FOR LEASE • RETAIL END-CAP

AVAILABLE APRIL 2027 | ±16,646 SF



FORMER CORT FURNITURE SHOWROOM

TWO-THIRDS OF THE BUILDING • STEVENS CREEK FRONTAGE

CUPERTINO • SANTA CLARA COUNTY • SILICON VALLEY

19875 STEVENS CREEK BLVD

CUPERTINO, CALIFORNIA

ASKING RATE

$2.95 /SF/MO

TRIPLE NET (NNN)

±16,646 SF	±25,198 SF	<1 MI	1 BLOCK
AVAILABLE	TOTAL BUILDING	TO APPLE PARK	TO THE RISE (VALLCO)

THE IDA GROUP
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ASKING RATE

$2.95 /SF/MO, NNN • Available April 2027



LOOKING NORTH — APPLE PARK AND THE RISE DEVELOPMENT SITE

SPACE SUMMARY

AVAILABLE	±16,646 SF
POSITION	West End-Cap
FRONTAGE	Stevens Creek Blvd
BUILDING	±25,198 SF
LOT	±1.79 AC (77,814 SF)
CONSTRUCTION	Concrete, Sprinklered
ZONING	Commercial (Cupertino)
APN	316-21-031
LEASE TYPE	NNN

IDEAL USES

Showroom & home furnishings, specialty grocery, fitness, medical, education, and large-format service retail.

PROPERTY FEATURES

- Open showroom floor plate with existing retail build-out
- Rear service access & loading off the back parking field
- Building signage facing Stevens Creek Blvd
- West end-cap with dedicated entries under covered arcade
- Ample surface parking front & rear
- Direct access from Stevens Creek Blvd
- Adjacent to Apple Park & The Rise (Vallco)
- Minutes to I-280 via N. Wolfe Rd

SITE PLAN

WEST END-CAP, FRONT & REAR PARKING, STEVENS CREEK FRONTAGE.

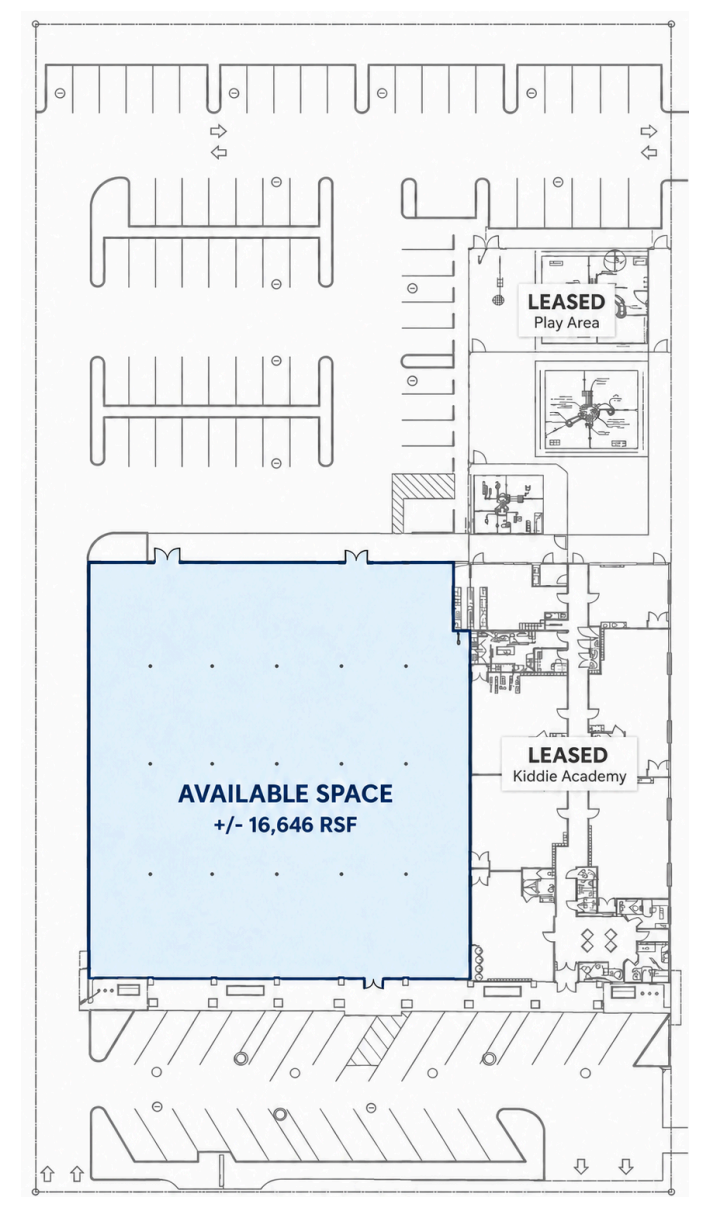
The available suite occupies the western portion of the building with a dedicated entry on Stevens Creek Blvd and rear entries off the back parking field.

Kiddie Academy occupies the east end-cap and the fenced play area behind it; those areas are leased and not part of this offering.

AVAILABLE	±16,646 SF
ASKING RATE	$2.95/SF/MO NNN
AVAILABLE	April 2027
BUILDING	±25,198 SF
LOT	±1.79 AC

LEGEND

Blue — available space. Leased areas shown for reference. Illustrative plan, not to scale; areas subject to verification.



STEVENS CREEK BLVD AT BOTTOM — NORTH IS UP



MAIN SHOWROOM FLOOR — OPEN PLAN, EXPOSED CEILING



STOREFRONT GLASS LINE ON STEVENS CREEK BLVD



REAR SHOWROOM — BLACK GRID CEILING, TRACK LIGHTING



REAR SHOWROOM — BREAK AREA & OFFICE

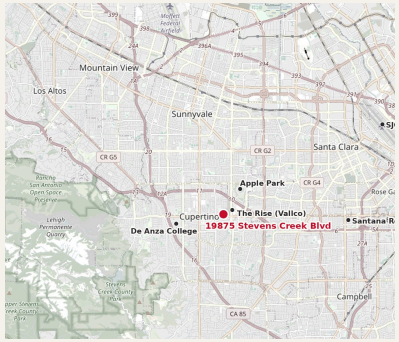
THE LOCATION

BETWEEN APPLE PARK AND THE NEW HEART OF CUPERTINO.

19875 Stevens Creek sits on Cupertino's main commercial corridor, less than a mile from Apple Park — Apple's 175-acre global headquarters and one of the largest employment anchors in Silicon Valley.

One block east is **The Rise**, Sand Hill Property Company's 50-acre redevelopment of the former Vallco Mall: roughly 2,669 homes, ~1.95 million SF of office and lab space, ~226,000 SF of retail and dining, and ~14 acres of public open space. Vertical construction begins in 2026, with first residents expected in 2028.

Interstate 280 is a half mile north via N. Wolfe Road, connecting the site to the full Peninsula and South Bay.



SOUTH BAY — SANTA CLARA COUNTY



LOOKING NORTH FROM THE SUBJECT — APPLE PARK AND THE RISE DEVELOPMENT SITE

0.9 MI	0.3 MI	0.5 MI	5.7 MI	7.1 MI
APPLE PARK	THE RISE (VALLCO)	I-280 / N. WOLFE RD	SAN JOSE INT'L AIRPORT	DOWNTOWN SAN JOSE

05 — SCHEDULE A TOUR

19875 STEVENS CREEK BLVD IS AVAILABLE APRIL 2027 AT $2.95/SF NNN.

SHOWINGS

The space is currently occupied. All tours are by appointment only through the listing team — Lee & Associates and HealthMed Realty.

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