

Entitlements are
underway!

SILICON VALLEY'S
NEXT GREAT
DESTINATION

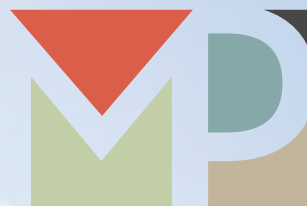
The World at your Doorstep

Live • Work • Play • Shop

\$2.5 billion public-private
partnership for North San Jose

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Market Park
SAN JOSE

SOUTH VILLAGE



Vibrant, 120-acre transit-oriented development —
the largest in Silicon Valley

Seamlessly integrated with
Berryessa BART station

Property Highlights

- 1,000 existing residential units in the North Village and up to 3,450 future residential units in the South Village)
- As much as 3.4 million sq. ft. of future Class A office space in the South Village
- 100,000 SF Safeway anchored retail center as well as ground-floor retail throughout the North Village.
- Neighborhood parks and community gathering places
- Walking/bike trails and greenbelt areas
- Berryessa BART station at your doorstep



Unlimited Opportunities Await

Market Park South Village Overview

- Master-planned community — Fully approved and zoned 61.5-acre site
- Residential — Up to 3,450 condominiums, apartments, townhomes and flats
- Headquarters-class office — Up to 3.4 million sq. ft. of space
- Street-level retail/commercial — Up to 27,000 sq. ft. of ground-floor space for restaurants, and shops
- On-site parking — Accommodating up to 5,000 vehicles in three mid-rise structures, plus underground parking for commercial and retail customers
- Parks and community spaces — Gather, play and relax in a cozy neighborhood park, community plaza or on the Coyote and Penitencia Creek trails
- BART integrated into the community — riders disembark just steps away from our entrance plaza, offering trouble-free commuting
- Other transportation conveniences — VTA bus service runs all day... an efficient new interchange is also planned at Berryessa Road for the 101 freeway



MARKET PARK SOUTH VILLAGE SITE PLAN

BLOCK	OFFICE (SF)
O1	228,000 - 456,000
O2	283,800 - 709,500
O3	283,800 - 709,500
O4	186,000 - 372,000
O5	309,030 - 618,060
O6	209,370 - 534,940
TOTAL	1,500,000 - 3,400,000

BLOCK	DWELLING UNITS
H1	380
H2	1,030 - 1,250
H3	900 - 1,130
H4	395
H5	295
TOTAL	3,000 - 3,450

BLOCK	PARK/PLAZA (SF)
P1	82,764
P2	70,285
P3	60,984
TOTAL	214,033



GENERAL NOTES

- | | |
|----------------------|-----------------------|
| 1. Bart Plaza | 8. Overlook |
| 2. Performance Stage | 9. Recreation Area |
| 3. Pop-up Retail | 10. Riparian Planting |
| 4. Garden Plaza | 11. Picnic Area |
| 5. Urban Garden | 12. Roof Garden |
| 6. Entry Plaza | 13. Creek Walk |
| 7. Play Area | 14. Multi-use Path |

Market Park - South Village

Gateway to Silicon Valley

Market Park San Jose stands at the gateway to Silicon Valley. Located in the nation's 10th largest city. Minutes from Mineta San José International Airport. Served by BART, other mass transit and major freeways. It's the place for business in Silicon Valley.

Approved for 1,500,000 – 3,400,000 sq. ft. of office space • 4-story to 15-story towers • Accompanying parking structures for up to 5,000 vehicles

Lively Live/Work Opportunities

Market Park South Village has been designed as a master-planned, mixed-use community — enabling residents to live in close proximity to where they work, dine and shop. Residential development opportunities include condominiums, apartments, townhomes and flats in low-rise, mid-rise or high-rise buildings.

Approved for 3,000 to 3,450 upscale residential units • Buildings to 10 stories in height • Ground-floor retail

A Village That Never Sleeps

Market Park has been uniquely conceived as a true community, bustling with life at all hours. Streets lined with restaurants and shops will draw individuals from their homes and offices, creating a busy, inviting urban street life. Our BART station plaza and central promenade are ideal for events. Plus, a neighborhood park and several open-space corridors — together with established pedestrian/bicycling trails — along Coyote and Penitencia Creeks offer additional ways to enjoy recreational activities or simply take a break from hectic schedules.

Up to 27,000 sq. ft. of street-level retail, restaurants, shops and commercial space • Underground parking



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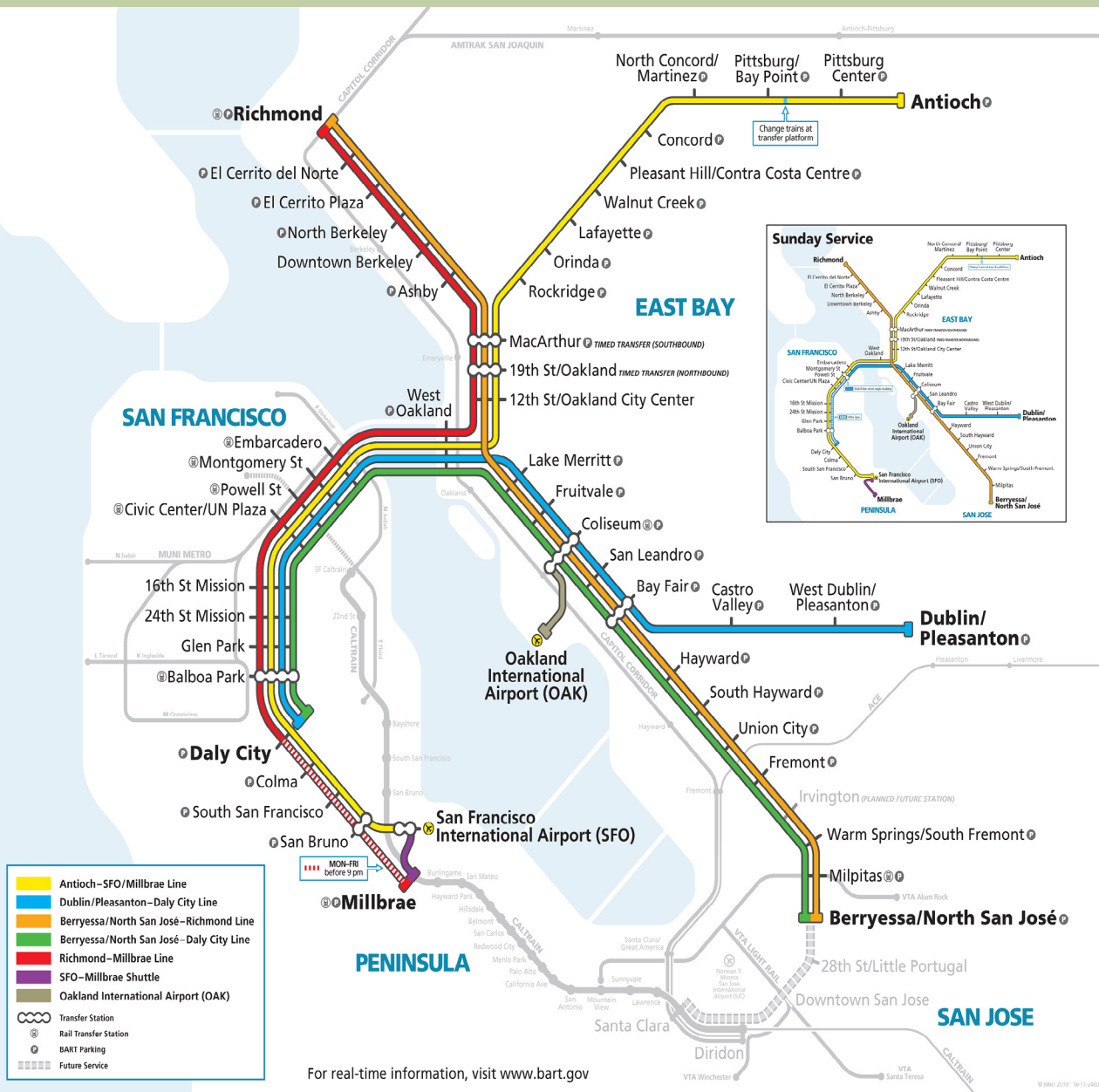
Berryessa BART Urban Village

Part of San Jose's First Transit Urban Village

Market Park San Jose is one of four districts at the core of the City of San Jose's planned Berryessa BART Urban Village. The draft plan for the city's first transit urban village encompasses 270 acres — including Market Park's 120 acres — centered on the Berryessa Transit Center. The vision calls for an attractive and vibrant urban community with a mix of employment and residential uses, including up to 4,800 new housing units, 6.7 million sq. ft. of commercial and office space, and jobs for 22,000 people — all accessible via transit, bicycling and walking. Market Park San Jose is a key element in this vision.



BART LINE MAP



BART
ba



RETAIL TRADE AREA

