

Now with full zoning  
and EIR approval!

SILICON VALLEY'S  
NEXT GREAT  
DESTINATION

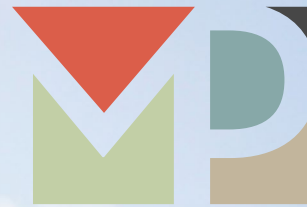
The World at your Doorstep

Live • Work • Play • Shop

\$3 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 commercial space in the South Village, including Class A office, office/R&D, life sciences, hotel, retail, restaurant, and entertainment space
- 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





# MARKET PARK SAN JOSE

WATCH OUR VIDEO



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## Unlimited Opportunities Await

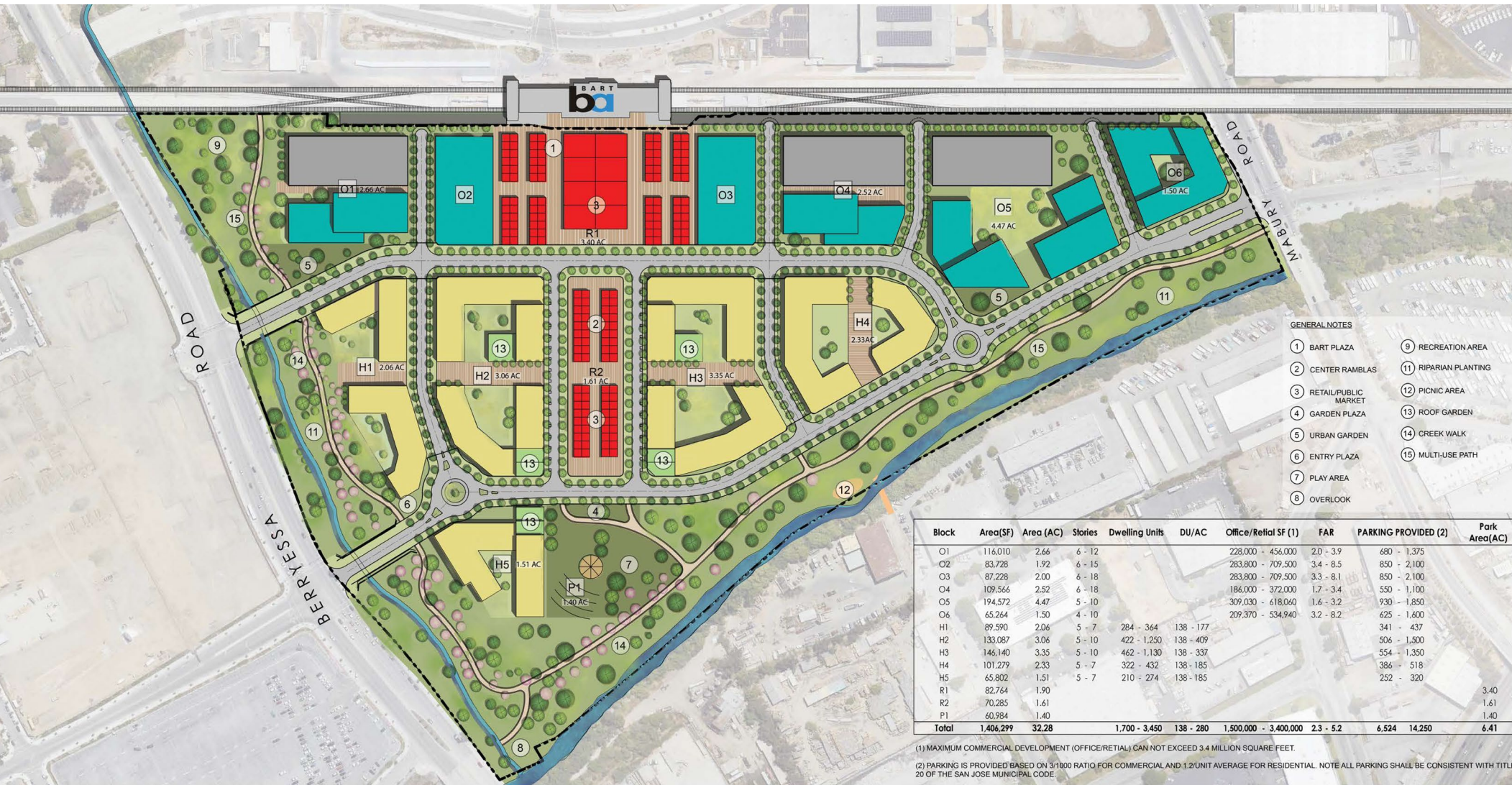
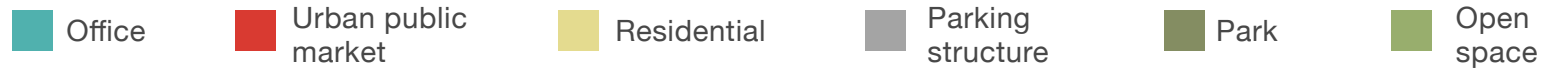
### Market Park South Village Overview

- Master-planned community — Fully approved and zoned 61.5-acre site
- Residential — Up to 3,450 condominiums, apartments, townhomes and flats
- Commercial — Up to 3.4 million sq. ft. of space for office, R&D, life sciences, hotel, retail, restaurant, and entertainment uses
- 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 at street level, underground or in stand-alone structures or integrated podiums
- Gather, play, shop, and relax in a cozy neighborhood park, community plaza, vibrant urban market, or exploring 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





# SOUTH VILLAGE SITE PLAN



(1) MAXIMUM COMMERCIAL DEVELOPMENT (OFFICE/RETAIL) CAN NOT EXCEED 3.4 MILLION SQUARE FEET.

(2) PARKING IS PROVIDED BASED ON 3/1000 RATIO FOR COMMERCIAL AND 1/2 UNIT AVERAGE FOR RESIDENTIAL. NOTE ALL PARKING SHALL BE CONSISTENT WITH TITLE 20 OF THE SAN JOSE MUNICIPAL CODE.



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# SOUTH VILLAGE SITE PLAN



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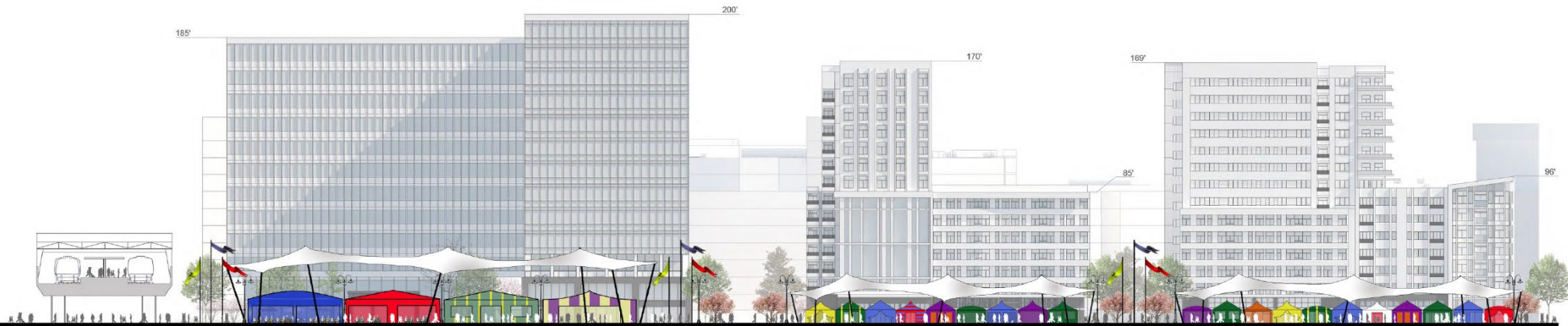
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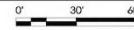


# SOUTH VILLAGE ELEVATION



ELEVATION LOOKING SOUTH

1' = 30' - 0"



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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 commercial space • 4-story to 15-story towers • Accompanying parking 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 1,800 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. You can browse and shop at a constantly changing, open-air urban market in the village center. 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

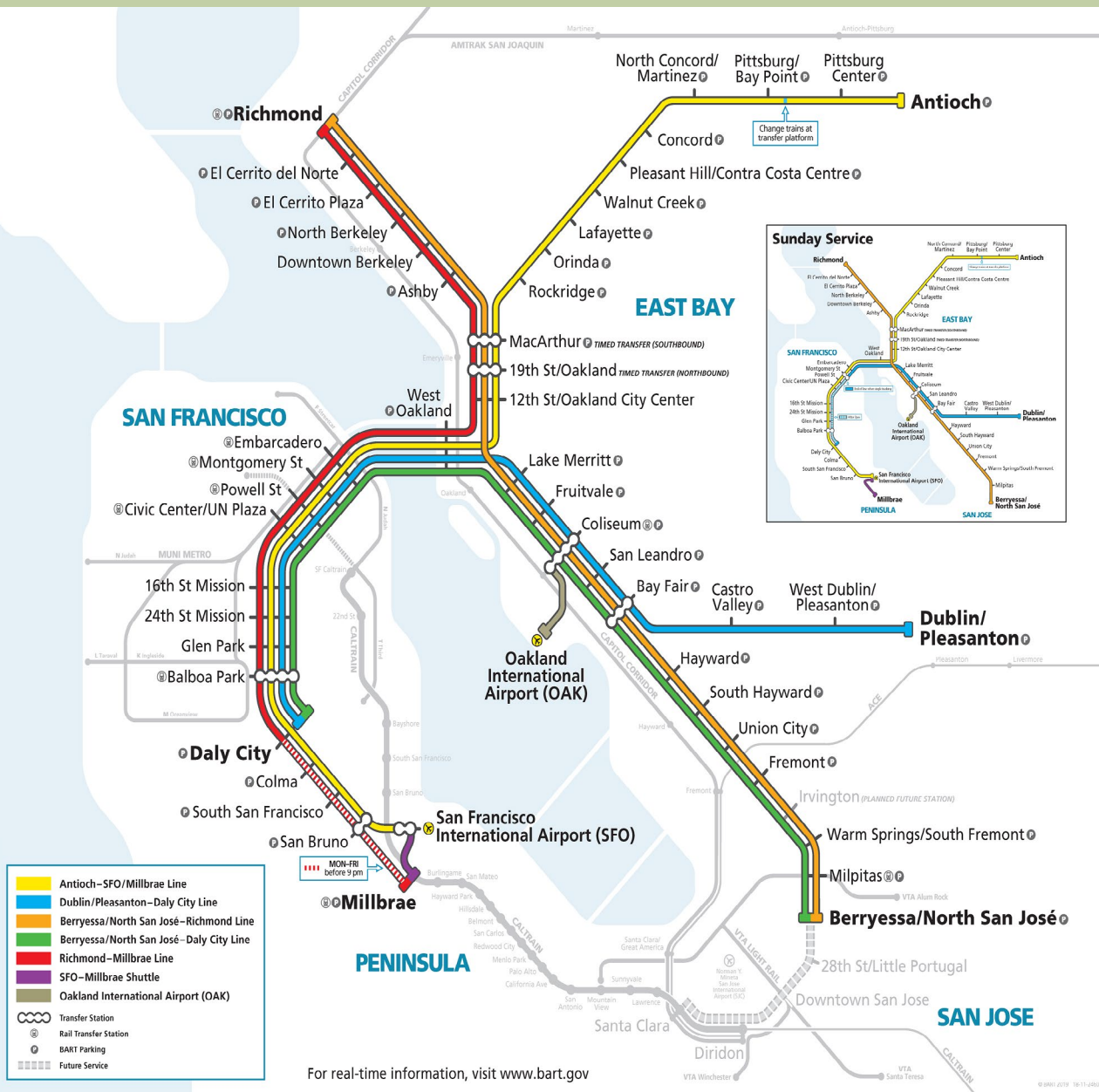
### Part of San Jose's First Transit Urban Village

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 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**



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# RETAIL TRADE AREA

