

PONDEROSA OFFICE CENTER

±624 - 1,973 RSF **AVAILABLE**

 **LEASING SPECIAL ***

\$2.00 Full Service on 2nd Floor Suites

*Rate is for the 1st year on all new lease transactions | **Lease must be executed by December 31, 2025

3080 Olcott St, Santa Clara, CA

NEWMARK

DEREK YEP

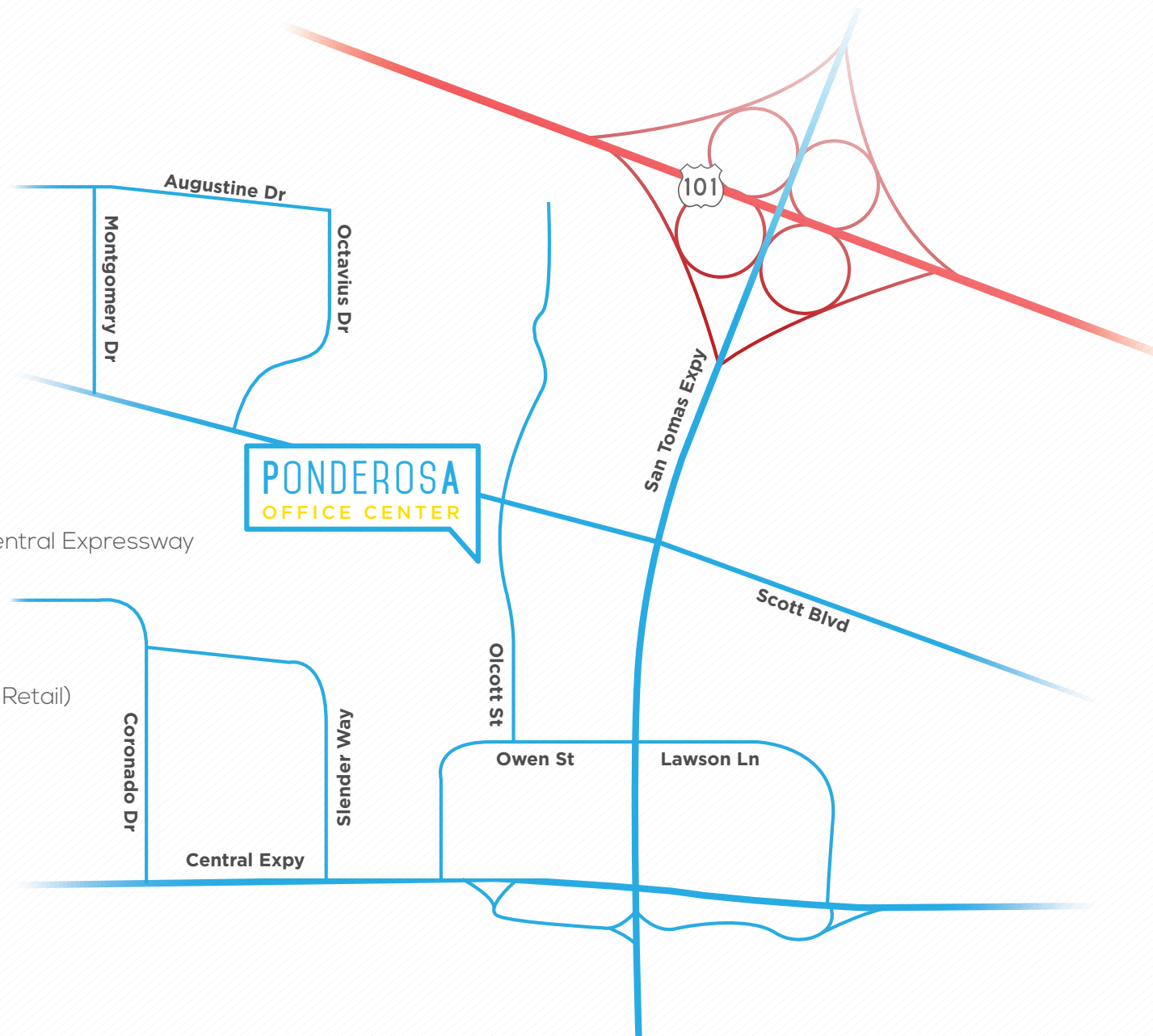
derek.yep@nrmk.com
408.987.4106
CA RE License #01476099

TOM SWEENEY

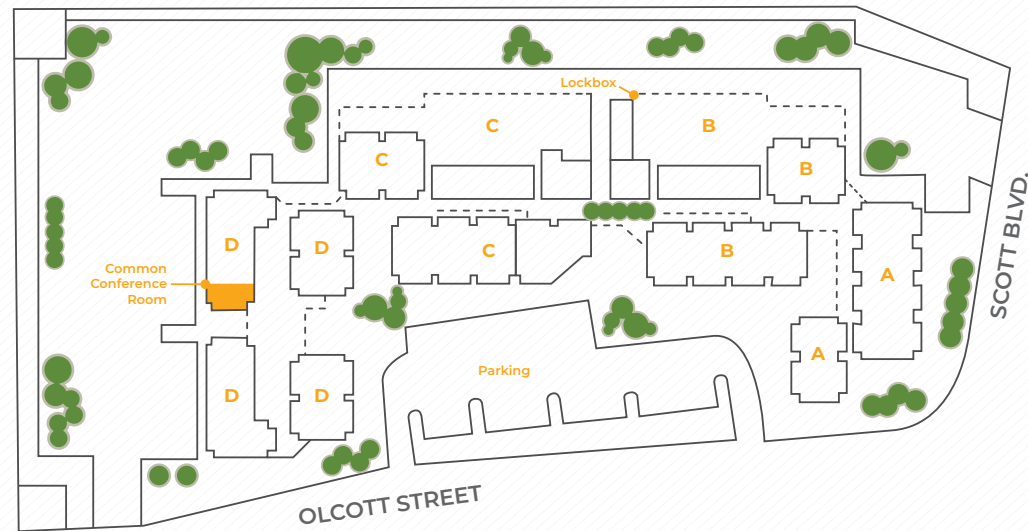
thomas.sweeney@nrmk.com
408.982.8493
CA RE License #00989779

PROJECT HIGHLIGHTS

-  Upgraded Bathrooms
-  AT&T Business Fiber Available
-  Serene, Park-Like Setting
-  Suites with Decks, Patios
-  Immediate Freeway Access to 101 & Central Expressway
-  Close Proximity to San Jose Airport
-  Nearby Amenities (Hotel, Restaurants, Retail)
-  Furnished Conference Room
-  Creekside Exercise Path
-  Lush Landscaping



SITE PLAN



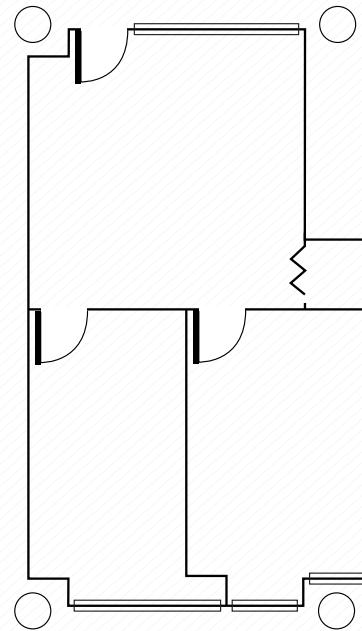
SUITE #	RSF	NOTES
Suite B108	±624	Available December 20, 2025
Suite D105	±703	Available January 1, 2026
Suite A200	±745	
Suite A205	±802	
Suite B230	±874	
Suite D227	±1,050	
Suite B220	±1,302	
Suite C100	±1,973	

FLOOR PLAN

SUITE B108

±624 rsf

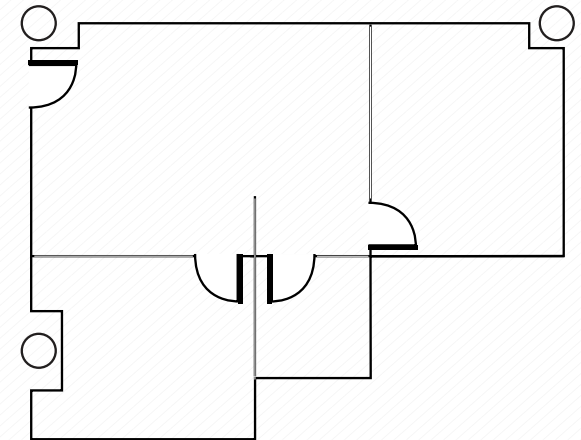
Available 12/20/2025



SUITE D105

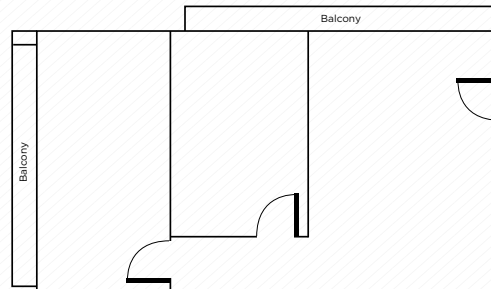
±703 rsf

Available 1/1/2026

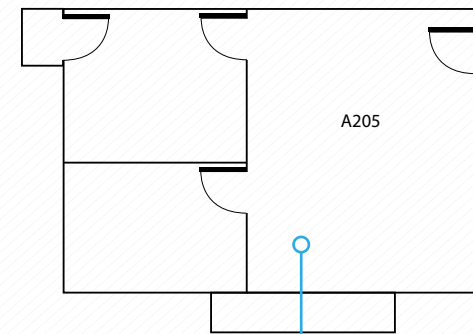


FLOOR PLAN

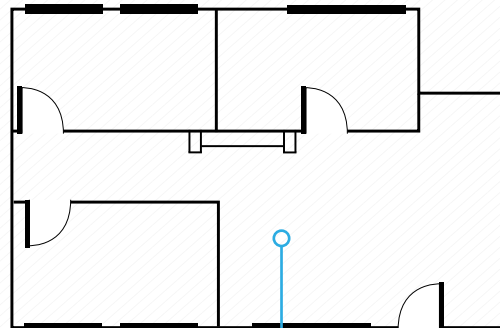
SUITE A200
±745 rsf



SUITE A205
±802 rsf

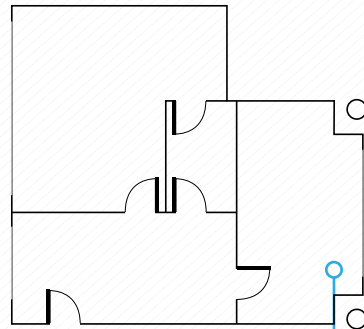


SUITE B230
±874 rsf



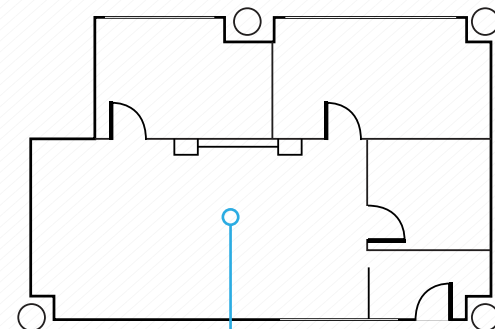
FLOOR PLAN

SUITE D227
±1,050 rsf



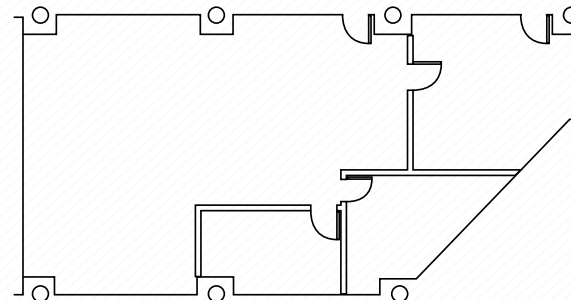
 [Video Tour](#)

SUITE B220
±1,302 rsf

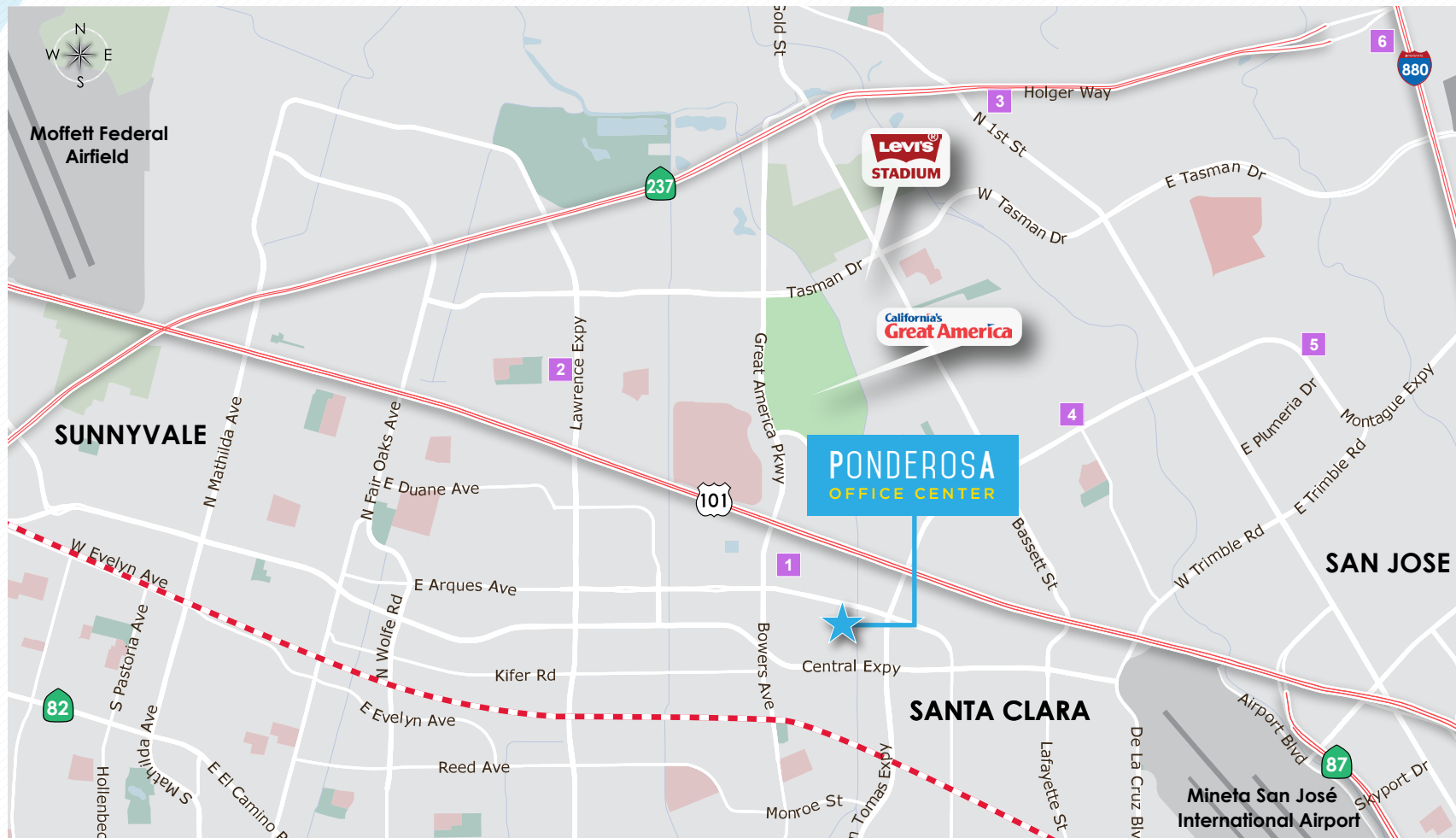


 [Video Tour](#)

SUITE C100
±1,973 rsf



AMENITIES MAP

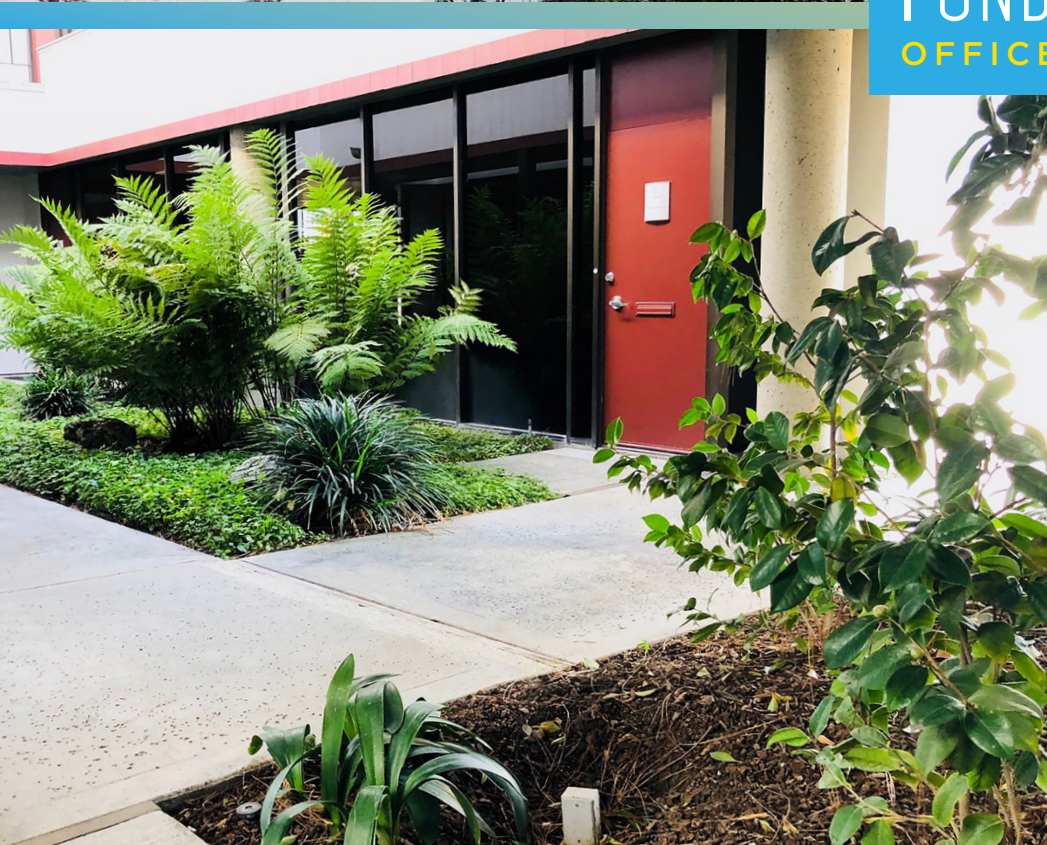


SHOPPING CENTERS

- Santa Clara Square**
Whole Foods Market, Starbucks, Chipotle, Pacific Catch, McDonald's, Jack in the Box, Tender Greens, The Halal Guys, Sephora, Fleming's Prime Steakhouse & Wine Bar
- Lakewood Shopping Center**
Hotpot First, Ming Tasty, Homi Japanese Ramen, Saigon Seafood Harbor, Giovanni's New York Pizzeria
- @First**
Panera Bread, CVS, Starbucks, SAJJ, Rok Steakhouse, Chick-fil-A, Five Guys, Blue Water Seafood and Crab, Shan Tandoori Pizza
- Rivermark Plaza**
Safeway, Starbucks, Piatti, Jamba Juice, Peet's Coffee & Tea, Red Robin, Premier Pizza, The Kebab Shop, Meet Fresh, Fantasia Coffee & Tea, Jersey Mike's Subs, Easterly, Poke House,
- River Oaks Plaza**
Starbucks, Pokeworks, Salad Farm, Blast & Brew, A2B, Inchin's Bamboo Garden
- Milpitas Square**
Gen Korean BBQ, Chili Garden, Mayflower, Tasty Pot, Anjappar Chettinad Indian, Nutrition House, Sizzling Stone, QQ Noodle, Pepper Lunch, 99 Ranch Market, Saravanaa Bhaven

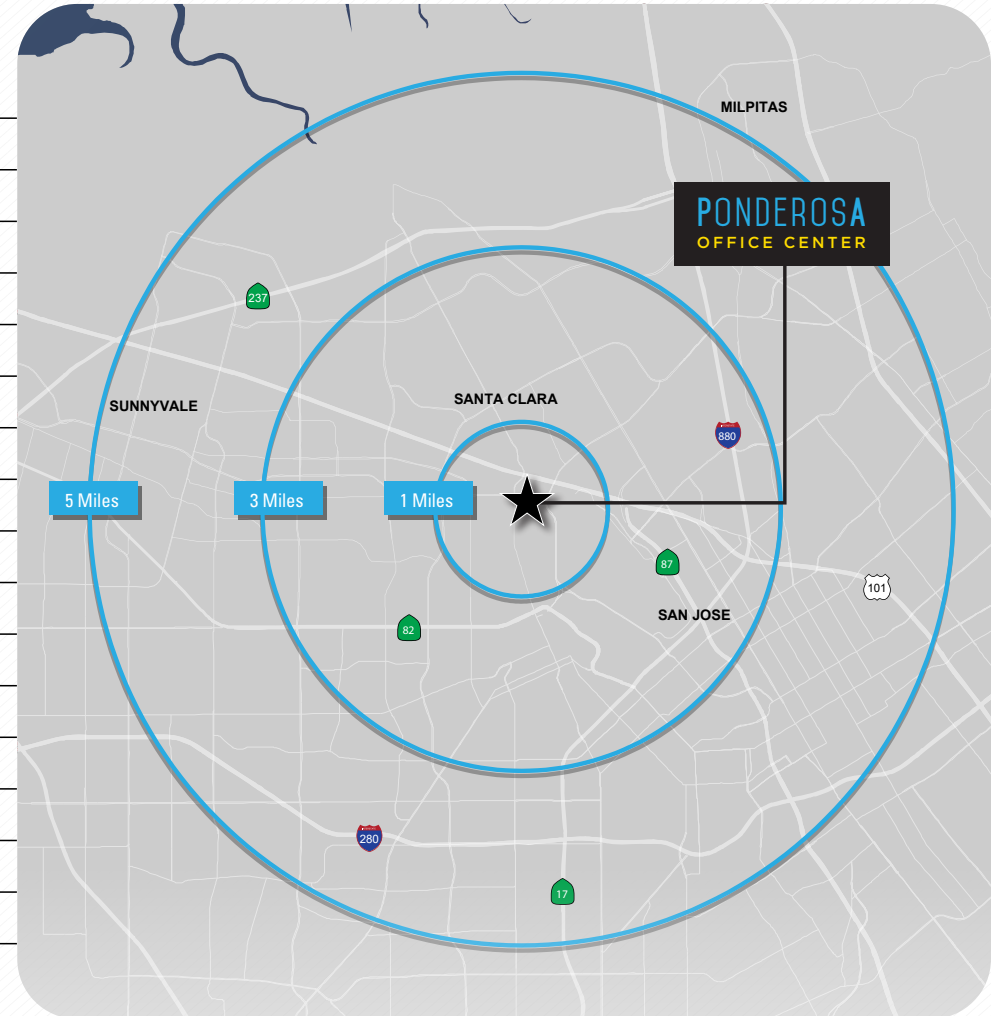


PONDEROSA
OFFICE CENTER



DISTANCE DEMOGRAPHICS

DEMOGRAPHICS (2021)	1 Mile	3 Miles	5 Miles
2021 Estimated Total Population	6,229	194,271	494,820
2026 Projected Total Population	6,555	200,097	506,561
Total Daytime Population	50,601	286,499	607,219
Median Age	34.9	35.0	35.5
Total Households	1,959	75,618	190,399
Total Occupied Housing Units	1,959	75,618	190,399
Total % Owner Occupied Housing Units	40.7%	39.5%	41.9%
Total % Renter Occupied Housing Units	59.3%	60.5%	58.1%
Average Household Income	\$140,922	\$180,554	\$182,293
Median Household Income	\$94,979	\$138,072	\$139,916
Per Capita Income	\$44,334	\$70,396	\$70,362
Population 25 yrs+	4,365	141,066	358,530
% Population 25 yrs + Some College	15.4%	12.4%	12.1%
% White Collar Occupations	65.2%	76.6%	77.0%
% Blue Collar Occupations	34.8%	23.4%	23.0%
Average Household Size	3.2	2.5	2.5



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Ponderosa Office Center



100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390	400	410	420	430	440	450	460	470	480	490	500	510	520	530	540	550	560	570	580	590	600	610	620	630	640	650	660	670	680	690	700	710	720	730	740	750	760	770	780	790	800	810	820	830	840	850	860	870	880	890	900	910	920	930	940	950	960	970	980	990	1000
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3055 Olin Avenue, Suite 2200, San Jose, CA 95128

NEWMARK

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