

# NOW LEASING

## Market Park

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

100,692 SF shopping center  
anchored by a 65,000 SF Safeway, Safeway  
Gas Station, CVS, Chase Bank and  
Carbon Health

New Mixed-Use Transit Village  
BART NOW OPEN!

NOW UNDER CONSTRUCTION  
Scheduled Completion  
First Quarter, 2021

BRUCE FRAZER

408.216.2315 | [bruce.frazer@srsre.com](mailto:bruce.frazer@srsre.com)

CA Lic. No. 00576968



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Project Management

901 Campisi Way, Suite 245 | Campbell, CA 95008



## Market Park

SAN JOSE



## 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

- Ridership on the Berryessa extension (pre Covid) is expected to start at 23,000 per day, and estimated to double over 15 years.
- 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 Construction Progress:** [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.

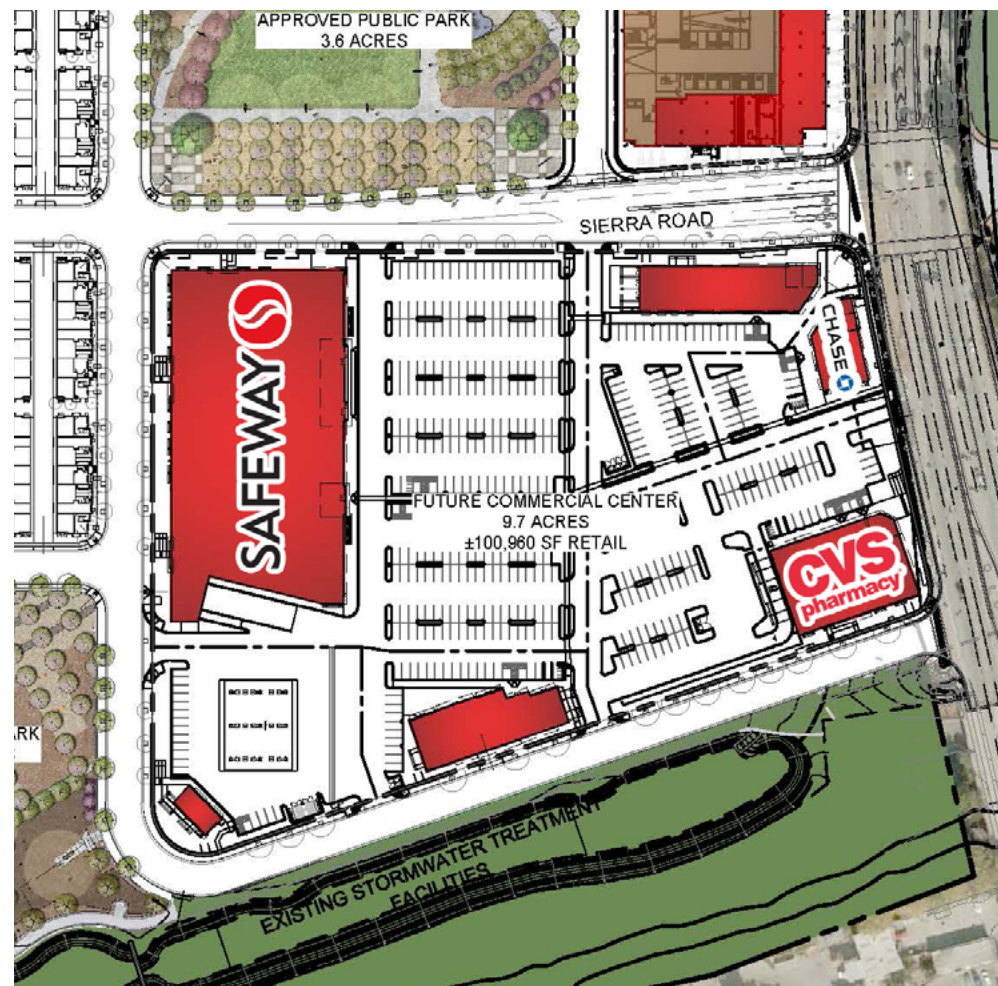
## Outstanding Silicon Valley Location & Utility

- 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 - FIRST QUARTER, 2021 (EST.)**



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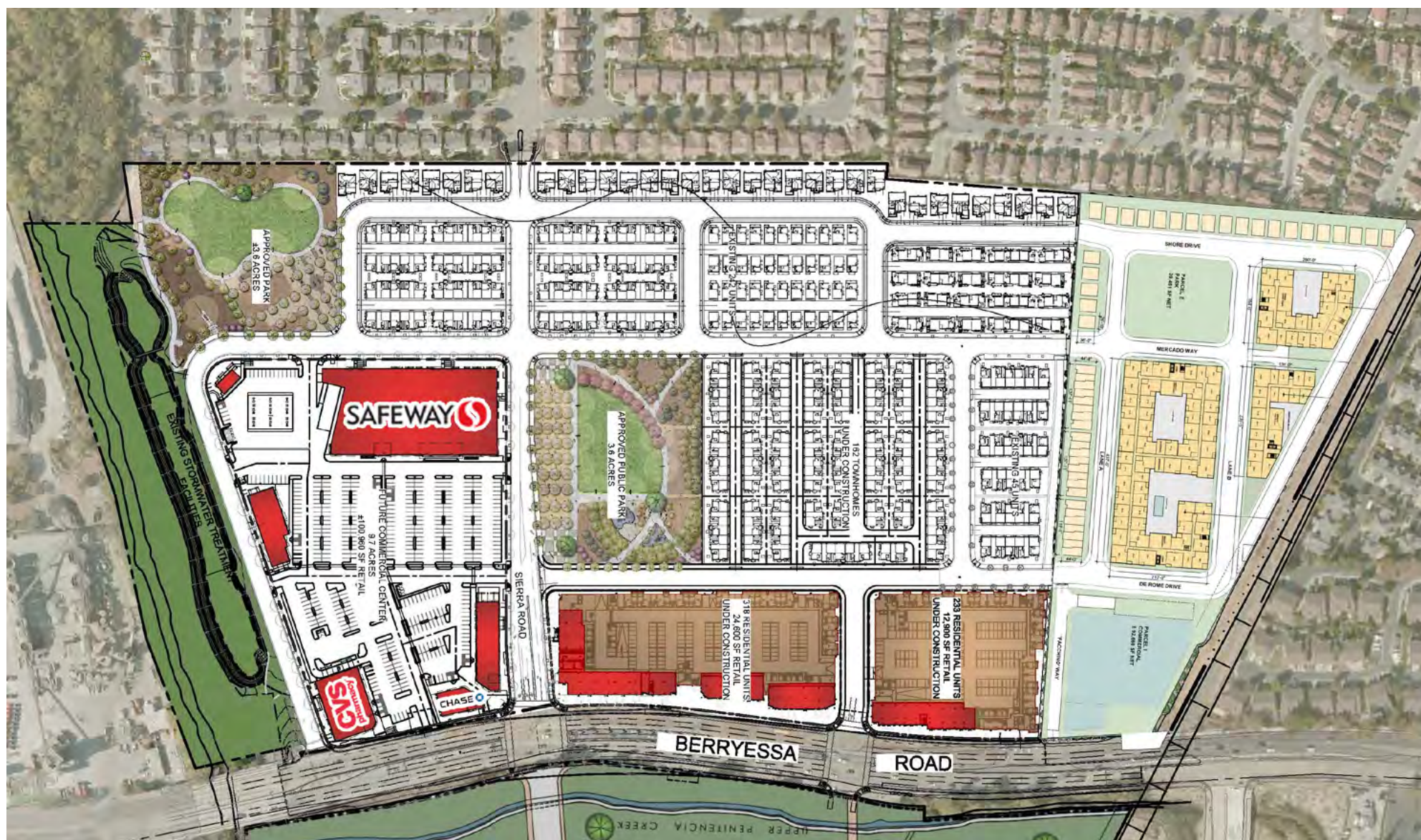
Senior Vice President

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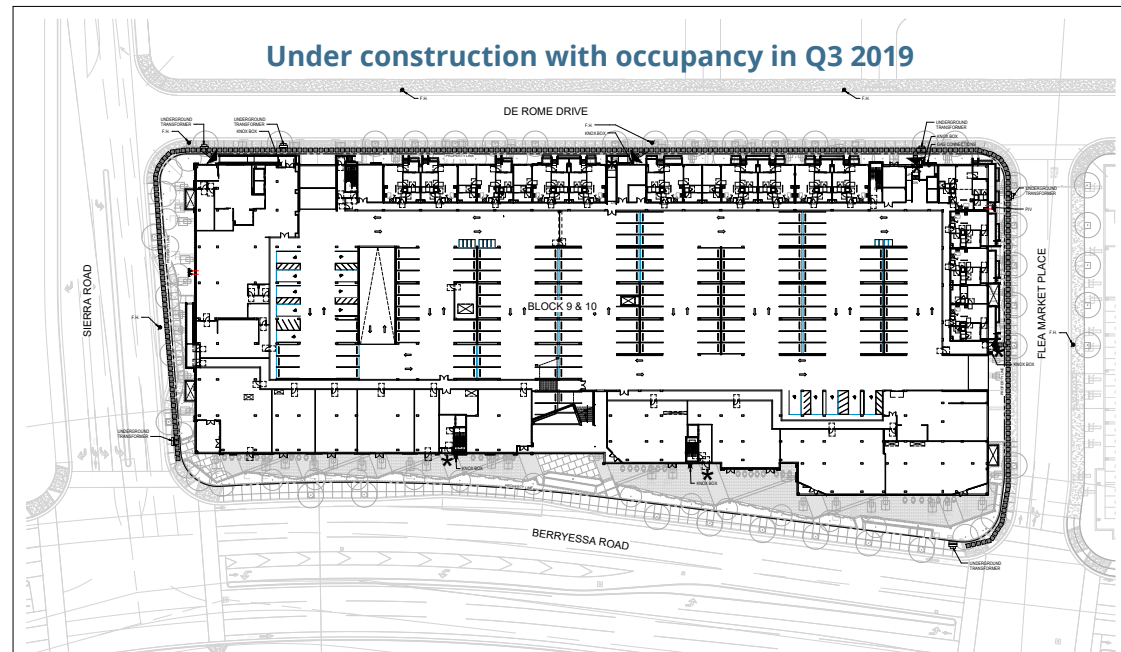
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— Est. 1955 —  
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## WESTERN NATIONAL GROUP

Phase 1 of above reference project



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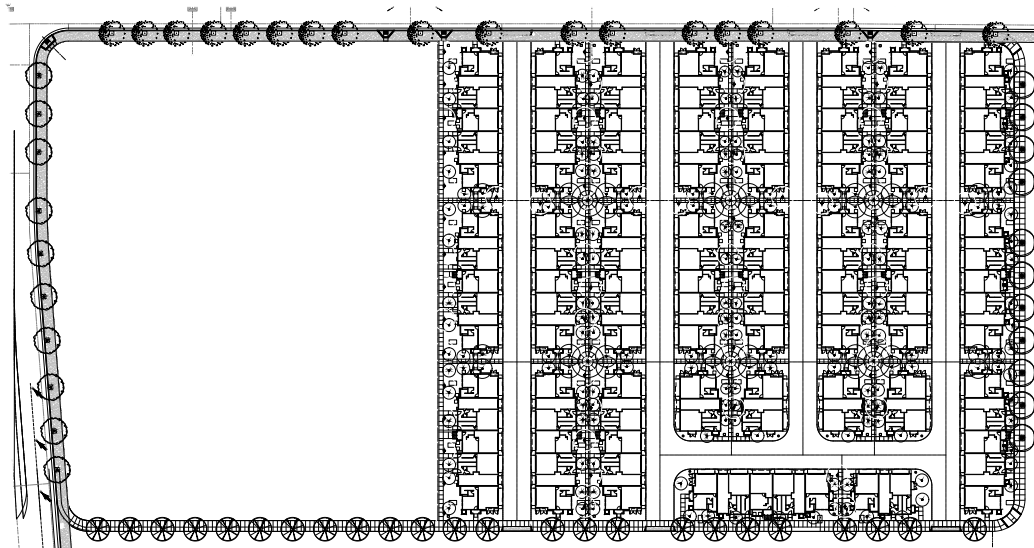
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KB Home is finishing their final phase of 162 townhomes called Apex at Berryessa Crossing. KB Home previously built 287 single-family and townhomes. All phases total 449 units.



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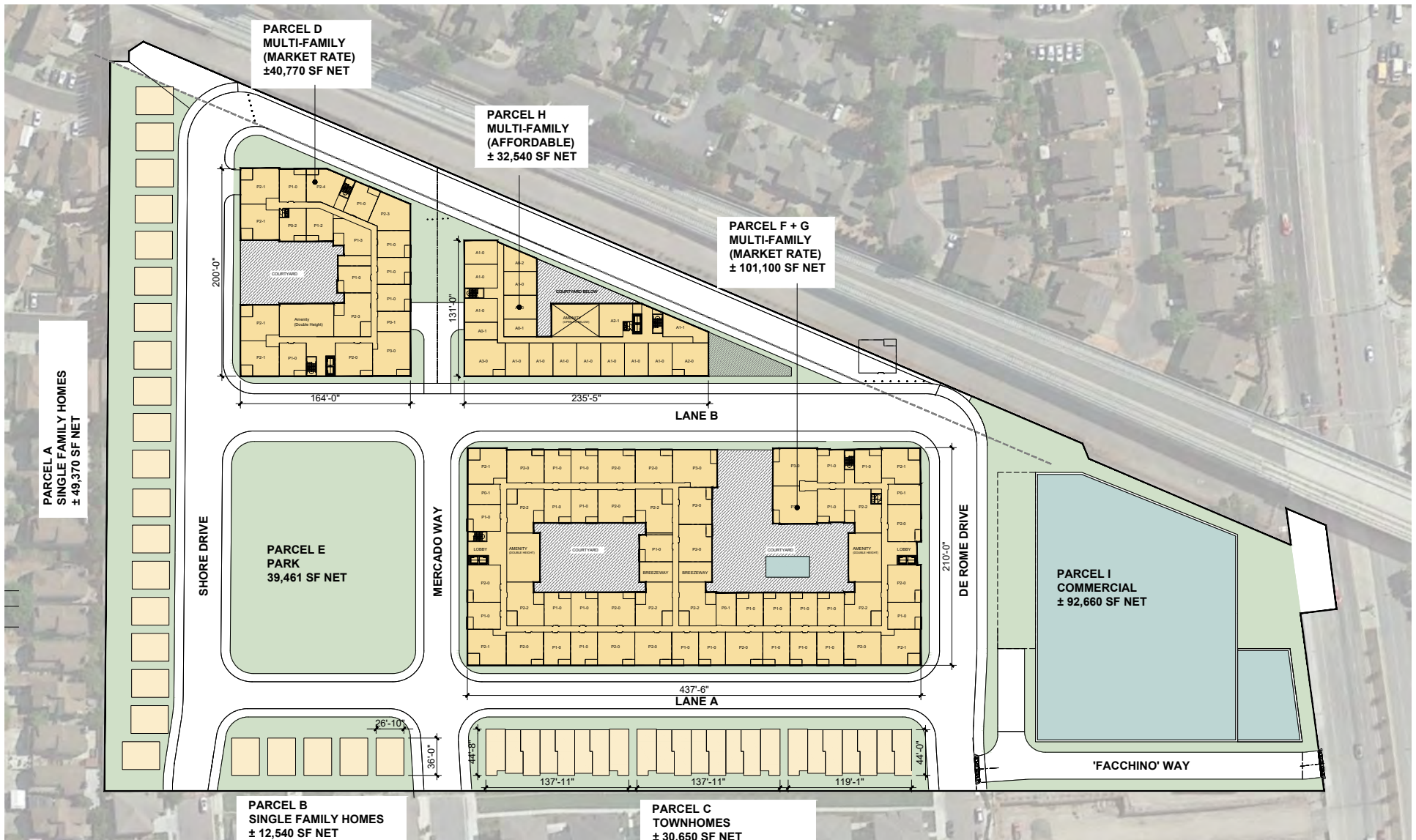
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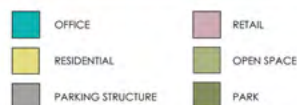


## MARKET PARK - SOUTH VILLAGE

BERRYESSA BART TRANSIT VILLAGE, SAN JOSE, CALIFORNIA

BERRYESSA PROPERTIES, LLC

KENNETH RODRIGUES & PARTNERS, INC.



PROJECT: 30.408  
DATE: 10.23.2019

MASTER SITE PLAN

A-1

Exclusive Listing Agent:

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# South Ground Floor Retail Adjacent to BART



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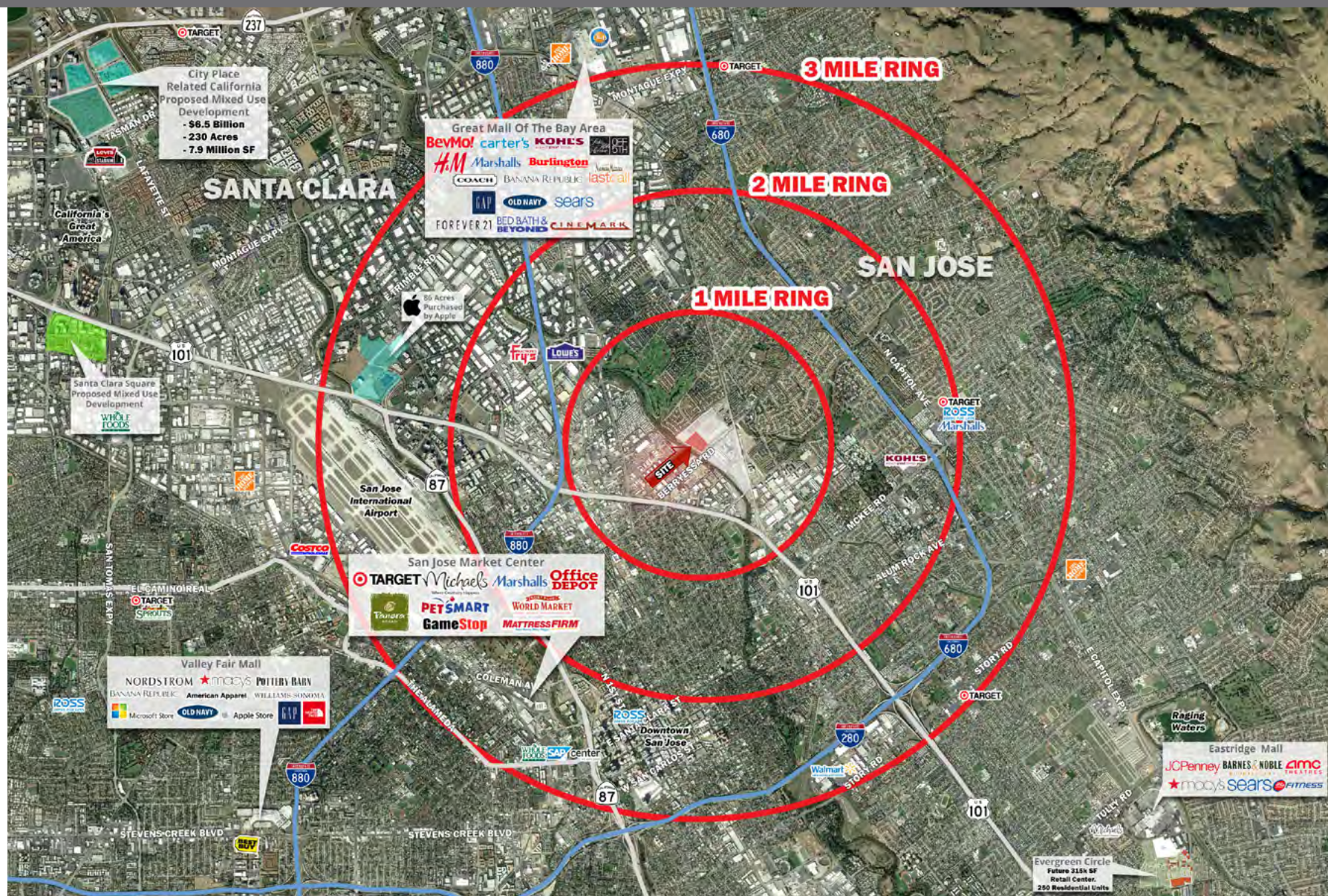
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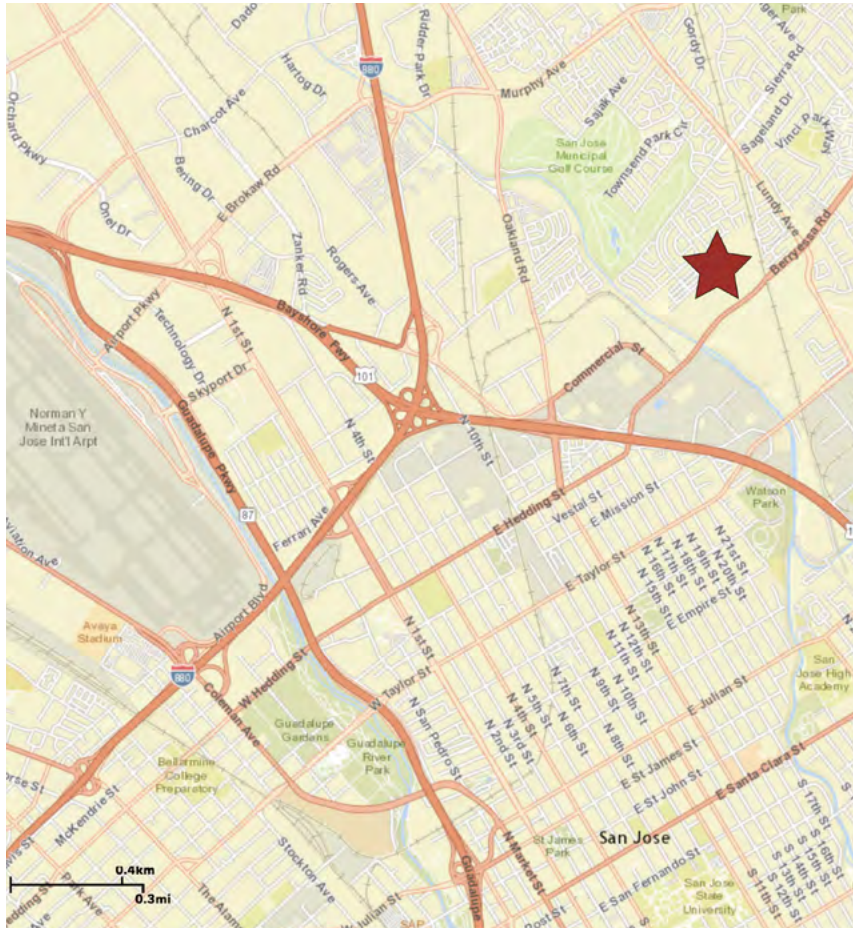
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## SAN JOSE FAST FACTS:

- ▶ 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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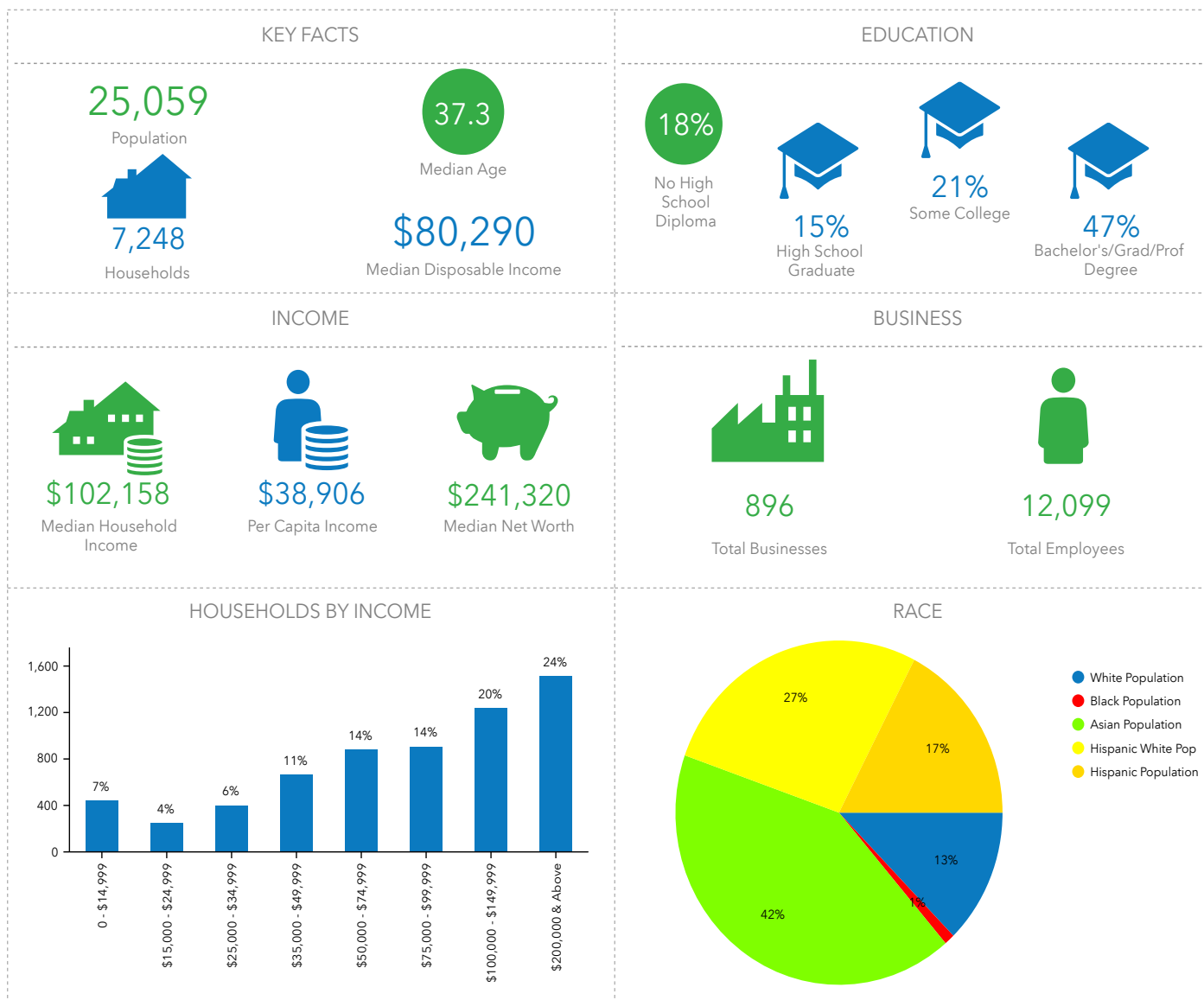
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**SRS Real Estate Partners** | 901 Campisi Way, Suite 245 | Campbell, CA 95008 | 408.553.6135 | [www.srsre.com/sfbayarea](http://www.srsre.com/sfbayarea)

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