

Via

THE SHOPS
at

Sunnyvale, CA

A **GROCERY
OUTLET**
bargain market ANCHORED NEIGHBORHOOD CENTER

**Newmark
Knight Frank**

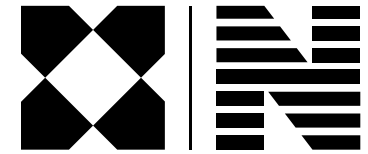
AVAILABLE SPACES

5,109 SF fully built out fitness space
(Negotiating Lease)

2,401 SF space for a restaurant

2,885 SF grey shell retail space

1,343 SF fully built out retail space
(Negotiating Lease)



SEAN O'CARROLL
socarroll@newmarkccarey.com
408.987.4120
CA RE License #01058587

MATT SWEENEY
msweeney@newmarkccarey.com
408.987.4119
CA RE License #01746896

2804 Mission College Boulevard, Suite 120
Santa Clara, CA 95054
Tel: 408.727.9600 | Fax: 408.988.6340

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



Via

THE SHOPS
at

Sunnyvale, CA



A **GROCERY OUTLET**
bargain Market ANCHORED
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 Yahoo Headquarters and new 49ers stadium development
- Just over a mile from Moffett Towers, Jay Paul's 1.8 million square foot Class A office project, newly leased to Motorola, HP, Rambus, and Microsoft to list a few.

TRAFFICE COUNTS

- Hwy 101 - 157,000 ADT
- Hwy 237 - 90,000 ADT
- N Fair Oaks Ave - 21,003 ADT

MERCHANDIZING MIX

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

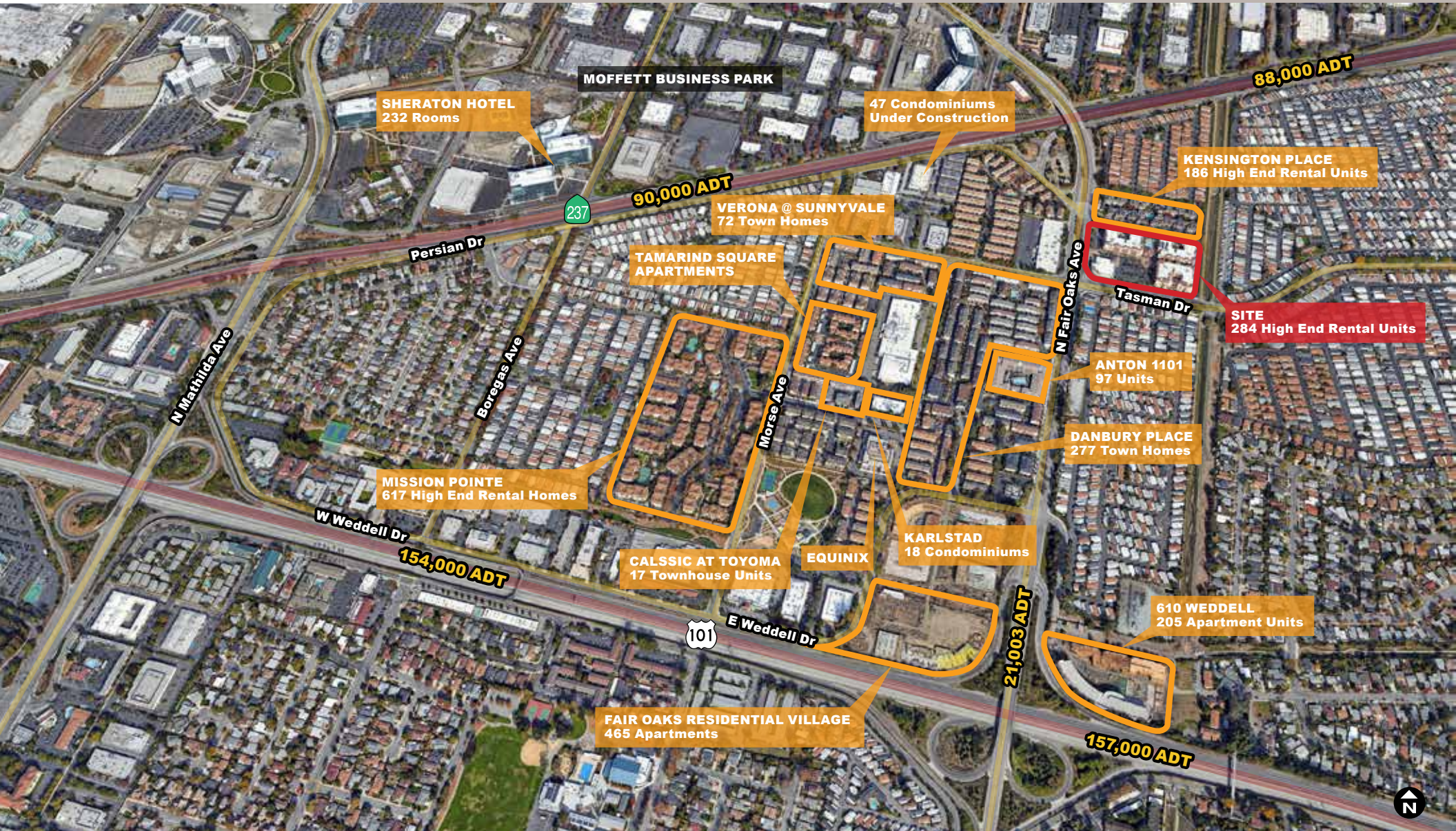
DRIVE TIME DEMOGRAPHIC SUMMARY

	5 Minutes	10 Minutes	15 Minutes
Total Population	123,124	627,741	1,314,024
Daytime Population	17,430	88,533	197,906
Avg. HH Income	\$145,729	\$170,189	\$163,498

RADIUS DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
Total Population	26,805	118,098	359,563
Daytime Population	3,410	15,996	92,266
Avg. HH Income	\$134,295	\$147,280	\$158,031

HOUSING AERIAL

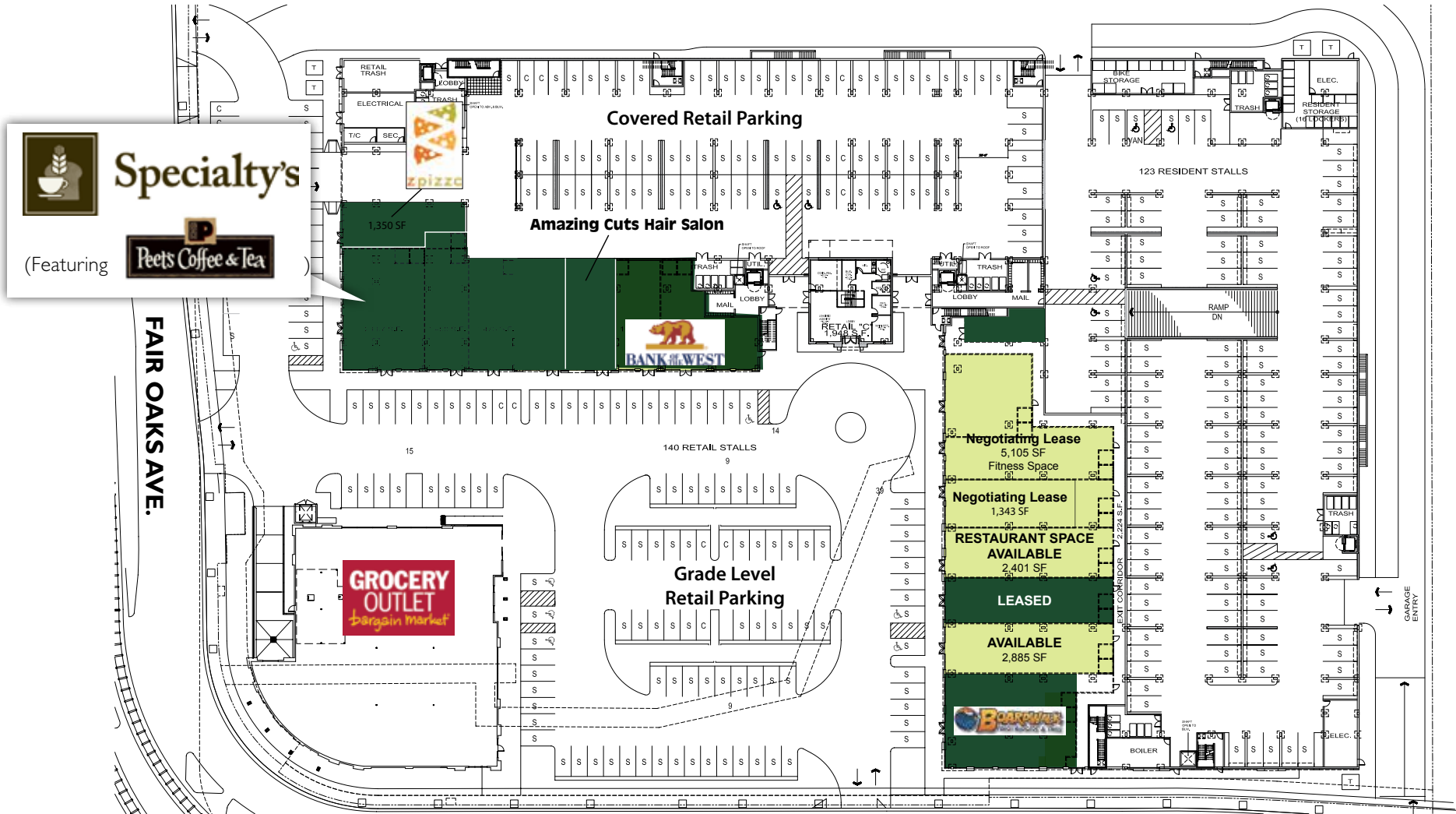




Moffett Park:
8 million SF of office with an additional 3 million under construction; 5.3 million sf of R&D; Corporations include: Lockheed Martin (1M SF), Yahoo (~900K SF), Juniper (736K), Google (6.5+M SF), NetApp (850K SF)

SITE

SITE PLAN



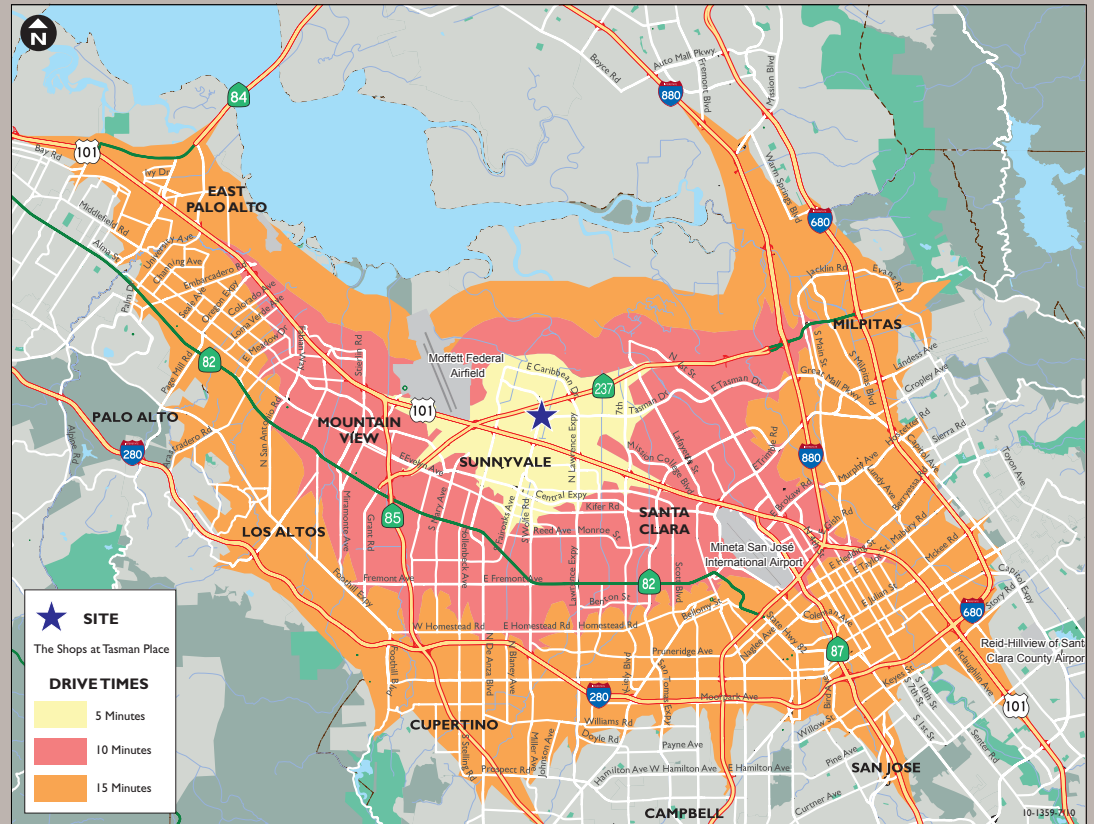
TASMAN DR.



DRIVE TIME DEMOGRAPHIC REPORT

621 Tasman Dr Sunnyvale, CA		5.00 (mins)	10.00 (mins)	15.00 (mins)
POPULATION	2017 Estimated Population	123,124	627,741	1,314,024
	2022 Projected Population	128,004	650,810	1,361,955
	2010 Census Population	304,104,663	1,625,329,88	3,135,469,32
	2000 Census Population	99,577	503,622	1,122,486
	Projected Annual Growth 2017 to 2022	0.8%	0.7%	0.7%
Historical Annual Growth 2000 to 2017		1.4%	1.4%	1.0%
HOUSEHOLDS	2017 Estimated Households	48,126	231,316	456,950
	2022 Projected Households	51,275	246,298	486,322
	2010 Census Households	129,053,259	723,662,624	1,372,530,82
	2000 Census Households	40,065	190,690	393,024
	Projected Annual Growth 2017 to 2022	1.3%	1.3%	1.3%
Historical Annual Growth 2000 to 2017		1.2%	1.3%	1.0%
AGE	2017 Est. Population Under 10 Years	12.3%	12.2%	12.1%
	2017 Est. Population 10 to 19 Years	8.9%	10.8%	11.8%
	2017 Est. Population 20 to 29 Years	17.9%	15.2%	15.3%
	2017 Est. Population 30 to 44 Years	27.7%	24.9%	23.3%
	2017 Est. Population 45 to 59 Years	18.1%	19.2%	19.7%
	2017 Est. Population 60 to 74 Years	11.0%	12.0%	12.1%
	2017 Est. Population 75 Years or Over	4.1%	5.8%	5.7%
2017 Est. Median Age		34.3	36.4	36.5
MARITAL STATUS & GENDER	2017 Est. Male Population	51.3%	50.9%	50.8%
	2017 Est. Female Population	48.7%	49.1%	49.2%
	2017 Est. Never Married	35.0%	31.8%	34.2%
	2017 Est. Now Married	47.2%	51.5%	48.4%
	2017 Est. Separated or Divorced	14.8%	13.0%	13.5%
2017 Est. Widowed		3.0%	3.7%	4.0%
INCOME	2017 Est. HH Income \$200,000 or More	22.0%	28.0%	26.0%
	2017 Est. HH Income \$150,000 to \$199,999	14.3%	13.7%	12.6%
	2017 Est. HH Income \$100,000 to \$149,999	20.7%	19.2%	18.4%
	2017 Est. HH Income \$75,000 to \$99,999	11.3%	9.8%	10.1%
	2017 Est. HH Income \$50,000 to \$74,999	11.3%	10.0%	10.7%
	2017 Est. HH Income \$35,000 to \$49,999	6.7%	6.0%	6.8%
	2017 Est. HH Income \$25,000 to \$34,999	4.5%	4.3%	4.9%
	2017 Est. HH Income \$15,000 to \$24,999	4.3%	4.0%	4.7%
	2017 Est. HH Income Under \$15,000	4.8%	5.0%	5.8%
	2017 Est. Average Household Income	\$145,729	\$170,189	\$163,498
	2017 Est. Median Household Income	\$116,760	\$133,697	\$126,047
	2017 Est. Per Capita Income	\$56,994	\$62,943	\$57,086
	2017 Est. Total Businesses		32,448	148,376
2017 Est. Total Employees		17,430	88,533	197,906

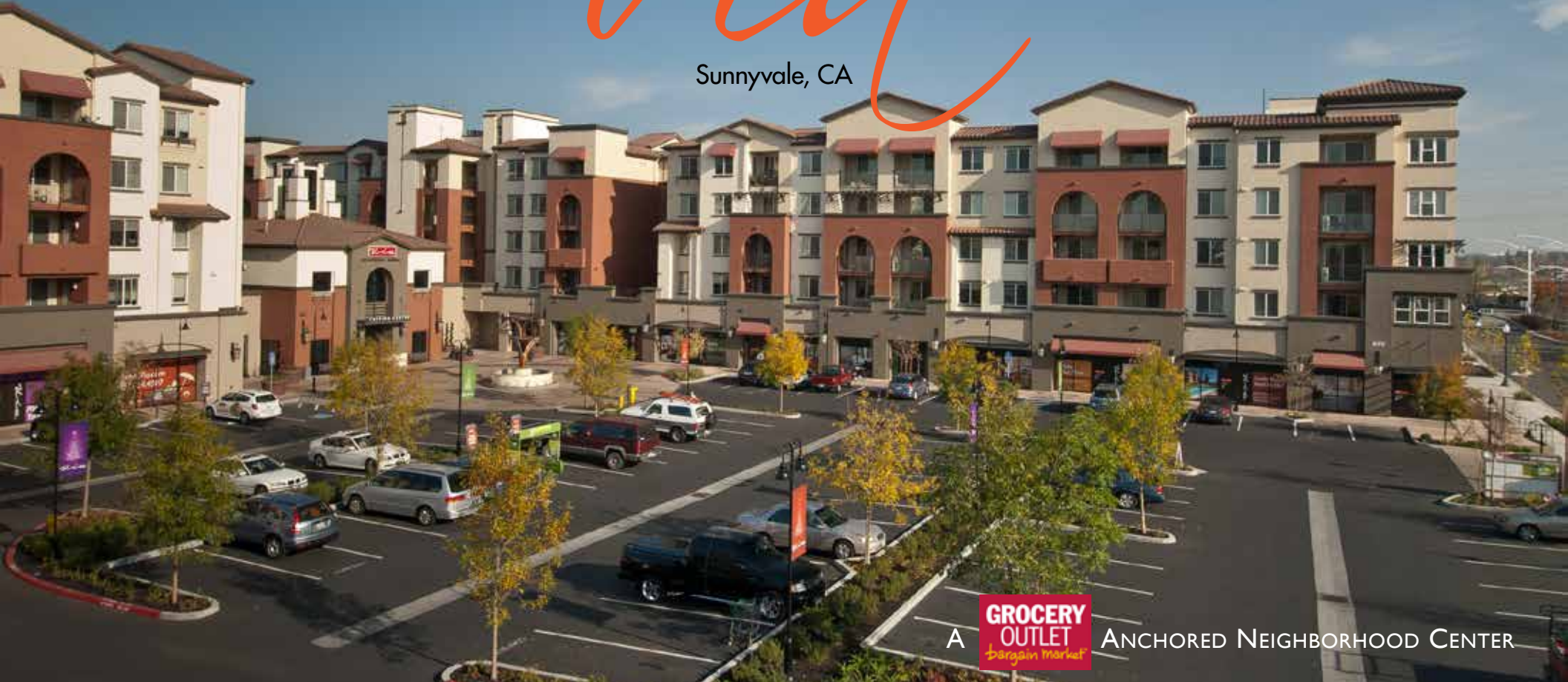
DRIVE TIME MAP





Via THE SHOPS at

Sunnyvale, CA



A ANCHORED NEIGHBORHOOD CENTER

FOR MORE INFORMATION, CONTACT:

**Newmark
Knight Frank**

SEAN O'CARROLL
socarroll@newmarkccarey.com
408.987.4120
CA RE License #01058587

MATT SWEENEY
msweeney@newmarkccarey.com
408.987.4119
CA RE License #01746896

