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

NOW UNDER CONSTRUCTION

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Development & Project Management
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.

  - **Watch KPIX Video:** CLICK HERE
  - **Watch Groundbreaking Video:** CLICK HERE

  - New VTA Bus Transit Center & Express Bus Service to Downtown San Jose.
  - Direct access to Penitencia Creek Bike Trail and Coyote Creek 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 Mile Radius)**
  - 590,947 population (734,027 daytime: workers & residents)
  - $112,120 average household income

RETAIL DELIVERY 2020 (EST.)
Market Park - North View

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Development & Project Management
Market Park - North

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Oblique View From Corner

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Development &
Project Management
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.
Market Park - Facchino Property
Planning Stage For 200K SF Office and 820 Apartments

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South Ground Floor Retail Adjacent to BART

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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
**Demographics**

<table>
<thead>
<tr>
<th></th>
<th>1 Mile Radius</th>
<th>3 Mile Radius</th>
<th>5 Mile Radius</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>POPULATION</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 Population</td>
<td>25,059</td>
<td>248,887</td>
<td>589,719</td>
</tr>
<tr>
<td>2024 Projected Growth</td>
<td>28,036</td>
<td>264,675</td>
<td>624,087</td>
</tr>
<tr>
<td>Annual Growth: 2019-2024</td>
<td>2.27%</td>
<td>1.24%</td>
<td>1.14%</td>
</tr>
<tr>
<td>Median Age</td>
<td>37.3</td>
<td>34.7</td>
<td>34.8</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>1 Mile Radius</th>
<th>3 Mile Radius</th>
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</thead>
<tbody>
<tr>
<td><strong>HOUSEHOLDS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 Households</td>
<td>7,248</td>
<td>75,421</td>
<td>181,136</td>
</tr>
<tr>
<td>2024 Estimated Households</td>
<td>8,040</td>
<td>80,555</td>
<td>192,278</td>
</tr>
<tr>
<td>Projected Household Growth: 2019-2024</td>
<td>2.10%</td>
<td>1.33%</td>
<td>1.20%</td>
</tr>
</tbody>
</table>

| **EDUCATION**: Bachelor's / Graduate / Professional Degree | 46.6% | 37.9% | 39.7% |
| **INCOME**: Average Household | $134,160 | $116,316 | $126,496 |

| **DAYTIME POPULATION (In Area)** |               |               |               |
| 2019 Daytime Population        | 12,099        | 182,896       | 391,065       |
| Total Businesses               | 896           | 13,567        | 28,734        |

| **RACE**                       |               |               |               |
| White                         | 18.8%         | 28.0%         | 32.1%         |
| Hispanic                      | 25.8%         | 36.1%         | 36.6%         |
| Black                         | 1.5%          | 3.0%          | 3.0%          |
| Asian                         | 61.9%         | 45.3%         | 40.7%         |

*Source: Esri and InfoGroup, U.S. Census*
1 Mile Infographics

**KEY FACTS**

- **Population**: 25,059
- **Median Age**: 37.3
- **Households**: 7,248
- **Median Disposable Income**: $80,290

**EDUCATION**

- **No High School Diploma**: 18%
- **High School Graduate**: 15%
- **Some College**: 21%
- **Bachelor’s/Grad/Prof Degree**: 47%

**INCOME**

- **Median Household Income**: $102,158
- **Per Capita Income**: $38,906
- **Median Net Worth**: $241,320

**BUSINESS**

- **Total Businesses**: 896
- **Total Employees**: 12,099

**HOUSEHOLDS BY INCOME**

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0 - $14,999</td>
<td>24%</td>
<td></td>
</tr>
<tr>
<td>$15,000 - $24,999</td>
<td>17%</td>
<td></td>
</tr>
<tr>
<td>$25,000 - $34,999</td>
<td>14%</td>
<td></td>
</tr>
<tr>
<td>$35,000 - $49,999</td>
<td>14%</td>
<td></td>
</tr>
<tr>
<td>$50,000 - $74,999</td>
<td>28%</td>
<td></td>
</tr>
<tr>
<td>$75,000 - $99,999</td>
<td>11%</td>
<td></td>
</tr>
<tr>
<td>$100,000 - $149,999</td>
<td>7%</td>
<td></td>
</tr>
<tr>
<td>$200,000 &amp; Above</td>
<td>4%</td>
<td></td>
</tr>
</tbody>
</table>

**RACE**

- **White Population**: 42%
- **Black Population**: 3%
- **Asian Population**: 27%
- **Hispanic White Pop**: 17%
- **Hispanic Population**: 13%

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