SANTANA ROW

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Santana Row is firmly established as Silicon Valley's thriving neighborhood combining 100 shops, eateries, and salons, over 1 million square feet of offices, 834 homes, and a boutique hotel. Santana Row boasts a lofty 13 million visitors annually, both local and global, and has created a sense of place in Silicon Valley.

THE NEIGHBORHOOD

An avenue for energy, expression, engagement, special occasions, and everyday moments. A place for people to begin the morning, soak in the afternoon, wander into the evening, and celebrate the weekend. There's a pulse of life unlike any other when you step foot into the experience that is Santana Row.





THE HEART OF A CITY

As a response to the need for a defined community hub in Silicon Valley, this mixed-use neighborhood-within-a-city quickly filled the role and became known as one of the most ambitious projects of its kind in the United States.

When architects were asked to work on Santana Row, they accepted the challenge of creating something innovative; to transform an obsolete suburban shopping center into a cosmopolitan district.







VIBRANCY

Santana Row epitomizes the ideal urban neighborhood with secure and pristine streets abundant with stimulating retail and entertainment, sophisticated dining, and lifestyle amenities such as open-air markets, and connected parks and plazas.

It has become the pride of the community and reflects the region's international importance. It's a bustling neighborhood where people want to live, work, shop, dine and enjoy life.












KEEP
RIGHT





INSPIRED SURROUNDINGS

During the construction of Santana Row, Federal Realty engaged two French artists, Andre Dumonnet and Christine Foulche, to lend aesthetic and artistic touches. Grillwork, windows, doors, railings, benches, and other architectural pieces from Europe and North Africa have been blended into Santana Row to create the richly patterned texture; true of great streets.

The patina of the architecture infused a timeless quality and the essence of a place that aged with grace over time. As Santana Row matured and expanded, additional artists were commissioned to create inspiring installations.

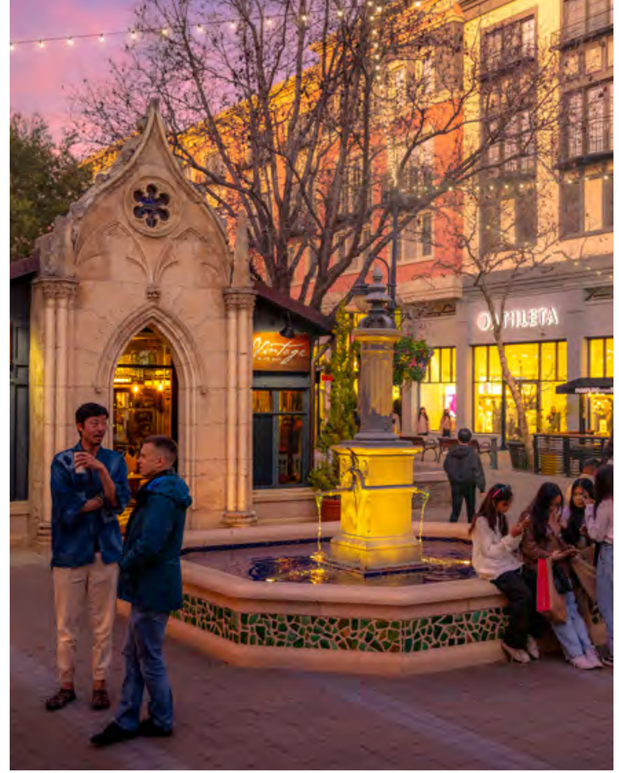


THE FOUNTAINS

Artisans from the U.S., France, and Italy were commissioned to create unique installations on Santana Row. Andre Dumonnet designed 16 fountains for the property.







THE CENTRAL FOUNTAIN

The Central Fountain is from Barcelona and is more than a century old. The basin was designed according to the classic model you see in southern France and Spain. The deep blue ceramic inside gives the appearance of an engulfed treasure to the coins people toss in.



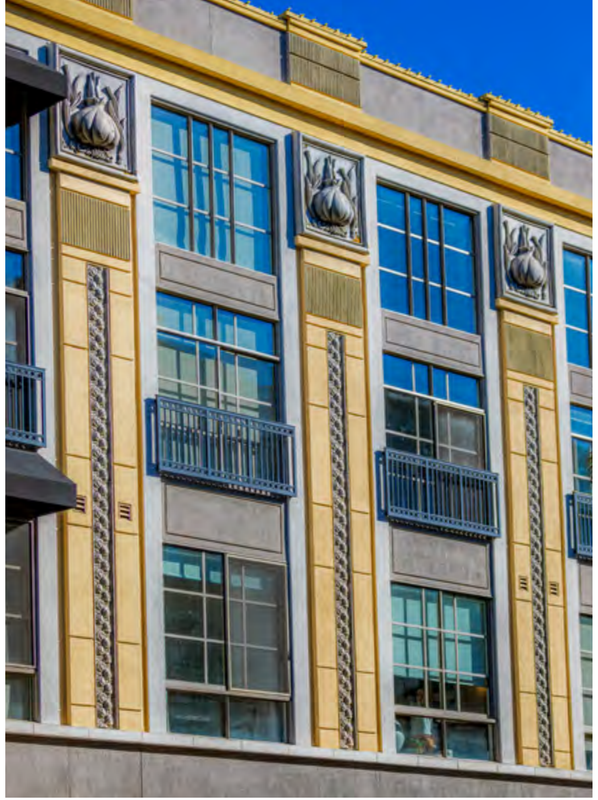
DE FOREST BUILDING

The name of the building honors Lee De Forest, the electrical engineer who invented the Audion amplifying vacuum tube in the early 1900s. De Forest became known as one of the founders of the Electronic Age thanks to his invention. Much like Silicon Valley, his name symbolizes the advancement of technology.

PHASES OF THE MOON

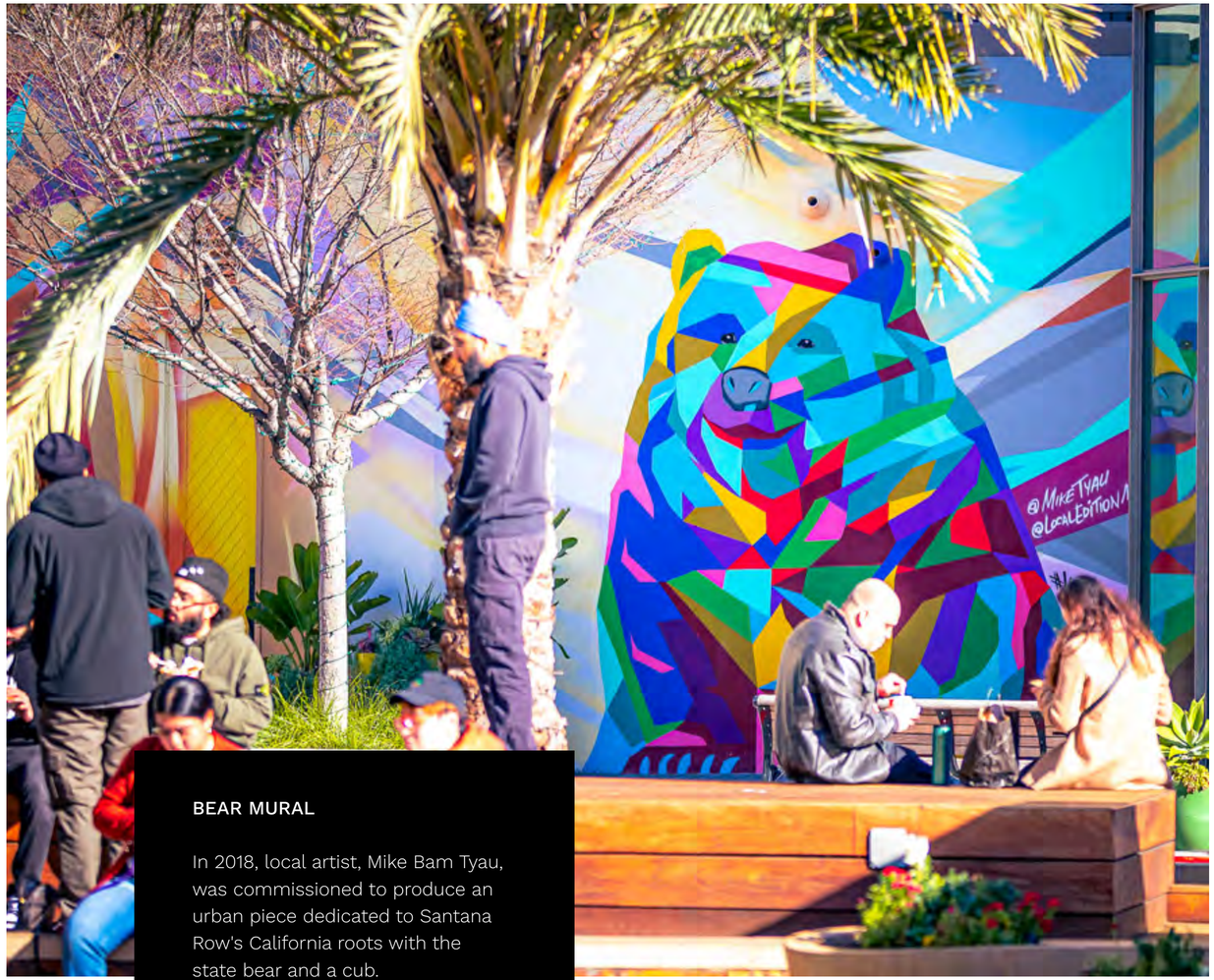
Located on the ceiling of a covered walkway, this hidden art by French artist Christine Foulche represents the 28 phases of the moon.





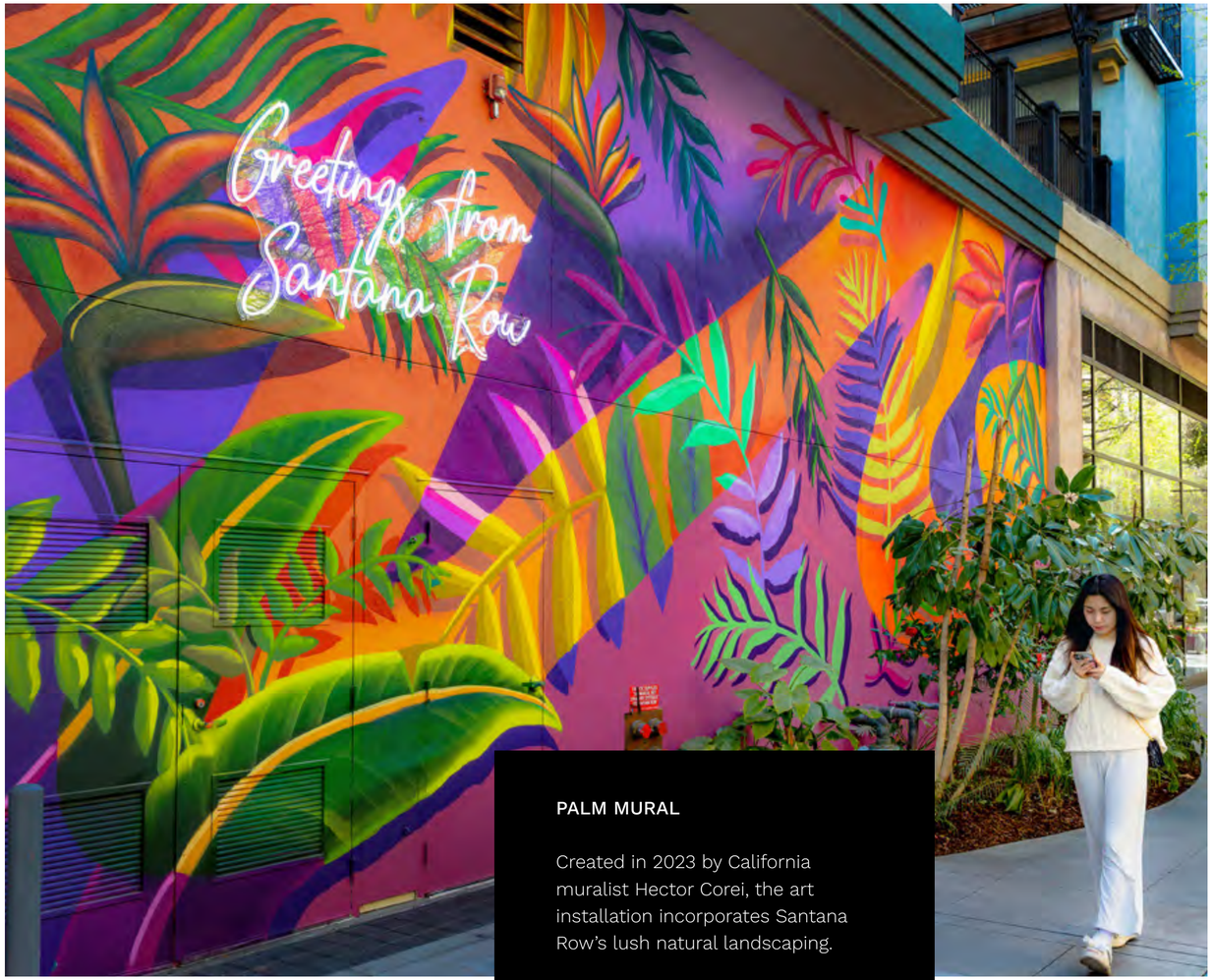
AGRICULTURAL HOMAGE

Throughout Santana Row, there are details that pay homage to the local area's agricultural history. The building above showcases garlic bulbs etched on the top façade.



BEAR MURAL

In 2018, local artist, Mike Bam Tyau, was commissioned to produce an urban piece dedicated to Santana Row's California roots with the state bear and a cub.



PALM MURAL

Created in 2023 by California muralist Hector Corei, the art installation incorporates Santana Row's lush natural landscaping.









An authentic commercial district, the use of found artifacts and treasures are a key factor that adds depth, history, and interest to the architecture.

Wide, lively walkways connecting to parks and plazas were carefully considered when designing pedestrian streets to promote greater community engagement.

Combining inspired art with boutique shops, services, and eateries delivers a spectacular one-of-a-kind experience.

GATHERING SPACES

Santana Row boasts several parks and plazas that contribute to its sense of community and connectivity. Park Valencia, the largest open space, features a lush central lawn and a children's play area, making it an ideal spot for family picnics and gatherings. Santana Row Park, located on the northern end, is a picturesque space that hosts many events throughout the year, including live music, festive tree lighting ceremonies, and monthly kid's clubs. Meanwhile, the plazas near the offices serve as gathering hubs for visitors, residents, and employees, with ample seating, fountains, and landscaped walkways. All of these spaces play a crucial role in fostering connectivity and community engagement by providing a welcoming and accessible space for people to gather, relax, and enjoy the company of others.

URBAN OASIS

Although Santana Row is considered an urban oasis, the tribute to nature is as abundant as the blooming tulips along the promenade.

A 100-year-old mature oak tree strung with lights in the heart of Santana Row is a local treasure and gathering hub for the community. With a front porch feel and sprawling canopy, this natural landmark is one of Santana Row's most prized features.



PROXIMITY IS PARAMOUNT

Transforming the shopping experience with a world-class lineup of trendy, Silicon Valley-approved brands in an unmatched atmosphere.

Check all the to-dos off your list with a variety of everyday services like barbers and salons, fitness studios, and wellness shops.





















A food lover's fantasy. Santana Row offers 35 eateries & cafes offering everything from pizza to sushi, tea to cappuccino, salads to burgers, charcuterie to oysters, or lobster to steak – the options are endless.




VINTAGE WINE BAR













IRON CHEF MORIMOTO AT
MOMOSAN SANTANA ROW


Palmetto
Palmetto
Superfoods




COCOLA
PATISSERIE
COCOLA
1045
Pastry


Peet's
COFFEE


STARBUCKS COFFEE





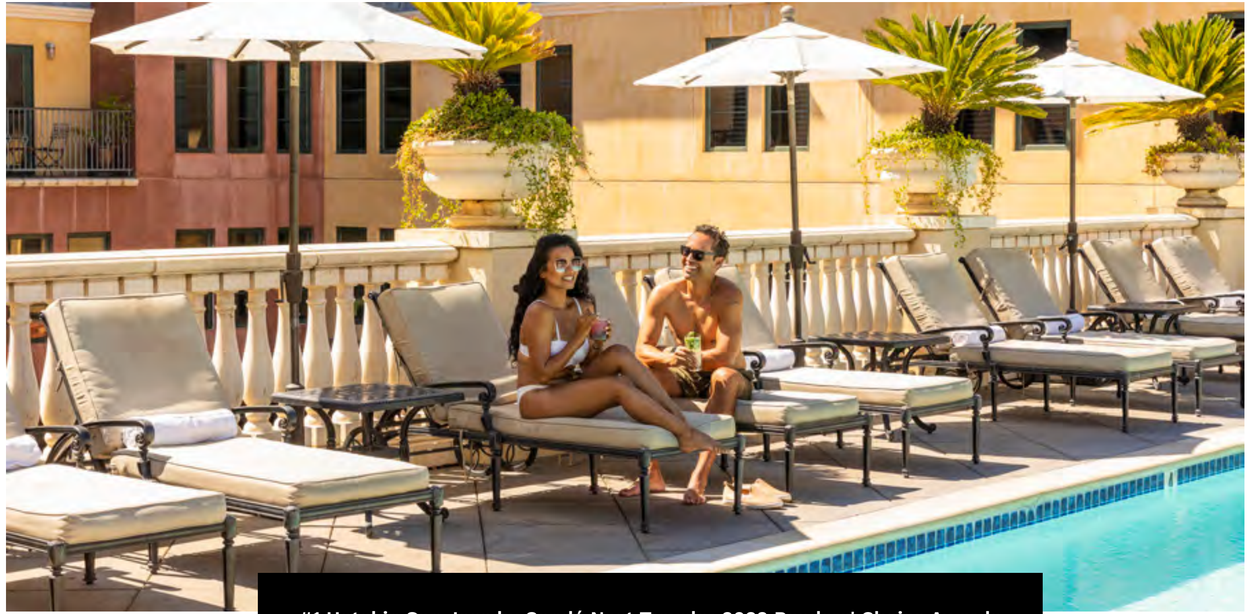




HOTEL VALENCIA

Hotel Valencia, a European-style boutique hotel, offers sophistication and style right in the heart of Santana Row. The newly renovated, 215-room, chic hotel brings the spirit of Old World Spain and embodies a contemporary twist. The hotel offers all the latest amenities expected in a world-class lodging experience.

Hotel Valencia offers 4,000 square feet of meeting spaces, an on-site restaurant, a rooftop bar, and a heated swimming pool making it the ultimate stop for both leisure and business travel.



#1 Hotel in San Jose by Condé Nast Traveler 2022 Readers' Choice Awards



SIP & STROLL

COMMUNITY & CONNECTION

From a weekly farmers' market, music series, Race to The Row, Lunar New Year celebration, monthly kid's clubs, holiday snow showers, and more, Santana Row connects with the community by providing lasting memories for all visitors.

Cultivating a unique experience through engaging community events is why Santana Row is a celebrated destination in Silicon Valley and drives its status as the #1 Place to Visit in San Jose, according to US News.



MAKER'S MARKET



HOLIDAY DECOR



LUNAR NEW YEAR CELEBRATION



SPIRIT OF THE ROW



LUNAR NEW YEAR
CELEBRATION



SANTANA ROW
20TH ANNIVERSARY



YOGA ON THE ROW



SUMMER FASHION SHOW



CARS AND CROISSANTS



TREE LIGHTING



FARMERS' MARKET



BASTILLE DAY



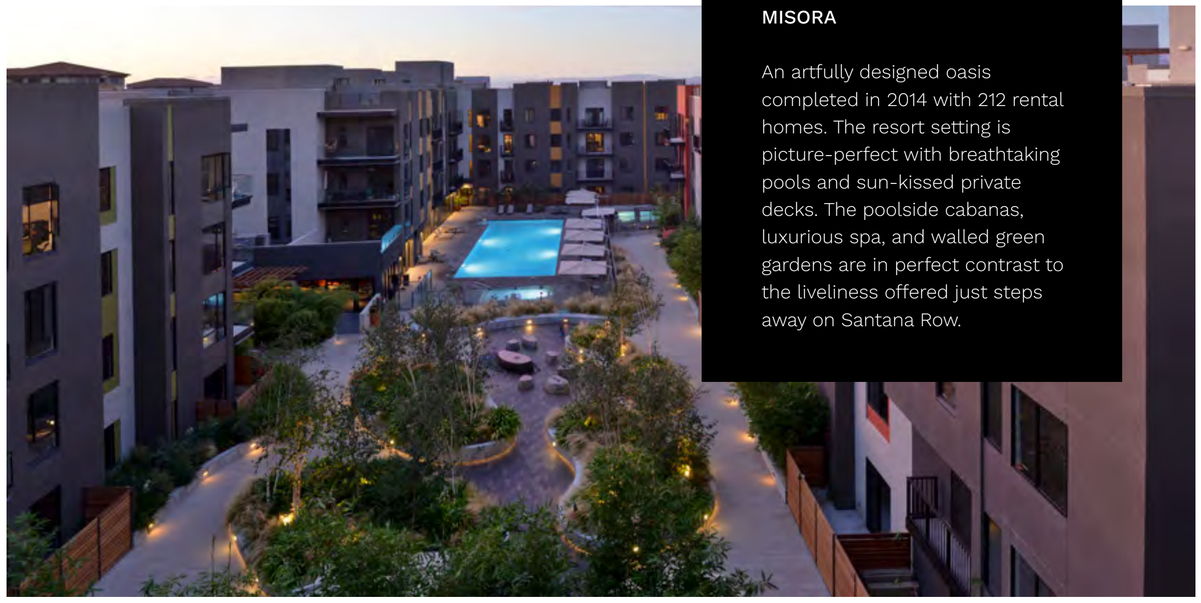
408K RACE TO THE ROW

LIVE ON THE ROW

Santana Row offers the luxury lifestyle of a private community with all the convenience and proximity of a downtown loft. Santana Row boasts 615 rental homes and 219 privately owned condos. From townhomes for the whole family to studios for young professionals, Santana Row provides distinct living options bound to suit everyone's needs.



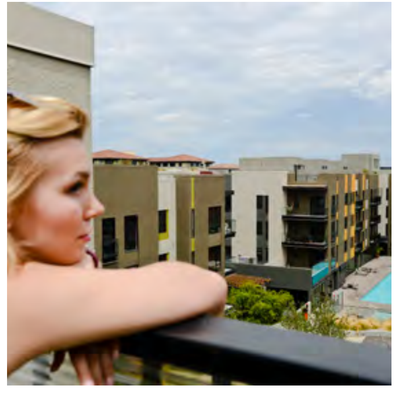




MISORA

An artfully designed oasis completed in 2014 with 212 rental homes. The resort setting is picture-perfect with breathtaking pools and sun-kissed private decks. The poolside cabanas, luxurious spa, and walled green gardens are in perfect contrast to the liveliness offered just steps away on Santana Row.

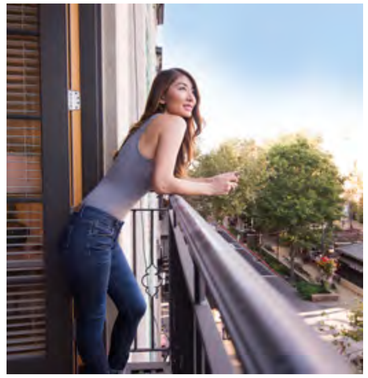


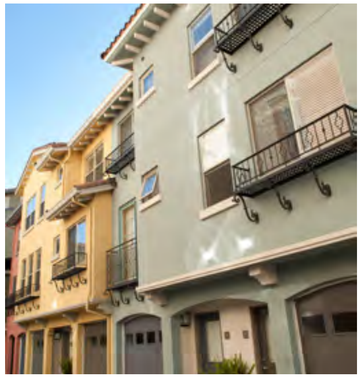




SANTANA HEIGHTS

The 250-rental-home community, completed in 2005, offers spacious patios, expansive windows, and high ceilings that deliver exciting views of Santana Row's vibrant streets, parks, and entertainment. The private, resort-style pool and spa offer a luxurious experience.



















LEVÁRE

Leváre offers a private and intimate collection of 108 rental homes. The boutique community, with private gardens and terraces, boasts a large courtyard with a water feature and was completed in 2011.

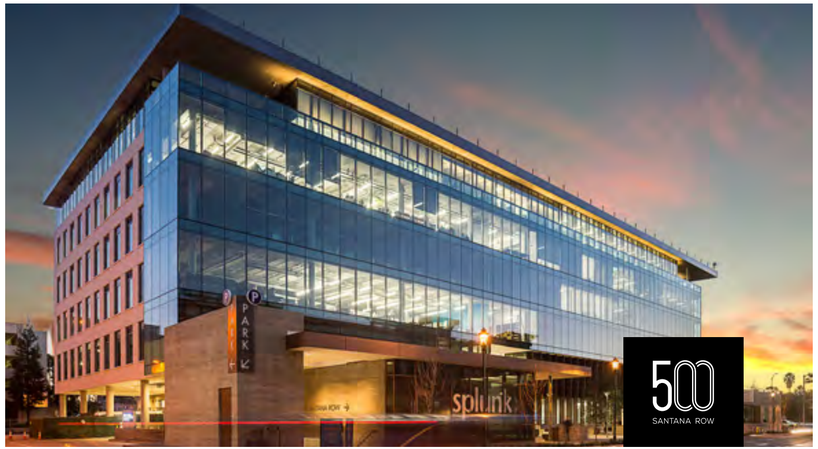
IN GOOD COMPANY

The Offices at Santana Row offer a culture to recruit, engage, and retain the best. The sidewalks bustle with activity from the street-level retail with modern upscale dining, a comfortable pub, classic coffee shops, and more. The Offices at Santana Row feature over 1 million square feet of on-site office space, just steps away from a world-class combination of amenities for health and wellness, entertainment, dining, and business—all in one remarkable setting.

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CLOSE TO EVERYWHERE YOU WANT TO BE

Santana Row's prime location on the corners of Stevens Creek and Winchester Boulevards across from Westfield's Valley Fair Mall spurs growth, innovation, and productivity. Positioned in the heart of Silicon Valley with easy access to I-280, I-880, Highway 17, and minutes from the Caltrain Diridon Station and the San Jose International Airport.



Adobe Google NETFLIX NetApp NVIDIA LinkedIn

Silicon Valley is recognized as the worldwide center of the technology sector due to its high concentration of high-tech and STEM companies founded and headquartered in the region, as well as the unrivaled flow of venture capital dollars into the dense network of startups in the region.

Premier Science & Tech Hub

The region benefits from the best engineering talent and highest-ranking talent inflow in the country.

2M	38	2.5%	15%	$206,600	53%
Residents	Median Age	Growth Projected by 2027	Population Growth Since 2000	Average HH Income	Residents (25+) Have Attained a BA or Higher

Sources: Claritas, U.S. News & World Report, Travel & Leisure, J.D. Power & Associates, Bureau of Labor Statistics, CB Insights, FactSet, Roblox 2021 IPO Valuation, Pitchbook


TED BAKER
ONE WAY
SR
SR
SEPHORA
No Alcoholic Beverages
Beyond This Point

SANTANA ROW

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SantanaRow.com
#LifeOnTheRow

FEDERAL 1962

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