

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

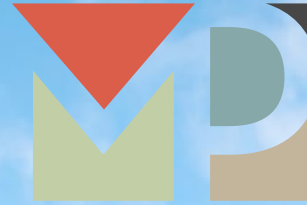
NOW LEASING NEW RETAIL CENTER

**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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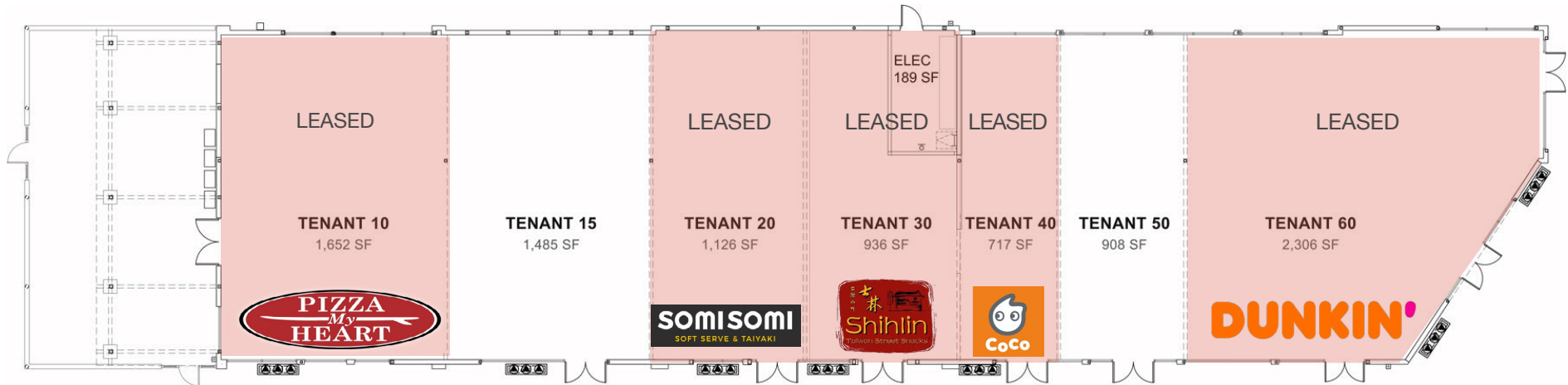


Market Park
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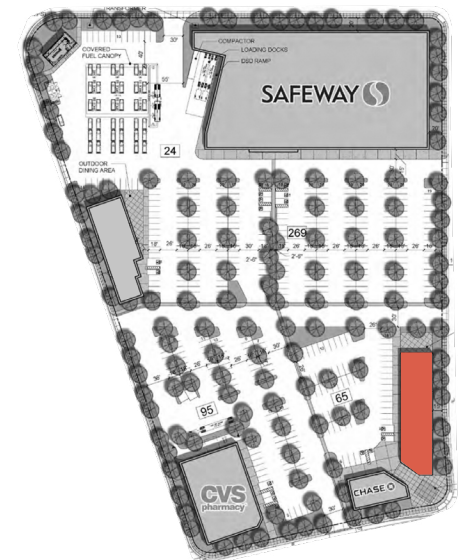
NORTH VILLAGE - SHOPPING CENTER



NORTH VILLAGE - 1477 BERRYESSA ROAD

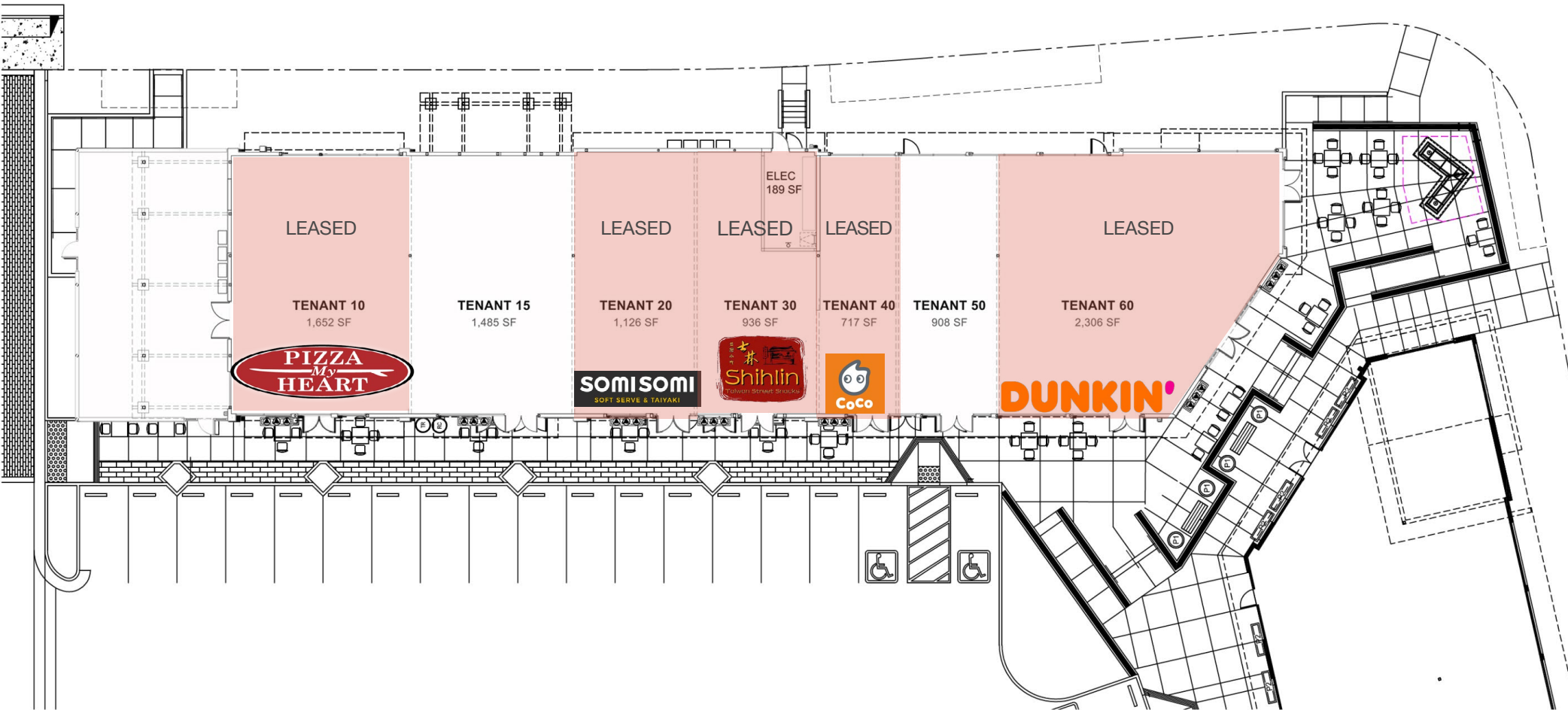


UNIT	SQUARE FEET	PRICE \$	CAM \$	STATUS
Tenant 10	1,652 SF	Leased	Leased	Leased
Tenant 15	1,485 SF	\$4.75/SF/mo/NNN	\$1.15	Available
Tenant 20	1,126 SF	Leased	Leased	Leased
Tenant 30	936 SF	Leased	Leased	Leased
Tenant 40	717 SF	Leased	Leased	Leased
Tenant 50	908 SF	\$4.75/SF/mo/NNN	\$1.15	Available
Tenant 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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NORTH VILLAGE - 1477 BERRYESSA ROAD



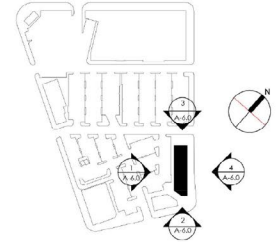
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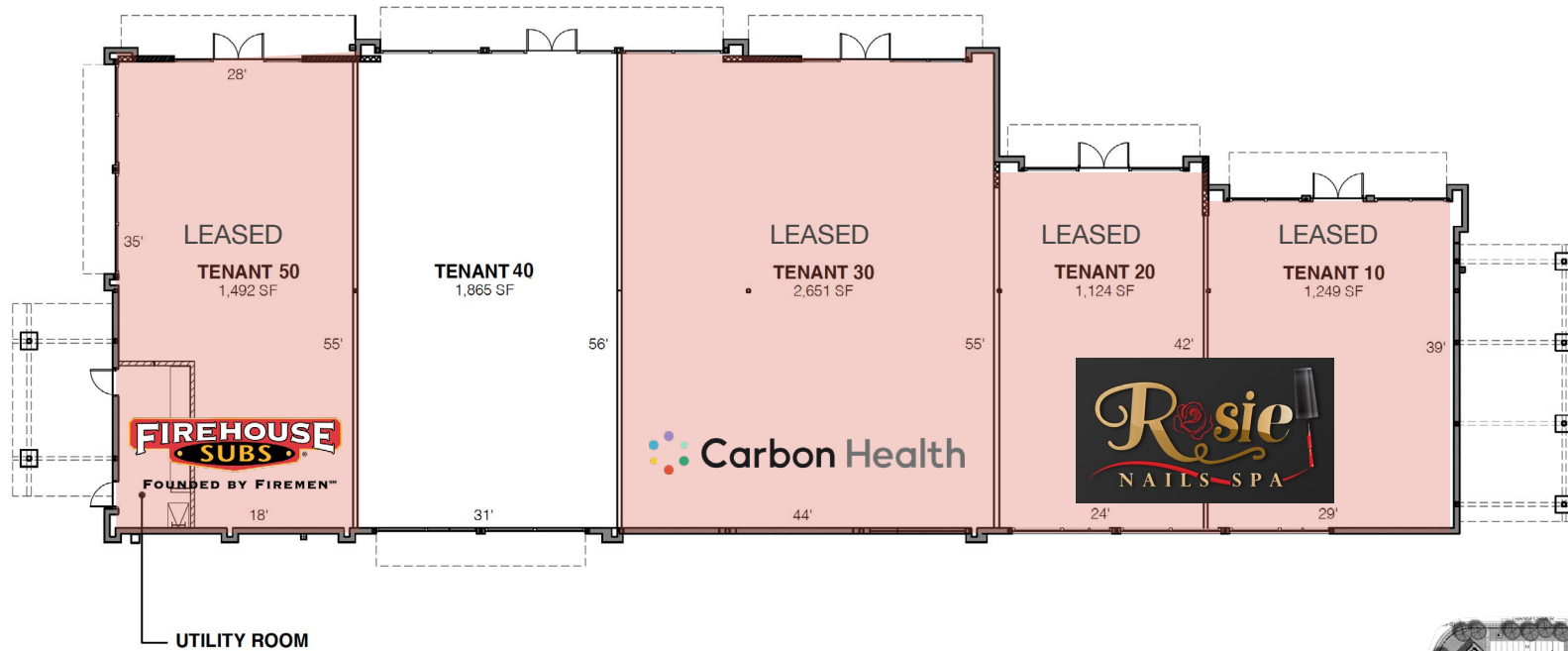


NEW COLOR PALETTE

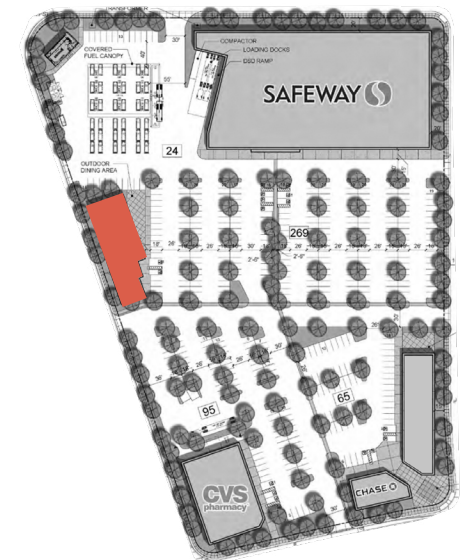
RETAIL 2 ELEVATIONS



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	Leased	Leased	Leased
Tenant 10	1,249 SF	Leased	Leased	Leased

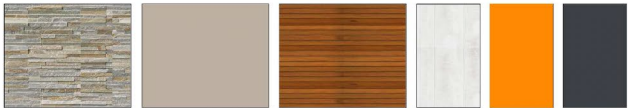
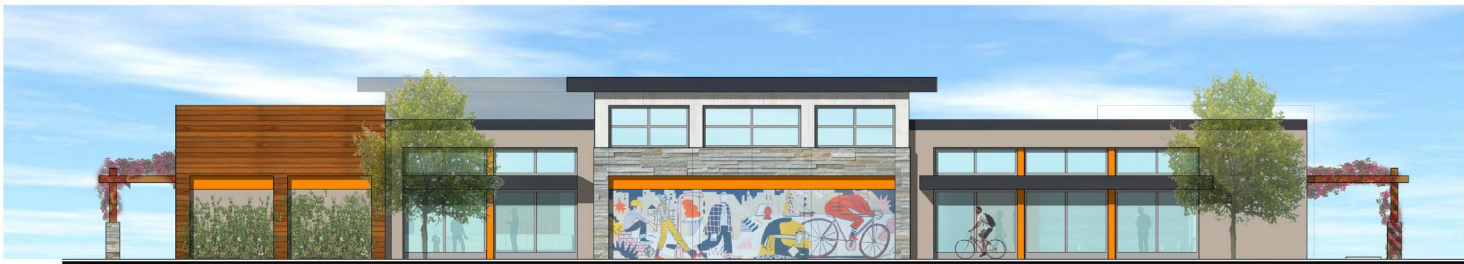
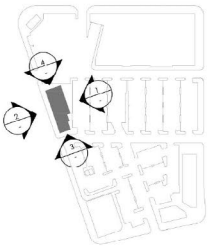


NORTH VILLAGE - 1411 BERRYESSA ROAD

Potential Outdoor Seating Layout



NORTH VILLAGE - 1411 BERRYESSA ROAD



NEW COLOR PALETTE

RETAIL 3 ELEVATIONS

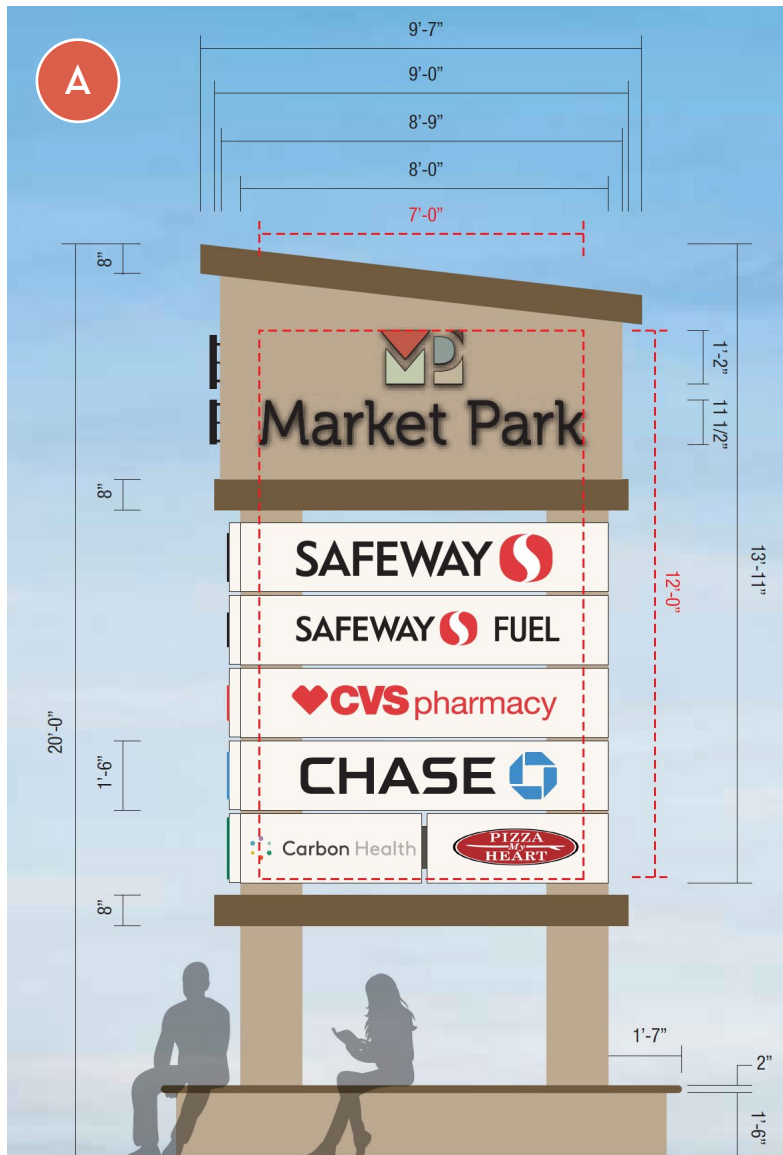


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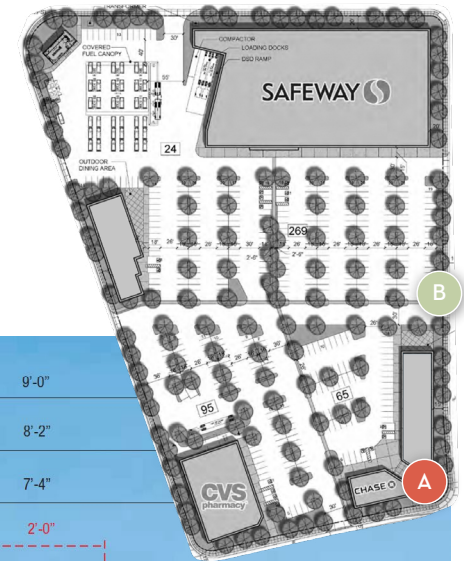
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TENANT SIGNAGE



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



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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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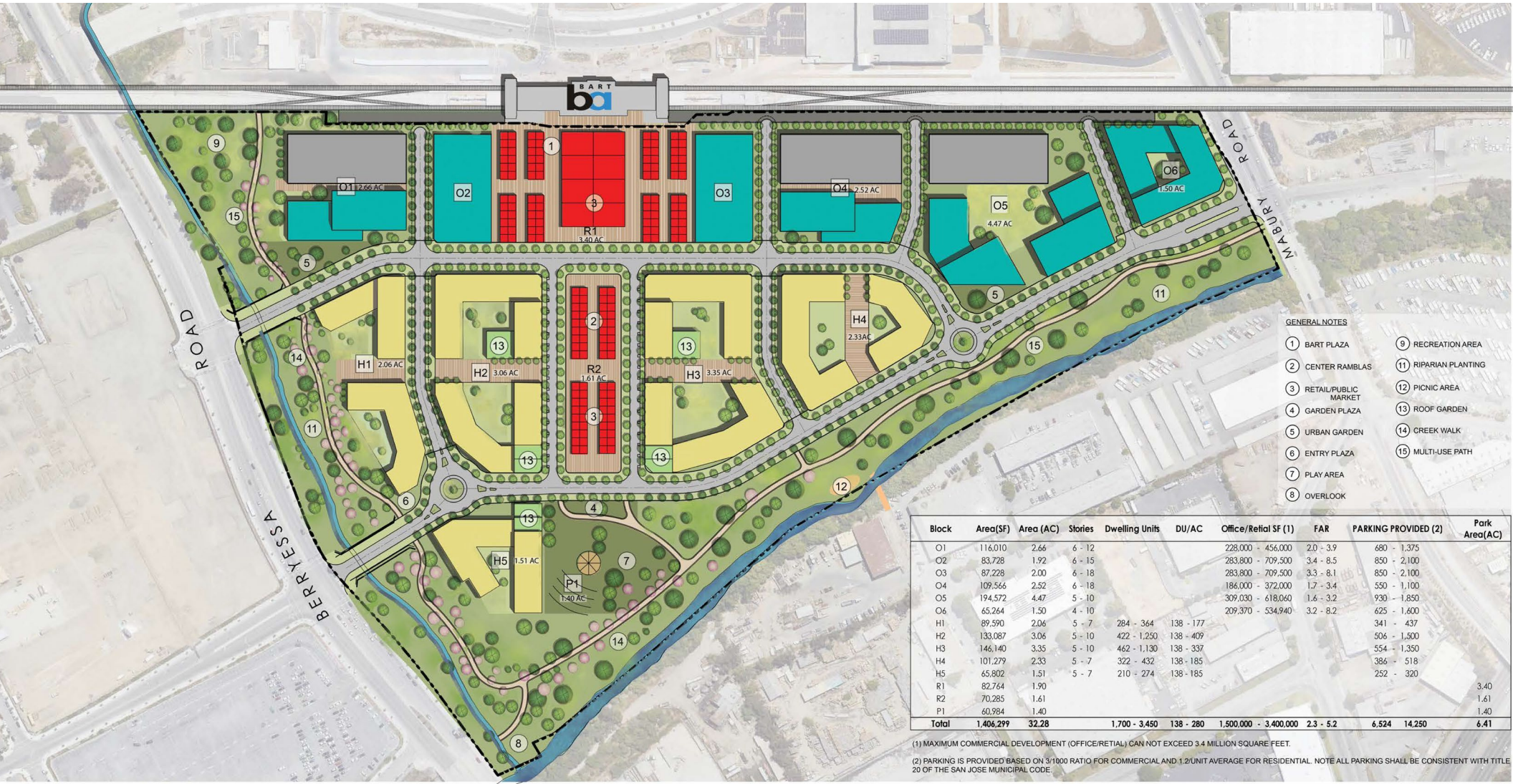
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SOUTH VILLAGE SITE PLAN

- Office
- Urban public market
- Residential
- Parking structure
- Park
- Open space



- GENERAL NOTES
- 1 BART PLAZA

2 CENTER RAMBLAS

3 RETAIL/PUBLIC MARKET

4 GARDEN PLAZA

5 URBAN GARDEN

6 ENTRY PLAZA

7 PLAY AREA

8 OVERLOOK
- 9 RECREATION AREA

11 RIPARIAN PLANTING

12 PICNIC AREA

13 ROOF GARDEN

14 CREEK WALK

15 MULTI-USE PATH

Block	Area(SF)	Area (AC)	Stories	Dwelling Units	DU/AC	Office/Retail SF (1)	FAR	PARKING PROVIDED (2)	Park Area(AC)
O1	116,010	2.66	6 - 12			228,000 - 456,000	2.0 - 3.9	680 - 1,375	
O2	83,728	1.92	6 - 15			283,800 - 709,500	3.4 - 8.5	850 - 2,100	
O3	87,228	2.00	6 - 18			283,800 - 709,500	3.3 - 8.1	850 - 2,100	
O4	109,566	2.52	6 - 18			186,000 - 372,000	1.7 - 3.4	550 - 1,100	
O5	194,572	4.47	5 - 10			309,030 - 618,060	1.6 - 3.2	930 - 1,850	
O6	65,264	1.50	4 - 10			209,370 - 534,940	3.2 - 8.2	625 - 1,600	
H1	89,590	2.06	5 - 7	284 - 364	138 - 177			341 - 437	
H2	133,087	3.06	5 - 10	422 - 1,250	138 - 409			506 - 1,500	
H3	146,140	3.35	5 - 10	462 - 1,130	138 - 337			554 - 1,350	
H4	101,279	2.33	5 - 7	322 - 432	138 - 185			386 - 518	
H5	65,802	1.51	5 - 7	210 - 274	138 - 185			252 - 320	
R1	82,764	1.90							3.40
R2	70,285	1.61							1.61
P1	60,984	1.40							1.40
Total	1,406,299	32.28		1,700 - 3,450	138 - 280	1,500,000 - 3,400,000	2.3 - 5.2	6,524 - 14,250	6.41

(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



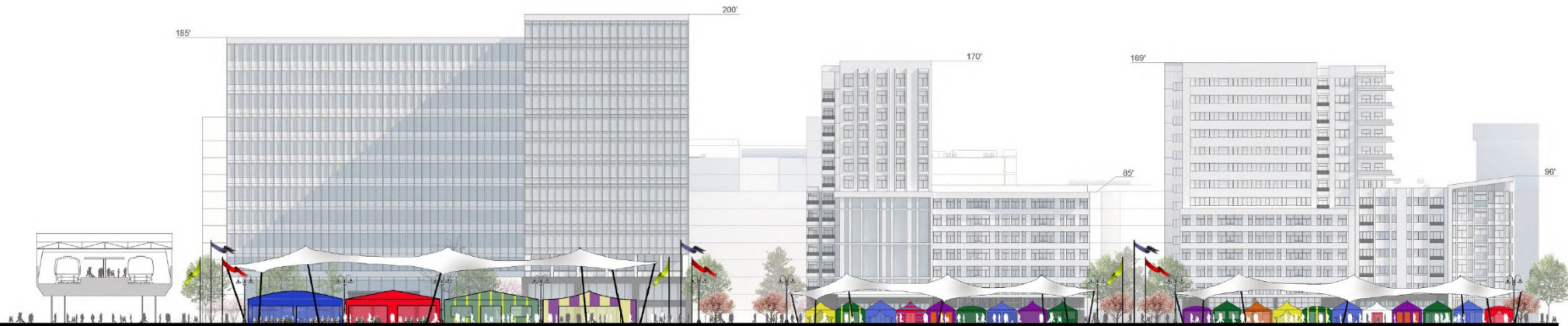
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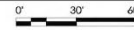
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SOUTH VILLAGE ELEVATION



ELEVATION LOOKING SOUTH

1' = 30' - 0"



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SOUTH VILLAGE RENDERINGS



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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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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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