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Via provides an upscale/suburban, mixed-use T.O.D. environment that has four levels of luxury living over one level of retail. Retail parking is at grade and one level of subterranean parking is underneath. There is +/- 46,000 SF of retail space that includes a Fresh & Easy grocery store, bank, restaurant, deli and other neighborhood-serving retail. Amenities for residents include a luxury pool, spa, wireless internet, cyber cafe, fitness center, resident clubroom, bocce ball court, putting green, BBQ area and firepits, Zen-styled courtyards and a dog walk. Via is located in the heart of Silicon Valley between two major freeways, adjacent to light rail and near San Jose Airport.

Via

Client

Essex Property Trust, Inc.

Location

Sunnyvale, CA

Use

Mixed-Use T.O.D.

Facts

- Density - 44 DU/AC
- Unit Plan Sizes - 694-1,313 SF
- Number of Units - 284 DU
- Site Area - 6.455 AC
- Type V Construction (357,856 SF) over two levels of Type I parking/retail structure (221,167 SF)
- At-Grade Retail (34,821 SF)
- Free Standing Fresh & Easy Grocery Store (14,107 SF)

Awards

2012 NAHB Pillars of the Industry Awards

- Award Finalist

2012 Gold Nugget Awards

- Grand Award & Award Finalist



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