

CITYLINE SUNNYVALE



make everyday an experience.

HUNTER **STORM**

SARES | REGIS

J.P.Morgan

 CUSHMAN & WAKEFIELD

WHOLE FOODS &
LUXURY THEATER
COMING SOON...



SUNNYVALE VOTED NUMBER
2017 **BEST CITIES TO**
LIVE IN AMERICA

15

CITYLINE

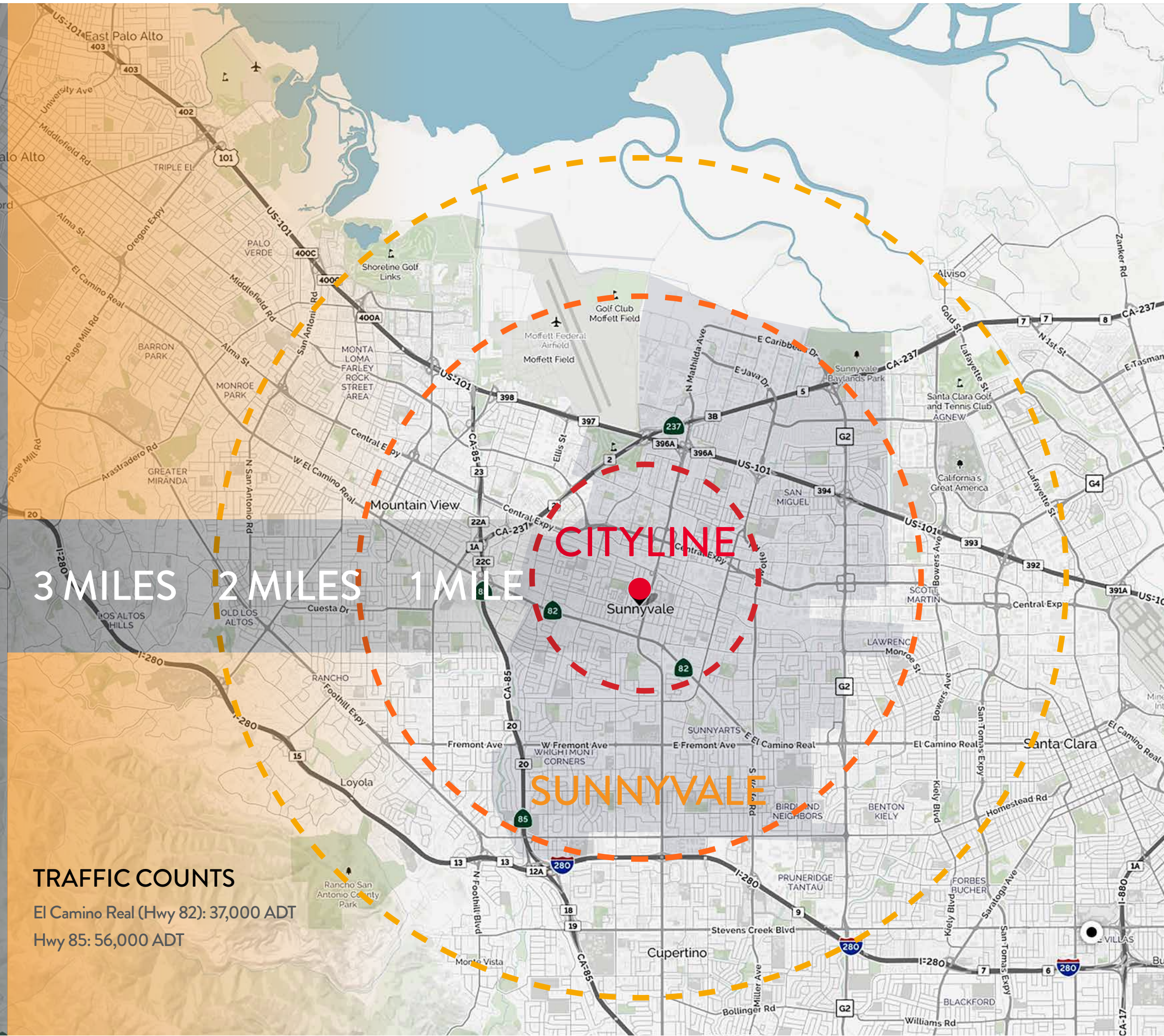
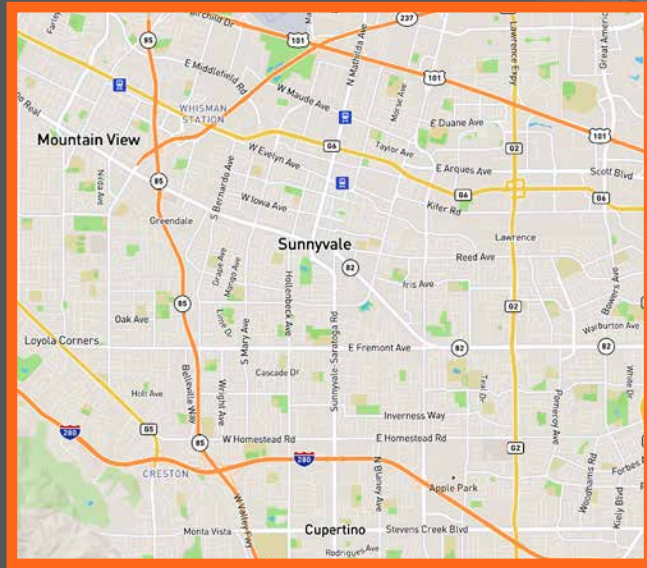
SUNNYVALE

north oak

CityLine in Sunnyvale is the highly anticipated redevelopment of the existing Sunnyvale Town Center property. In addition to the existing Macy's and Target stores, the project will include a brand new Whole Foods, an AMC Theater and additional retail totaling over 674,000 SF. The new development will also include almost 800 residential units, 686,000 SF of office and several parking garages located footsteps away from Sunnyvale Caltrain Station.

Located in the heart of Silicon Valley, the site is home to over 9,000 businesses with a strong daytime employment of over 280,000 within 5 miles of the property. Major employers within Sunnyvale include Apple, Google, Yahoo and LinkedIn to name a few. Proximity to these high-tech jobs make Sunnyvale a desirable Silicon Valley address for a dense highly educated and culturally diverse population. Of the 453,029 residents within the CityLine Sunnyvale trade area, 63 percent of residents have earned a bachelor's degree or higher with more than 35 percent of residents being born outside of the United States. Sunnyvale also boasts an impressive average household income of over \$133,000 within 3 miles of the site. In fact, there are more households earning over \$100,000 within 3 miles of CityLine than there are within 3 miles of Los Gatos and Palo Alto combined. The number of households with incomes above \$150,000 is also greatest.

The project will be a central location for daily shopping needs, entertainment and lifestyle essentials. We invite you to join the exciting mix at Silicon Valley's latest development because at CityLine Sunnyvale, the customers can make every day an experience!



3 MILES 2 MILES 1 MILE

CITYLINE

SUNNYVALE

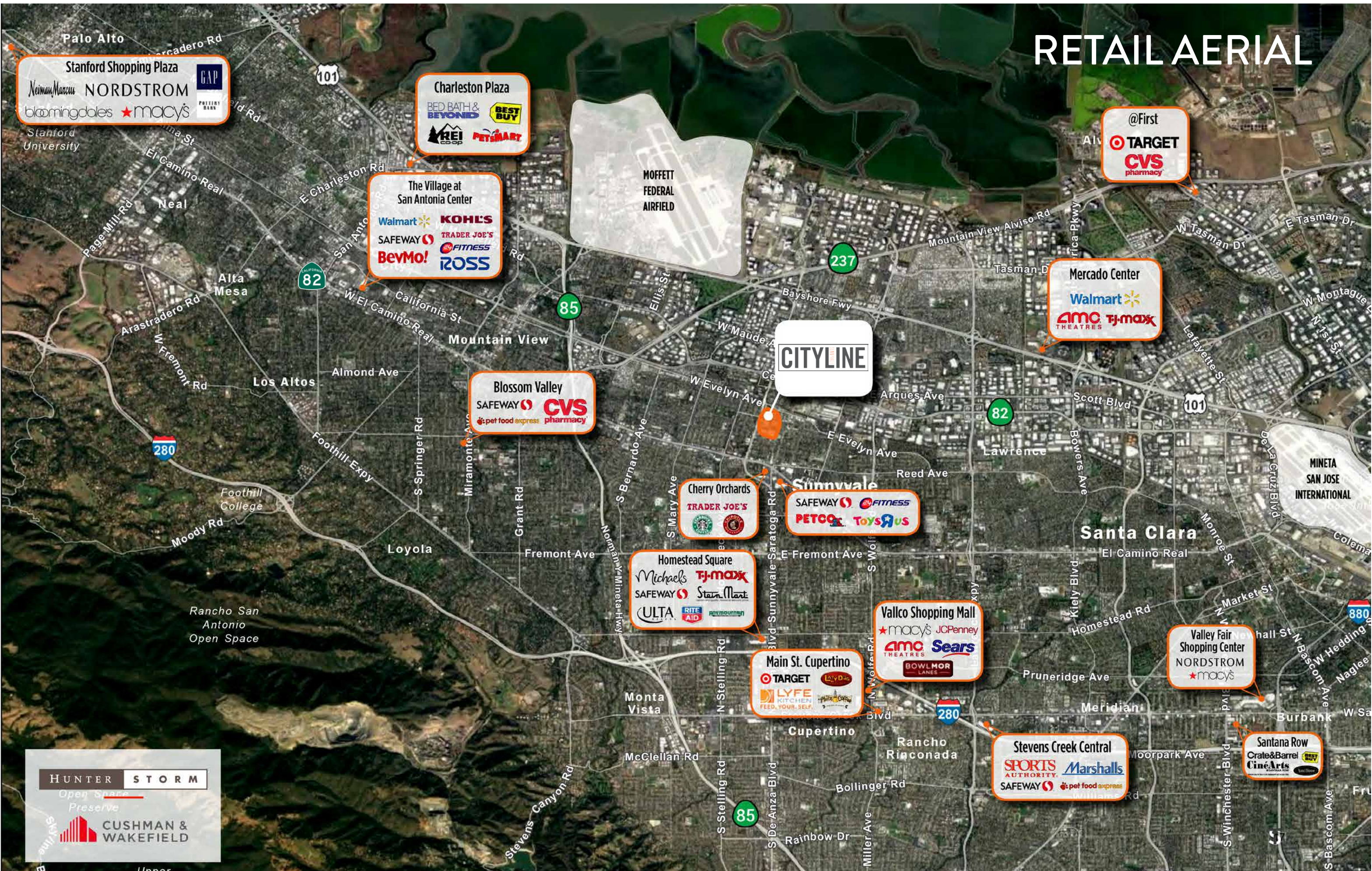
TRAFFIC COUNTS

El Camino Real (Hwy 82): 37,000 ADT
 Hwy 85: 56,000 ADT

CITYLINE DEMOS

	1	3	5
Total Population	36,806	220,092	453,728
Households	13,328	84,036	170,375
Median HH Income	\$97,100	\$102,819	\$104,120
Average HH Income	\$122,232	\$134,404	\$138,821
Median Age	35.9	36.9	37.7
Over \$100K	48.5%	51.9%	52.6%
\$200K+	14.9%	17.6%	19.1%
Businesses	1,145	7,696	19,279
Employees	12,806	113,924	281,221
% of Bachelors Degree or Higher	63.6%	62.4%	63.6%

RETAIL AERIAL



HUNTER STORM
Open Space Preserve
CUSHMAN & WAKEFIELD

Google

LOCKHEED MARTIN

JUNIPER NETWORKS

YAHOO!

NetApp™

CITYLINE

SUNNYVALE



EL CAMINO REAL



PALO ALTO

MOUNTAIN VIEW

85

280

CUPERTINO

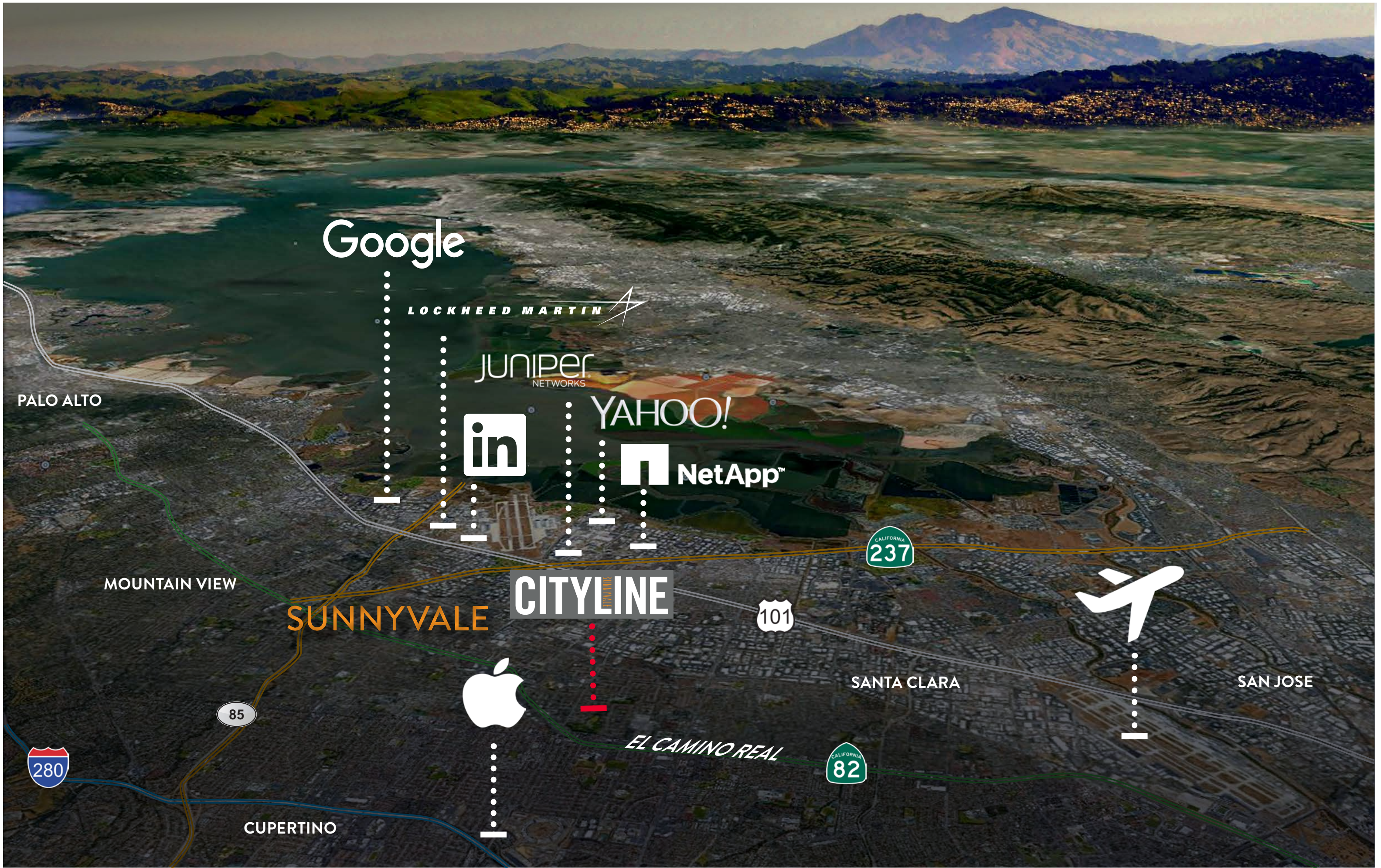
101

CALIFORNIA 237

SANTA CLARA

CALIFORNIA 82

SAN JOSE



DIVERSE AND THRIVING

Located in the heart of Silicon Valley, Sunnyvale is home to over 9,000 businesses with an outstanding daytime population of over 280,000 people within 5 miles! CityLine also has an additional 625,000 SF of office onsite for a built in customer base.



YAHOO!
3,993
EMPLOYEES



Apple
4,000
EMPLOYEES



Google
3,176
EMPLOYEES



LinkedIn
1,840
EMPLOYEES



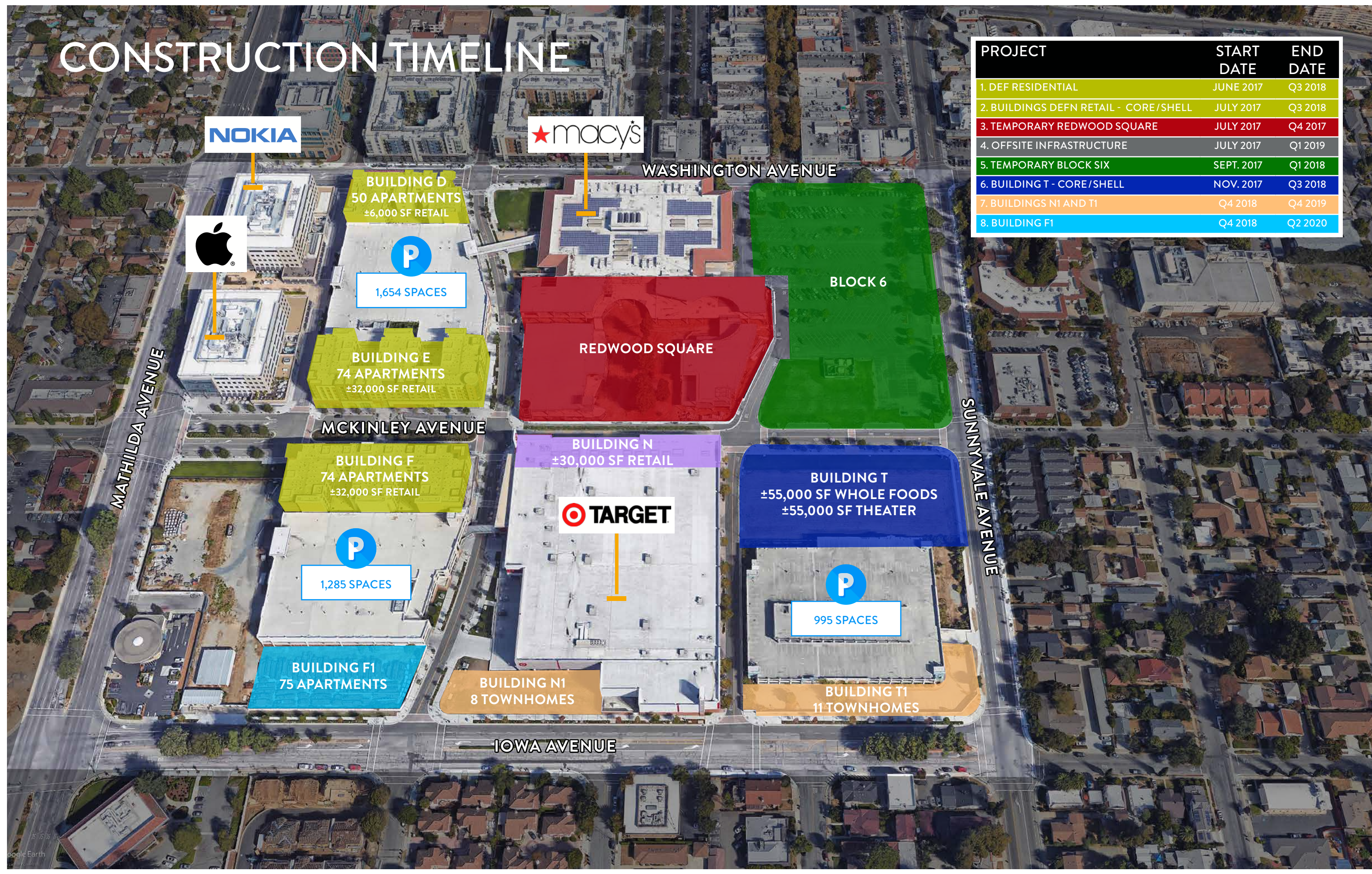
JUNIPER NETWORKS
3,180
EMPLOYEES



LOCKHEED MARTIN
5,045
EMPLOYEES

CONSTRUCTION TIMELINE

PROJECT	START DATE	END DATE
1. DEF RESIDENTIAL	JUNE 2017	Q3 2018
2. BUILDINGS DEFN RETAIL - CORE/SHELL	JULY 2017	Q3 2018
3. TEMPORARY REDWOOD SQUARE	JULY 2017	Q4 2017
4. OFFSITE INFRASTRUCTURE	JULY 2017	Q1 2019
5. TEMPORARY BLOCK SIX	SEPT. 2017	Q1 2018
6. BUILDING T - CORE/SHELL	NOV. 2017	Q3 2018
7. BUILDINGS N1 AND T1	Q4 2018	Q4 2019
8. BUILDING F1	Q4 2018	Q2 2020



NOKIA

macy's



BUILDING D
50 APARTMENTS
±6,000 SF RETAIL



1,654 SPACES

WASHINGTON AVENUE

BLOCK 6

REDWOOD SQUARE

BUILDING E
74 APARTMENTS
±32,000 SF RETAIL

MCKINLEY AVENUE

BUILDING F
74 APARTMENTS
±32,000 SF RETAIL



1,285 SPACES

BUILDING N
±30,000 SF RETAIL

TARGET

BUILDING T
±55,000 SF WHOLE FOODS
±55,000 SF THEATER



995 SPACES

SUNNYVALE AVENUE

BUILDING F1
75 APARTMENTS

BUILDING N1
8 TOWNHOMES

BUILDING T1
11 TOWNHOMES

IOWA AVENUE

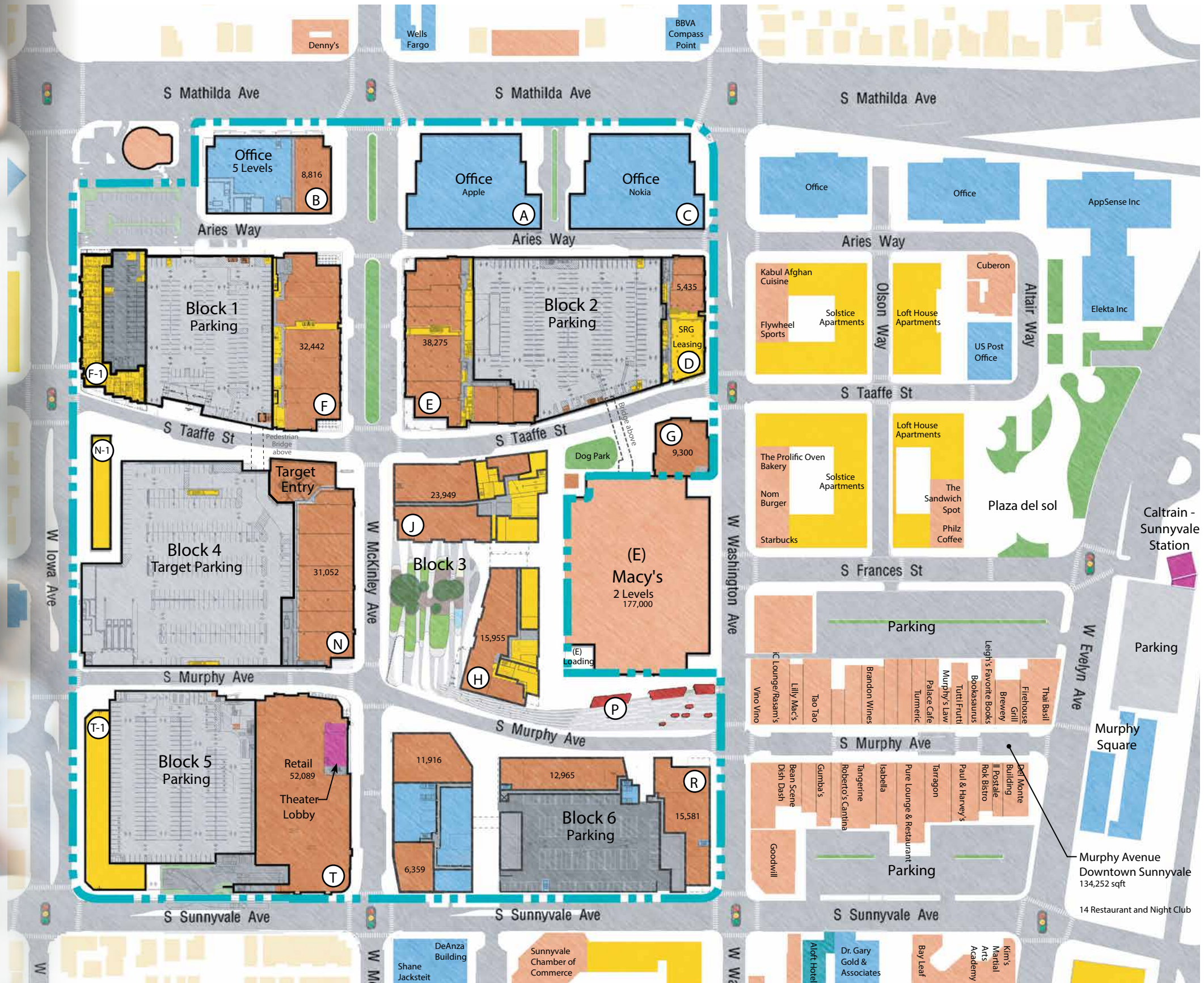
AERIAL

6 BLOCKS OF NEW DEVELOPMENT IN THE HEART OF SILICON VALLEY!

A modern blend of daily needs, entertainment and high-end shops make CityLine your one stop destination!



OVERALL SITE PLAN



RETAIL

Existing Retail – Macys/Target:
353,854 SF

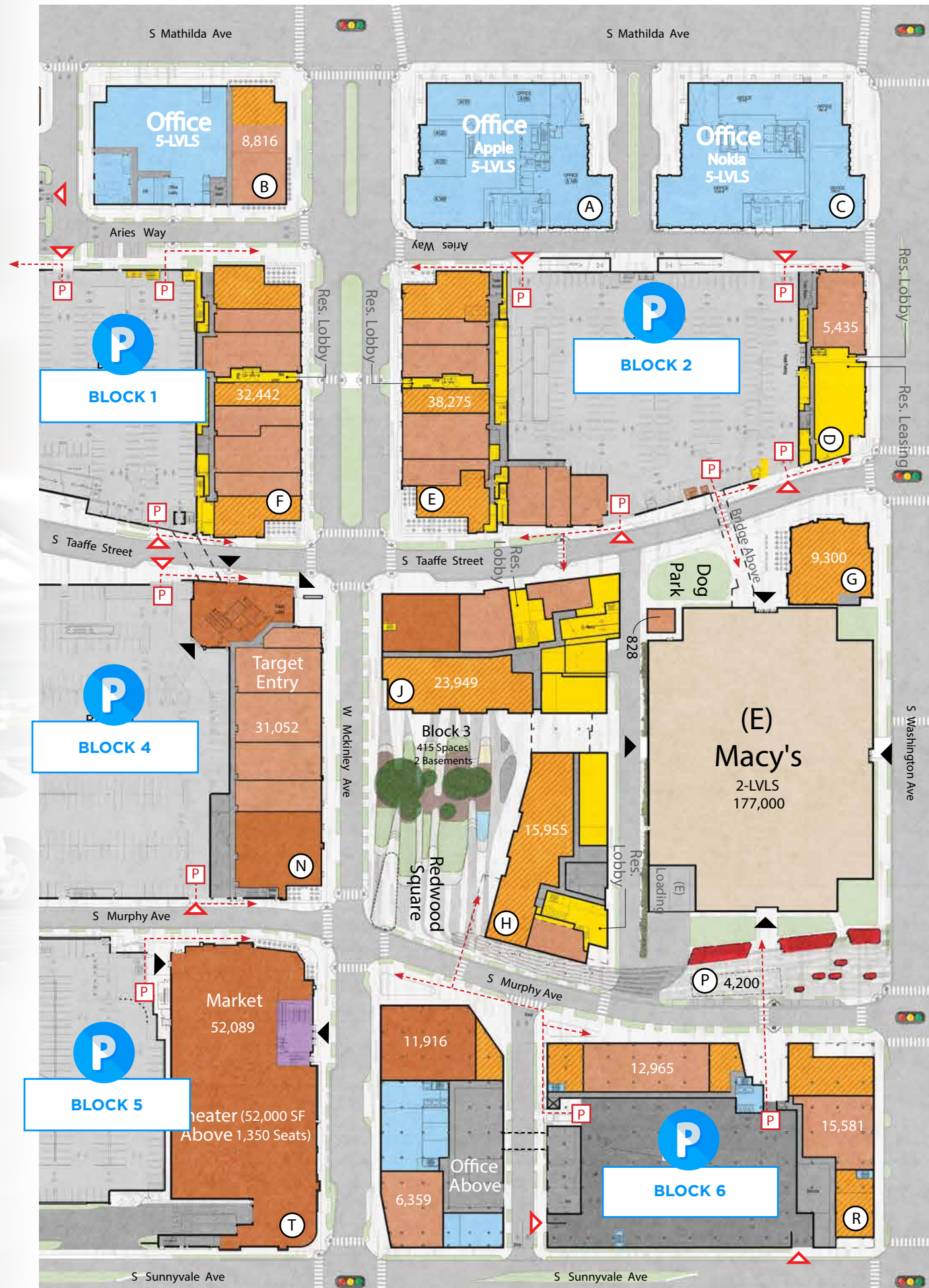
New retail added:
268,245 SF

Total Retail:
674,188 SF

LEGEND
















- Proposed Retail
- Existing Retail
- Proposed Parking / Service
- Existing Parking / Service
- Theater / Other
- Office
- Residential
- Project Property

PARKING PLAN



PARKING

LEGEND

-  Existing Retail (NAP)
-  Proposed Retail
-  Proposed Large Format F
-  Proposed Restaurant
-  Proposed Residential
-  Back of House / Service A
-  Proposed Theater
-  Proposed Office
-  Pop-up Retail
-  Existing Parking
-  Proposed Parking
-  Retail Entry
-  Parking Entry
-  Parking Pedestrian Entry
-  Pedestrian Linkage



Dress York

22 FOREVER

Rubi

Krizia

355

The Viridian
355 W. McKinley

BLOCK 1

GROUND LEVEL RETAIL



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION





Plato Verde

Plato Verde

PLATO VERDE

Expresso

Walmart

7/11



BLOCK 2 GROUND LEVEL RETAIL



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION





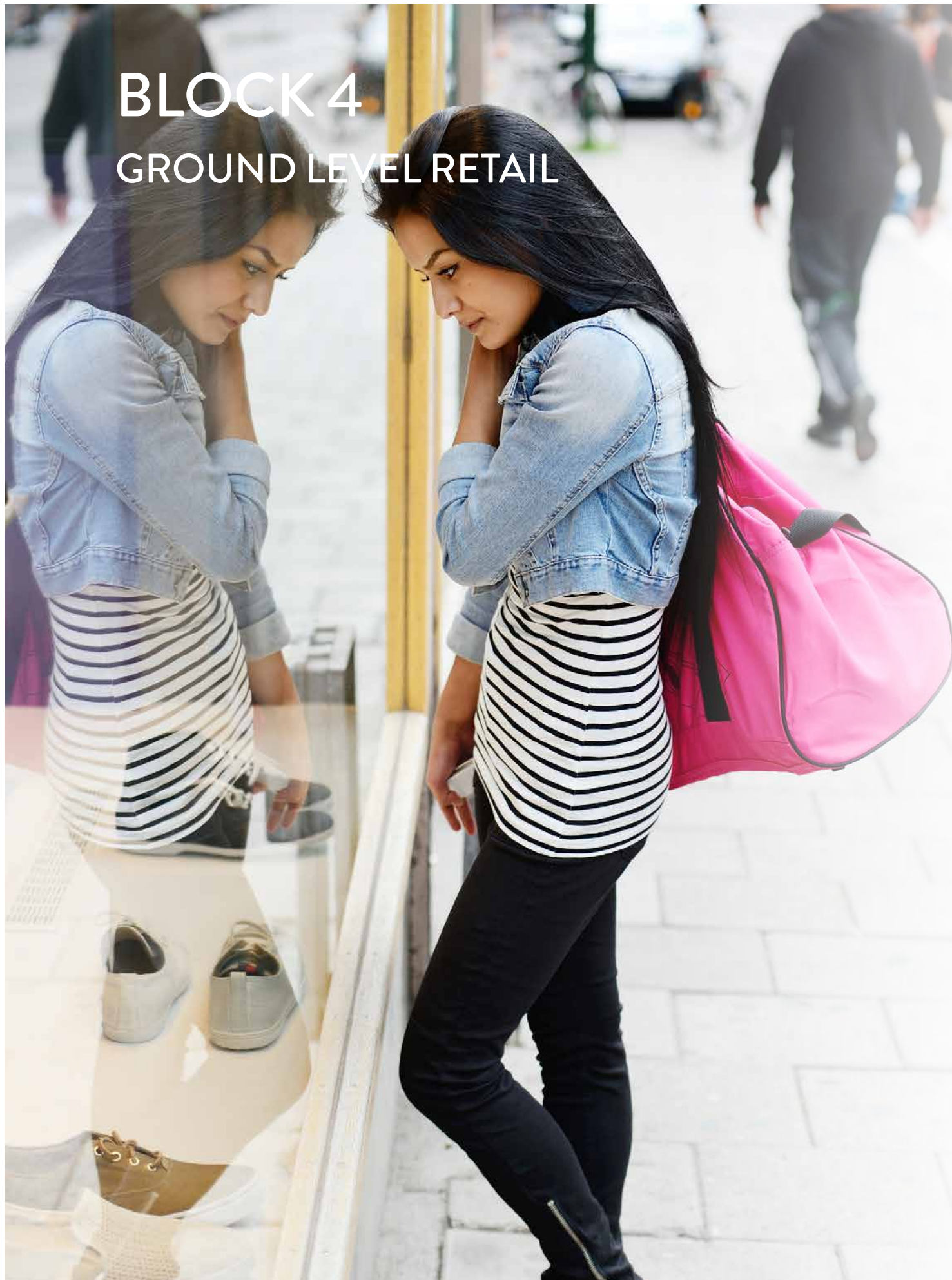
BLOCK 3

GROUND LEVEL RETAIL





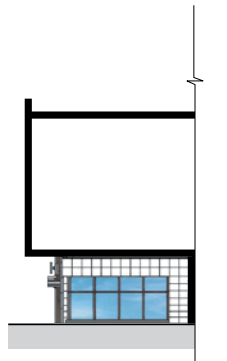
BLOCK 4 GROUND LEVEL RETAIL



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

LEGEND

- Retail
- Target Lobby
- Residential
- Existing Parking
- Service





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A

WHOLE FOODS MARKET

WHOLE FOODS MARKET

WHOLE
FOODS
MARKET





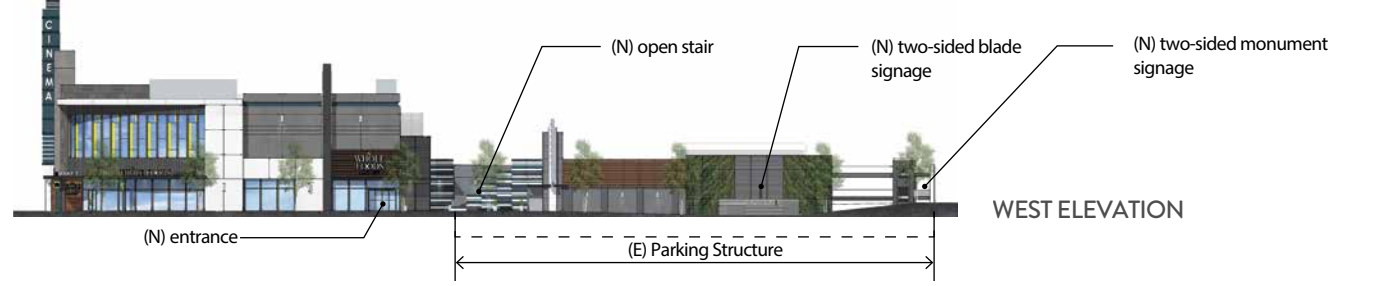
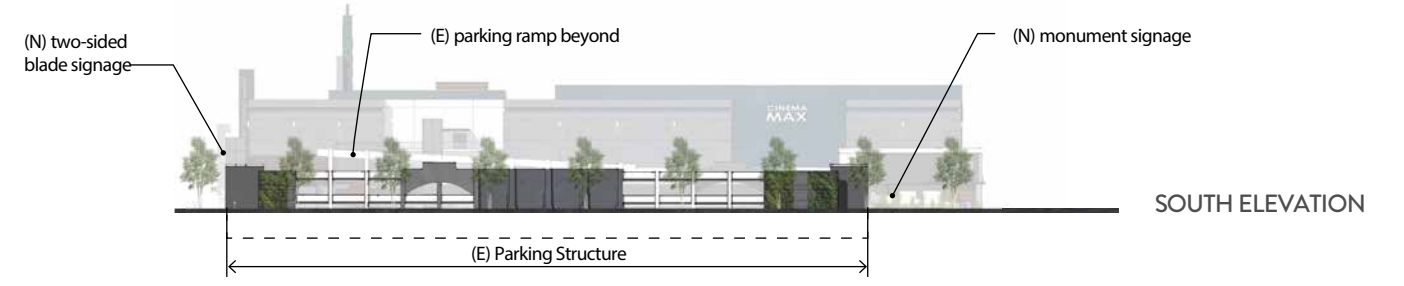
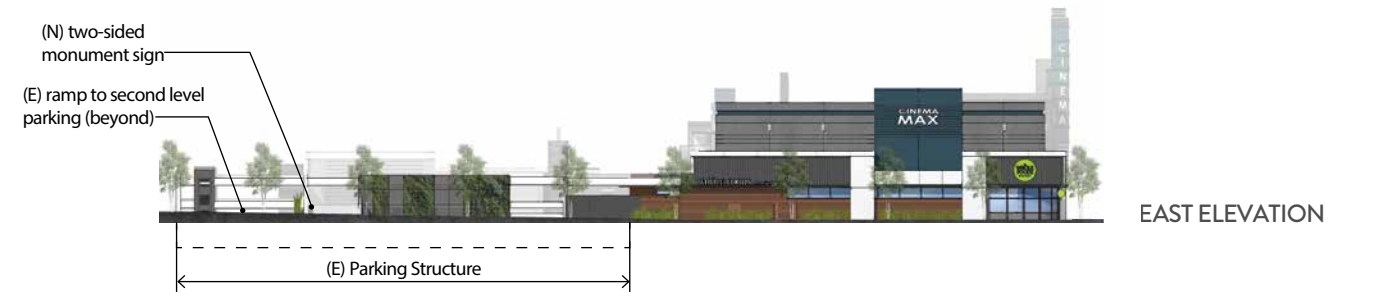
BLOCK 5

GROUND LEVEL RETAIL



LEGEND

- Retail
- Theater
- Existing Parking
- Service





BLOCK 6

GROUND LEVEL RETAIL



LEGEND

Orange	Retail
Light Orange	Food
Blue	Residential
Grey	Proposed Parking
Light Blue	Retail Service



CITYLINE

SUNNYVALE

make everyday an experience.

TICKETS

CINEMA
MAX

E
M
A
Z

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**CUSHMAN &
WAKEFIELD**