

RESTAURANT AND RETAIL SPACE  
**FOR LEASE**

  
**RIVERMARK**  
**VILLAGE**

Santa Clara, CA



**HEITMAN**  
A REAL ESTATE INVESTMENT MANAGEMENT FIRM

# JOIN RIVERMARK VILLAGE!

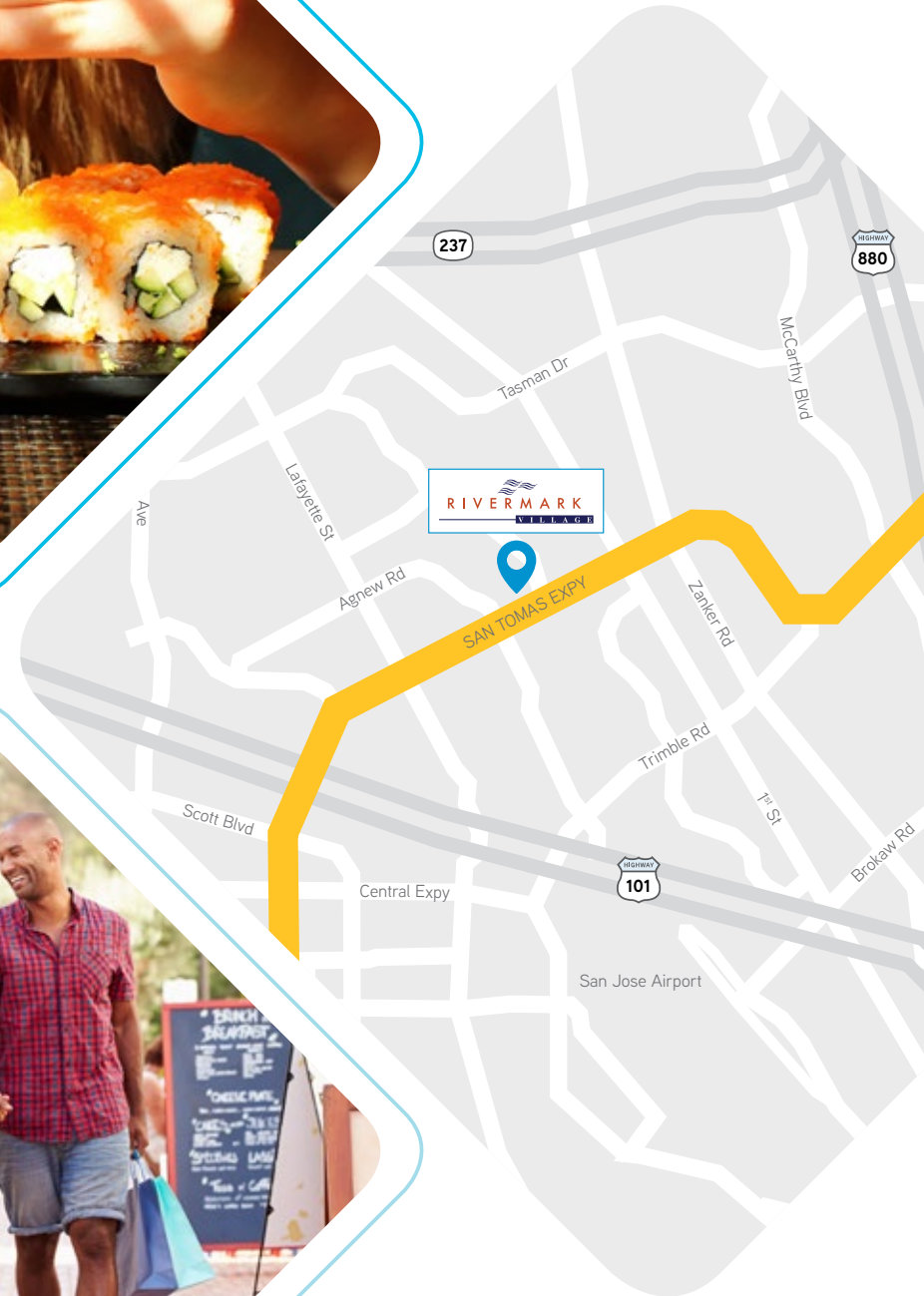
A diverse blend of sit-down restaurants, quick service restaurants, community retail services and specialty shops anchored by Safeway.

## RETAIL SPACE AVAILABLE FOR LEASE

- ±1,525 SF Available Now
- ±2,195 SF Available with 45-day Notice

## SECOND GENERATION RESTAURANT SPACE AVAILABLE FOR LEASE

- ±2,624 SF End Cap Space Available 9/1/18



# SITE PLAN

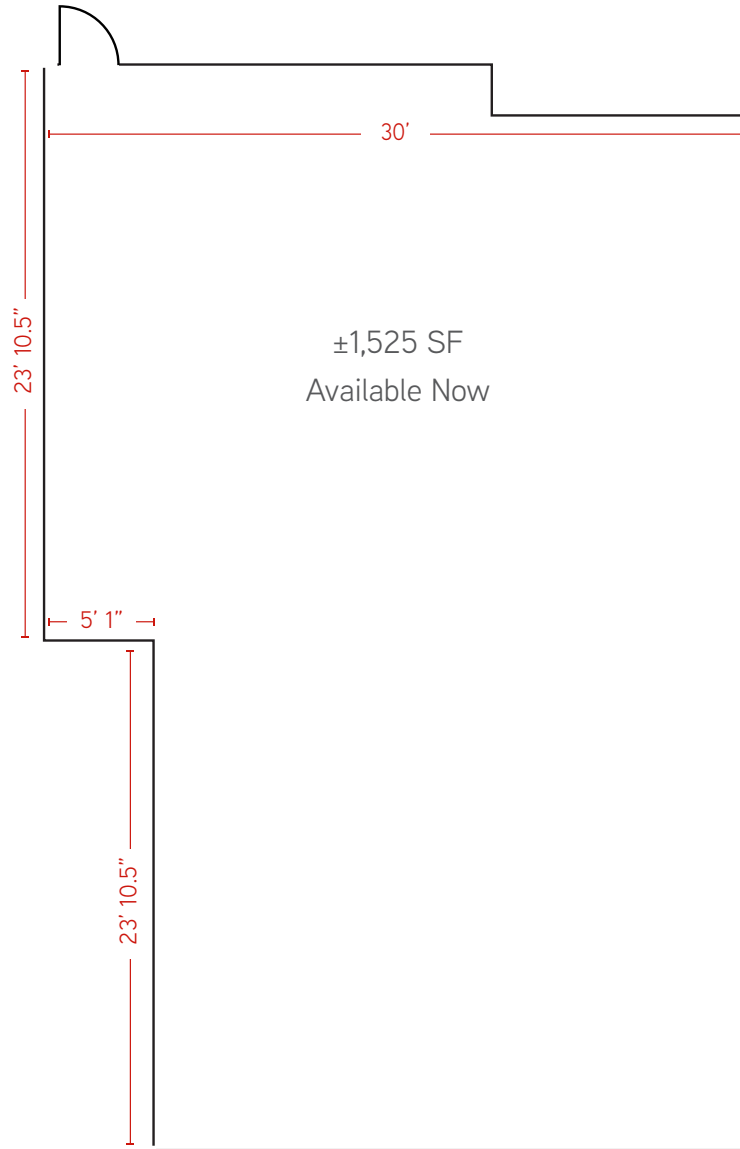
#	TENANTS
1	Santa Clara Police
2	Bar Method
3	KeyPoint Credit Union
4	Khoobsurat Threading Salon
5	Diamond Wireless
6	Postal Annex
7	Supercuts
8	Chipotle
9	Prolific Oven
10	T-Mobile
11	Cold Stone Creamery
12	Peet's Coffee and Tea
13	Jamba Juice
14	Premier Pizza
15	Smashburger
16	GameStop
17	Red Robin
18	Piatti Italian Restaurant and Bar
19	Easterly Restaurant
20	Iris Vision
21	Rivermark Dental
22	Town & Country Dry Cleaner
23	GNC
24	Jersey Mike's
25	Mezbaan Indian Cuisine
26	Posh Bagel
27	H&R Block
28	Rivermark Nail Spa
29	Cerulean Dental
30	Just Breathe Yoga
31	Fantasia Coffee and Tea



#	ADDRESS	SQUARE FOOT	AVAILABLE	TYPE
a	3988 Rivermark Plaza, Santa Clara, CA	±1,525 SF	Now	Retail/ Service
b	3912 Rivermark Plaza, Santa Clara, CA	±2,195 SF	Available with 45-day notice	Retail/ Service
c	3958 Rivermark Plaza, Santa Clara, CA	±2,624 S	9/1/18	Restaurant

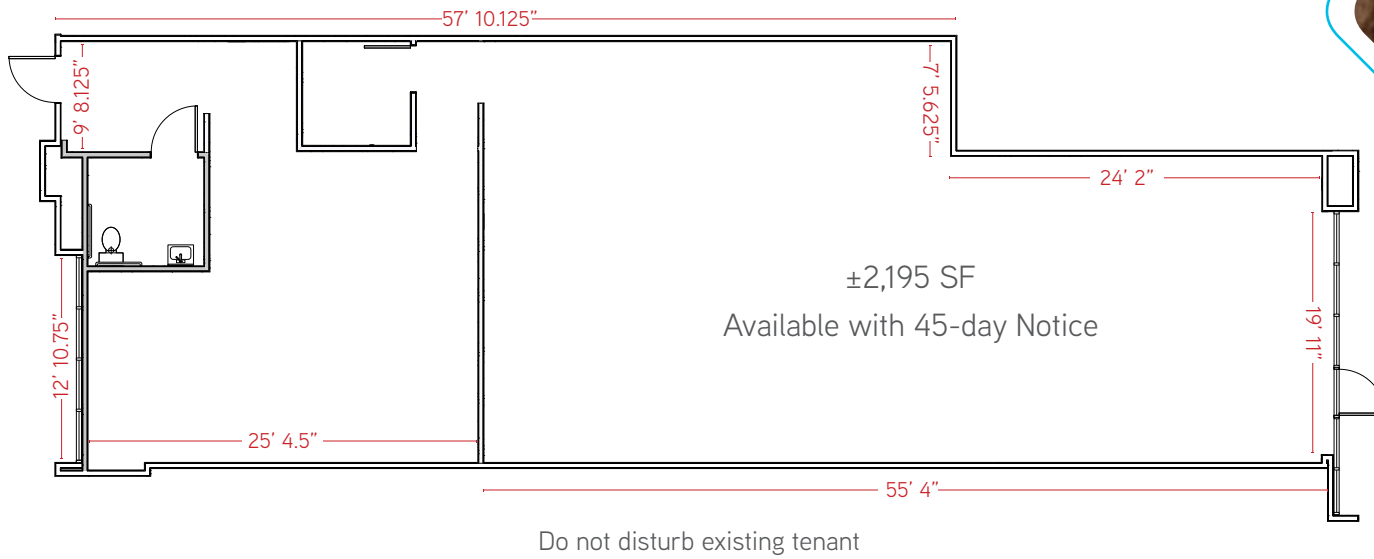
# 3988 RIVERMARK PLAZA

# FLOOR PLANS AVAILABLE RETAIL SPACE



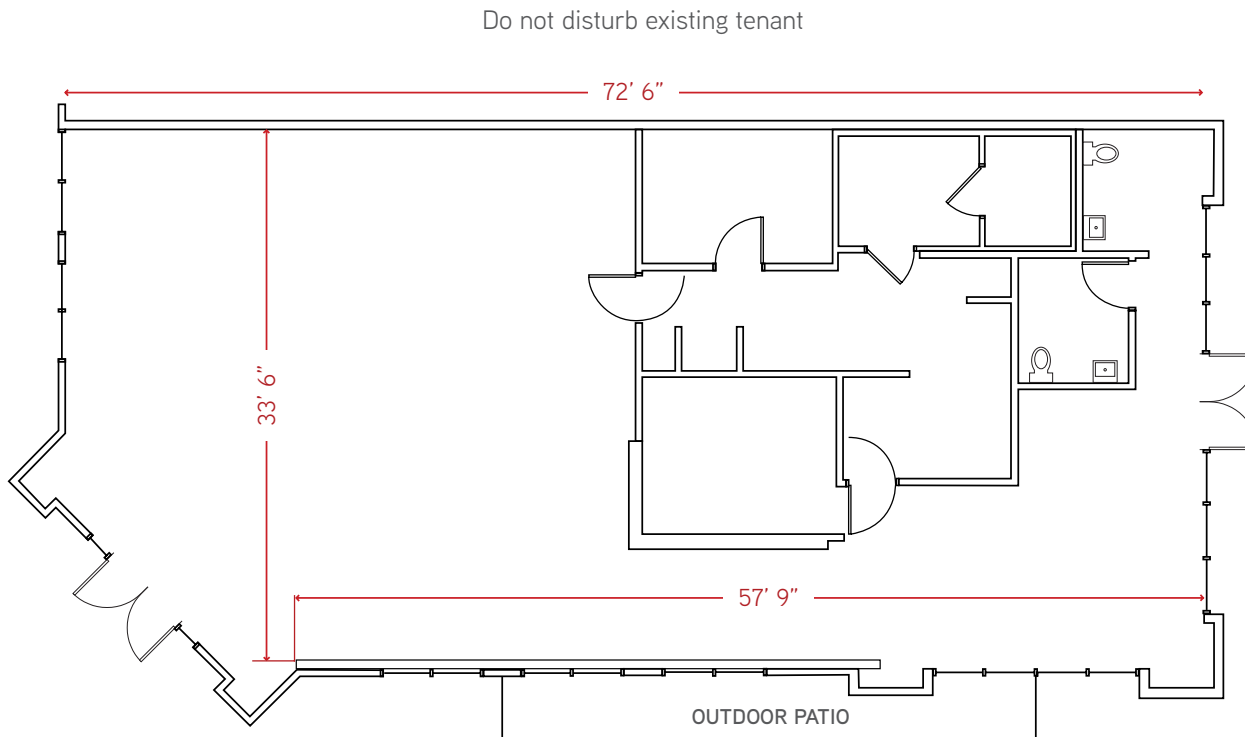
# 3912 RIVERMARK PLAZA

# FLOOR PLANS AVAILABLE RETAIL SPACE



# 3958 RIVERMARK PLAZA

# FLOOR PLAN AVAILABLE END CAP RESTAURANT SPACE



















±2,624 SF  
Available 9/1/2018



# GEODEMOGRAPHICS

## TOP 4 LIFE STAGE SEGMENTS WITHIN A 1 AND 3 MILE RADIUS OF RIVERMARK VILLAGE

SEGMENT	AFFLUENT HOUSEHOLDS	TAKING HOLD	TOP WEALTH	COMFORTABLE HOUSEHOLDS
1 MILE RADIUS	24.20%	18.3%	10.9%	7.6%
3 MILE RADIUS	20.40%	13.6%	8.4%	11.6%
COMMENTS	<p> Married couples with children under the age of 18</p> <p> 80% of this group earns \$100,000+ and 45.5% earn \$150,000+</p> <p> Enjoy peak educational levels and professional occupations</p>	<p> Single professionals getting ready to marry</p> <p> Middle and upper-middle income brackets</p> <p> Over 30% earn \$150,000+</p>	<p> Over 75% are married with children over the age of 18</p> <p> 49.9% earn \$150,000+</p> <p> Many expenses are paid for with credit cards</p>	<p> 50% are married with children of mixed ages</p> <p> Spend their money on technology entertainment, and clothing for their children</p> <p> More than 90% earn between \$50,000 and \$90,000</p>
WHERE THEY SHOP				

Source: Gadberry Group, MicroBuildHS Metadata, Life Stage Segmentation System Powered by Personix®



# DEMOGRAPHICS

	5 MIN DRIVETIME		10 MIN DRIVETIME		15 MIN DRIVETIME	
	COUNT	%	COUNT	%	COUNT	%
Daytime Population	96,716	—	306,880	—	669,159	—
Current Population	8,962	—	125,083	—	648,905	—
Total Households	2,904	—	47,270	—	234,073	—
Average Age	35.36	—	36.85	—	37.07	—
2018 Est. Average Household Size	3.01	—	2.63	—	2.71	—
2018 Est. Median Household Income	\$143,676	—	\$125,266	—	\$103,604	—

2018 EST. POPULATION AGE 25+ BY EDUCATION ATTAINMENT						
Population with a Bachelor's Degree	1,892	31%	24,836	28%	117,582	26%
Population with a Master's Degree	1,530	25%	20,384	23%	77,473	17%
Population with a Professional Degree	179	3%	2,136	2%	9,495	2%
Population with a Doctorate Degree	162	3%	2,761	3%	13,854	3%

2018 EST. HOUSEHOLDS BY HOUSEHOLD SIZE						
1-Person Household	535	18%	11,958	25%	62,259	27%
2-Person Household	795	27%	15,617	33%	69,715	30%
3-Person Household	598	21%	8,452	18%	40,742	17%
4-Person Household	527	18%	5,885	12%	30,880	13%
5-Person Household	226	8%	2,754	6%	14,966	6%
6-Person Household	120	4%	1,383	3%	7,658	3%
7-or-more-person	103	4%	1,221	3%	7,854	3%

2018 EST. POPULATION BY SINGLE-CLASSIFICATION RACE						
White Alone	2,043	23%	41,033	33%	249,459	38%
Black/African American Alone	273	3%	3,775	3%	20,709	3%
American Indian/Alaskan Native Alone	52	1%	682	1%	4,857	1%
Asian Alone	5,558	62%	58,372	47%	247,140	38%
Native Hawaiian/Pacific Islander Alone	25	0%	759	1%	3,024	0%
Some Other Race Alone	529	6%	13,948	11%	90,109	14%
Two or More Races	481	5%	6,514	5%	33,607	5%

2018 EST. HOUSEHOLDS BY HH INCOME						
Income < \$15,000	109	4%	2,321	5%	15,229	7%
Income \$15,000 - \$24,999	57	2%	1,928	4%	13,543	6%
Income \$25,000 - \$34,999	132	5%	2,261	5%	12,952	6%
Income \$35,000 - \$49,999	127	4%	2,662	6%	18,317	8%
Income \$50,000 - \$74,999	296	10%	4,859	10%	28,707	12%
Income \$75,000 - \$99,999	239	8%	4,663	10%	24,833	11%
Income \$100,000 - \$124,999	268	9%	4,889	10%	23,117	10%
Income \$125,000 - \$149,999	297	10%	4,867	10%	20,440	9%
Income \$150,000 - \$199,999	475	16%	7,058	15%	28,090	12%
Income \$200,000 - \$249,999	324	11%	4,479	9%	17,395	7%
Income \$250,000 - \$499,999	364	13%	4,717	10%	19,436	8%
Income \$500,000+	215	7%	2,568	5%	12,015	5%

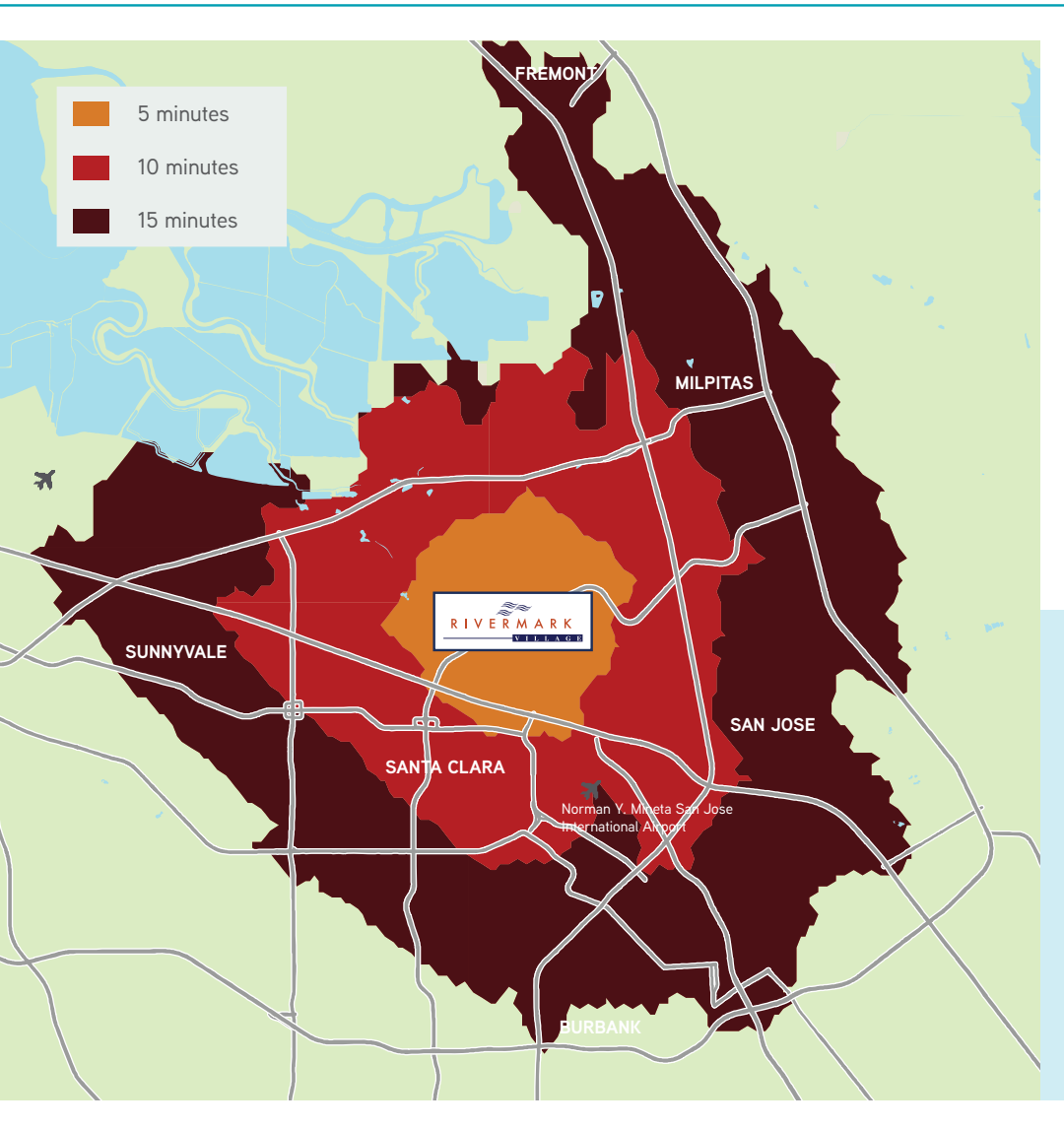
2018 EST. EMPLOYED CIVILIAN POPULATION 16+ BY OCCUPATION CLASSIFICATION						
White Collar	3,529	77%	49,916	75%	226,725	68%
Blue Collar	480	11%	8,024	12%	47,662	14%
Service and Farming	564	12%	8,437	13%	57,513	17%

Source: Claritas Pop-Facts Premier 2018





# LOCAL SPENDING HABITS



## AVERAGE ANNUAL HOUSEHOLD SPENDING

	5mins	10mins	15mins
Number of Households	2,904	47,270	234,073
Restaurants	\$8,832	\$7,805	\$7,255
Food and Beverage Stores	\$8,454	\$7,454	\$7,197
Apparel	\$4,310	\$3,732	\$3,384
Health and Personal Care Stores	\$3,314	\$3,014	\$2,933
Sporting Goods, Hobby, Musical Instrument & Book Stores	\$1,272	\$1,095	\$1,014
Vehicles & Parts	\$13,314	\$11,624	\$10,888
GAFO (General merchandise, apparel, furniture and other)	\$8,488	\$7,400	\$7,056

Source: Claritas Pop-Facts Premier 2018

## A DESIRABLE LOCATION

- ◆ Educated and prosperous - in Santa Clara County, the average household income is over \$162K and 49% have a bachelor's degree or higher
- ◆ Strong tourism - Rivermark Village is less than 10 minutes from the Santa Clara Convention Center, Great America, as well as Levi's Stadium, home of the San Francisco 49ers
- ◆ High traffic location - almost 53K vehicles pass by Rivermark Village each day

Source: Claritas Pop-Facts Premier 2018



# NEARBY COMPANIES

- ◆ Strong daytime population of 306,880 within a 10-minute drive of Rivermark Village
- ◆ Located just 1.5 miles from the 68,500 seat Levi's Stadium which is home to San Francisco 49ers, concerts, soccer games, college bowl games, and many more events year round.
- ◆ Surrounded by a growing employee market with companies that include:
  - Analog Devices
  - Apple
  - Canon
  - Cisco
  - Ericsson
  - Google
  - Hitachi
  - Intel
  - Maxim Integrated
  - Netgear
  - Oracle
  - Samsung
  - Toshiba
  - Veritas



# RESTAURANT AND RETAIL SPACE FOR LEASE

  
**RIVERMARK**  
**VILLAGE**

Santa Clara, CA



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