

SAFEWAY, SAFEWAY FUEL, CVS, CHASE  
BANK, & CARBON HEALTH NOW OPEN

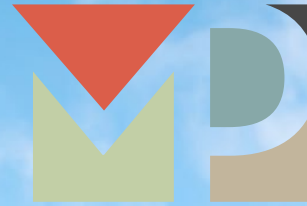
## NOW LEASING NEW RETAIL CENTER

**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 3,450 residential units and up to 3.4 million sf of commercial 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

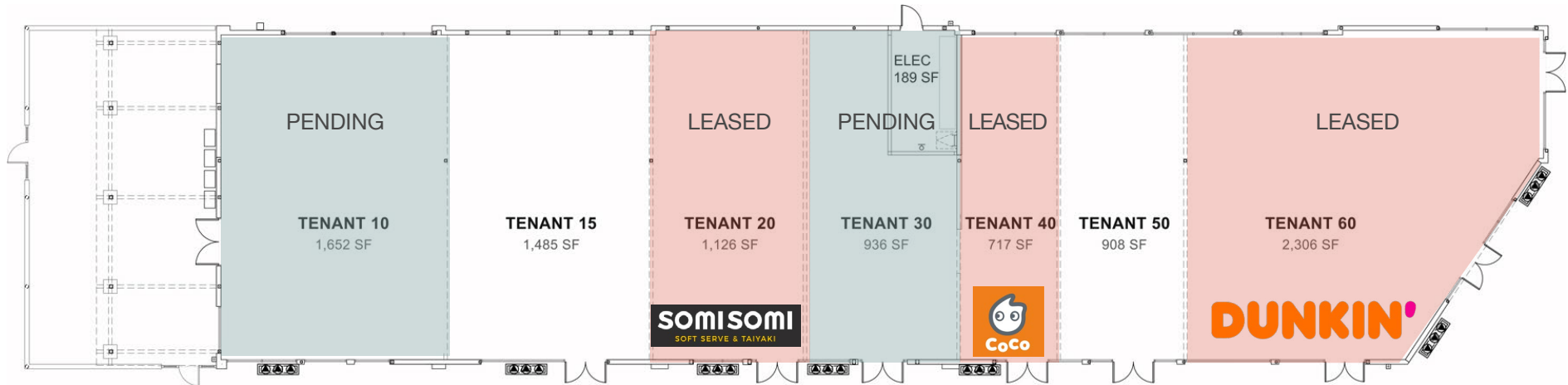


# NORTH VILLAGE - SHOPPING CENTER

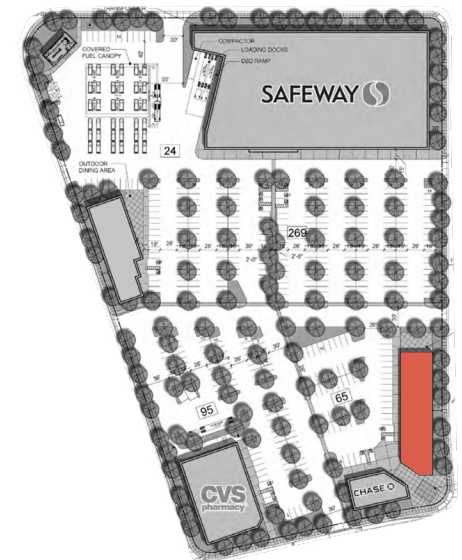




# NORTH VILLAGE - 1477 BERRYESSA ROAD



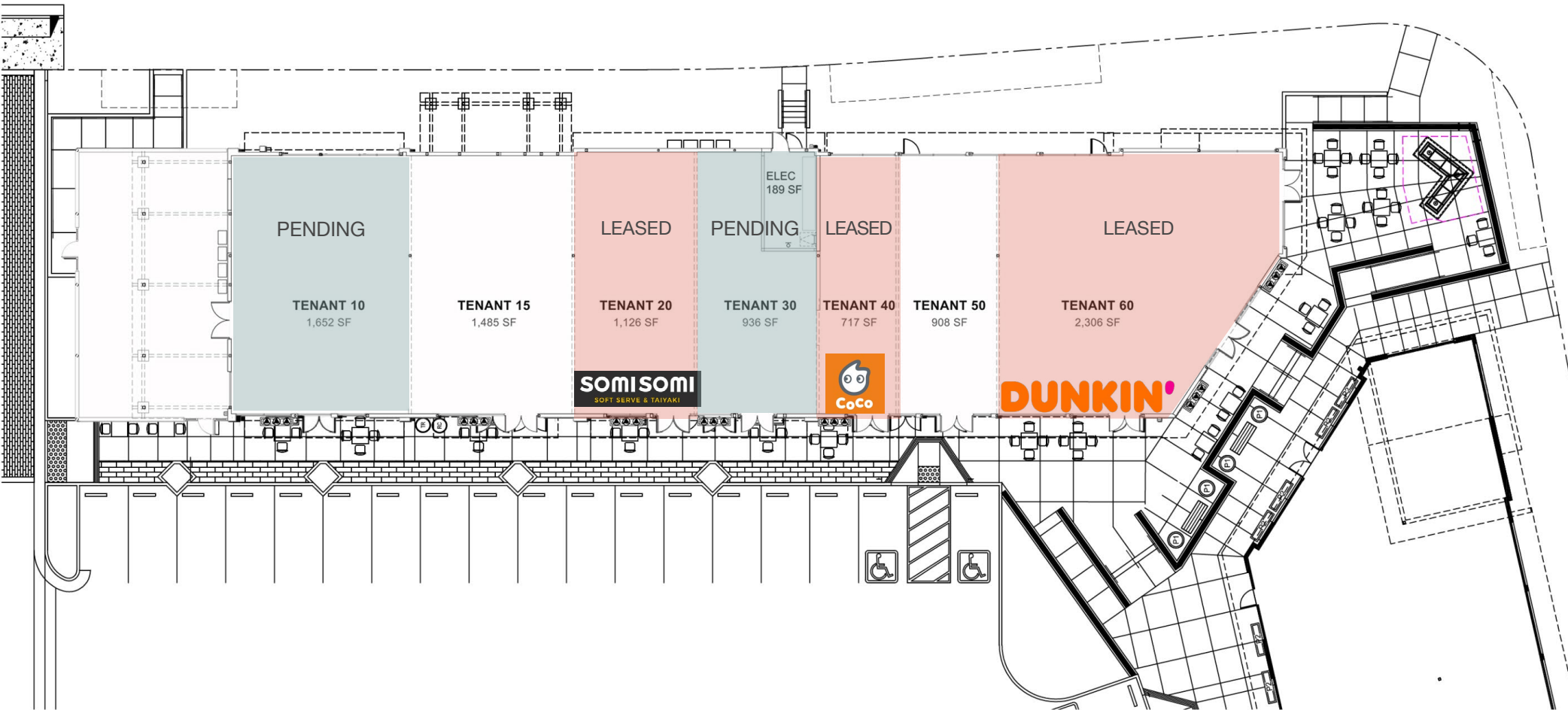
UNIT	SQUARE FEET	PRICE \$	CAM \$	STATUS
Tenant 10	1,652 SF	Pending	Pending	Pending
Tenant 15	1,485 SF	\$4.75/SF/mo/NNN	\$1.15	Available
Tenant 20	1,126 SF	Leased	Leased	Leased
Tenant 30	936 SF	Pending	Pending	Pending
Tenant 40	717 SF	Leased	Leased	Leased
Tenant 50	908 SF	\$4.75/SF/mo/NNN	\$1.15	Available
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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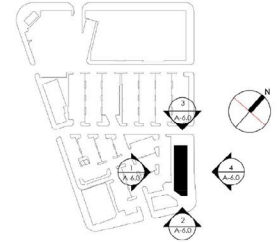
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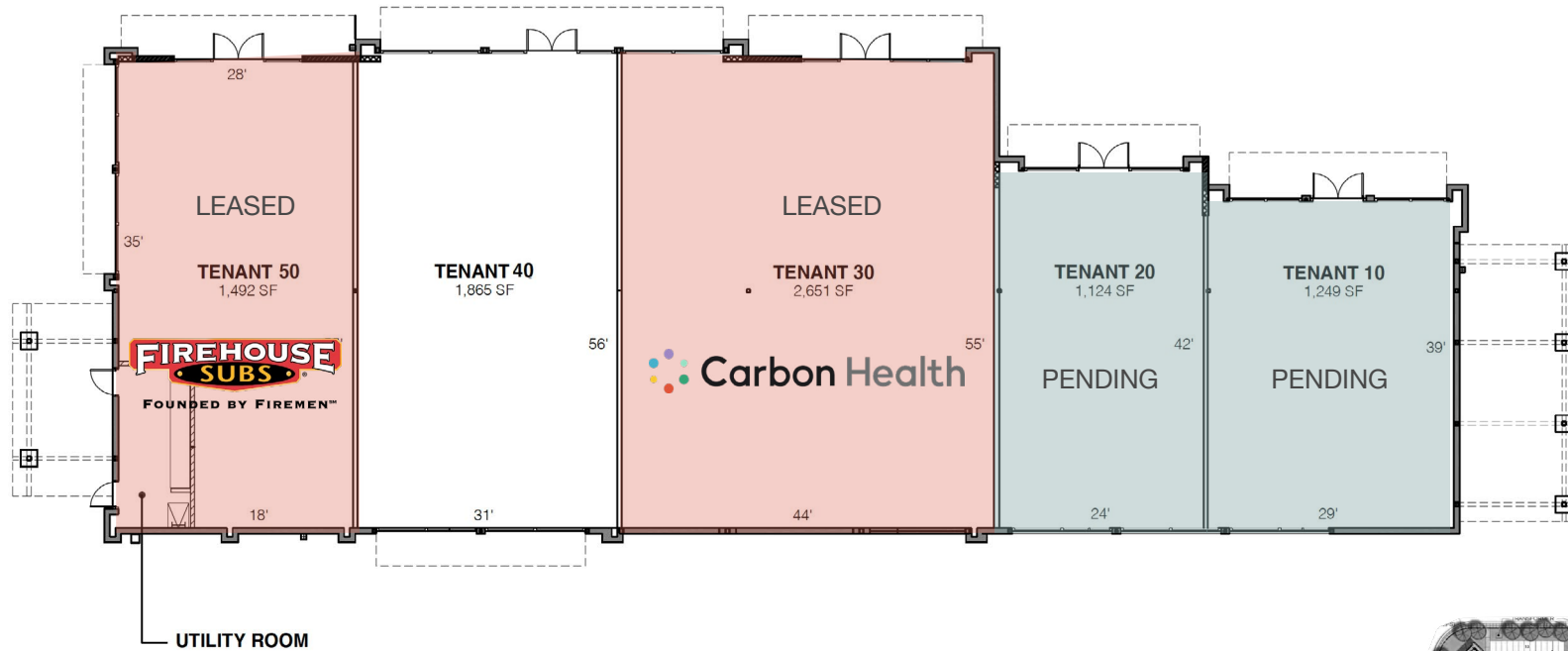
NEW COLOR PALETTE

RETAIL 2 ELEVATIONS

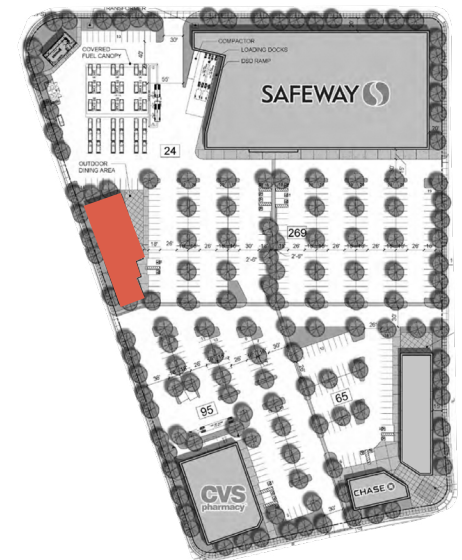




# NORTH VILLAGE - 1411 BERRYESSA ROAD



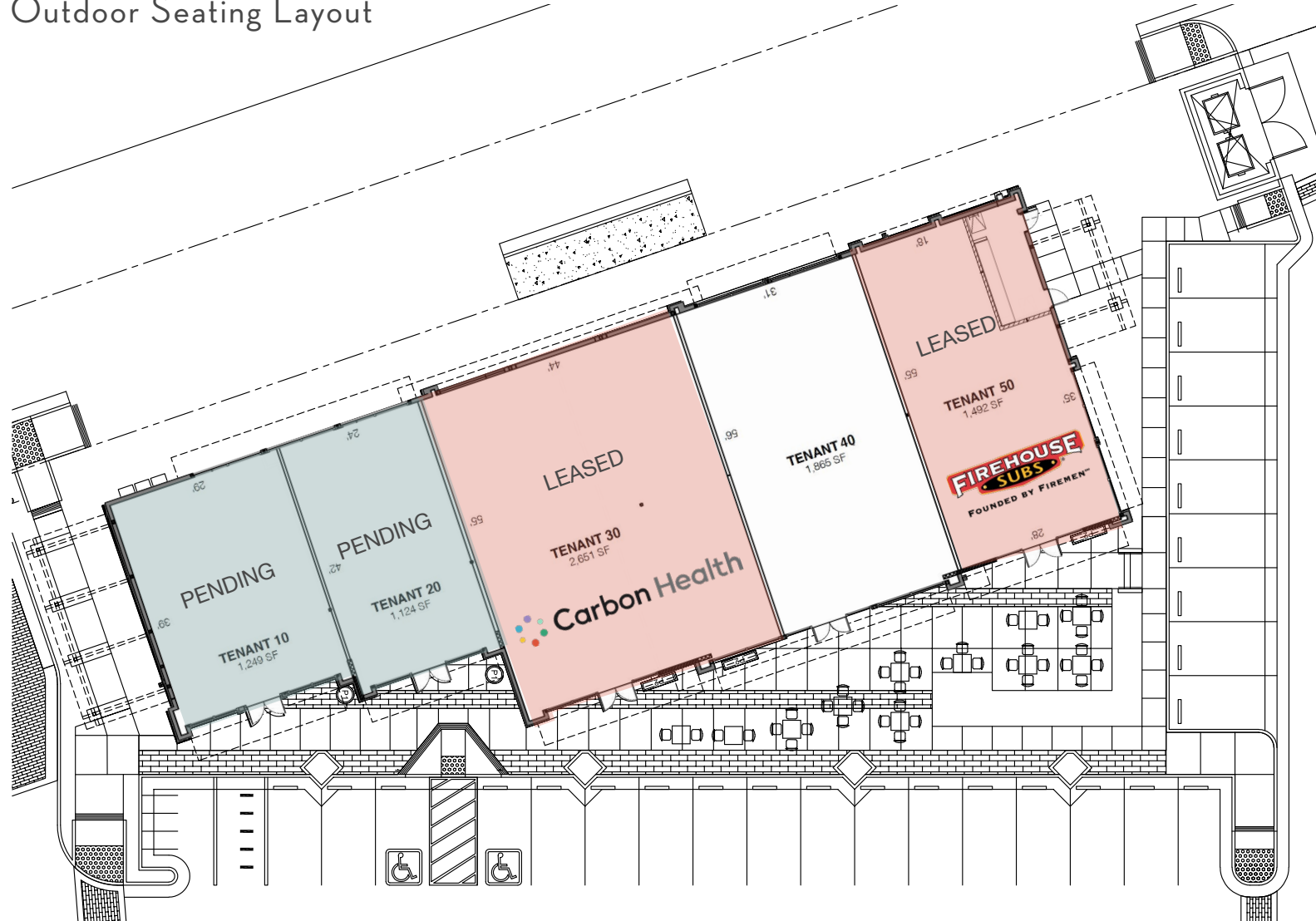
UNIT	SQUARE FEET	PRICE \$	CAM \$	STATUS
Tenant 50	1,492 SF	Leased	Leased	Leased
Tenant 40	1,865 SF	\$4.25/SF/mo/NNN	\$1.15	Available
Tenant 30	2,651 SF	Leased	Leased	Leased
Tenant 20	1,124 SF	Pending	Pending	Pending
Tenant 10	1,249 SF	Pending	Pending	Pending





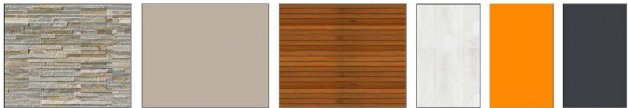
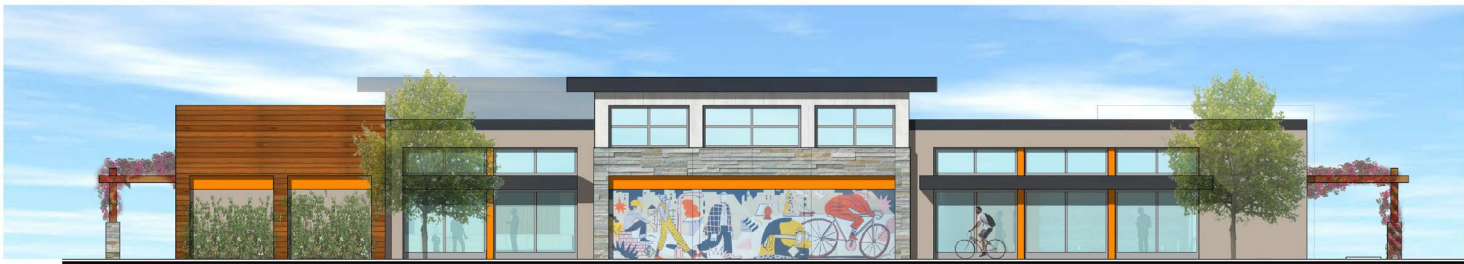
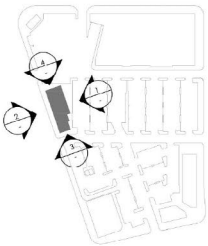
# NORTH VILLAGE - 1411 BERRYESSA ROAD

## Potential Outdoor Seating Layout





# NORTH VILLAGE - 1411 BERRYESSA ROAD



NEW COLOR PALETTE

RETAIL 3 ELEVATIONS



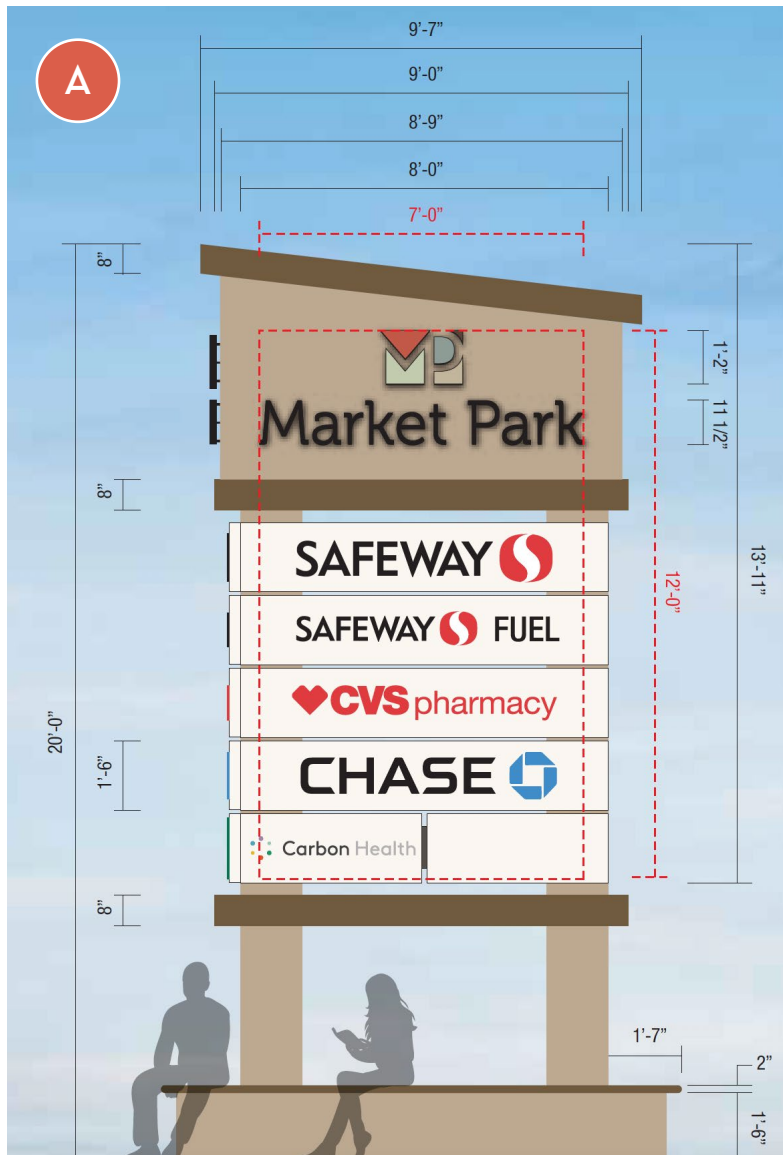
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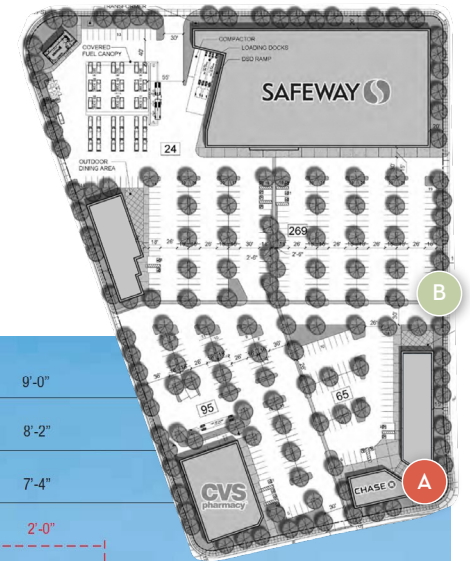




# TENANT SIGNAGE



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](http://www.gemellosmurals.com)



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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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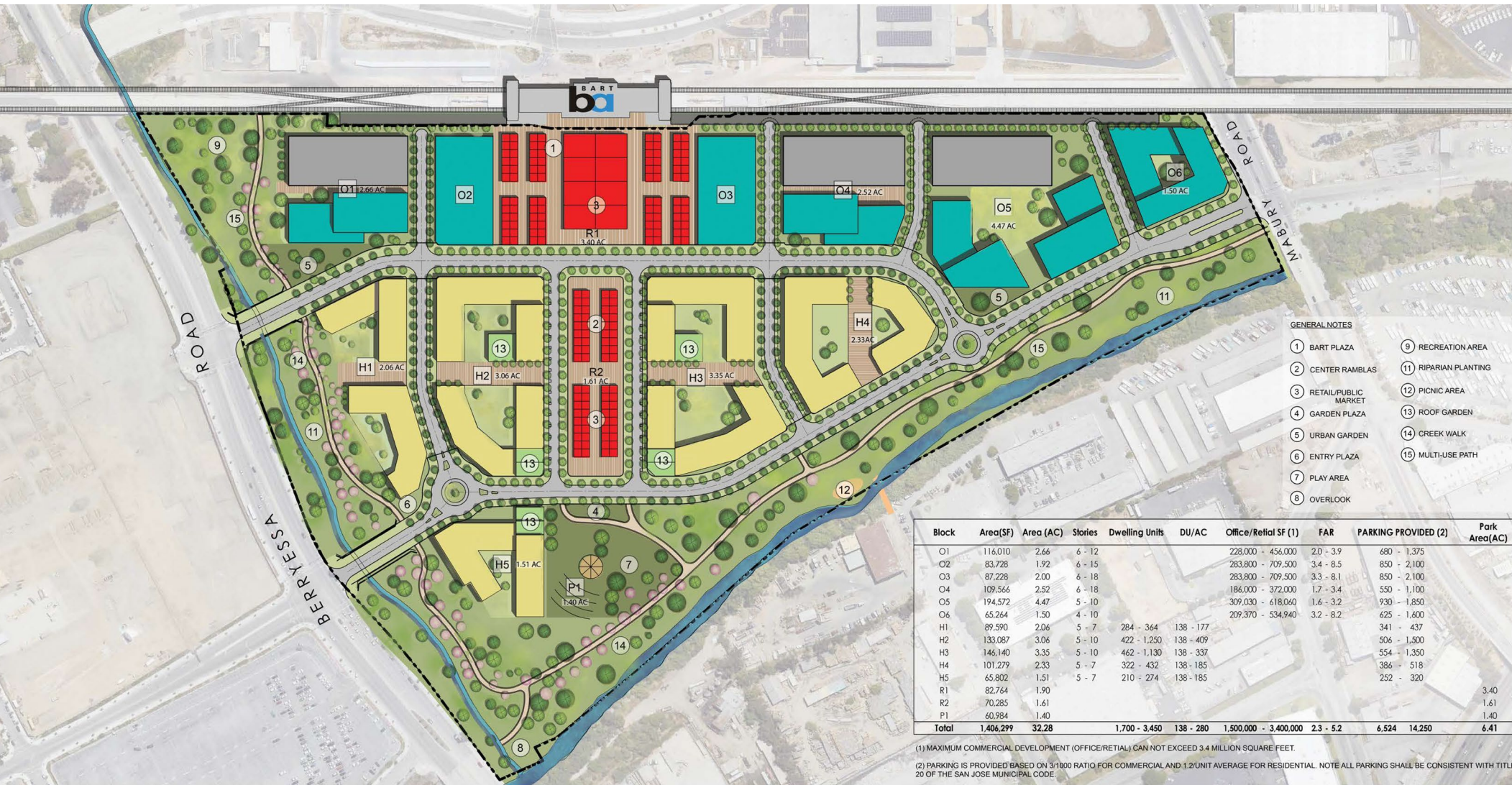
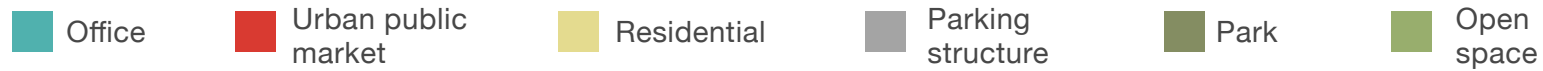
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# SOUTH VILLAGE SITE PLAN



(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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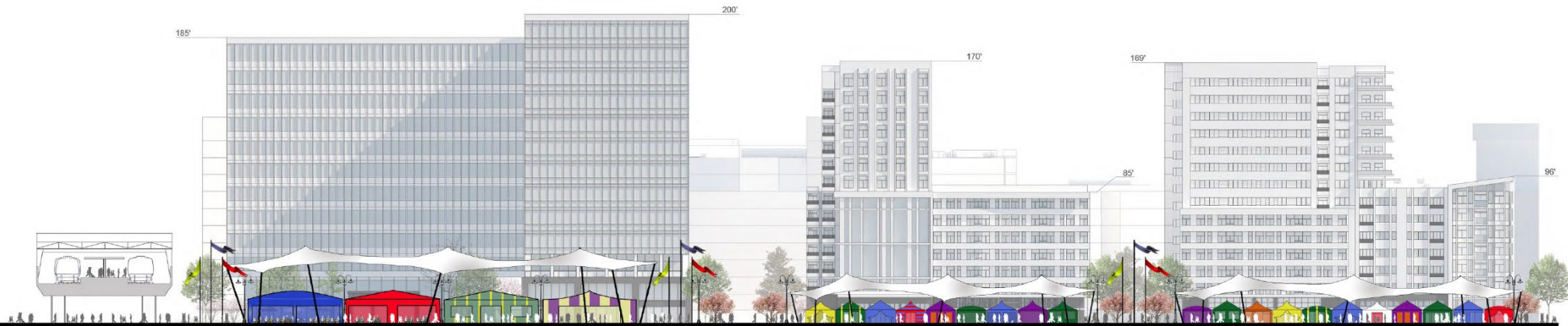
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# SOUTH VILLAGE ELEVATION



ELEVATION LOOKING SOUTH

1' = 30' - 0"



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# 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 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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# RETAIL TRADE AREA





# 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
<b>RACE</b>			
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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