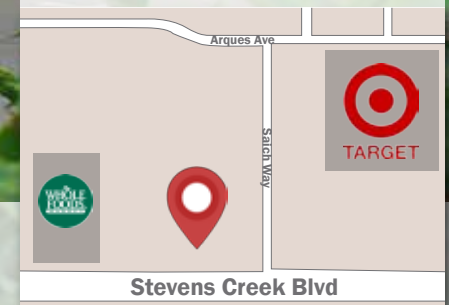


Cupertino, CA | Saich Way Station

Saich Way & 20803 Stevens Creek Boulevard



FINAL SPACE
1,740 SF
DIVISIBLE



BROKER CONTACT

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408.553.6135

Another Development Project by
Borelli Investment Company



Cupertino, CA | Saich Way Station

20803 Stevens Creek Boulevard & Saich Way



Property Highlights

- Located in Cupertino, the heart of Silicon Valley and home to leading technology firms Apple, Hewlett-Packard and Symantec
- FINAL Space Available: 1,740 SF subdividable
- Nestled between Target (across the street) and Whole Foods (within easy walking distance)
- Adjacent to Panera Bread and Peet's Coffee & Tea, with Pier 1 Imports and Aaron Brothers in close proximity
- Easy access from Stevens Creek Blvd and De Anza Blvd, one of the busiest intersections in Santa Clara County
- Strong demographics with high income & high education and internationally esteemed public schools, including nearby De Anza College (26,000 students)

Demographics

	1 mile	2 miles	3 miles
Population	23,920	93,144	180,862
Avg. HH Income	\$156,787	\$163,637	\$160,196
Daytime Population	17,157	29,115	47,570
Education (Bachelors Degree or Higher)	73.6%	72.3%	70.5%

Year: 2015 | Source: US Census Bureau, Census 2010 Summary File 1. and Infogroup, Inc. Esri forecasts for 2015.

Traffic Counts

33,235	Stevens Creek Boulevard (South of Site)
49,787	N. De Anza Boulevard (North of Site)

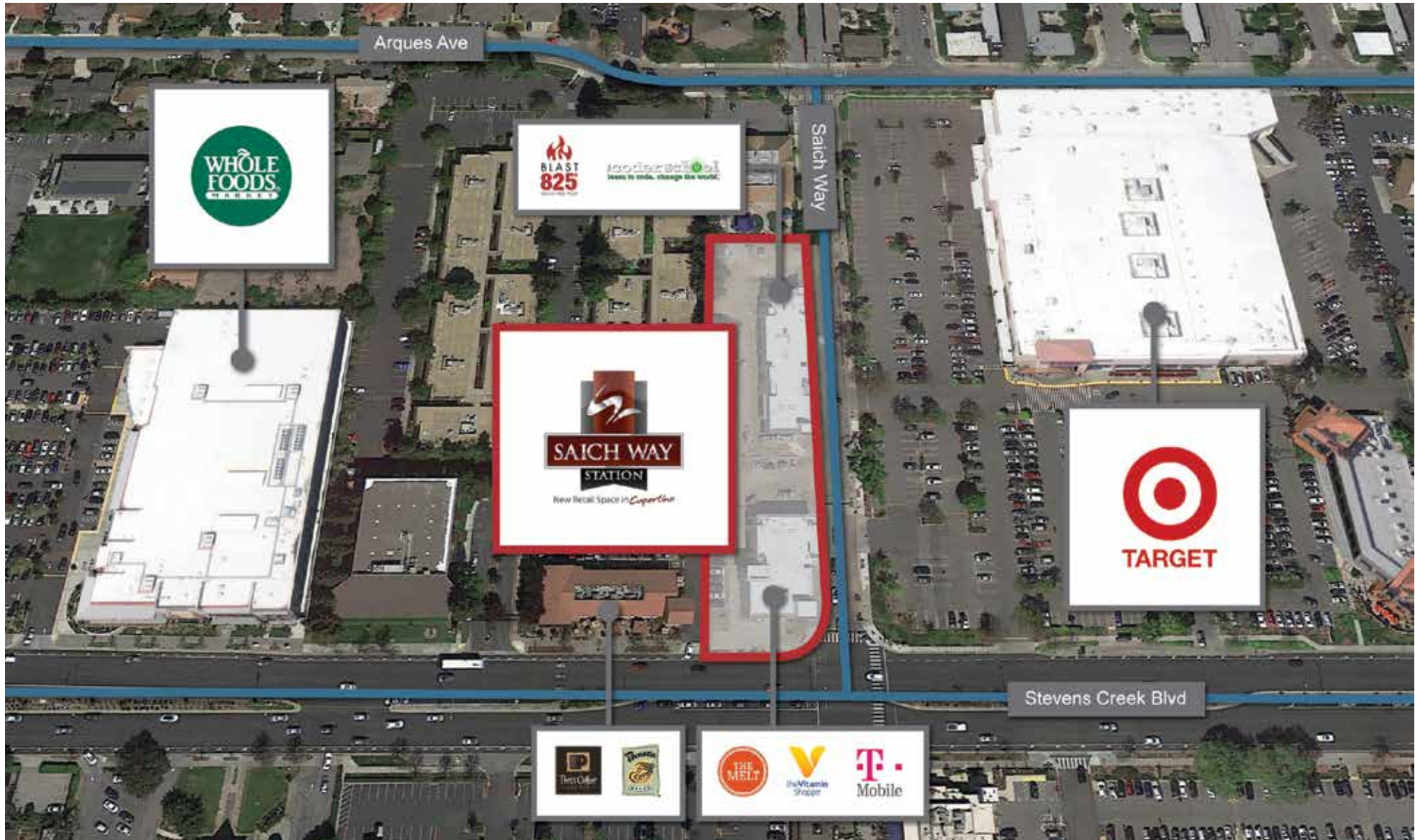
Year: 2012 | Source: KSS Fuels

Cupertino, CA | Saich Way Station

20803 Stevens Creek Boulevard & Saich Way



Aerial



Cupertino, CA | Saich Way Station

20803 Stevens Creek Boulevard & Saich Way



Aerial



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20803 Stevens Creek Boulevard & Saich Way



Market Aerial

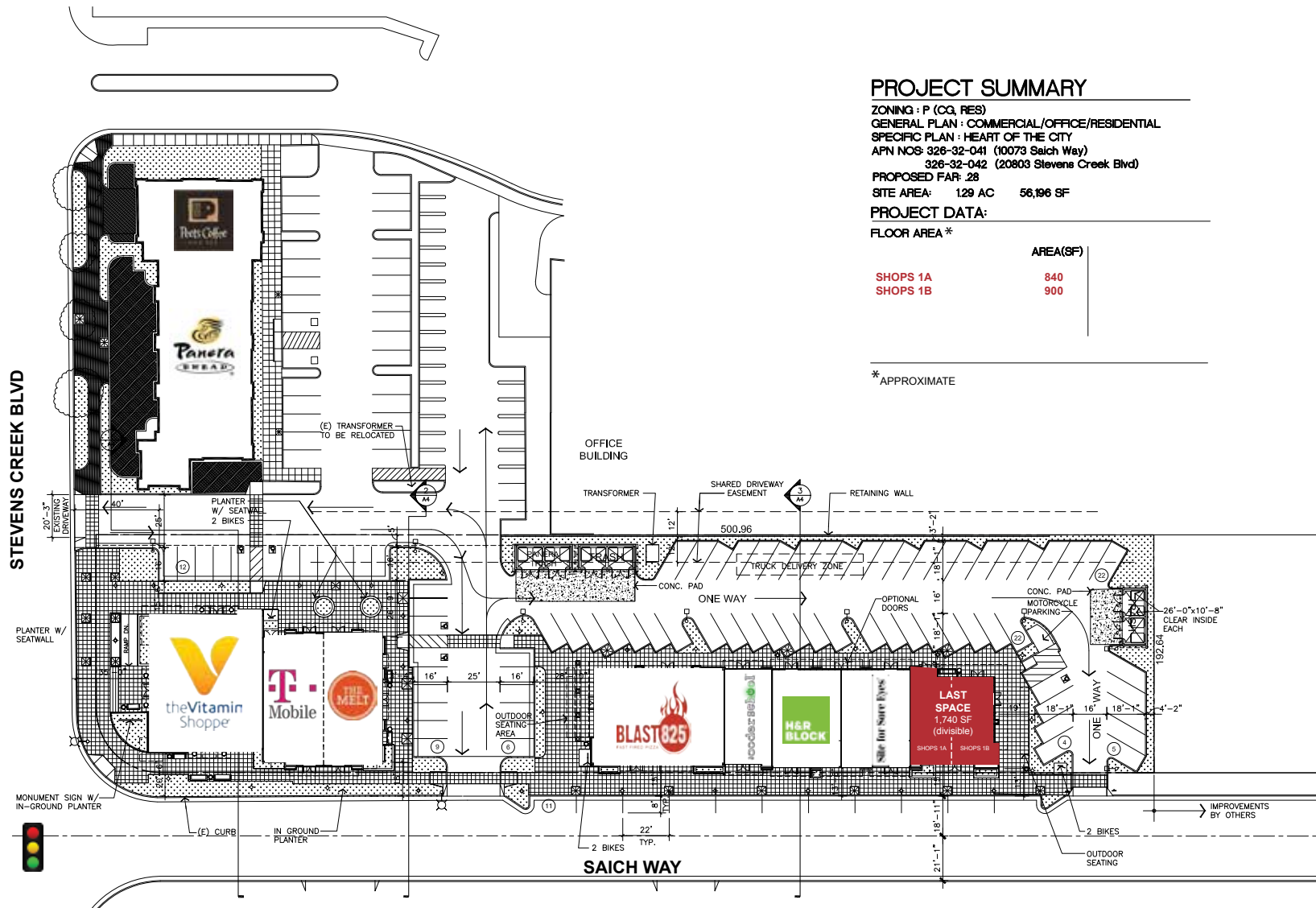


Cupertino, CA | Saich Way Station

20803 Stevens Creek Boulevard & Saich Way



Site Plan



PROJECT SUMMARY

ZONING : P (CG, RES)
GENERAL PLAN : COMMERCIAL/OFFICE/RESIDENTIAL
SPECIFIC PLAN : HEART OF THE CITY
APN NOS: 326-32-041 (10073 Saich Way)
326-32-042 (20803 Stevens Creek Blvd)
PROPOSED FAR: .28
SITE AREA: 129 AC 56,196 SF

PROJECT DATA:

FLOOR AREA *

	AREA(SF)
SHOPS 1A	840
SHOPS 1B	900

* APPROXIMATE

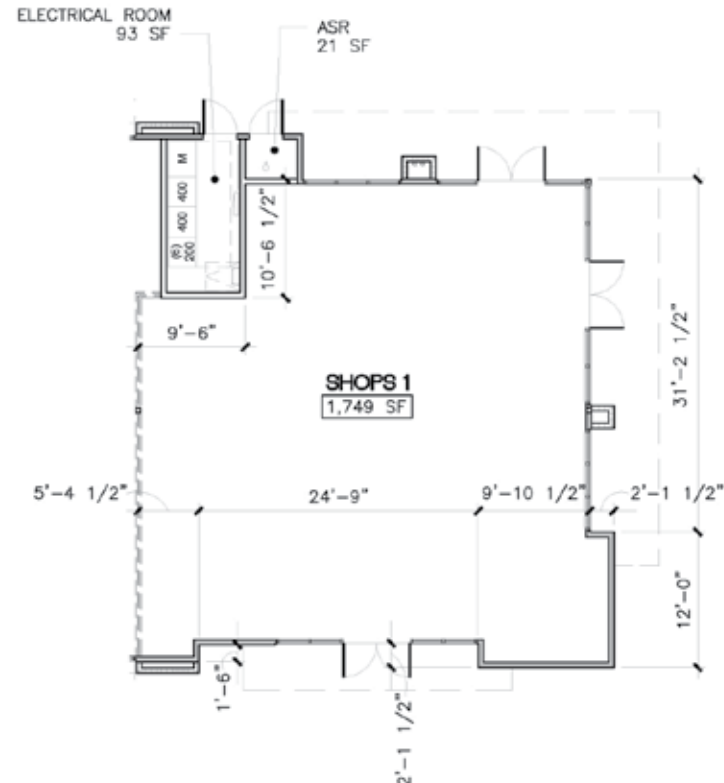
Drawn by: 03/25/2017
Revised by: 03/25/2017
Print Date: 03/25/2017 10:28

Cupertino, CA | Saich Way Station

20803 Stevens Creek Boulevard & Saich Way



Shops 1 Floor Plan – Divisible - Retail Only



NOTES:

1. THIS DRAWING WAS PRODUCED FOR MARKETING PURPOSES ONLY AND IS NOT MEANT TO BE AN AS-BUILT DOCUMENT USED IN PREPARING FUTURE BUILDING OR TENANT MODIFICATIONS.
2. THIS DRAWING IS CONCEPTUAL. SPACES IDENTIFIED INDICATE POTENTIAL USE.



Saich Way Station

Date: 08.21.14

Scale: 3/32" = 1'-0"

SHOPS 1

Cupertino, CA | Saich Way Station

20803 Stevens Creek Boulevard & Saich Way



Photos



Cupertino, CA | Saich Way Station

20803 Stevens Creek Boulevard & Saich Way



Photos



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Monument Sign



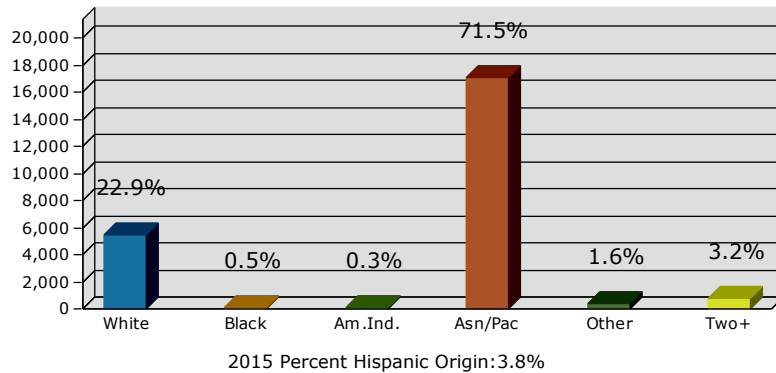
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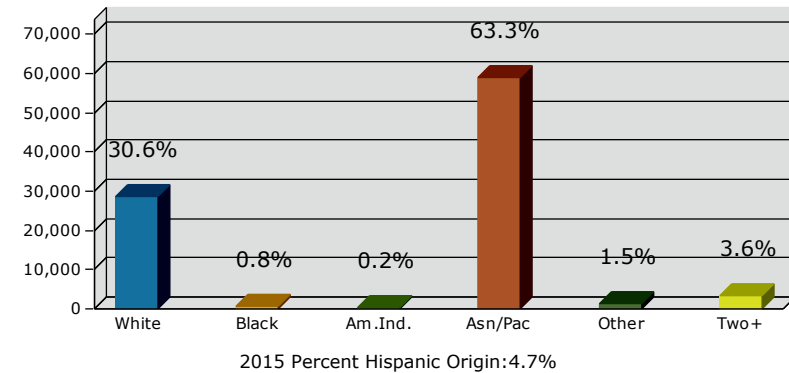


Demographics

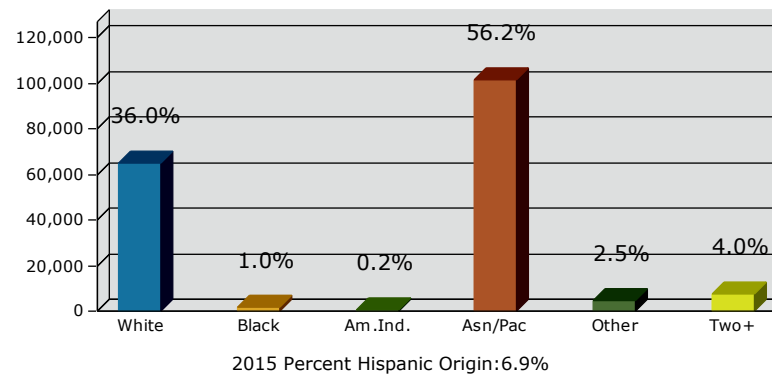
2015 Population by Race - 1 Mile



2015 Population by Race - 2 Mile



2015 Population by Race - 3 Mile



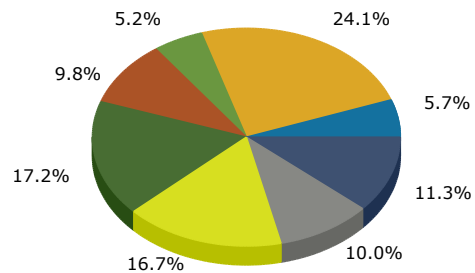
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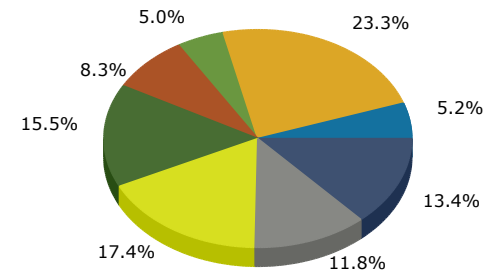


Demographics

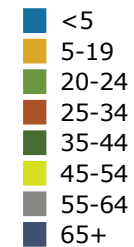
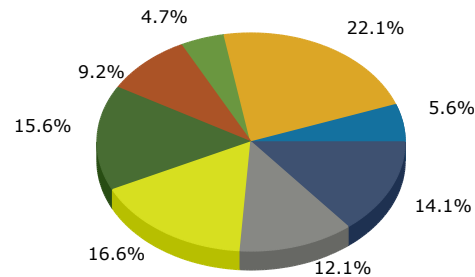
2015 Population by Age - 1 Mile



2015 Population by Age - 2 Mile



2015 Population by Age - 3 Mile



Cupertino, CA | Saich Way Station

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Demographics

