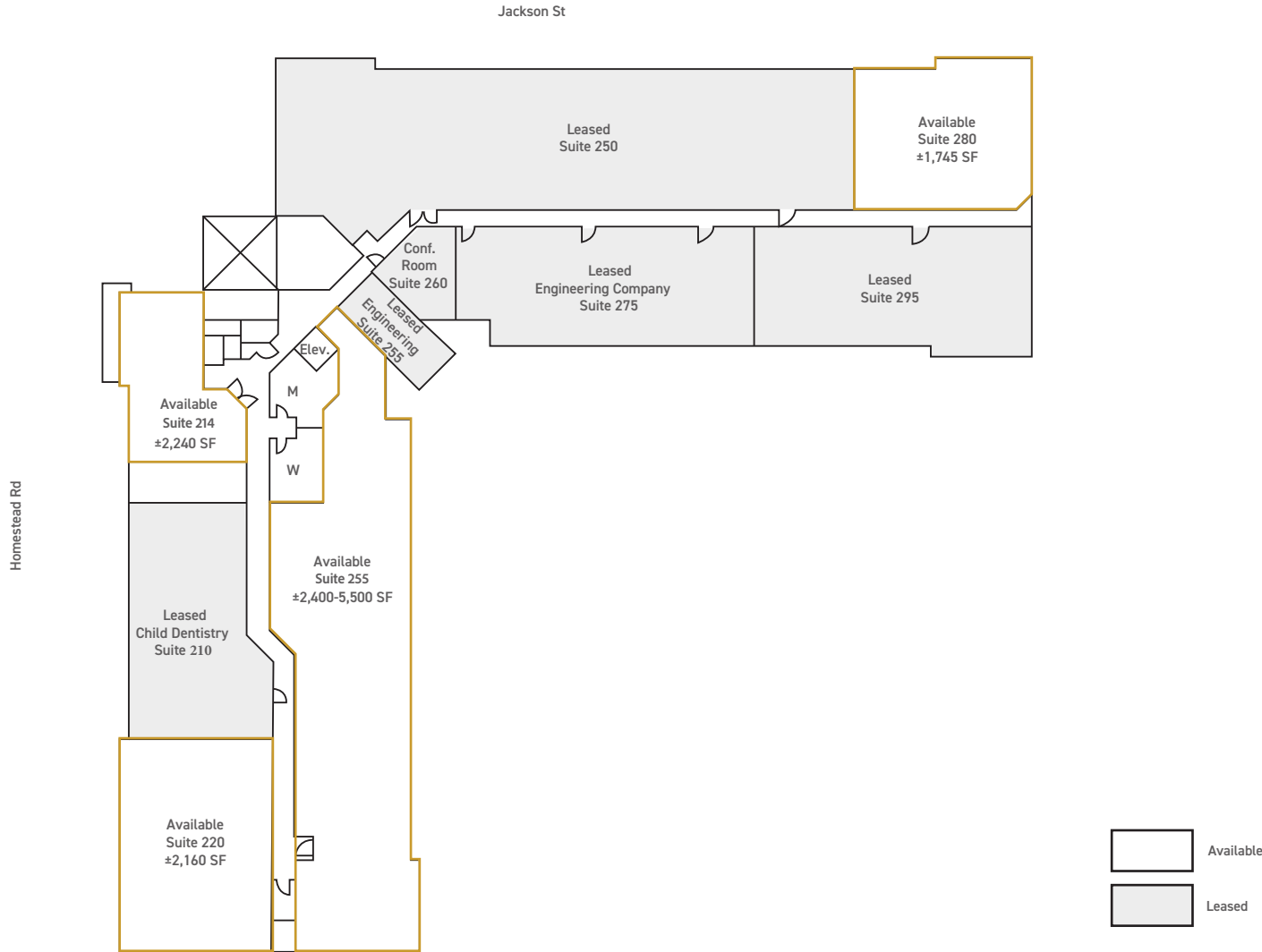
FLOOR PLAN NOT TO SCALE

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Floor Plan | Second Floor



GROUND FLOOR RETAIL/ OFFICE AVAILABILITIES

±2,240 SF

SUITE 214

±2,160 SF

SUITE 220

±2,400 to 5,500 SF

SUITE 255

±1,745 SF

SUITE 280

MAX CONTIGUOUS:

±5,500 SF

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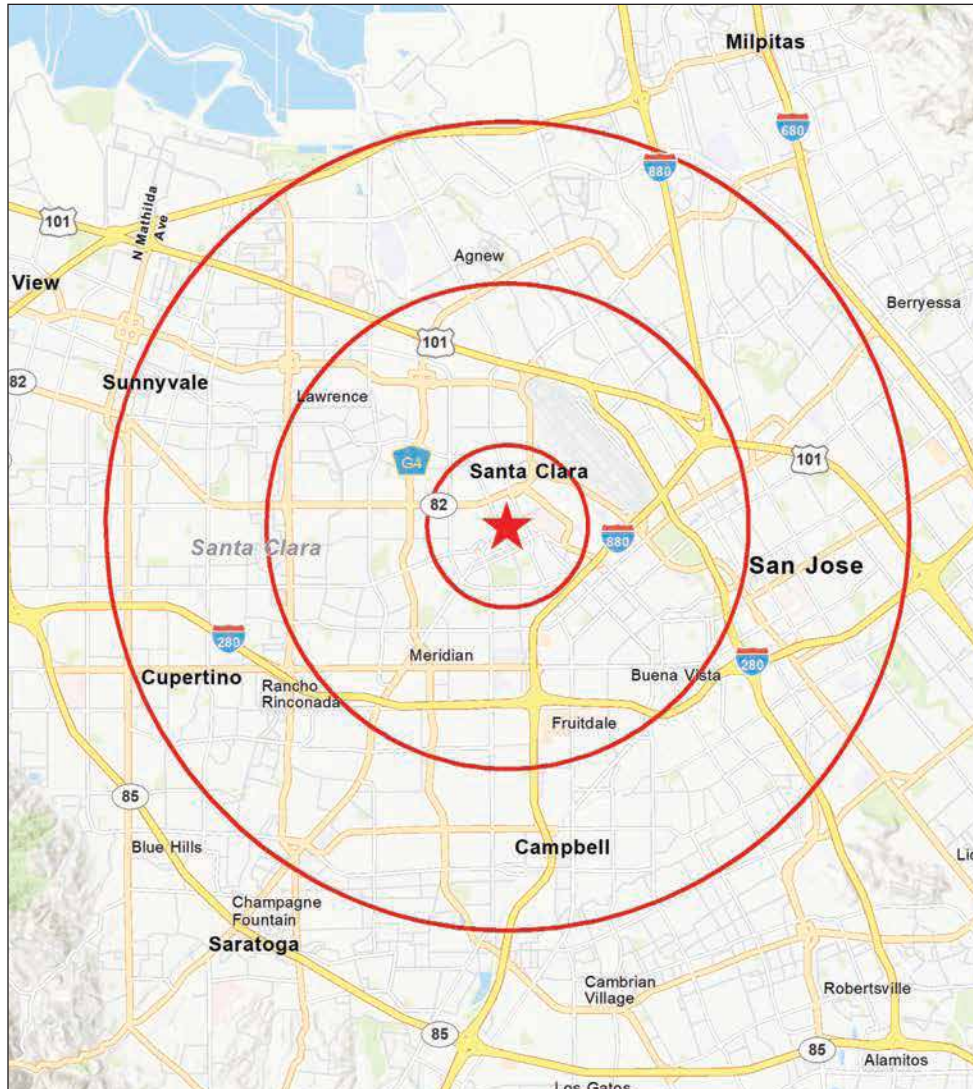


FLOOR PLAN NOT TO SCALE

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DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	27,448	198,644	627,567
2025 Population	29,736	211,576	662,592
2020-2025 Annual Rate	1.61%	1.27%	1.09%
2020 Median Age	32.2	36.6	36.4
Daytime Population	29,097	253,164	725,186

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2020 Total Households	9,814	75,887	230,155
2025 Total Households	10,594	80,800	242,772
2020 - 2025 Annual Rate	1.54%	1.26%	1.07%

MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
2020 Median HH Income	\$95,186	\$110,709	\$116,940
2025 Median HH Income	\$108,545	\$124,209	\$131,205
2020-2025 Annual Rate	2.66%	2.33%	2.33%

AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
2020 Average HH Income	\$127,525	\$145,207	\$154,356
2025 Average HH Income	\$143,769	\$163,676	\$172,395
2020-2025 Annual Rate	2.00%	2.00%	2.00%

Source: Esri, Esri & Infogorup, U.S. Census