

THE BENTON

 **PROMETHEUS**

Now Open!
Sola Salon Studios (6,000 SF)



**Retail & Dining
Opportunities
in Santa Clara**

575 Benton Street
Santa Clara, CA



american family care
URGENT CARE

Now Open!
AFC Urgent Care (2,932 SF)

Opening Spring 2024
1oz Coffee (758 SF)



LOCKEHOUSE

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THE BENTON PROJECT SUMMARY



Now Open!
AFC Urgent Care (2,932 SF)



Now Open!
Sola Salon Studios (6,000 SF)



355 Apartment Units



109 Retail Parking Spaces



22,000 SF Retail Spaces



Over 10,000 students and faculty members at adjacent University of Santa Clara



THE BENTON EMPLOYER & RETAIL

Santa Clara's Top Employers

- Advanced Micro Devices Inc.
- Applied Materials Inc.
- California's Great America
- Intel Corp

Source: <https://www.labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000085>

Santa Clara University (2019)

Undergrad Enrollment ± 6,900
 Graduate Enrollment ± 2,975
 Staff and Faculty ± 2,000
Total ± 11,875

Coleman Highline Project

Office 1.5M SF
 Hotel 175 Rooms
 Apartment 1,600 Units
[VIEW SITE MAP](#)

San Thomas Expy - 30,573 ADT

Scott Blvd.

Smart & Final, O'Reilly AUTO PARTS, SKECHERS, FedEx Office

BURGER KING, Denny's, BANK OF WEST

Auto Zone, Chick-fil-A

POPEYES, TACO BELL

Starbucks, T-Mobile, NOAH'S NY BAGELS

Peets COFFEE, MOD, Walgreens, COUNTRY INN

Santa Clara Town Center

ME Massage Envy, SPROUTS, BR bakery, TARGET, Koba Japanese, SUMMIT BICYCLES

ups, Mountain Mike's, Rantei Japanese Cuisine, DA SILVA'S BRONCOS COCKTAIL LOUNGE, thi:sty, Orangetheory FITNESS

Liareno, SUBWAY, Tapland

The HUNGRY HOUND, TOGO'S, frosos

Cramer's Bagels, Starbucks, Caltrain

COSTCO WHOLESALE

Caltrain

SAFeway, PIZZA HEART, PIZZA HUT

PayPal Park

at home, Staples, CITY SPORTS, IN-N-OUT BURGER, CHIK-FIL-A, BUCKINGHAM BBQ

21,800 ADT

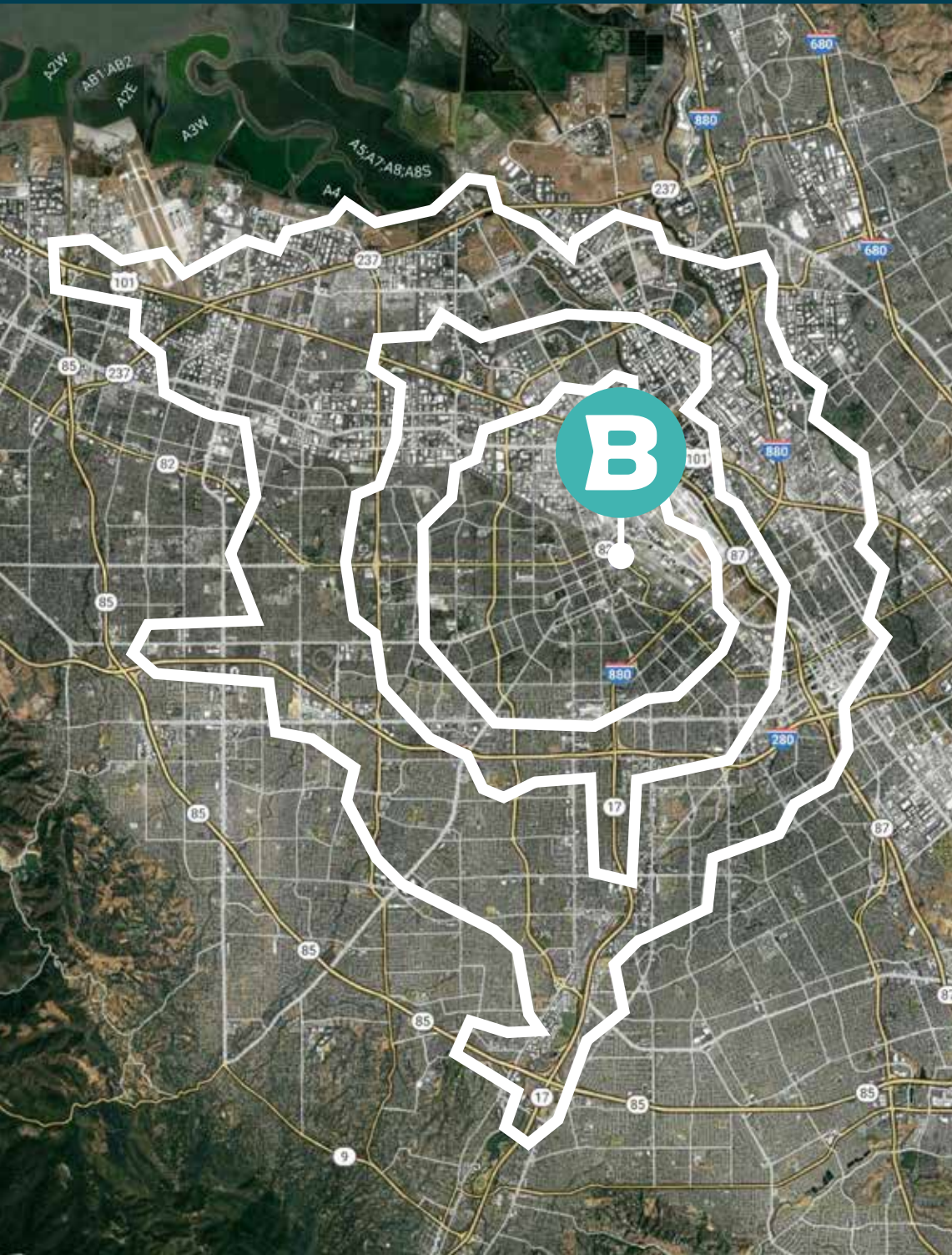
Benton St. - 14,572 ADT

Coleman Ave. - 31,777 ADT

The Alameda

162,587 ADT

THE BENTON DEMOGRAPHICS



DEMOGRAPHICS (Drive Times)	7 MINS	10 MINS	15 MINS
Population	80,894	190,261	513,696
Average Household Income	\$157,478	\$188,221	\$205,289
Household Income Distribution \$200,000 or More	8,383	20,469	59,343
Median Home Value \$1,000,000 or More	8,182	16,372	45,007
College Degree Bachelor Degree or Higher	31,947	78,054	217,302
Total Retail Expenditures	\$1.41 B	\$3.34 B	\$9.82 B

Source: Sites USA Regis 3/10/2021

THE BENTON CLOSE UP AERIAL



INTERSTATE 280
220,003 ADT

Cupertino
~13 Min Drive

Mountain Mike's
 UPS
 Rantei Japanese Cuisine
 DA SILVA'S BRONCOS COCKTAIL LOUNGE
 thirsty.

ROCKO'S ICE CREAM TACOS
 SAFEWAY
 PIZZA HEART
 PIZZA MY HEART

Jiaren
 SUBWAY
 SENIORE'S PIZZA
 mi Vicino

The HUNGRY HOUND
 TOGO'S
 frozo's

WELLS FARGO
 Orangetheory FITNESS

Lafayette St.



THE HUT
 7-ELEVEN

Benton St. - 14,572 ADT

Sunnyvale
~16 Min Drive

Cramer's Bagels
 Starbucks
 Caltrain



FLORIO'S

Caltrain
 Average Weekly Ridership 2019
27,687 Riders
Source: Caltrain

CALIFORNIA 82
El Camino Real - 21,800 ADT

San Jose
~12 Min Drive



THE BENTON PLAZA RETAIL



CAN BE COMBINED

SUITE 8
2,265 SF

SUITE 7
865 SF

SUITE 6
2,352 SF



In Lease
Full-Service
Restaurant & Bar



THE BENTON SITE PLAN

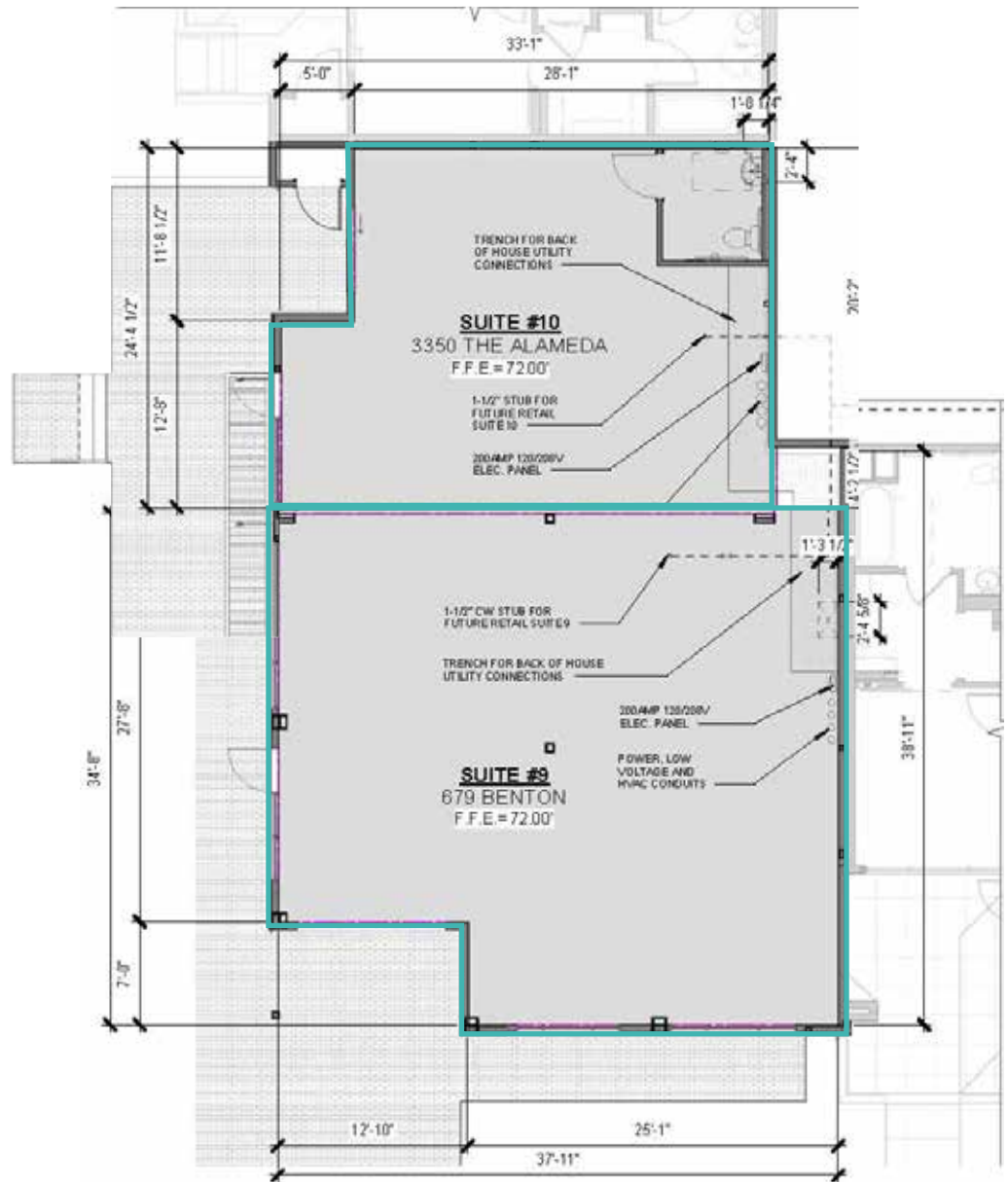
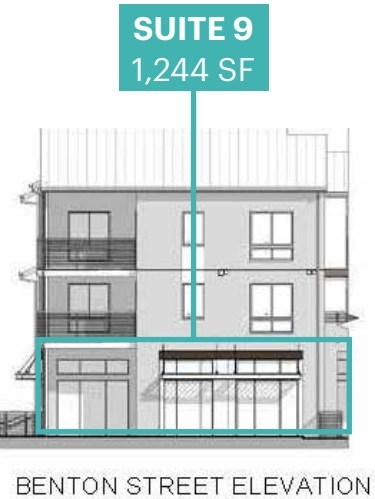
Suite	SF	Availability
1-3		AFC Urgent Care
4		Sola Salon Studios
4A		1oz Coffee
5		<i>In Lease</i> Full-Service Restaurant & Bar
6	2,352	Available
7	865	Available
8	2,265	Available
9	1,244	Available
10	751	Available

The Alameda - 25,960 ADT



Benton St. - 14,572 ADT

THE BENTON RETAIL



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