

**SAFEWAY, CVS, & CARBON
HEALTH NOW OPEN!**

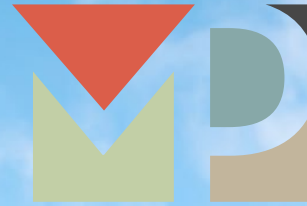
NOW LEASING NEW RETAIL CENTER

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

101,000 SF shopping center
anchored by a 65,000 SF
Safeway, Safeway Gas
Station, CVS, Chase Bank
and Carbon Health

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Market Park

SAN JOSE

Shopping Center



EXECUTIVE SUMMARY

New Prime Shopping Center in 120-Acre Mixed-Use Transit Village

Property Highlights

- Now leasing! 101,000 SF shopping center anchored by a 65,000 SF Safeway, CVS, Chase Bank, and Carbon Health
- 10 retail suites currently available, ranging from 716 sf to 3,155 SF with ample parking at the door
- Located in a dynamic live-work-play urban village at the Berryessa BART station
- Market Park North Village community includes approximately 1,000 residential units currently in place
- Market Park South Village is being entitled for around 3,400 residential units and up to 3.4 million sf of office space
- In the heart of San Jose's planned Berryessa BART Urban Village — a 270-acre development slated for 4,800 new residential units, 6.7 million sf of office and commercial space, and jobs for 22,000
- Berryessa BART ridership was estimated at 23,000 per day (pre-Covid) — and expected to double over the next 15 years
- BART extension to downtown San Jose is moving ahead — scheduled to open in 2030, connecting with the Diridon train station, CalTrain and more
- New VTA bus transit center and express bus to downtown San Jose
- Excellent access to major freeways (I-680, I-880 and Hwy 101)

Demographics (5-mile radius)

- 576,674 population (614,795 daytime: workers and residents)
- \$126,496 average household income
- 27,646 total business



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MARKET PARK SAN JOSE

WATCH OUR VIDEO



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NORTH VILLAGE



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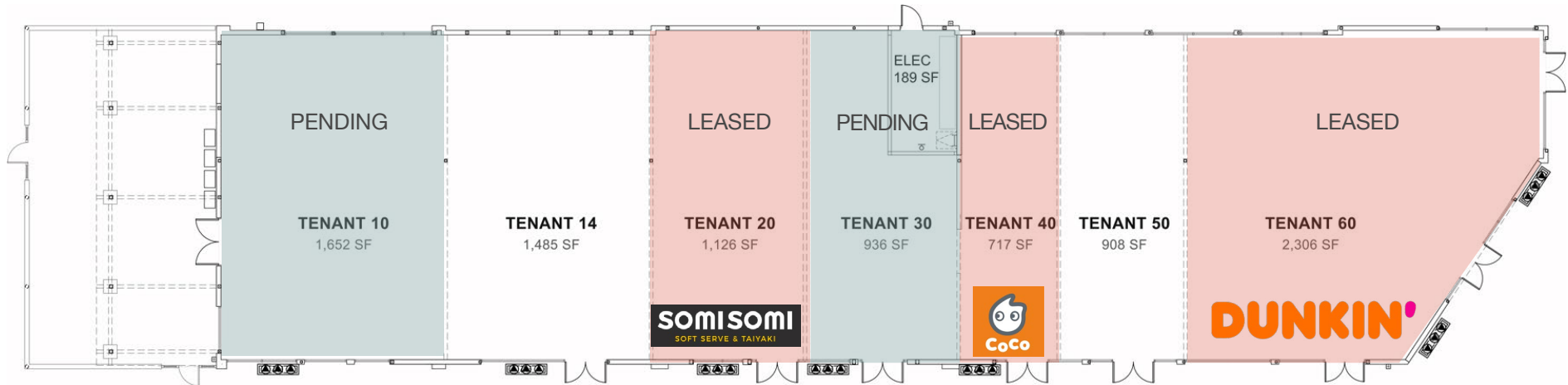


Market Park
SAN JOSE

NORTH VILLAGE - SHOPPING CENTER

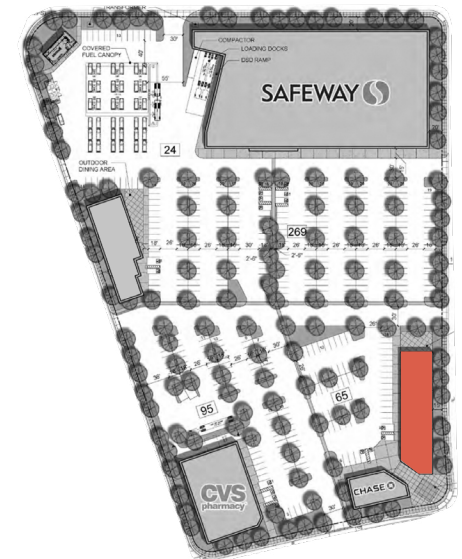


NORTH VILLAGE - 1477 BERRYESSA ROAD



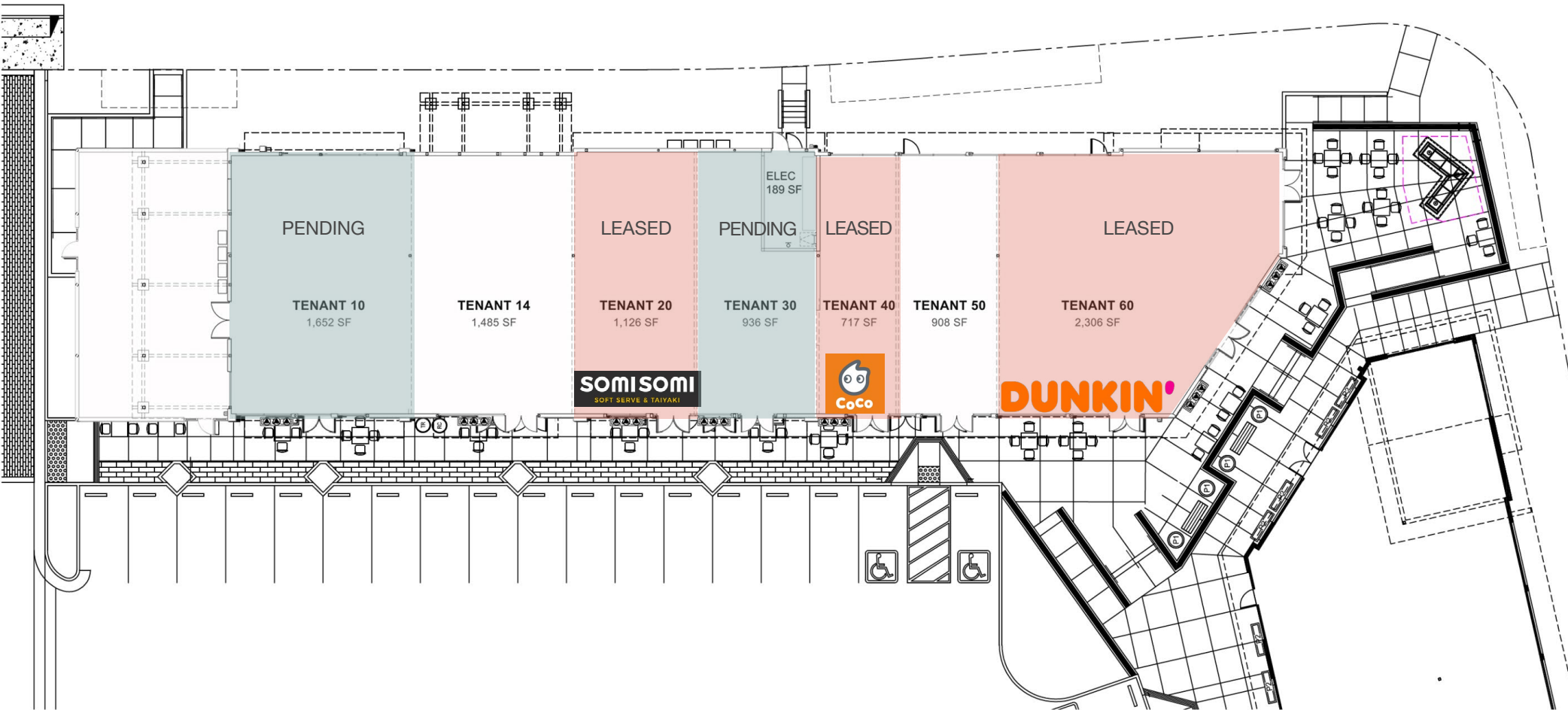
Units

UNIT	SQUARE FEET	PRICE \$	CAM \$	STATUS
Tenant 10	1, 652 SF	Pending	Pending	Pending
Tenant 14	1,485 SF	\$4.75/SF/mo/NNN	\$1.15	Available
Tenant 20	1,126 SF	Leased	Leased	Leased
Tenant 30	936 SF	Pending	Pending	Pending
Tenant 40	717 SF	Leased	Leased	Leased
Tenant 50	908 SF	\$4.75/SF/mo/NNN	\$1.15	Available
Tenant 60	2,306 SF	Leased	Leased	Leased



NORTH VILLAGE - 1477 BERRYESSA ROAD

Potential Outdoor Seating Layout



NORTH VILLAGE - 1477 BERRYESSA ROAD



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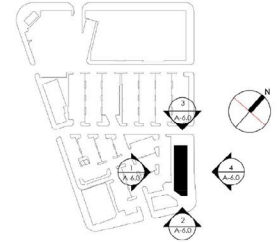
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Market Park
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NORTH VILLAGE - 1477 BERRYESSA ROAD

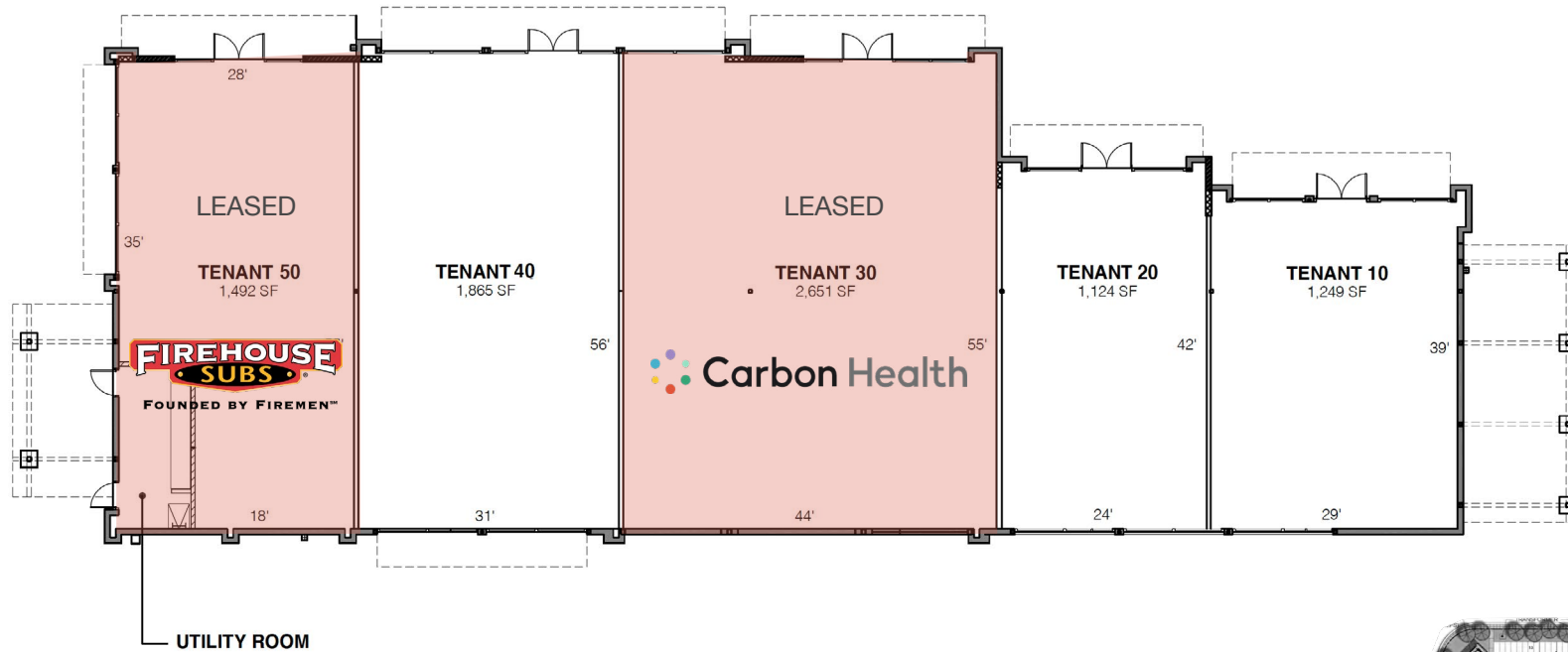


NEW COLOR PALETTE

RETAIL 2 ELEVATIONS

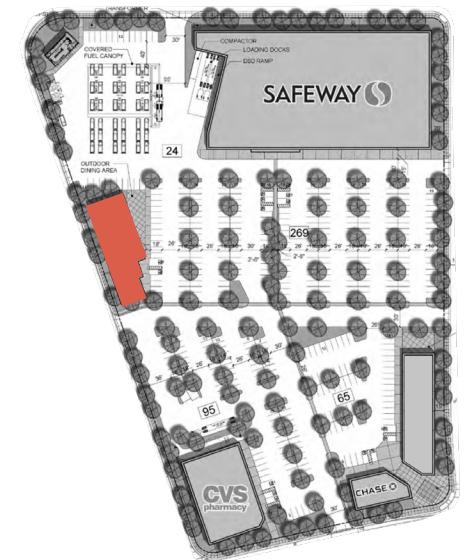


NORTH VILLAGE - 1411 BERRYESSA ROAD



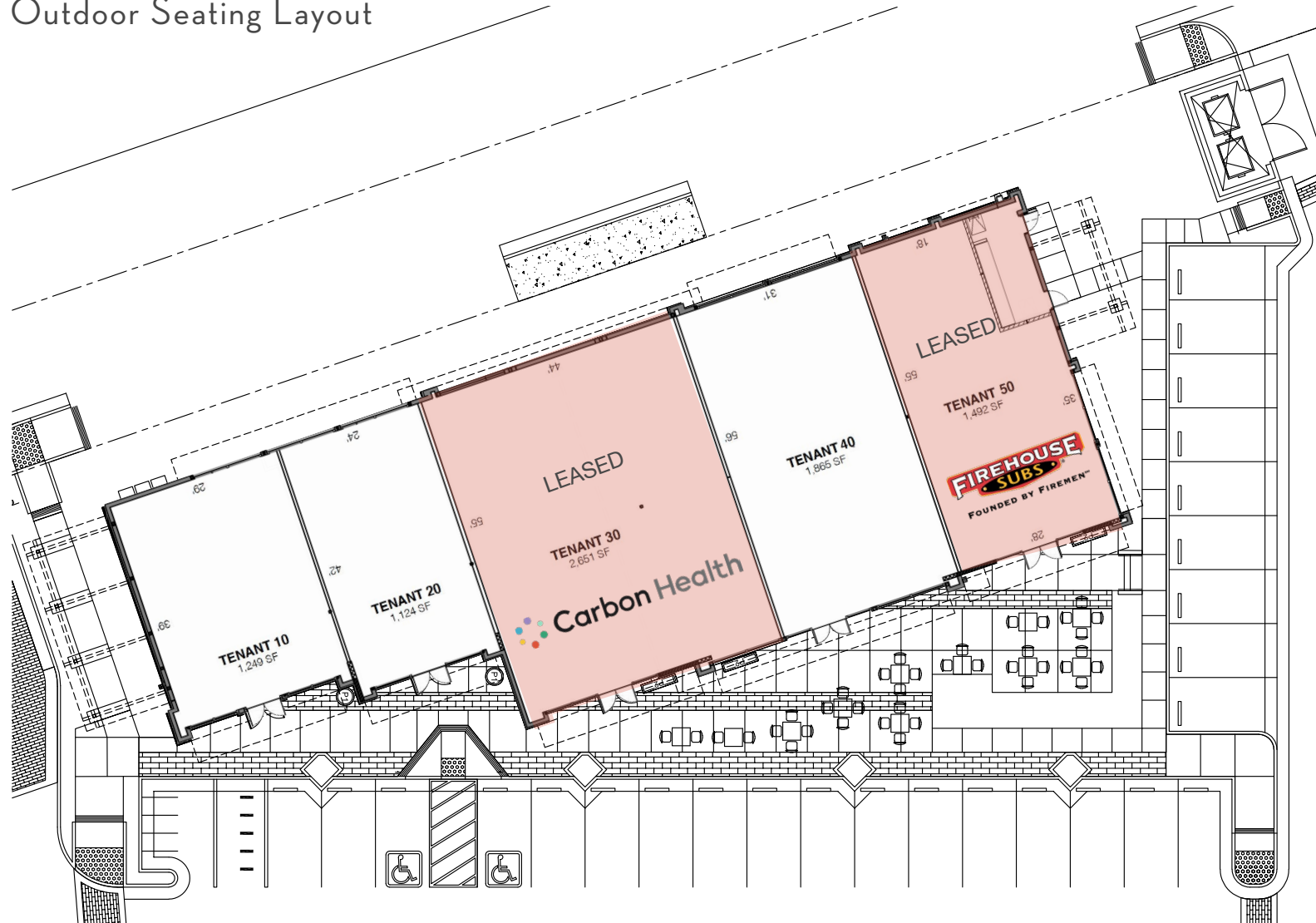
Units (Available March 1st 2021)

UNIT	SQUARE FEET	PRICE \$	CAM \$	STATUS
Tenant 50	1,492 SF	Leased	Leased	Leased
Tenant 40	1,124 SF	\$4.25/SF/mo/NNN	\$1.15	Available
Tenant 30	2,651 SF	Leased	Leased	Leased
Tenant 20	1,124 SF	\$4.25/SF/mo/NNN	\$1.15	Available
Tenant 10	1,249 SF	\$4.25/SF/mo/NNN	\$1.15	Available

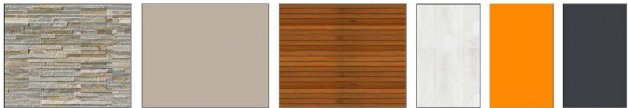
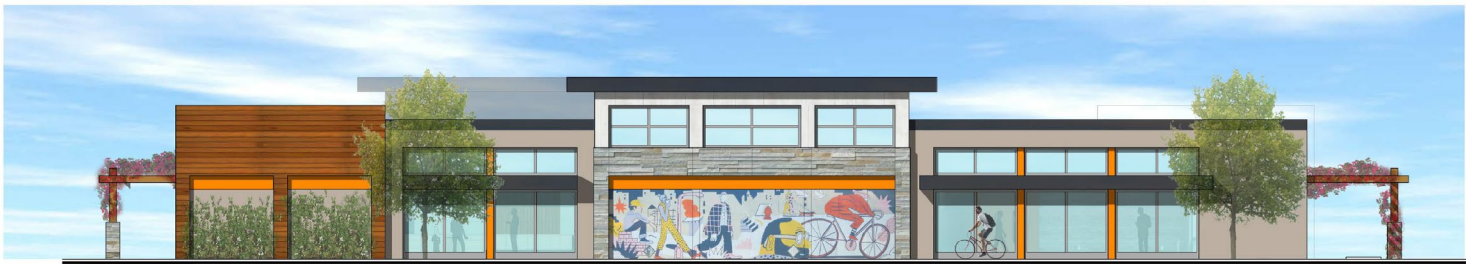
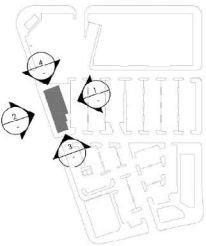


NORTH VILLAGE - 1411 BERRYESSA ROAD

Potential Outdoor Seating Layout



NORTH VILLAGE - 1411 BERRYESSA ROAD

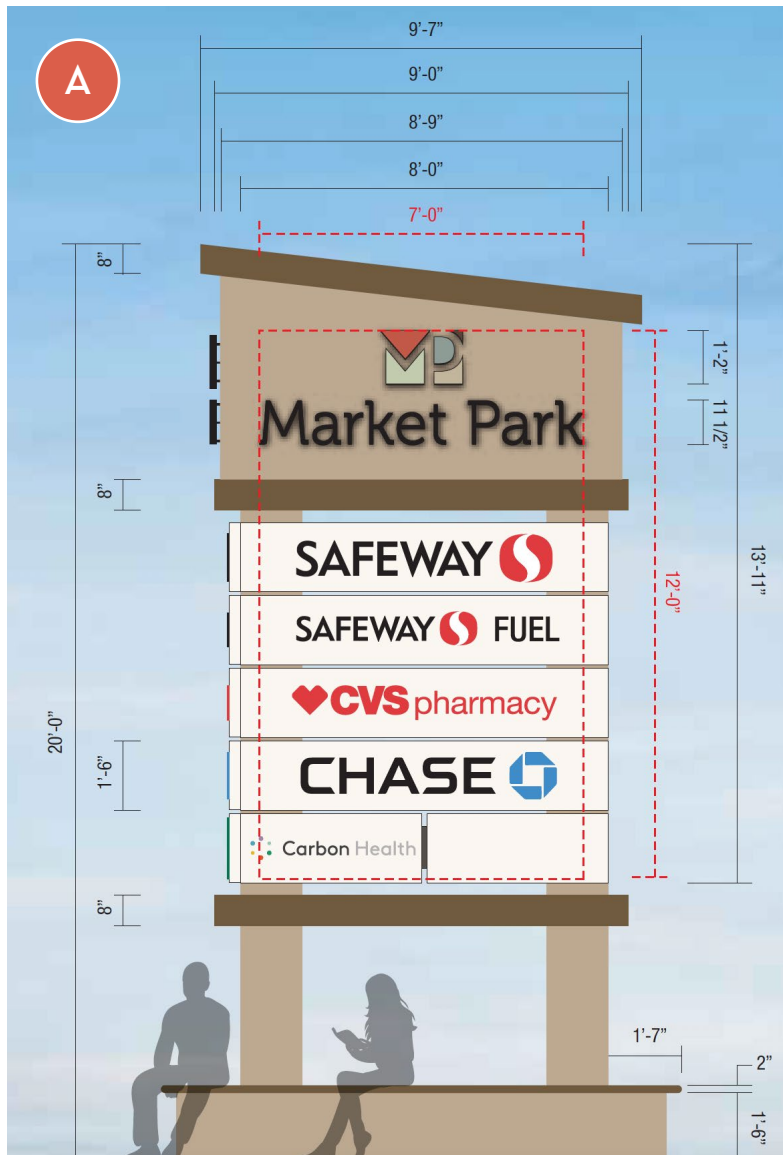


NEW COLOR PALETTE

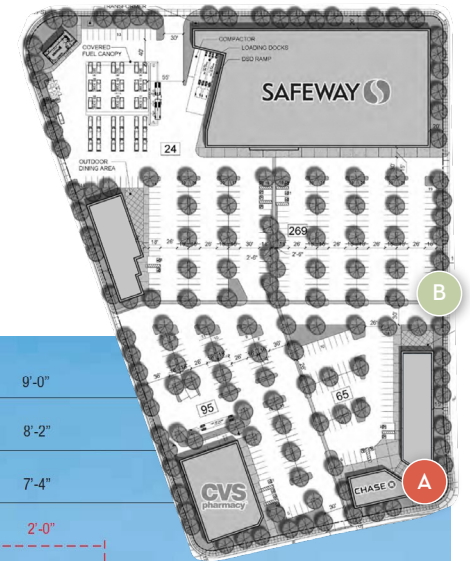
RETAIL 3 ELEVATIONS



TENANT SIGNAGE



DETAILED SIGNAGE PDF



NORTH VILLAGE - MURALS



The North Village murals depict the scenic history of the area.

Murals created by: Lila Gemellos
www.gemellosmurals.com



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Market Park
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THE PLATFORM



WESTERN NATIONAL GROUP



THE PLATFORM

URBAN APARTMENTS

The Platform created by Western National Group consists of 551 units providing urban style living with street-level retail stores and restaurants



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APEX AT BERRYESSA



KB Home has finished 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



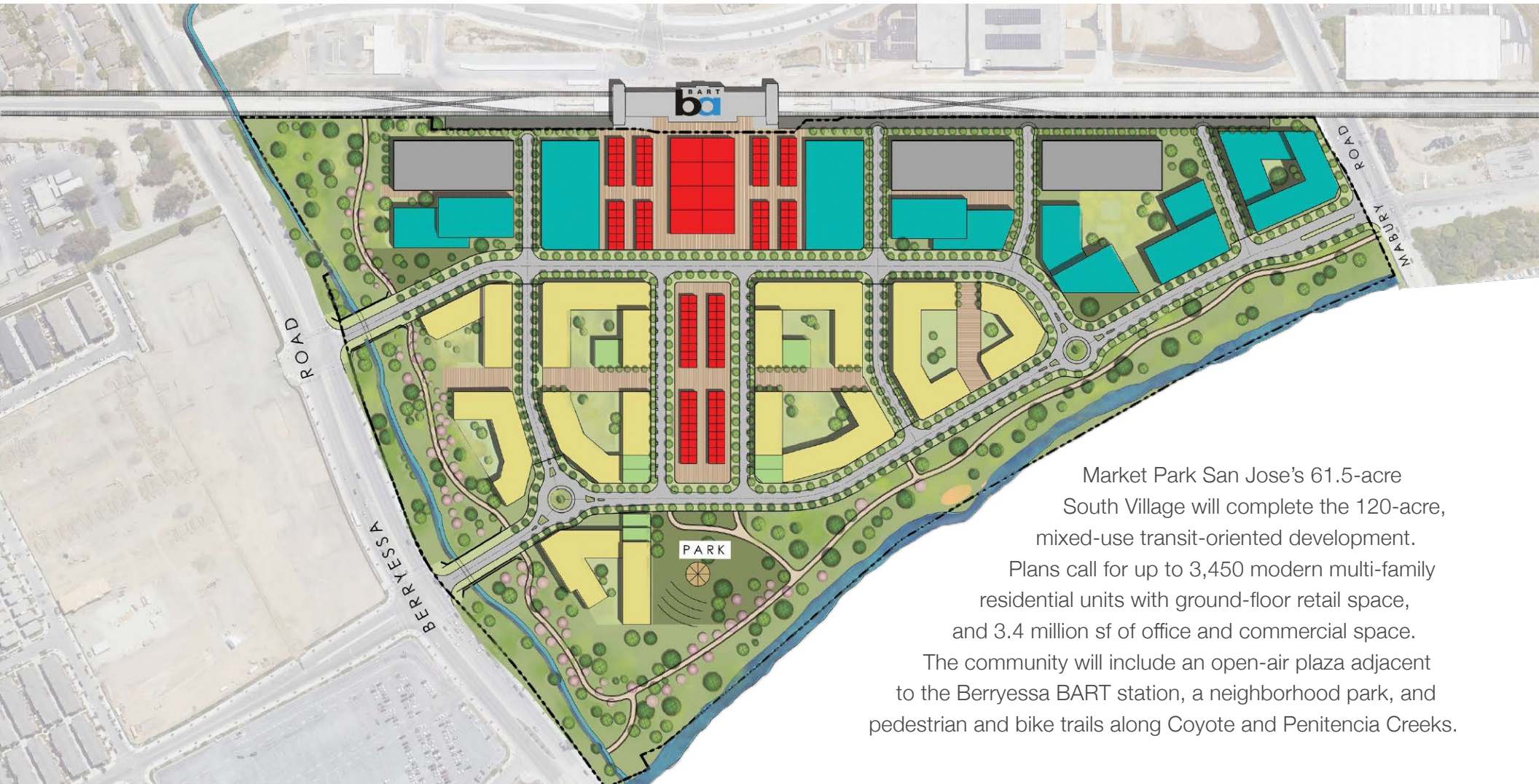
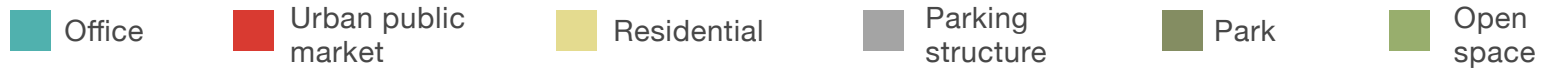
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Market Park
SAN JOSE

SOUTH VILLAGE SITE PLAN



Market Park San Jose's 61.5-acre South Village will complete the 120-acre, mixed-use transit-oriented development. Plans call for up to 3,450 modern multi-family residential units with ground-floor retail space, and 3.4 million sf of office and commercial space. The community will include an open-air plaza adjacent to the Berryessa BART station, a neighborhood park, and pedestrian and bike trails along Coyote and Penitencia Creeks.



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SOUTH VILLAGE SITE PLAN



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Market Park
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SOUTH VILLAGE ELEVATION



ELEVATION LOOKING SOUTH

1' = 30' - 0"



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SOUTH VILLAGE RENDERINGS



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Market Park
SAN JOSE

BERRYESSA BART URBAN VILLAGE



In the Heart 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 7,100 existing and new housing units, 6.7 million sf 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.



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Market Park
SAN JOSE

City Place
Related California
Proposed Mixed Use
Development
• \$6.5 Billion
• 230 Acres
• 7.9 Million SF

Great Mall Of The Bay Area
BevMo! carter's KOHL'S
H&M Marshalls Burlington
COACH BANANA REPUBLIC lastcall
GAP OLD NAVY sears
FOREVER 21 BED BATH & BEYOND CINEMARK

San Jose Market Center
TARGET Michaels Marshalls Office DEPOT
PET SMART WORLD MARKET
GameStop MATTRESS FIRM

Valley Fair Mall
NORDSTROM macy's POTTERY BARN
BANANA REPUBLIC American Apparel WILLIAMS SONOMA
Microsoft Store OLD NAVY Apple Store GAP

Eastridge Mall
JCPenney BARNES & NOBLE AMC THEATRES
macy's sears FITNESS

Evergreen Circle
Future 315k SF
Retail Center.
250 Residential Units

1 MILE RING

2 MILE RING

3 MILE RING

SANTA CLARA

SAN JOSE

SITE

San Jose International Airport

San Jose Market Center

Valley Fair Mall

Eastridge Mall

Evergreen Circle

Target

Kohl's

Walmart

Best Buy

Home Depot

Costco

Lowes

Freight

Office Depot

Pet Smart

GameStop

Michaels

Marshall's

Bed Bath & Beyond

Forever 21

Gap

Old Navy

Apple Store

Microsoft Store

Williams Sonoma

American Apparel

Pottery Barn

Macy's

Nordstrom

Target

Kohl's

Walmart

Best Buy

Home Depot

Costco

Lowes

Freight

Office Depot

Pet Smart

GameStop

Michaels

Marshall's

Bed Bath & Beyond

Forever 21

Gap

Old Navy

Apple Store

Microsoft Store

Williams Sonoma

American Apparel

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Apple Store

Microsoft Store

Williams Sonoma

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Marshall's

Bed Bath & Beyond

Forever 21

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Apple Store

Microsoft Store

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Home Depot

Costco

Lowes

Freight

Office Depot

Pet Smart

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Office Depot

Pet Smart

GameStop

Michaels

Marshall's

Bed Bath & Beyond

Forever 21

Gap

Old Navy</

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	25,658	243,422	576,674
2025 Projected Growth	28,018	245,856	581,750
Annual Growth: 2020-2025	1.92%	1.10%	0.88%
Median Age	38.3	35	34.9
2020 Households	7,444	73,969	178,430
2025 Estimated Households	8,416	83,775	197,530
Projected Growth: 2020-2025	2.10%	1.33%	1.20%
Education	49%	40%	41%
Income Average:	134,160	116,136	126,496
2020 Daytime Population	23,938	266,990	614,795
Total Business	696	12,800	27,646
RACE			
White	15.4%	27%	31%
Hispanic	20.2%	34.8%	36%
Black	1.5%	2.9%	3.0%
Asian	68.4%	47.3%	42.1%
Average daily traffic volume:	Berryessa Rd: 40,000	U.S. Highway 101: 202,700	Interstate 680: 183,000



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