

# 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

BRUCE FRAZER

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CA Lic. No. 00576968

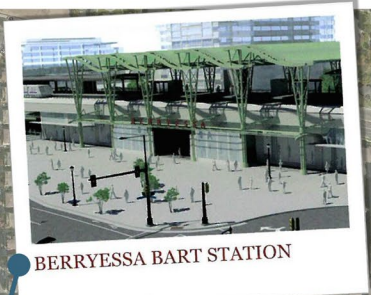


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901 Campisi Way, Suite 245 | Campbell, CA 95008



## Market Park SAN JOSE



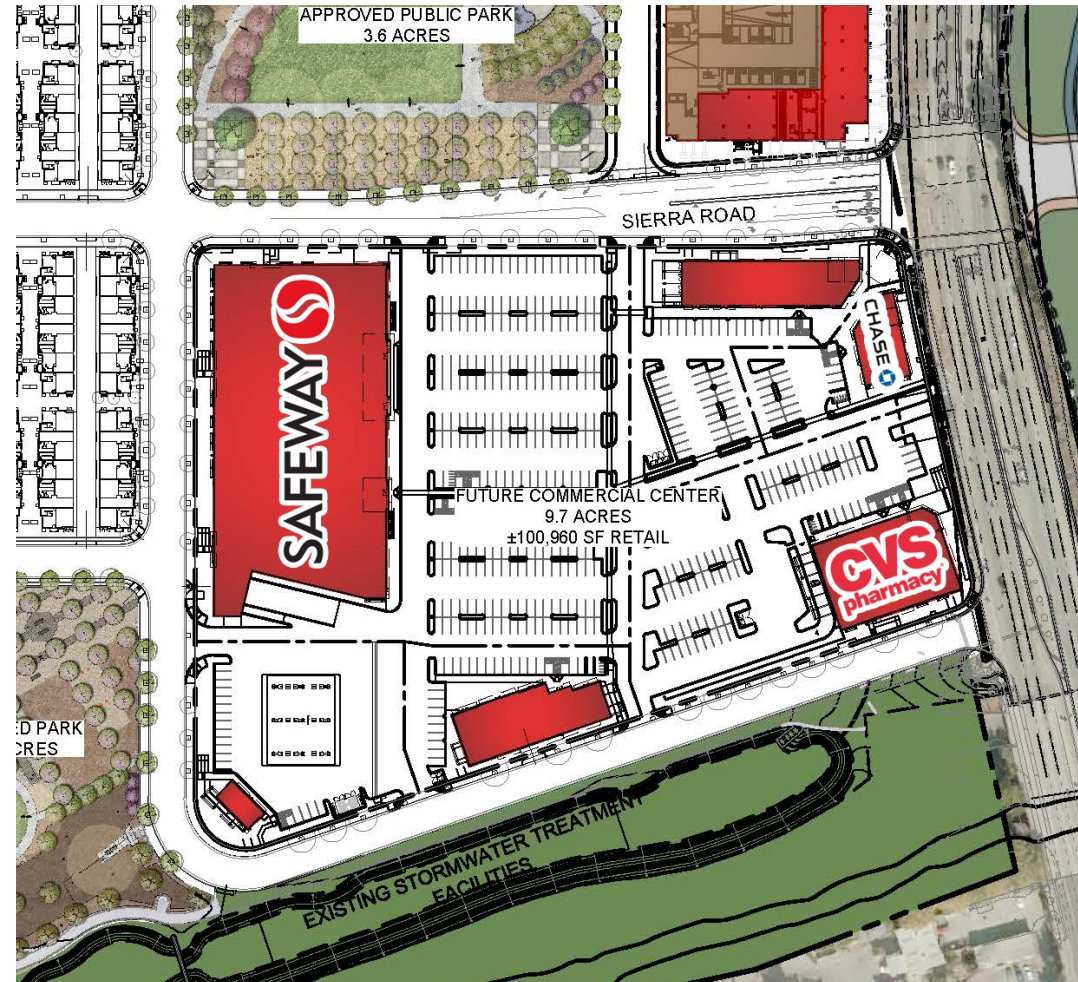


## MARKET PARK

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.
- **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.)**



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Senior Vice President

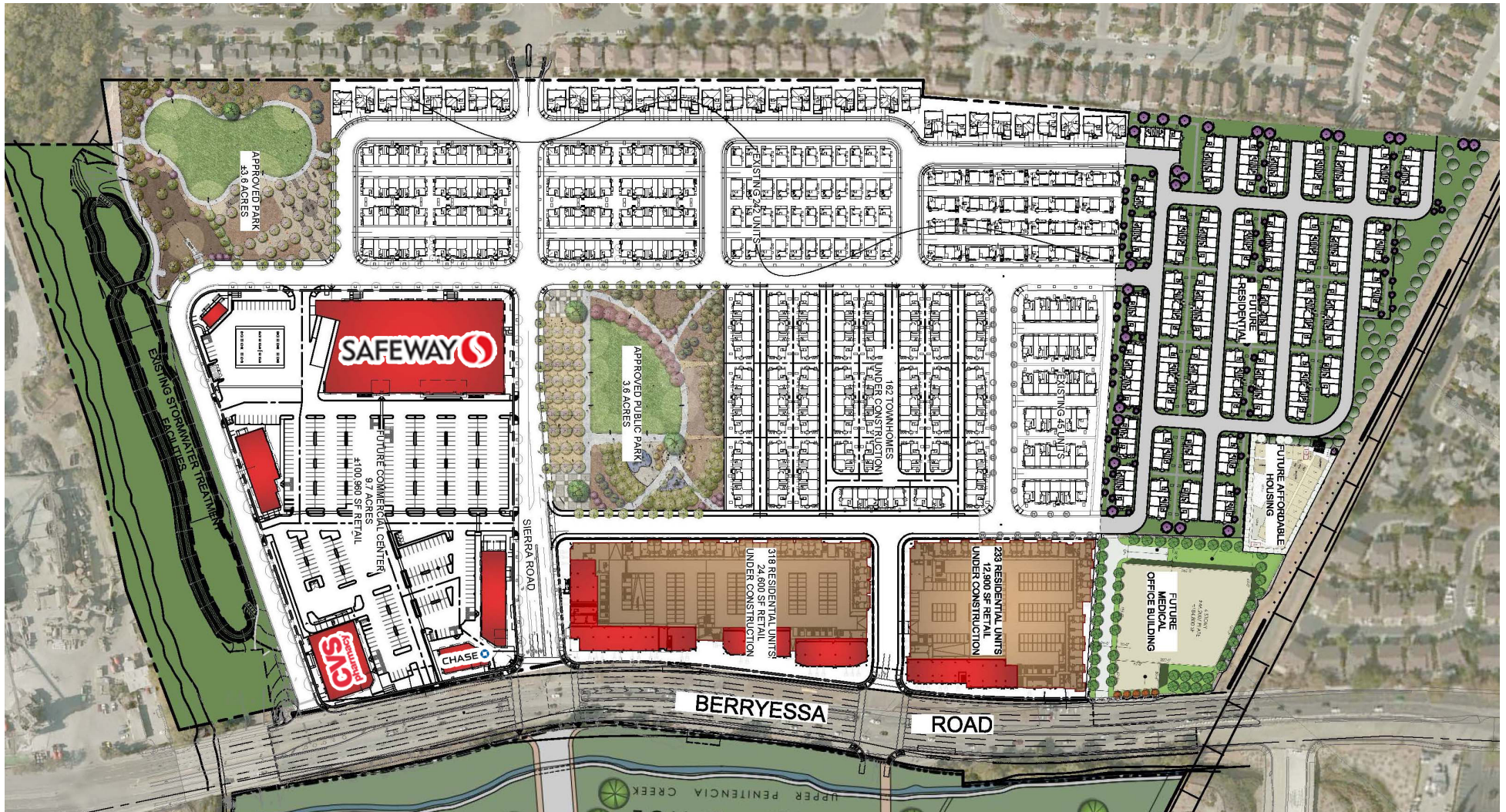
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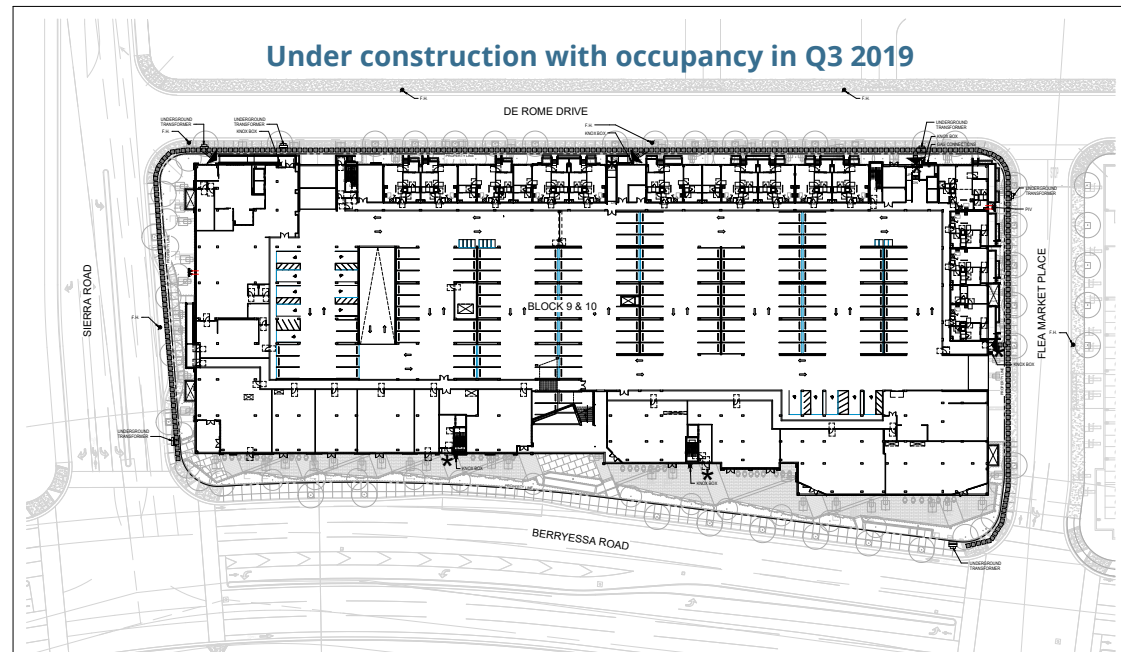


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Phase 1 of above reference project



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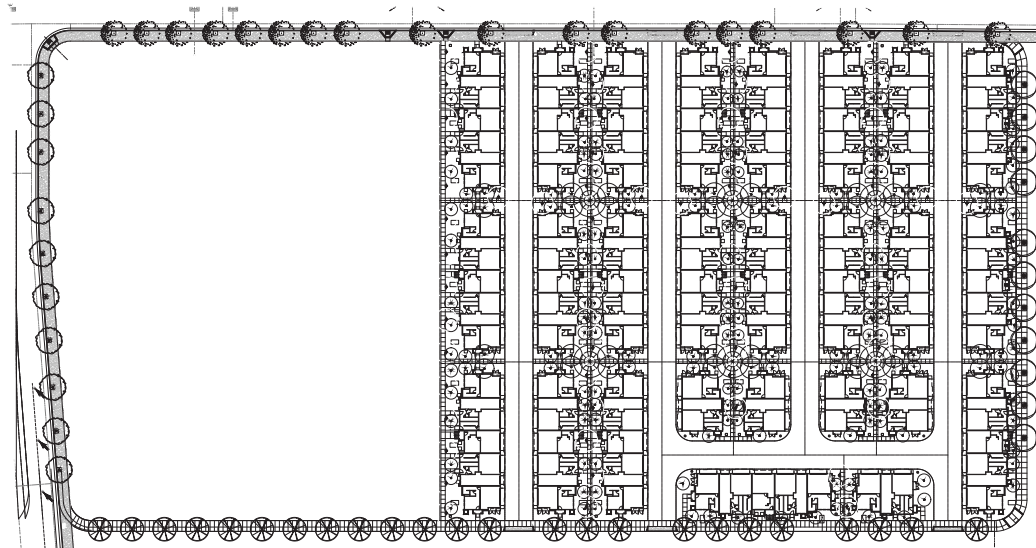


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KB Home is finishing their final phase of 162 townhomes called Apex at Berryessa Crossing. KB Home previously built 287 single-family and townhomes. All phases total 449 units.



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- GENERAL NOTES
- 1 BART PLAZA
  - 2 PERFORMANCE STAGE
  - 3 POP-UP RETAIL
  - 4 GARDEN PLAZA
  - 5 URBAN GARDEN
  - 6 ENTRY PLAZA
  - 7 PLAY AREA
  - 8 OVERLOOK
  - 9 RECREATION AREA
  - 10 MINI BASEBALL FIELD
  - 11 AMPHITHEATER
  - 12 PICNIC AREA
  - 13 ROOF GARDEN
  - 14 CREEK WALK
  - 15 MULTI-USE PATH

Block	Area(SF)	Area (AC)	Stories	Dwelling Units	DU/AC	Office SF	FAR	Retail SF	Park Area(AC)
O1	119,790	2.75	6 - 12			228,000 - 456,000	1.9 - 3.8		
O2	81,893	1.88	6 - 15			283,800 - 709,500	3.5 - 8.7	3,000	
O3	81,893	1.88	6 - 15			283,800 - 709,500	3.5 - 8.7	3,000	
O4	96,703	2.22	6 - 12			186,000 - 372,000	1.9 - 3.8		
O5	143,350	3.75	5 - 10			309,000 - 618,000	1.9 - 3.8		
O6	68,825	1.58	4 - 10			209,370 - 534,940	3.0 - 7.8		
H1	95,396	2.19	5	380	174				
H2	136,543	3.13	5 - 10	1,000 - 1,250	329 - 399				
H3	152,024	3.49	5 - 10	900 - 1,100	286 - 324				
H4	108,464	2.49	5	395	159				
H5	65,340	1.50	5	295	197				
P1/R1	82,764	1.90							10,400 1.90
P2/R2	79,715	1.83							10,400 1.83
P3	60,984	1.40							1,400 1.40
<b>Total</b>	<b>1,393,484</b>	<b>31.99</b>		<b>3,000 - 3,450</b>	<b>234 - 270</b>	<b>1,500,000 - 3,400,000</b>	<b>2.4 - 5.6</b>	<b>26,800</b>	<b>5.13</b>

## MARKET PARK - SOUTH VILLAGE

BERRYESSA BART TRANSIT VILLAGE, SAN JOSE, CALIFORNIA  
 BERRYESSA PROPERTIES, LLC  
 KENNETH RODRIGUES & PARTNERS, INC.

- OFFICE
- RESIDENTIAL
- PARKING STRUCTURE
- RETAIL
- OPEN SPACE
- PARK



MASTER SITE PLAN

A-1

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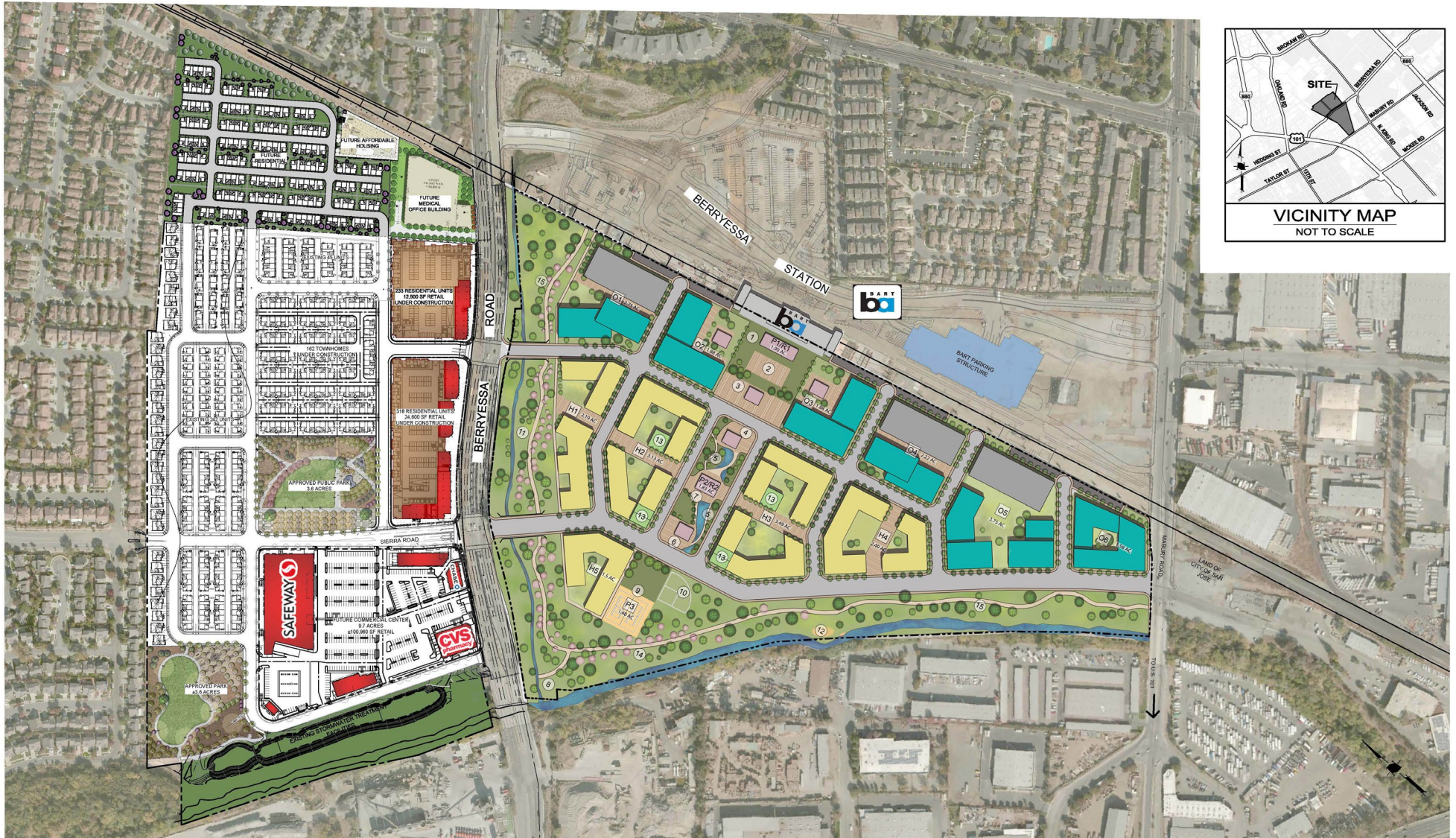
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# South Ground Floor Retail Adjacent to BART



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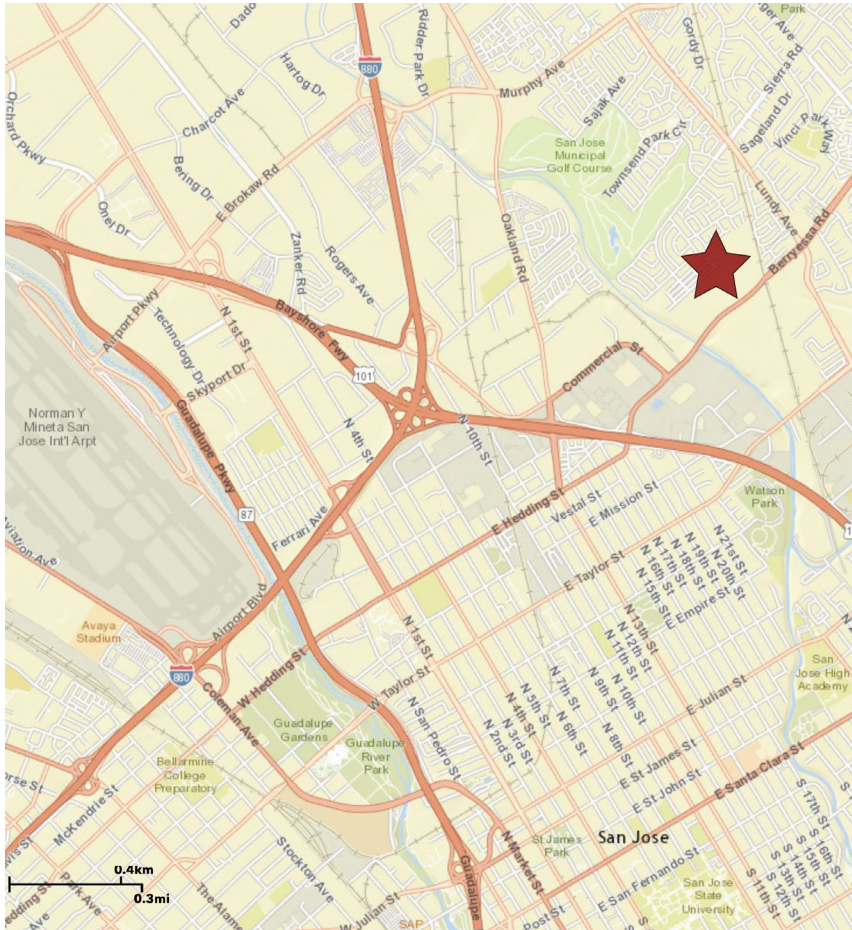
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## SAN JOSE FAST FACTS:

- 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
<b>POPULATION</b>			
2019 Population	25,059	248,887	589,719
2024 Projected Growth	28,036	264,675	624,087
Annual Growth: 2019-2024	2.27%	1.24%	1.14%
Median Age	37.3	34.7	34.8
<b>HOUSEHOLDS</b>			
2019 Households	7,248	75,421	181,136
2024 Estimated Households	8,040	80,555	192,278
Projected Household Growth: 2019-2024	2.10%	1.33%	1.20%
<b>EDUCATION:</b> Bachelor's / Graduate / Professional Degree	46.6%	37.9%	39.7%
<b>INCOME:</b> Average Household	\$134,160	\$116,316	\$126,496
<b>DAYTIME POPULATION (In Area)</b>			
2019 Daytime Population	12,099	182,896	391,065
Total Businesses	896	13,567	28,734
<b>RACE</b>			
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

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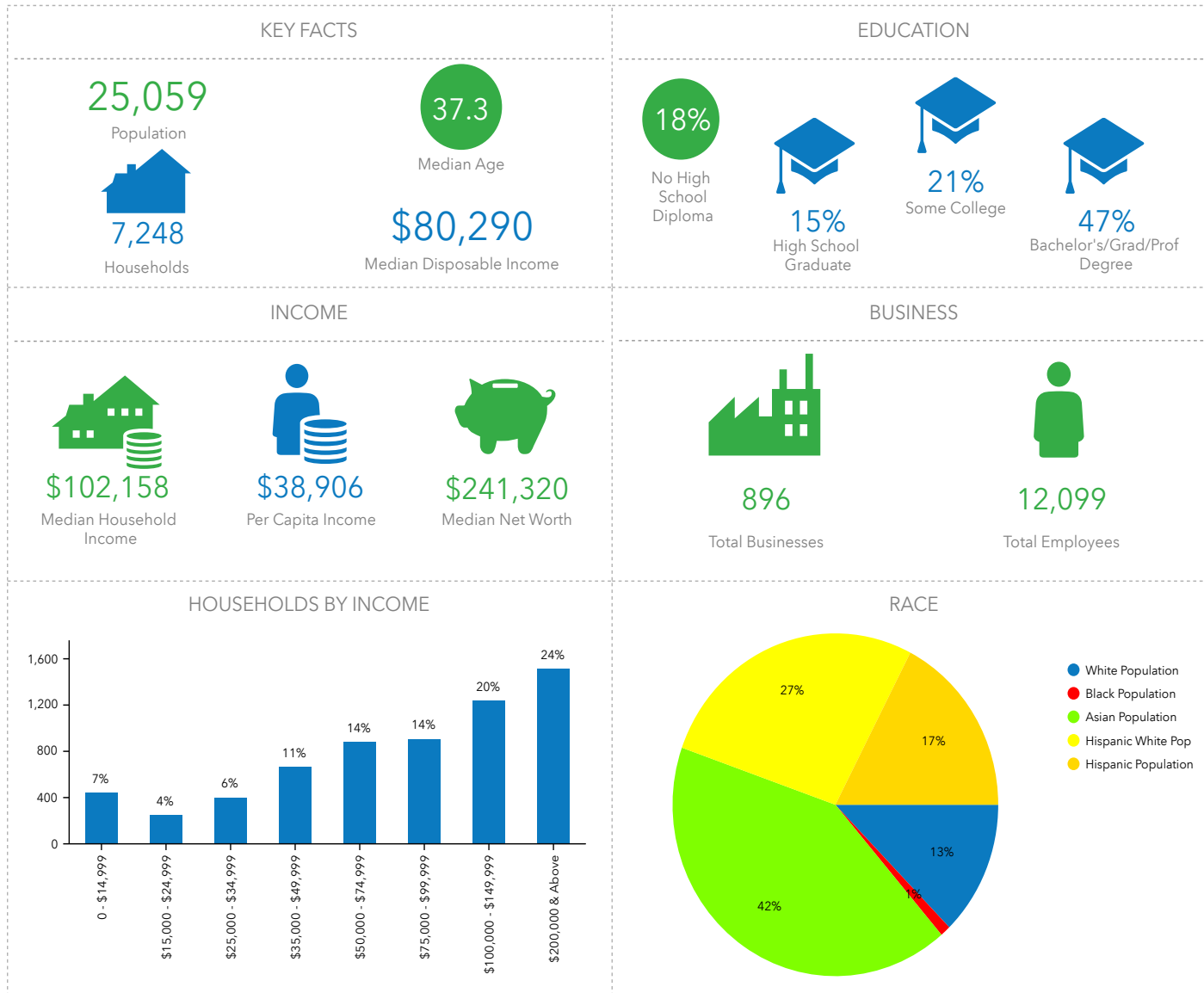
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