

The Boulevard

3896 Stevens Creek Boulevard, San Jose, CA 95117
Santa Clara County



HIGHLIGHTS

County: Santa Clara
Type: Mixed Use
Total SF: 400,000
Year Built: 2024

CONTACT

Michael Wheat
214-561-8875
michael.wheat@cypressequities.com

The Boulevard is a ground-up, mixed-use development located at the SE corner of Stevens Creek Boulevard and Saratoga Avenue in San Jose, California's West Valley, in the heart of the Stevens Creek Urban Village. Situated between Apple's headquarters, Santana Row, and downtown San Jose, the project will offer one of the only Class "A" office developments along Stevens Creek. The Boulevard, which is fully entitled, will feature a twelve-story, +/- 280,000 square foot Class "A" office building, as well as +/- 15,000 square feet of ground-floor retail to service both the respective office tenants and public. Co-anchoring the site will be an adjacent, three-story, +/- 120,000 square foot Life Time Athletic Resort along with a 1,200 stall shared parking garage. The development will benefit from a half-acre outdoor amenity area, featuring a landscaped plaza, public park space, and paved walking paths.

The rezone, CUP (conditional use permit), EIR (Environmental Impact Report), and tentative map were all unanimously approved by San Jose's City Council in March 2021. Cypress closed on the 4.81-acre site in March 2022 and intends to break ground on the development in the second half of 2022.