

prado

AT LAWRENCE STATION

±3,161 SF

Retail Space
Available For Lease



Highlights



New Construction in the Heart of Silicon Valley



High Density Mixed-Use Project



Direct Visibility off of Lawrence Expressway



Directly across from Costco



Lawrence Station Average Weekly Ridership - 949

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	20,826	217,765	480,020
Avg. Household Income	\$279,652	\$244,436	\$247,034
Daytime Population	39,889	273,128	634,602

TRAFFIC COUNTS

Source: 2025 esri.

Lawrence Expressway	69,600 ADT
Kifer Road	11,180 ADT

The project has a total of 994 Units comprised of the following:

Prado (Apartment Building B) - **251 Units**

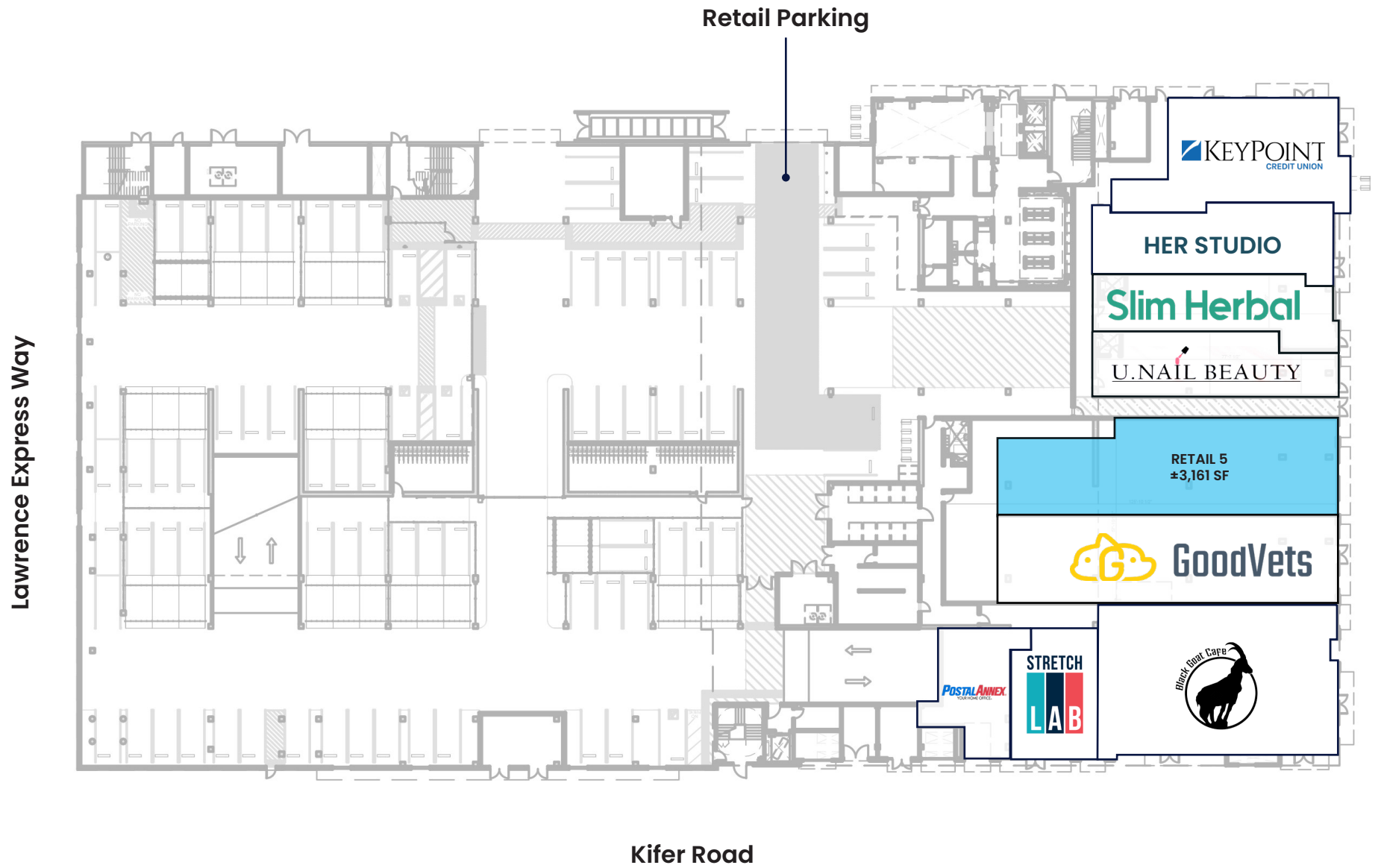
Apex (Condo Building) - **126 Units**

Sofia - **286 Units**

For Sale Product - **331 Units**



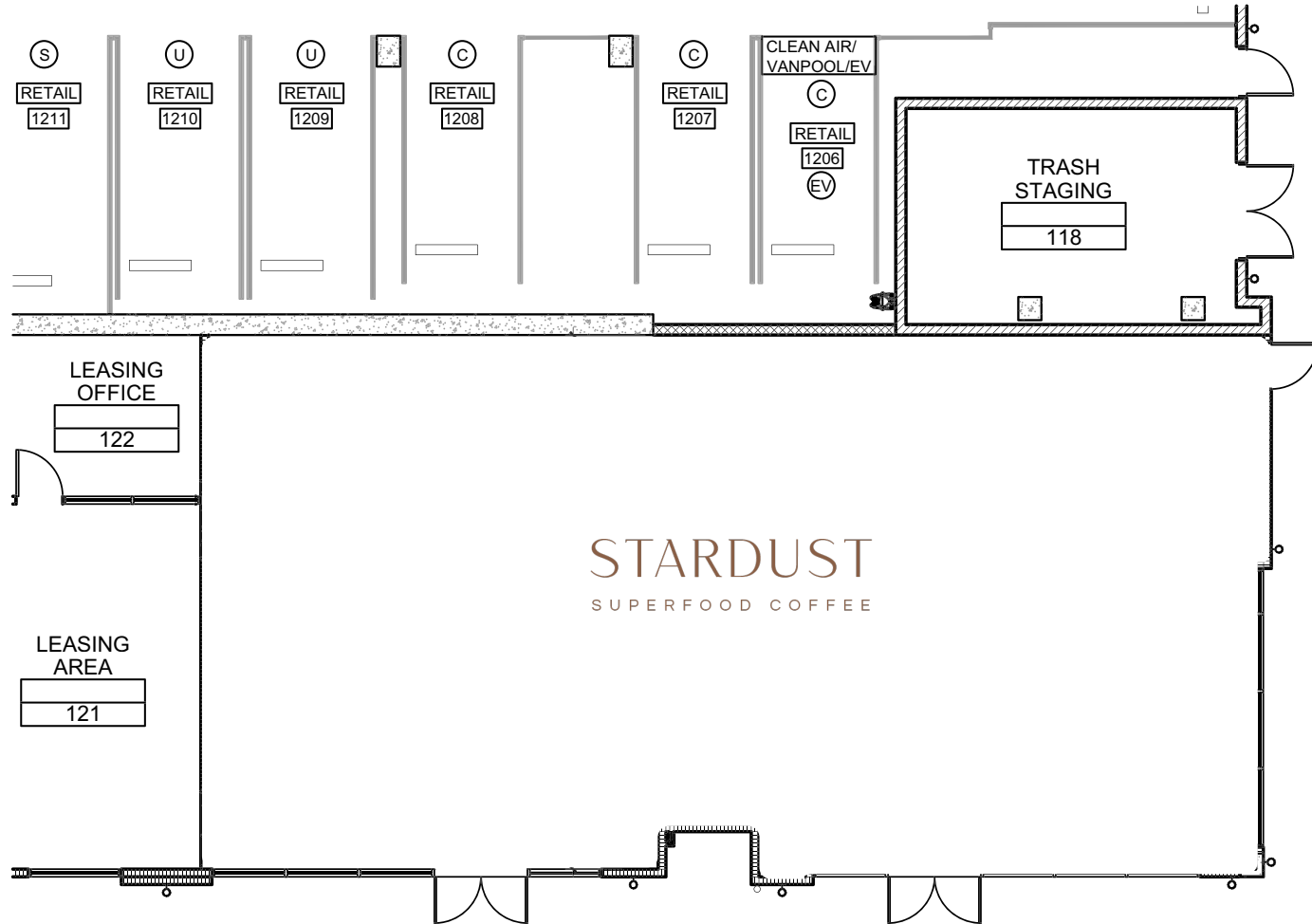
Site Plan (Prado)



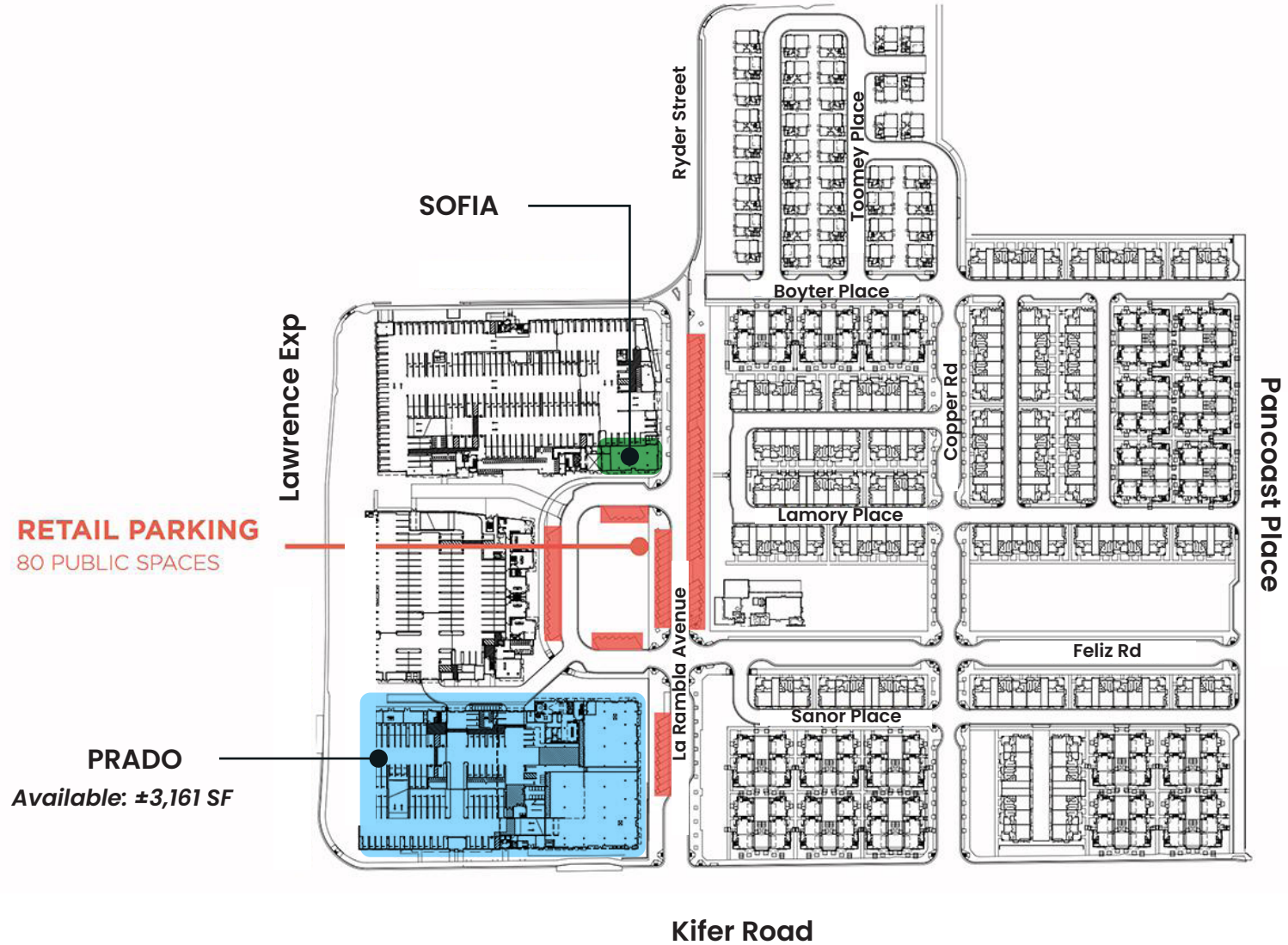
Site Plan (Sofia)

Lawrence Express Way

Ryder St



Parking Plan





CENTRAL EXPRESSWAY

 **TEXAS INSTRUMENTS**

KIFER ROAD



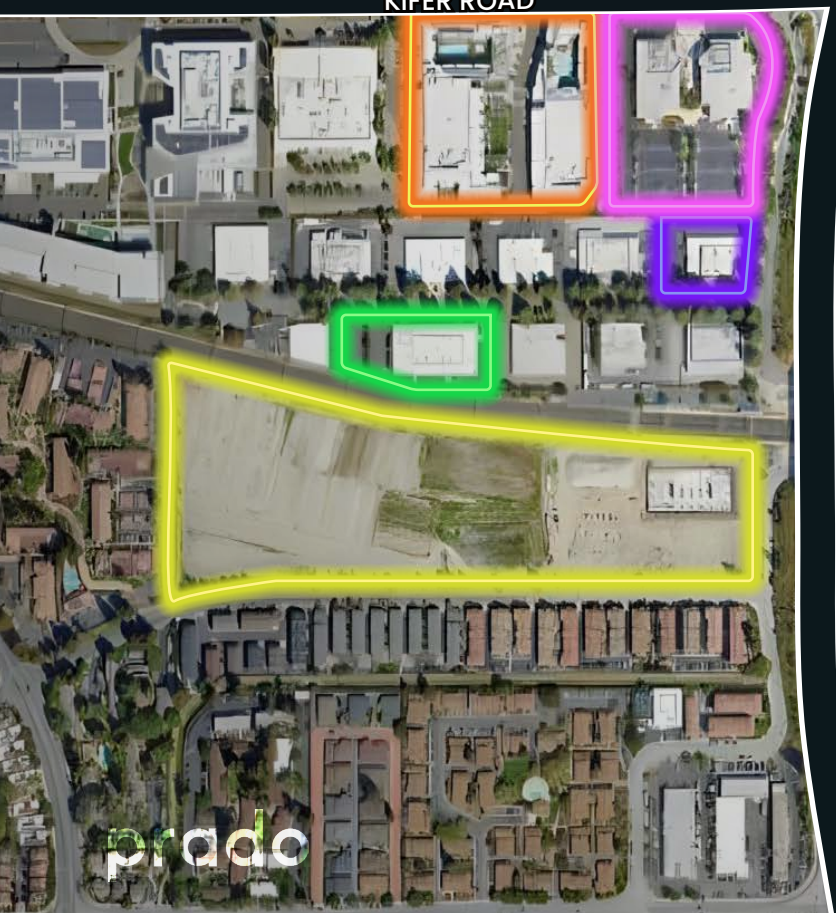
CENTRAL EXPRESSWAY



LAWRENCE EXPRESSWAY



KIFER ROAD












\$192M Average Store Sales





\$10M Annual Sales out of 24,000 psf (\$417 psf)

-  Olympic Residential (Hartwood) (Mixed-Use Project with 741 Residential Unit)
-  Nuevo by Summerhill Homes (994 Residential Units, ±20,000 SF Retail)
-  SIA Consulting Group (128 Units; Proposed)
-  Irvine Company
-  Prometheus Office
-  Greystar (520 Units)
-  Westlake (Under Construction Expected 2028)
-  Sobrato (On-Hold)

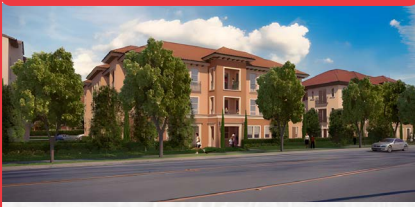


LAWRENCE STATION



±173,472 SF Class A Office Space

IRVINE CO/TAYLOR MORRISON 1090 E. DUANE AVENUE



1,098 Units
107 Townhomes,
57 Walk-up Apartments, and
887 Midrise Apartments

AMC THEATRES | TJ-maxx
Walmart Neighborhood Market | STARBUCKS

California's Great America

FAULTLINE BREWING COMPANY

WHOLE FOODS MARKET

Specialty's

LOWE'S

Bay Club

Cityline Downtown Sunnyvale

THE HOME DEPOT

COSTCO WHOLESALE

KIFER ROAD

Caltrain

Goodwill | TARGET
ULTA BEAUTY | STARBUCKS
BANK OF THE WEST | CHASE

OLYMPIC RESIDENTIAL HARTWOOD



741 Total Units
(412 Rental/329 Ownership)

SAVOY BY GREYSTAR



520 Rental Units Completed
±7,000 SF of Retail

NUEVO BY SUMMERHILL

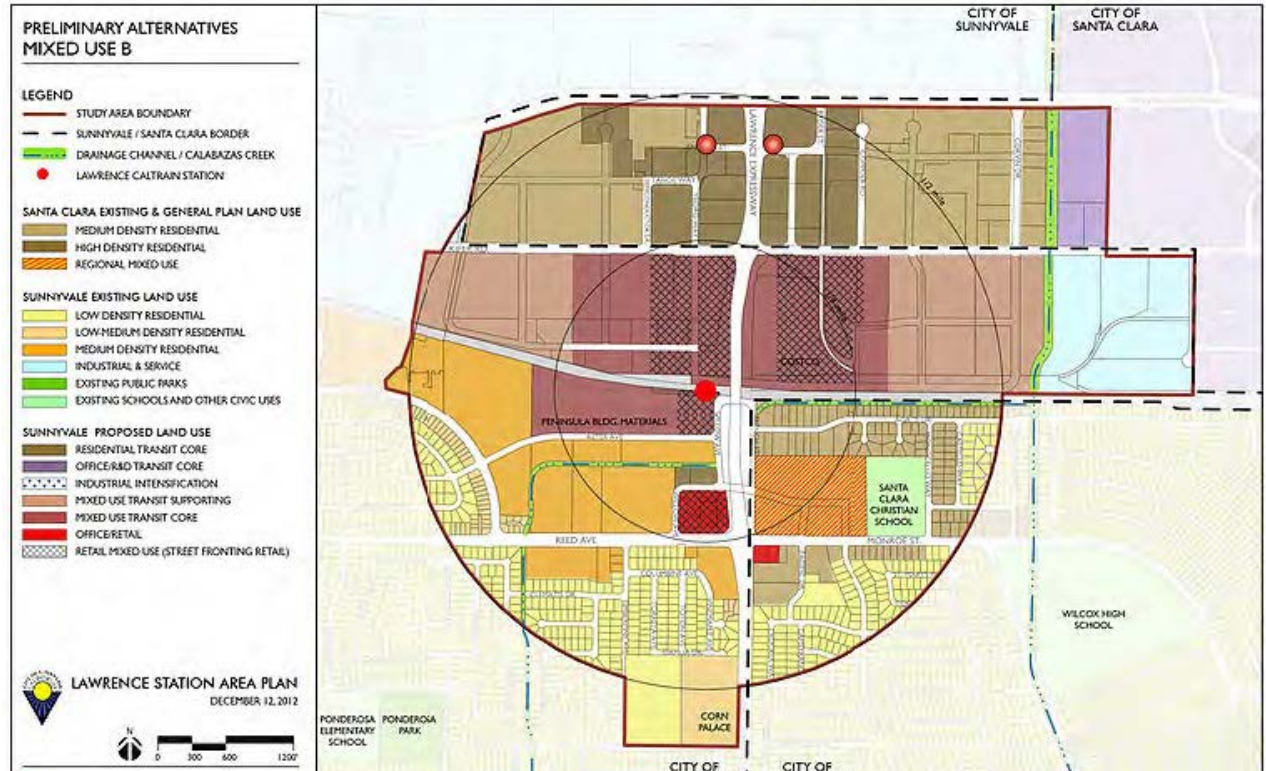


994 Units Opening Now
±20,000 SF of Retail

Area Plan

Lawrence Station is located in the heart of the Lawrence Station Area Plan, a 629 acre area intended to create a highly walkable residential and employment center where people can live, work, shop and play.

Lawrence Station Retail is a less than a 5-minute walk from Caltrain in an emerging urban node. When fully built-out, the area will provide 8,500 new residential units, 1.2M square feet of new office & industrial projects, over 125,000 square feet of new shops and restaurants, and numerous open spaces, parks, and plazas.



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MIKE CONROY

Executive Director

(408) 400-7061

mconroy@theeoniccompany.com

CaIDRE: 02046912

SHELBY SWANSON

Director

(408) 400-3879

sswanson@theeoniccompany.com

CaIDRE: 02075363