

FOR LEASE

# OFFICE & MEDICAL SPACES AVAILABLE

UNIVERSITY PLAZA | 1171 HOMESTEAD RD | SANTA CLARA, CA



**COLE STROMBOM**  
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**OFFICE CONTACT**  
916-299-6698  
info@strombom.com

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## PROPERTY HIGHLIGHTS

### • FULL-SERVICE OFFICE LEASES

- Office suites from 1,745 SF to 5,500 SF - Market ready spaces available
- See Floor Plan on Page 4
- Desirable Santa Clara location
- Steps to Santa Clara University
- Ample parking on site including 2 story garage
- Adjacent to the Santa Clara Farmer's Market
- Left in/left out access to parking on both Homestead Rd & Jackson St
- Iconic 2 story building
- Elevator Served
- On-site eateries and cafes



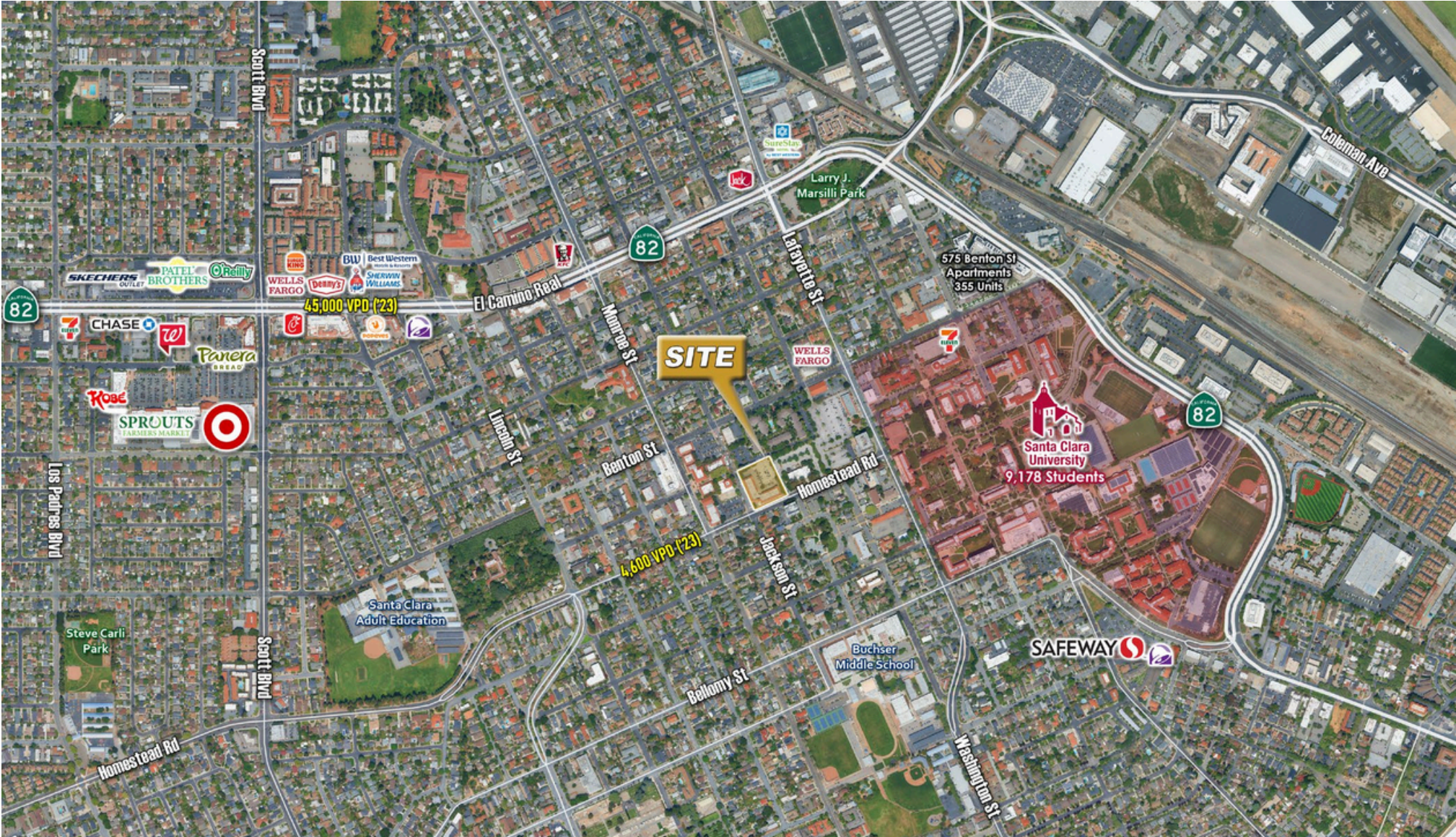
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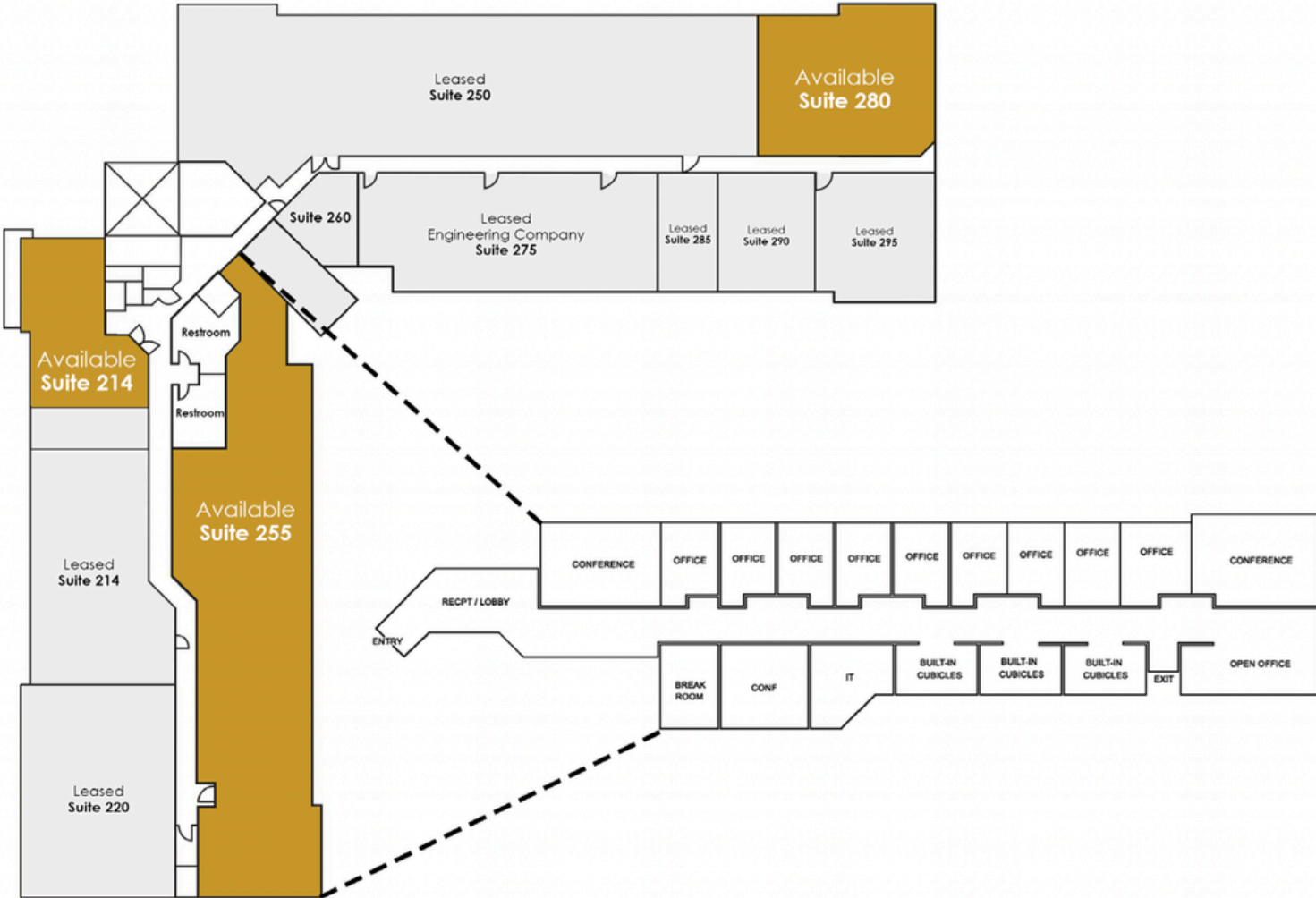
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**SECOND FLOOR OFFICE AVAILABILITIES**

**SUITE 214**  
± 2,240 SF

**SUITE 255**  
± 2,400 - 5,500 SF  
\*Can be Demised

**SUITE 280**  
± 1,745 SF



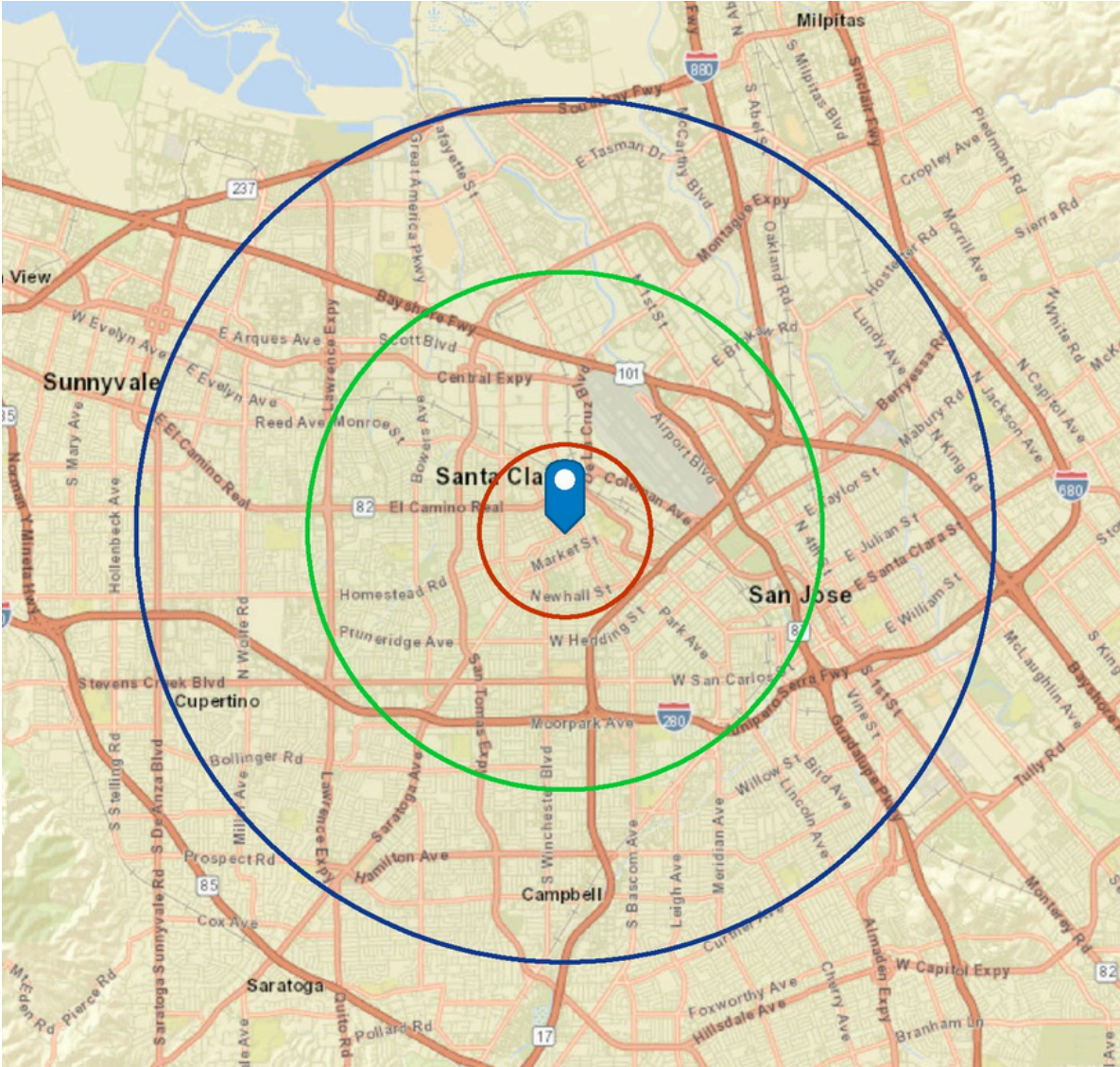
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POPULATION	1 MILE	3 MILE	5 MILE
Total Population 2025	28,622	208,282	646,942
Total Population 2030	28,952	210,414	659,798
Growth 2025 - 2030	0.23%	0.20%	0.39%
Median Age	32.4	36.9	36.7
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Total	10,753	89,050	261,107
2030 Total	11,047	91,711	271,960
MED HH INCOME	1 MILE	3 MILE	5 MILE
2025 HH Income	\$129,973	\$154,632	\$158,335
2030 HH Income	\$149,710	\$171,656	\$176,953
AVG HH INCOME	1 MILE	3 MILE	5 MILE
2025 HH Income	\$185,255	\$204,157	\$212,461



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