



**Silicon Valley's Premier Mixed-Use, Transit-Oriented
Development Opportunity**





Once-in-a-Generation Opportunity

with BART putting the Bay Area at your doorstep.



Opportunity Highlights

- Southern half of stunning Market Park San Jose — **a 120-acre mixed-use, transit-oriented community in the City of San Jose's Berryessa BART Urban Village**
- Development opportunities for **commercial, hospitality and multi-family residential on 63 acres** adjacent to the BART Berryessa transit station
- Available for acquisition, joint ventures or ground leases
- Zoned for **1.5 million–3.4 million sq. ft. of commercial space, 1,700–3,450 multi-family residential units, hotels, retail** and more
- Divisible into blocks in multiple phases — all horizontal improvements will be in place by close of escrow (COE)
- Site includes **6.4 acres of dedicated parkland, complemented by walking and bicycling paths, creeks and greenbelt areas** with native plants
- Existing Market Park North Village **features 1,000 residential units, a 101,000 sq. ft. Safeway-anchored retail center and ground floor retail** — all in place





New Horizons in View

Rising from the Stanford Research Park in the 1950s, Silicon Valley rapidly emerged as the world-renowned center for computers and high technology over the following decades.

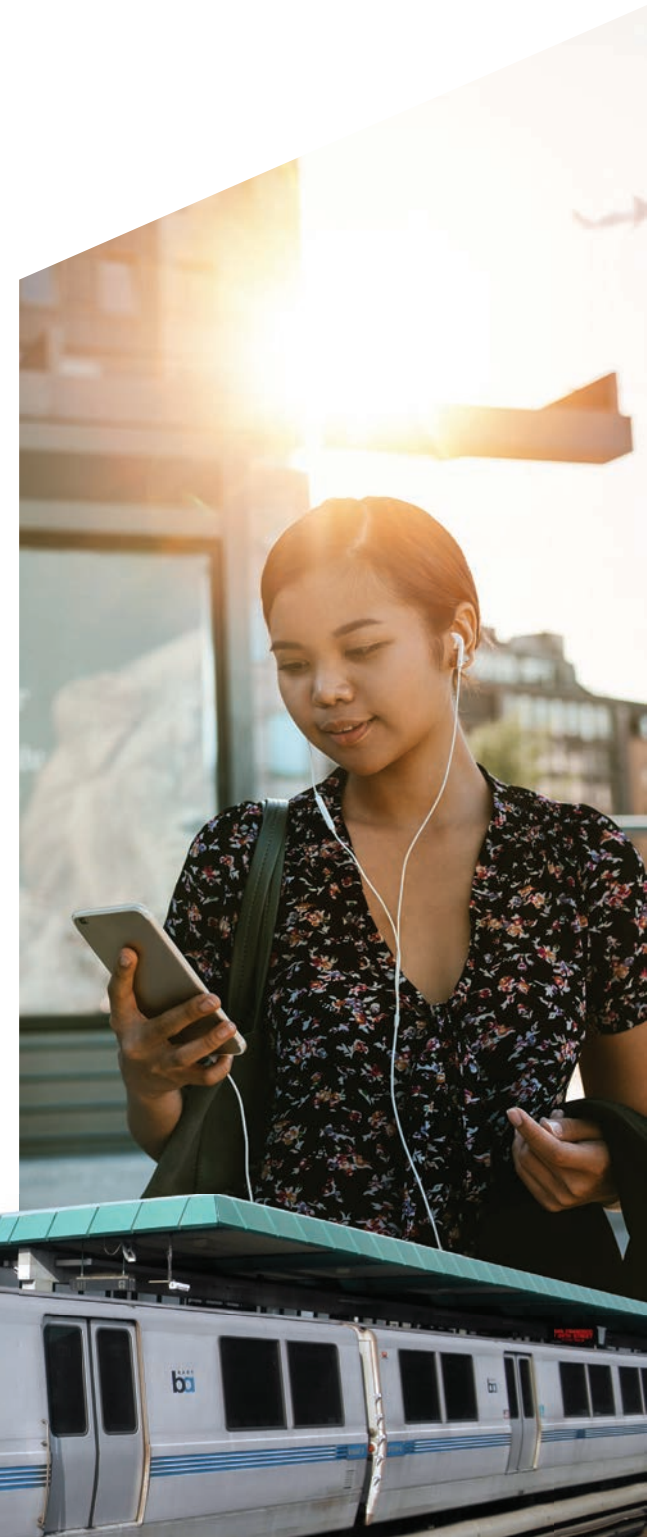
With more than 1,000 square miles of fertile land from Palo Alto to San Jose and beyond, generations of leading-edge technology firms and supporting businesses have been built and expanded within Silicon Valley.

Silicon Valley's Best Core Transit-Oriented Opportunity

But with so much of the valley now developed, it's rare to find a 63-acre site of unlimited opportunity. That's why Market Park San Jose may be the last – and best – core opportunity for developers looking to scale – **the largest mixed-use, transit-oriented site in Silicon Valley.**

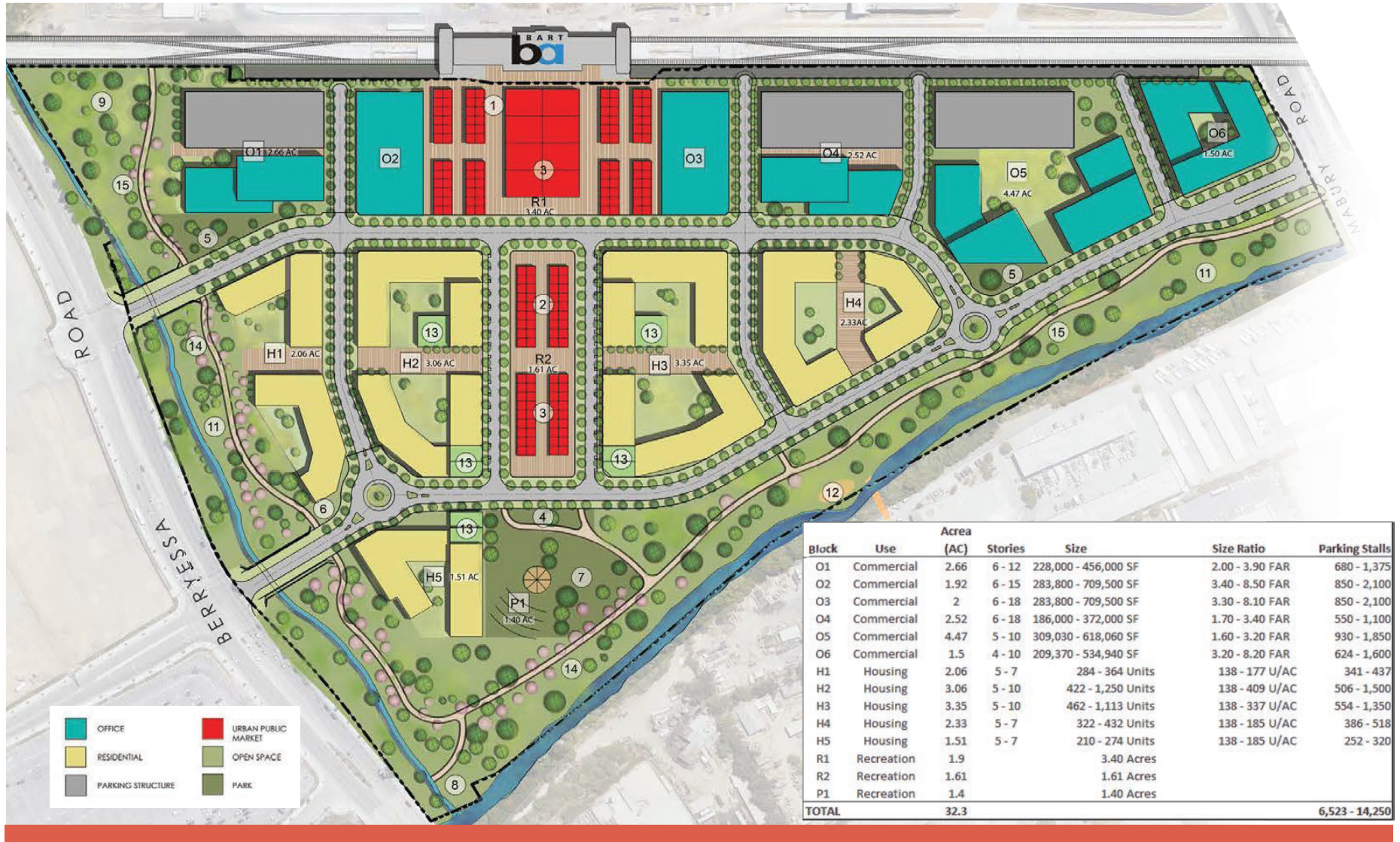
- Ideally located near the intersection of I-680 and U.S. 101 in San Jose, California
- Integrated directly into the Bay Area Rapid Transit (BART) Berryessa station
- Valley Transit Authority (VTA) buses to downtown San Jose and other destinations
- Minutes from Mineta San José International Airport with its 10 million annual passengers
- Fully entitled and approved EIR with horizontal infrastructure that will be in place by COE – ready for permit approval and groundbreaking or additional entitlements to reconfigure, if desired
- Zoned for commercial, multi-family residential, hotels and hospitality, retail and more

The full Market Park San Jose development is a master-planned **120-acre community in the City of San Jose's Berryessa BART Urban Village planning area.** The North Village is a vibrant neighborhood hub with 1,000 single family homes, townhomes, condos and apartments in place – surrounding a Safeway-anchored retail center including CVS, Chase, Dunkin, Pizza My Heart, and many more shops and services.



Fully Zoned, Entitled & Approved

Market Park South Village has received full zoning and environment impact report (EIR) approvals. Development can begin at any time with permit approval. Or you can conduct additional entitlement work if you'd prefer to reconfigure the plan in any way.



The **63-acre property** is designed to be developed in phases.



Commercial

Commercial – 1.5 million–3.4 million sq. ft. of commercial, hospitality and ground-floor retail in seven buildings from 6–15 stories



Residential

1,700–3,450 condominiums, apartments, townhomes and flats



Street-level retail/commercial

Up to 27,000 sq. ft. of ground-floor commercial space can be allocated for restaurants, shops and service businesses



On-site Parking

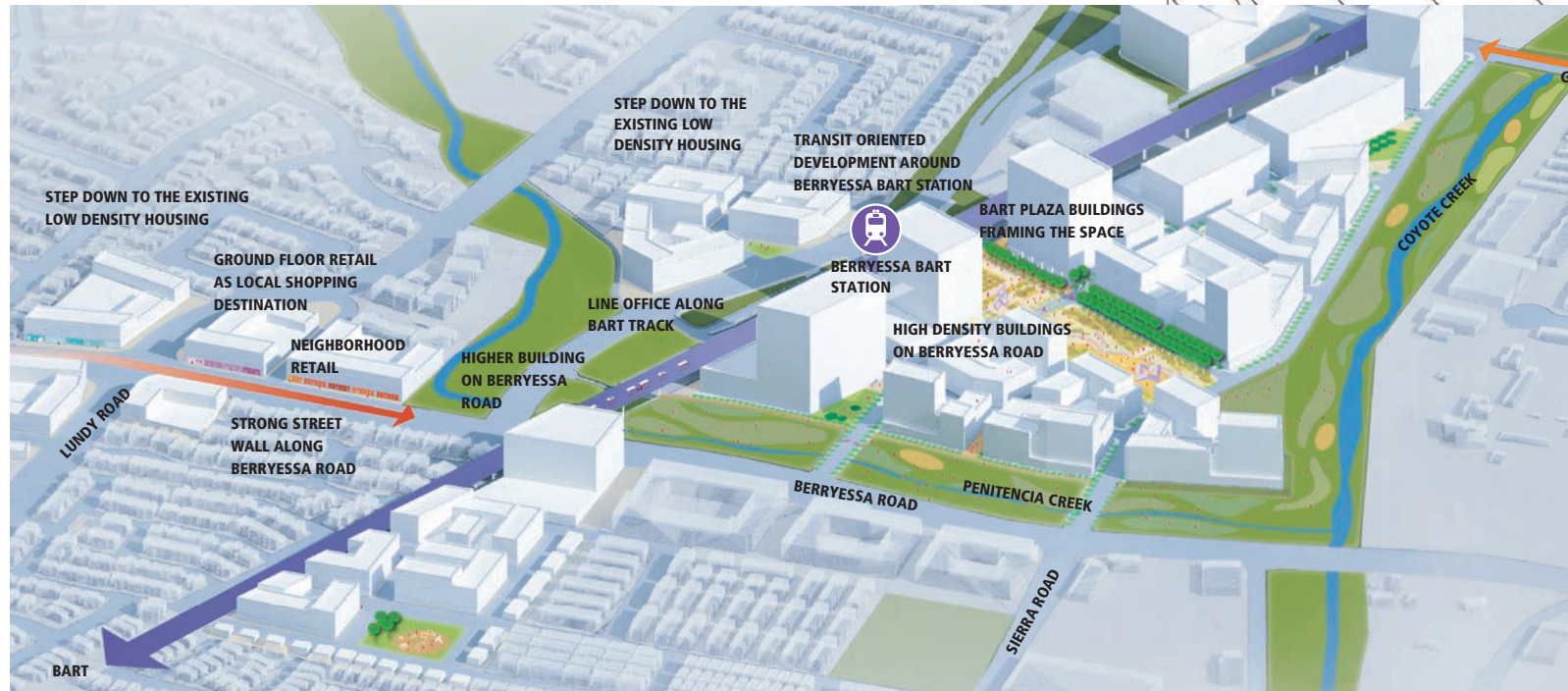
Up to 14,000 stalls



Parks & Community Space

Residents can relax and mingle in 6.4 acres of neighborhood parkland, the BART-adjacent community plaza in the North Village, or stroll along the Coyote and Penitencia Creek trails

In the Heart of Berryessa BART Urban Village



Market Park San Jose is one of four districts at the heart of the City of San Jose's planned Berryessa BART Urban Village. The city's first transit urban village will encompass 270 acres — including **Market Park's 120 acres — centered on the Berryessa BART transit station.**

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 — and will welcome riders into its attractive entrance plaza.

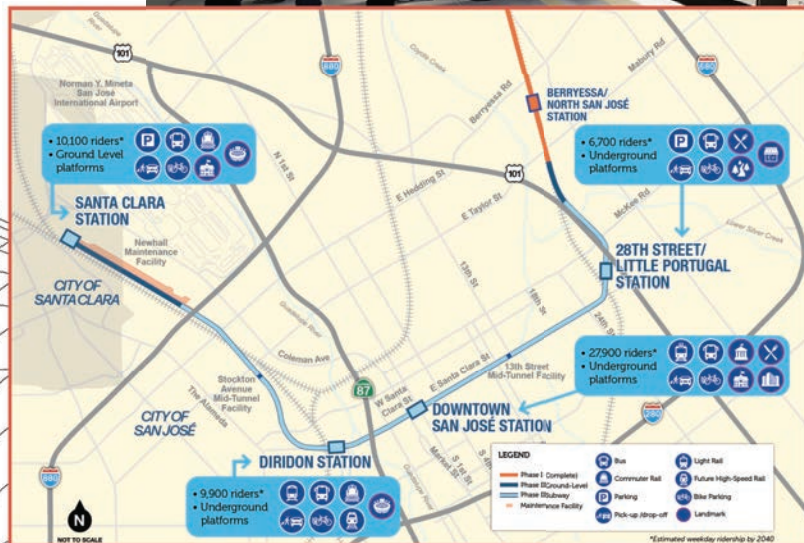
Berryessa BART Transit Station

The Berryessa BART station is the first stop on a 16-mile BART Silicon Valley extension, with the plan to provide service to downtown San Jose (now scheduled for 2034). Berryessa station is located between Berryessa Road and Marbury Road, near where Penitencia and Coyote Creeks meet in northeast San Jose. The station's architecture and landscaping reflect the environment – including water flow – and spotlight the natural habitat and San Jose's agricultural past.

- **Trains arrive every 7 1/2 minutes**
- **25,000 daily passengers projected by 2030**
- **Approximately 60-minute trip to San Francisco**
- **Multi-story parking adjacent to the station**
- **Convenient drop-off loading area and private shuttle service**
- **Includes a VTA transit bus center with an express bus to downtown San Jose**
- **Freeway access from U.S. 101/Oakland Road and I-680/Berryessa Road**
- **On-site bicycle paths and indoor bicycle storage room**



Future Connectivity to Caltrain



Phase II of the ambitious six-mile BART extension from Berryessa station at Market Park to downtown San Jose is planned to include a five-mile subway tunnel, three stations with underground platforms (28th Street/Little Portugal, Downtown San Jose and San Jose Diridon station), one ground-level station (Santa Clara station), a train maintenance storage facility and more.

This will **enable BART passengers to conveniently connect with Caltrain**, which provides service from Gilroy through downtown San Jose and on up the Peninsula all the way to San Francisco.

World-Class Location. World-Class Community.

The San Francisco Bay Area is known worldwide for its unique communities, culture and unequalled amenities.

The Golden Gate Bridge. San Francisco's cable cars and Chinatown. Stanford University. Levi's Stadium – home to exciting sports action from the San Francisco 49ers to the World Cup. Michelin Star restaurants. Incomparable wineries. Extraordinary entertainment offerings. Exceptional shopping. Beaches around the bay and along the Pacific coast. It's a one-of-a-kind destination.

This is the home of Market Park South Village. Where your next exciting development opportunity awaits. Call for full details about the range of development opportunities or [click to see video](#).



Contact

Ralph Borelli

ralph@ralphborelli.com | 408.521.7117
DRE #00465691

Christopher Anderson

chris@borelli.com | 408.521.7134
DRE #01438895

