

NOW LEASING

Market Park

Anchored by Safeway and CVS
100,692 SF Shopping Center

Berryessa Rd. & Sierra Rd., San Jose, CA

New Mixed-Use Transit Village

BRUCE FRAZER

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Development &
Project Management

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Market Park SAN JOSE



MARKET PARK

Berryessa Rd. & Sierra Rd., San Jose, CA

- **Entitled Mixed-Use Transit Village on 120 Acres**
 - Approximately 1,000 new residential units adjacent to the shopping center.
 - The south side of the project adjacent to BART is in the process of being entitled for approximately 3,400 residential units and up to 1,500,000 SF of office.
- **Easy Access to Mass Transit**
 - BART extension to Downtown SJ now officially underway with Design and ROW acquisition. Scheduled to open for service in 2025 with connection to Diridon Train Station, Cal Train and High Speed Rail.
 - One hour direct BART ride to Financial District in Downtown San Francisco.
 - New VTA Bus Transit Center & Express Bus Service to Downtown San Jose.
 - Direct access to Penitencia Creek Bike Trail.
- **Outstanding Silicon Valley Location & Utility**
 - Urban core of Silicon Valley, home to over 6,600 technology companies.
 - Excellent access to major freeways (I-680, I-880, US Highway 101).
 - Prime in-fill location surrounded by recreational, entertainment, educational and business attractions.
- **Impressive Demographics (5 mi. radius)**
 - 591,011 population (734,600 daytime)
 - \$112,122 average household income

RETAIL DELIVERY 2020 (EST.)



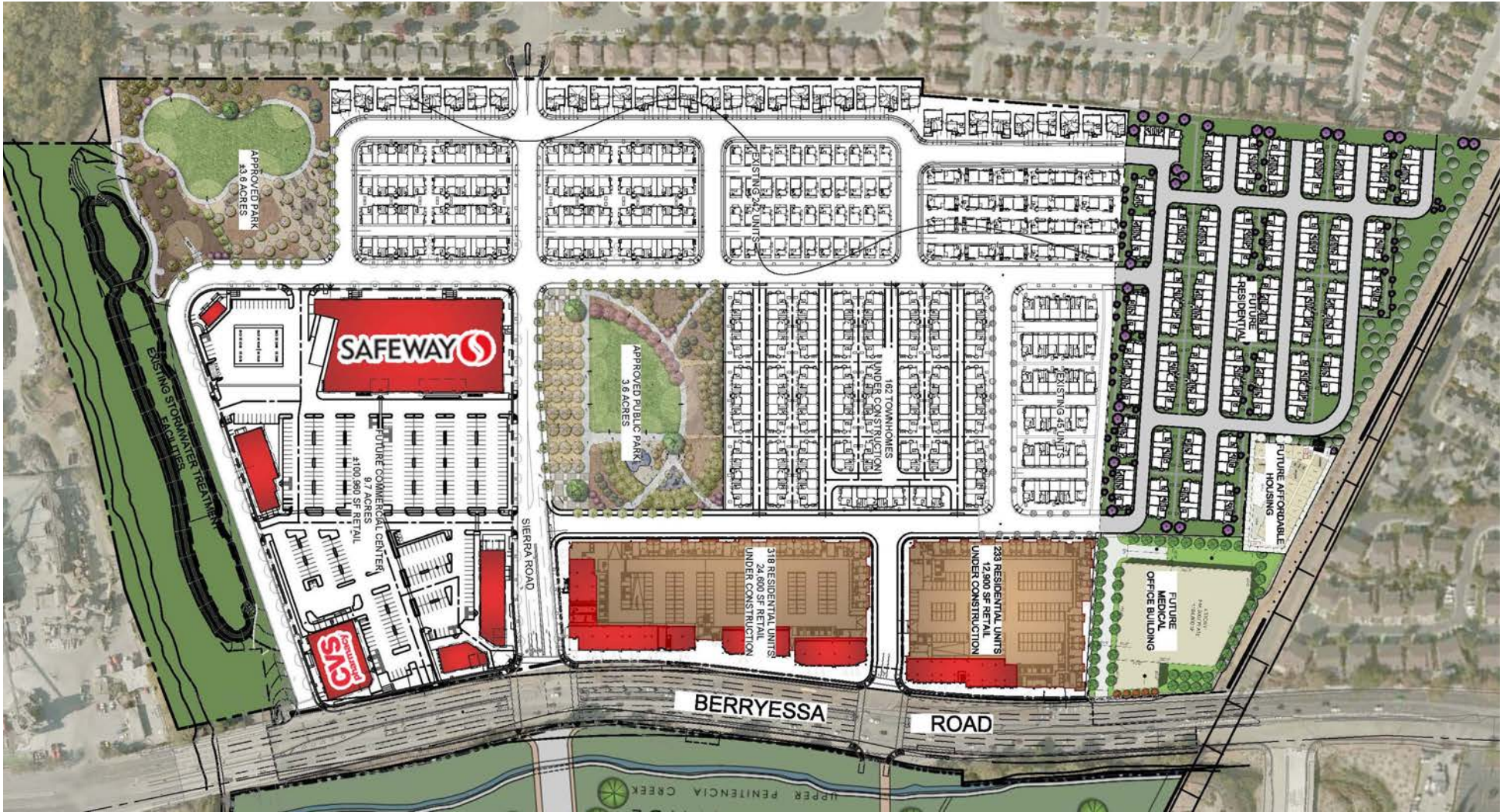
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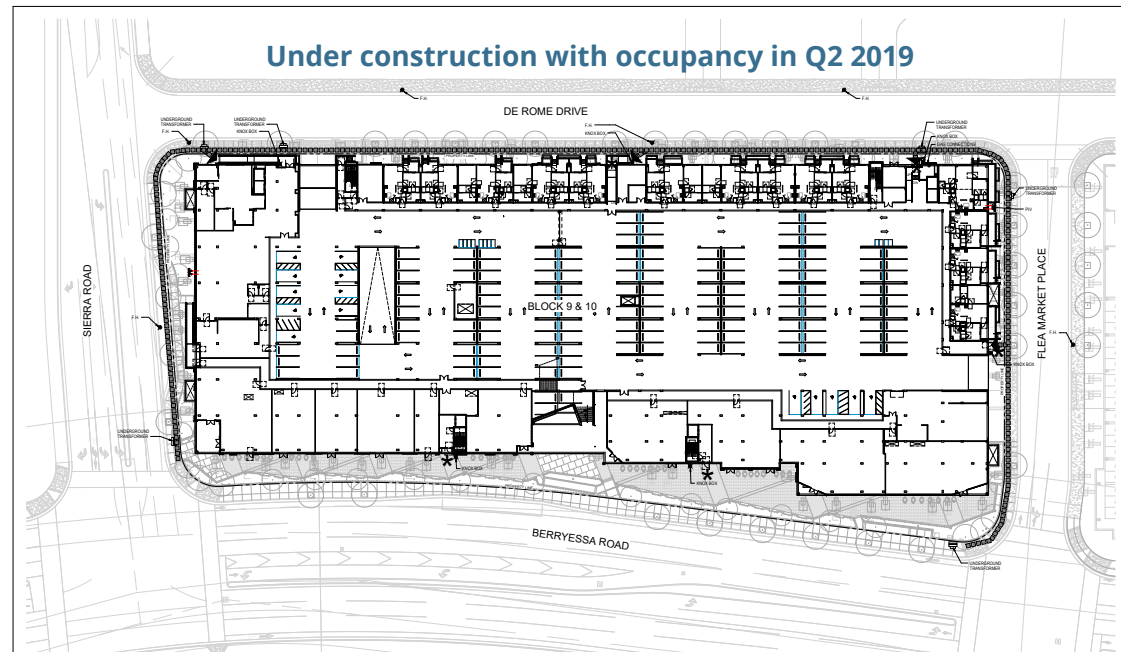
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Phase 1 of above reference project



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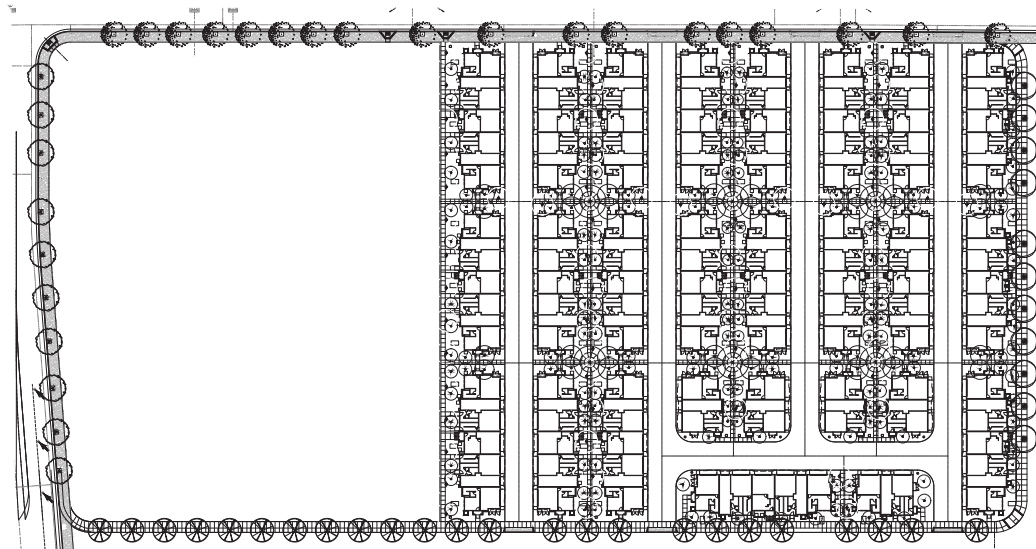
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KB Home is finishing their final phase of 162 townhomes called Apex at Berryessa Crossing. KB Home previously built 287 single-family and townhomes. All phases total 449 units.



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South Ground Floor Retail Adjacent to BART



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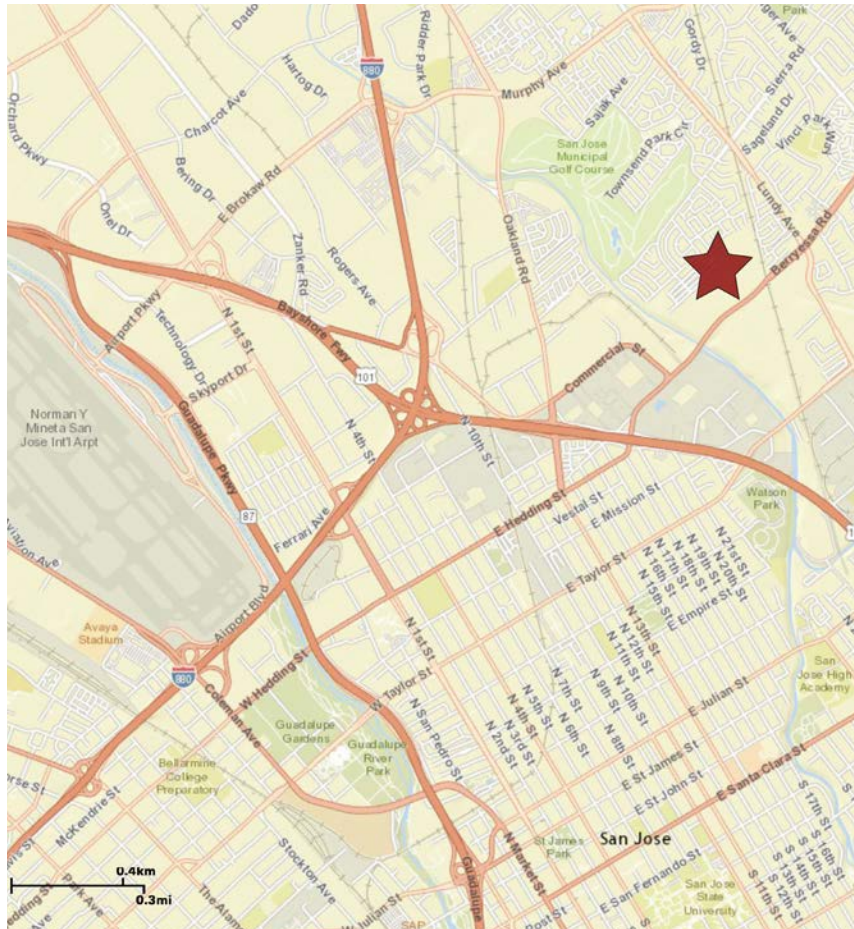
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SAN JOSE FAST FACTS:

- 10th largest city in the U.S. and Silicon Valley's urban center
- Host to unprecedented skilled, international workforce
- Home to more than half the largest tech firms in the world
- Represents one-third of venture capital funding in the U.S.
- Leads the nation in patent generation
- Equidistant to San Francisco and the Monterey Peninsula



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	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION			
2018 Population	23,618	248,025	591,011
2023 Projected Growth	25,036	265,868	628,300
Annual Growth: 2018-2023	1.17%	1.40%	1.23%
Median Age	37.4	34.5	34.6
HOUSEHOLDS			
2018 Households	6,920	75,221	181,283
2023 Estimated Households	7,269	80,733	192,915
Projected Household Growth: 2018-2023	0.99%	1.42%	1.25%
EDUCATION: Bachelor's or Higher	26.6%	23.0%	23.2%
INCOME: Average Household	\$128,221	\$103,601	\$112,122
DAYTIME POPULATION			
2018 Daytime Population	24,943	334,370	734,600
Total Businesses	825	11,933	25,485
RACE			
White	19.9%	28.8%	32.9%
Hispanic	25.9%	36.9%	37.4%
Black	1.6%	3.1%	3.0%
Asian	61.0%	44.2%	39.5%

Source: Esri and InfoGroup, U.S. Census

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