

NEW Retail Project: Saich Way Station

20803 Stevens Creek Boulevard & Saich Way | Cupertino, CA



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Property Highlights

Cupertino is one of the “hottest” communities in Silicon Valley; well known as the headquarters for Apple, internationally esteemed public schools, including DeAnza College (26,000 students). Sixty five percent of the population have Bachelor’s Degrees. Cupertino lies between affluent Saratoga to the south and Santa Clara to the north.

The subject property shares a street with Target, is adjacent to Panera Bread and Peet’s Coffee and is within convenient walking distance of a 65,000 square foot Whole Foods. Pier 1 Imports and Aaron Brothers are across the street. Stevens Creek Blvd. and DeAnza Blvd. is one of the busiest intersections of Santa Clara County.

Traffic Counts Approximately 31,140 (ADT) on Stevens Creek Blvd

Demographics

	1 mile	2 miles	3 miles
Population	22,729	90,916	175,694
Avg. HH Income	\$142,091	\$137,196	\$137,051

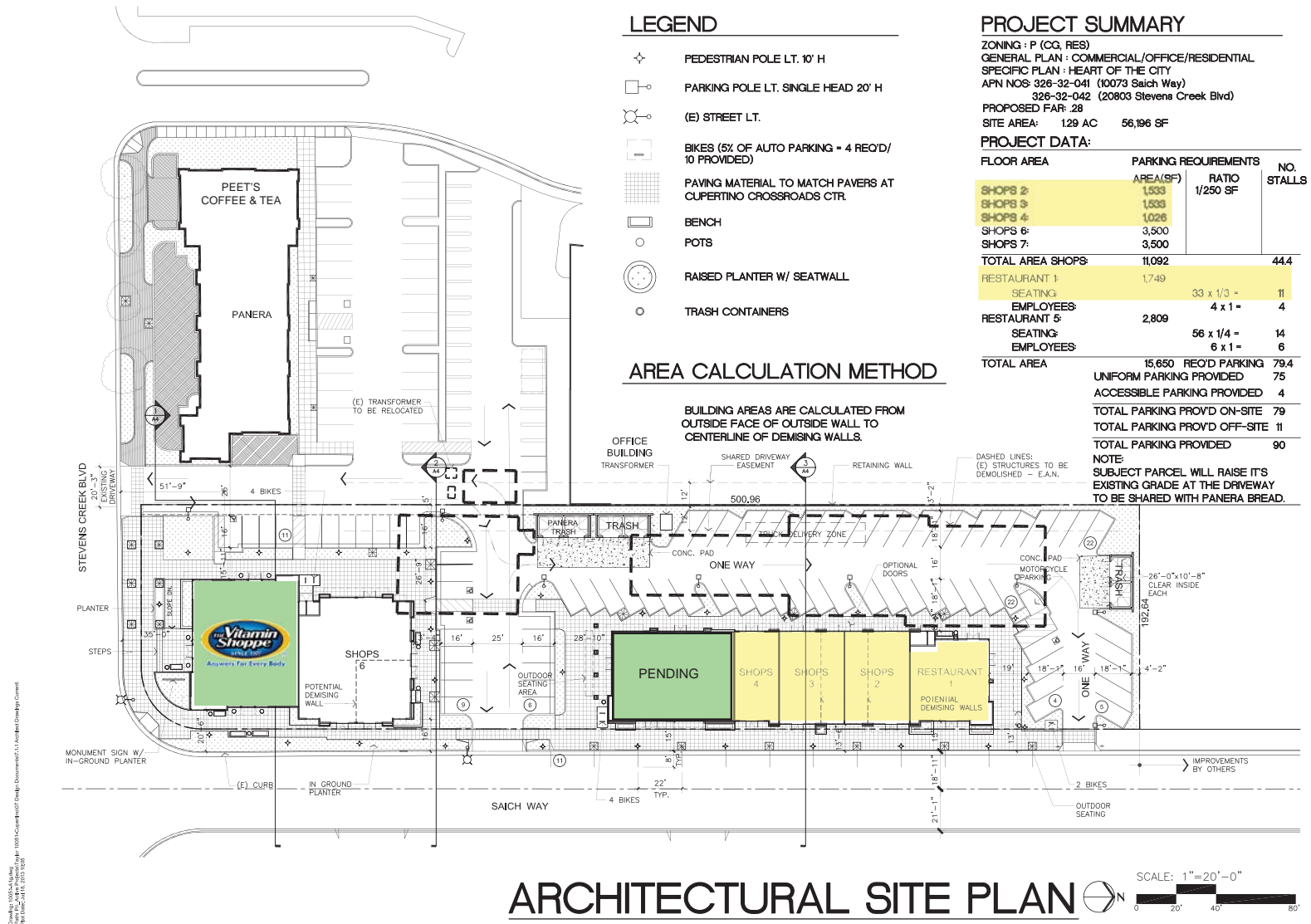
Year: 2011 | Source: Synergos Technologies, Inc.

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Approved Site Plan



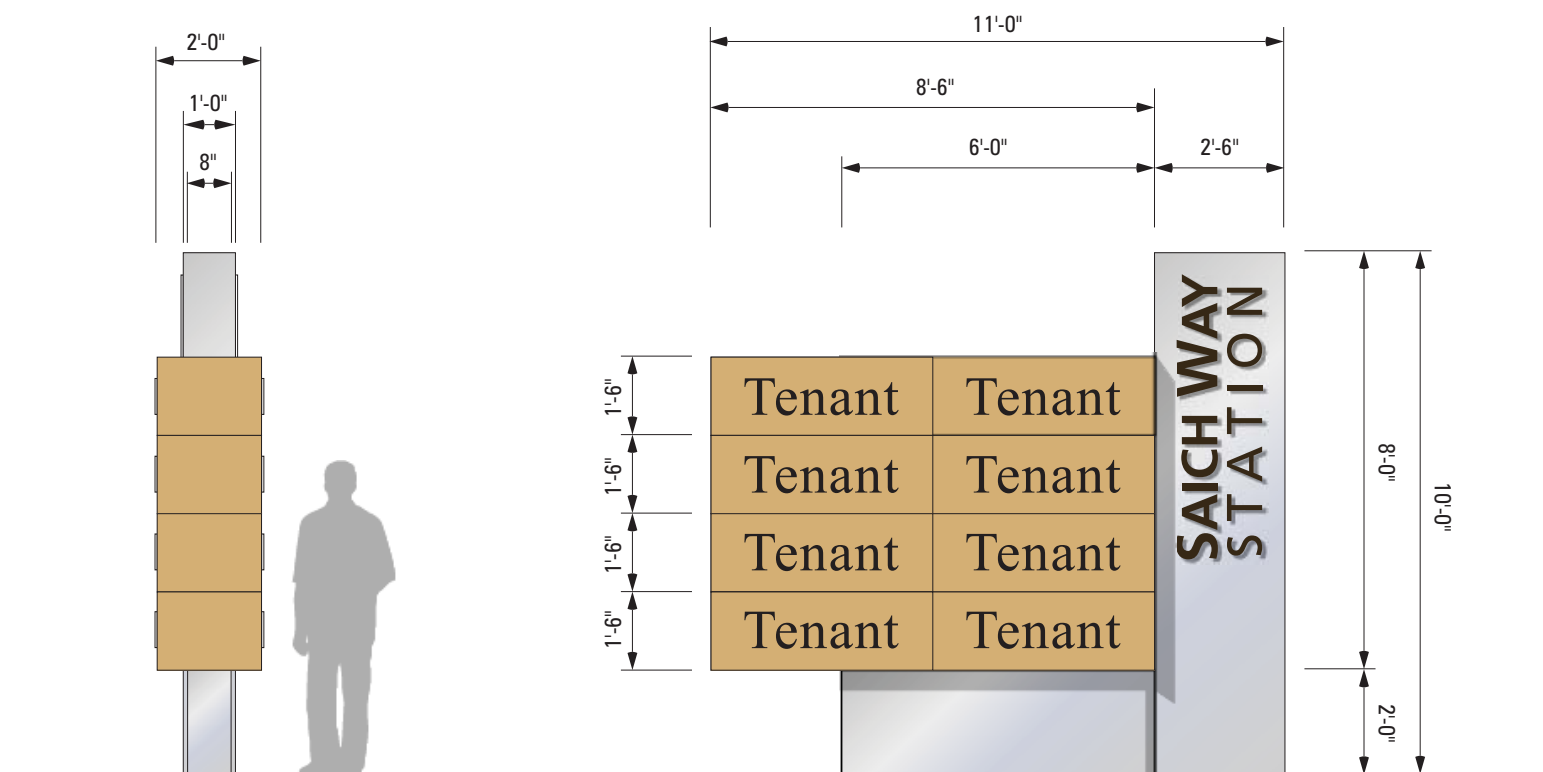
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Monument Sign

EXHIBIT A



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Elevations



PAINT COLORS:

NOTE: ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS NOTED OTHERWISE

P1	SW7014	EIDER WHITE	P11	SW6075	GARRET GRAY	AW1	82008	BLACK
P2	SW0008	CAJUN RED	P12	SW7018	DOVETAIL	AW2	82012	TOASTY BEIGE
P3	SW0007	DECOROUS AMBER	P13	SW7020	BLACK FOX	AW3	82016	BURGUNDY
P4	SW0009	EASTLAKE GOLD	P14	SW6314	LUXURIOUS RED	AW4	82002	FOREST GREEN TWEED
P5	SW0012	EMPIRE GOLD	P15	SW6114	BAGEL	AW5	82010	ADMIRAL NAVY
P6	SW6128	BLONDE						
P7	SW 6109	HOPSACK						
P8	SW6158	SAWDUST						
P9	SW6166	ECLIPSE						
P10	SW6081	DOWN HOME						

AWNING COLORS:

NOTE: ALL AWNINGS TO BE TO MATCH COLORS BY GLEN RAVEN FIRE-SIST HUV.

MATERIALS:

M1 CLEAR ANODIZED ALUMINUM

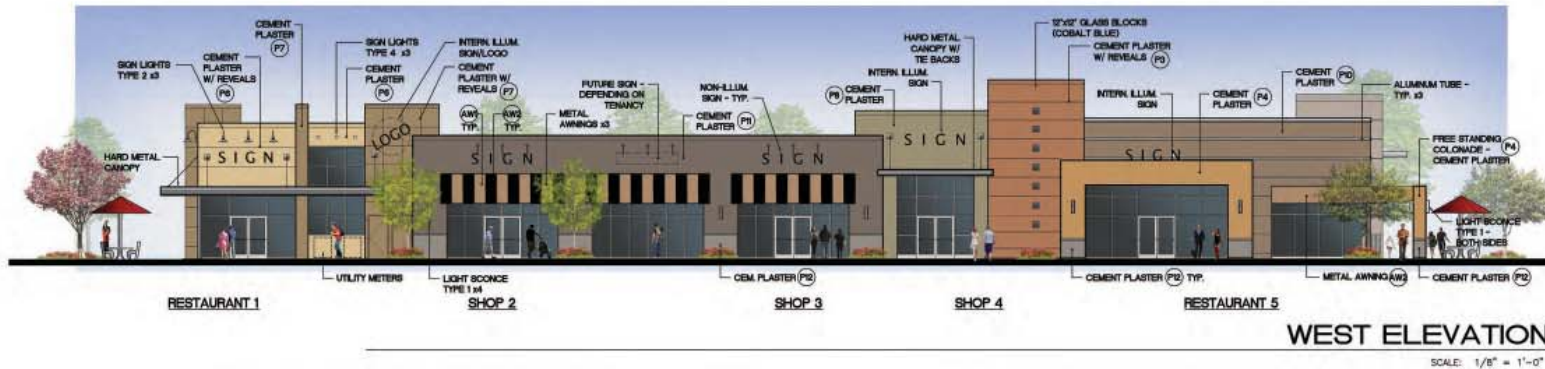
NOTE:
- GLAZING TO BE INSET 3" TYPICAL
- RAISED PLANTER TO MATCH WALL BASE COLOR W/ CONCRETE CAP

05/15/13

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PAINT COLORS:

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- P1 SW7014 EIDER WHITE
- P2 SW0008 CAJUN RED
- P3 SW0007 DECOROUS AMBER
- P4 SW0009 EASTLAKE GOLD
- P5 SW0012 EMPIRE GOLD
- P6 SW6128 BLONDE
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- P8 SW6158 SAWDUST
- P9 SW6166 ECLIPSE
- P10 SW6081 DOWN HOME
- P11 SW6075 GARRET GRAY
- P12 SW7018 DOVETAIL
- P13 SW7020 BLACK FOX
- P14 SW6314 LUXURIOUS RED
- P15 SW6114 BAGEL

AWNING COLORS:

NOTE: ALL AWNINGS TO BE METAL TO MATCH COLORS BY GLEN RAVEN FIREST HUV.

- AW1 82008 BLACK
- AW2 82012 TOASTY BEIGE
- AW3 82016 BURGUNDY
- AW4 82002 FOREST GREEN TWEED
- AW5 82010 ADMIRAL NAVY

MATERIALS:

- M1 CLEAR ANODIZED ALUMINUM

NOTE:
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05/15/2012

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Aerial



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Market Aerial



Full Demographic Report

Demographic Data 2011 by Synergos Technologies
Calculated using TAS Retrieval



Mar 8, 2012

Latitude: 37.322960 Longitude: -122.037250

Stevens Creek Blvd & Saich Way, Cupertino, CA 95014		1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius
Population	Current Estimated Population	22,729	90,916	175,694
	2016 Projected Population	26,378	98,219	183,679
	2010 Census Population	21,931	88,776	173,003
	2000 Census Population	19,481	82,655	162,901
	Historical Annual Growth 2000 to 2010	1.19 %	0.72 %	0.60 %
	Estimated Annual Growth 2010 to 2011	2.06 %	1.37 %	0.89 %
	Projected Annual Growth 2011 to 2016	3.02 %	1.56 %	0.89 %
Households	Current Estimated Households	7,980	31,868	63,164
	2016 Projected Households	9,339	34,518	66,049
	2010 Census Households	7,630	30,988	62,103
	2000 Census Households	7,251	30,157	60,889
	Historical Annual Growth 2000 to 2010	0.51 %	0.27 %	0.20 %
	Estimated Annual Growth 2010 to 2011	2.60 %	1.61 %	0.97 %
	Projected Annual Growth 2011 to 2016	3.20 %	1.61 %	0.90 %
Population by Age	Persons per Household	2.85	2.84	2.77
	Population 0 to 4 Years	6.44 %	5.99 %	6.39 %
	Population 5 to 13 Years	15.26 %	14.15 %	13.37 %
	Population 14 to 21 Years	11.37 %	11.52 %	10.20 %
	Population 22 to 29 Years	5.85 %	5.76 %	6.72 %
	Population 30 to 44 Years	23.67 %	21.23 %	21.96 %
	Population 45 to 59 Years	22.30 %	23.91 %	23.26 %
Income	Population 60 to 74 Years	9.91 %	11.39 %	11.72 %
	Population 74 Years Plus	5.20 %	6.05 %	6.38 %
	Median Age	38.4	40.3	40.0
	Male Population	11,273	44,741	86,785
	Female Population	11,456	46,175	88,909
	HH Income \$500,000 or more	0.90 %	0.89 %	0.86 %
	HH Income \$250,000 to \$499,999	10.54 %	10.39 %	9.90 %
Work place	HH Income \$200,000 to \$249,999	7.70 %	7.61 %	7.26 %
	HH Income \$175,000 to \$199,999	8.00 %	7.91 %	7.71 %
	HH Income \$150,000 to \$174,999	9.58 %	9.49 %	9.43 %
	HH Income \$100,000 to \$149,999	23.47 %	21.92 %	21.47 %
	HH Income \$75,000 to \$99,999	10.30 %	10.10 %	11.89 %
	HH Income \$50,000 to \$74,999	10.30 %	11.50 %	11.77 %
	HH Income \$35,000 to \$49,999	7.59 %	7.42 %	6.96 %
Race	HH Income \$25,000 to \$34,999	3.69 %	3.73 %	4.02 %
	HH Income \$15,000 to \$24,999	4.02 %	4.27 %	4.22 %
	HH Income \$0 to \$14,999	3.91 %	4.77 %	4.50 %
	Average Household Income	\$142,091	\$137,196	\$137,051
	Median Household Income	\$119,083	\$117,107	\$114,051
	Per Capita Income	\$49,912	\$48,279	\$49,558
	Workplace Establishments	1,183	2,360	3,773
Race	Workplace Employees (FTE)	22,916	41,894	58,230
	Current Estimated Population	22,729	90,916	175,694
	White	25.78 %	33.85 %	38.91 %
	Black or African American	0.48 %	0.79 %	1.05 %
	Asian or Pacific Islander	69.05 %	60.08 %	53.39 %
Race	Other Races	4.69 %	5.28 %	6.65 %

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Hispanic	2011 Hispanic Population	771	4,245	11,865
	2011 Hispanic Population Percent	3.39 %	4.67 %	6.75 %
	2000 Hispanic Population Percent	3.93 %	4.81 %	5.96 %
	1990 Hispanic Population Percent	5.75 %	5.80 %	6.31 %
Education (Age 25+)	Adult Population (25 Years or Older)	14,753	60,301	119,157
	Elementary	1.47 %	1.62 %	1.82 %
	Some High School	1.72 %	2.09 %	2.05 %
	High School Graduate	6.55 %	8.02 %	8.56 %
	Some College	8.44 %	10.84 %	12.27 %
	Associates Degree	5.46 %	6.10 %	6.19 %
	Bachelors Degree	37.58 %	33.60 %	33.85 %
	Graduate Degree	38.78 %	37.73 %	35.26 %
Housing	Total Housing Units	8,318	32,929	65,402
	Owner Occupied Percent	49.74 %	58.74 %	58.51 %
	Renter Occupied Percent	46.20 %	38.04 %	38.06 %
	Vacant Housing Percent	4.06 %	3.22 %	3.42 %
Homes Built By Year	Homes Built 1990 to 2000	9.92 %	9.07 %	7.75 %
	Homes Built 1980 to 1989	13.10 %	9.44 %	10.08 %
	Homes Built 1970 to 1979	27.21 %	23.47 %	23.23 %
	Homes Built 1960 to 1969	30.04 %	33.93 %	33.08 %
	Homes Built 1950 to 1959	15.63 %	20.15 %	22.16 %
	Homes Built 1940 to 1949	3.38 %	3.00 %	2.79 %
	Homes Built Before 1940	0.73 %	0.94 %	0.90 %
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.67 %	0.58 %	0.64 %
	Property Value \$750,000 to \$999,999	70.50 %	72.70 %	70.77 %
	Property Value \$500,000 to \$749,999	16.55 %	16.37 %	17.67 %
	Property Value \$400,000 to \$499,999	3.89 %	3.35 %	3.85 %
	Property Value \$300,000 to \$399,999	2.17 %	1.67 %	2.01 %
	Property Value \$200,000 to \$299,999	0.57 %	0.67 %	0.84 %
	Property Value \$150,000 to \$199,999	1.01 %	0.71 %	0.61 %
	Property Value \$100,000 to \$149,999	1.51 %	1.51 %	1.27 %
	Property Value \$60,000 to \$99,999	1.63 %	1.46 %	1.31 %
	Property Value \$40,000 to \$59,999	1.05 %	0.54 %	0.35 %
	Property Value \$0 to \$39,999	0.44 %	0.44 %	0.67 %
	Median Home Value	825,073	830,068	825,634
	Median Rent (Census 2000)	1,675	1,606	1,612
Occupation (Employed Civilians Age 16+)	Employed Civilian Population 16+ by Occupation	9,736	40,625	79,767
	Managerial/Executive	26.52 %	25.40 %	25.12 %
	Professional Specialty	48.92 %	46.03 %	44.45 %
	Healthcare Support	0.52 %	0.48 %	0.60 %
	Sales	7.99 %	8.31 %	8.51 %
	Office & Administrative Support	5.50 %	7.71 %	8.24 %
	Protective Service	0.28 %	0.36 %	0.80 %
	Food Preparation	1.61 %	2.36 %	2.39 %
	Building Maintenance & Cleaning	0.87 %	0.48 %	0.87 %
	Personal Care	1.66 %	2.28 %	2.39 %
	Farming, Fishing, & Forestry	0.14 %	0.10 %	0.06 %
	Construction	2.55 %	2.74 %	2.93 %
	Production & Transportation	3.43 %	3.76 %	3.65 %

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	Percent White Collar	89.46 %	87.93 %	86.91 %
	Percent Blue Collar	10.54 %	12.07 %	13.09 %
Transportation To Work	Drive to Work Alone	80.45 %	80.86 %	80.47 %
	Drive to Work Carpool	8.87 %	7.98 %	8.35 %
	Travel to Work by Public Transportation	1.03 %	1.02 %	1.78 %
	Drive to Work on Motorcycle	0.34 %	0.31 %	0.29 %
	Drive to Work on Bicycle	0.35 %	0.49 %	0.56 %
	Walked to Work	2.30 %	1.41 %	1.20 %
	Other Means	0.49 %	0.46 %	0.34 %
	Work at Home	2.98 %	3.65 %	3.42 %
Travel Time To Work	Travel Time in Less than 5 minutes	1.51 %	1.41 %	1.16 %
	Travel to Work in 5 to 9 minutes	8.69 %	6.49 %	6.11 %
	Travel to Work in 10 to 14 minutes	9.69 %	10.77 %	12.32 %
	Travel to Work in 15 to 19 minutes	12.71 %	15.21 %	16.93 %
	Travel to Work in 20 to 29 minutes	32.46 %	31.04 %	30.25 %
	Travel to Work in 30 to 44 minutes	26.63 %	25.81 %	24.24 %
	Travel to Work in 45 to 59 minutes	3.83 %	4.71 %	4.82 %
	Travel to Work in 60 minutes or more	4.48 %	4.55 %	4.17 %
Average Travel Time to Work		24.3	24.4	23.7