

MODERA SAN PEDRO SQUARE

45 North San Pedro Street • San Jose, California


MODERA®
BY MILL CREEK
SAN PEDRO SQUARE



- Premier Mixed-Use Development in the Heart of San Pedro Square
- 12,000± SF of Highly Visible Retail /Office Space Below 201 Luxury Apartments
- Seeking Coffee, Restaurant, Financial Services and Retail
- Downtown is Rapidly Growing, A Vibrant Urban Area Supported By A Strong Daytime Workforce
- Fortune 500 Companies Amazon, Adobe and Oracle Have Downtown Offices-And Google Has Proposed A Large Tech Village Downtown
- Modera is Easily Accessible from SAP Center, VTA Transit and CalTrain



MEACHAM/OPPENHEIMER, INC.
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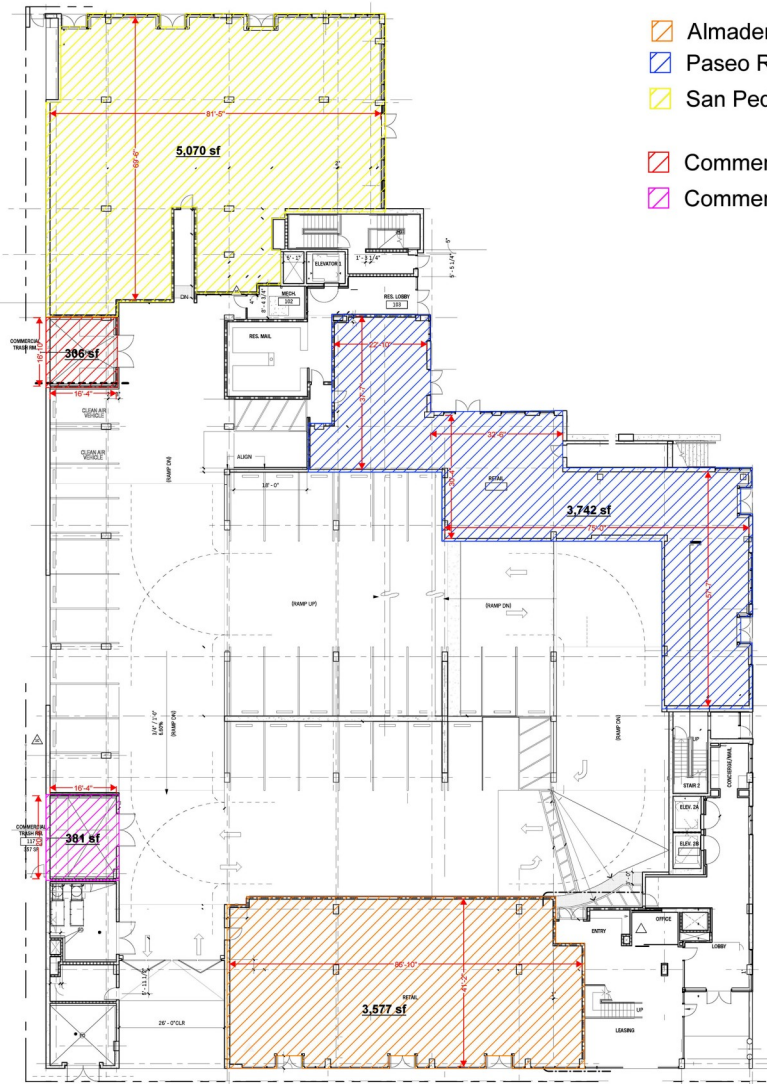
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GROUND FLOOR SITE PLAN

N. San Pedro St



	Almaden Retail	3,577 sf
	Paseo Retail	3,742 sf
	San Pedro Retail	5,070 sf
	Commercial Trash_North	306 sf
	Commercial Trash_South	381 sf

N. Almaden Ave



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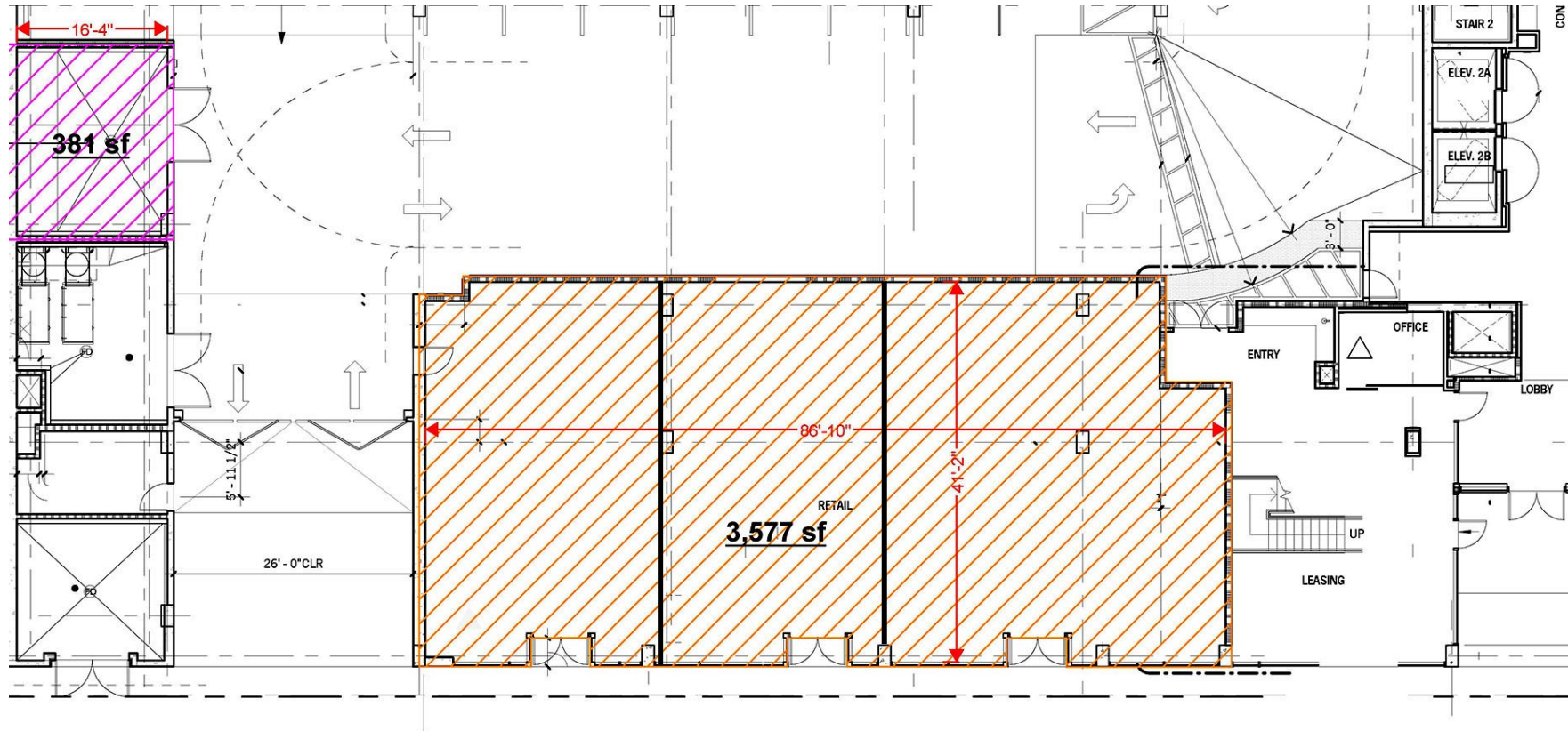
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ALMADEN RETAIL SITE PLAN



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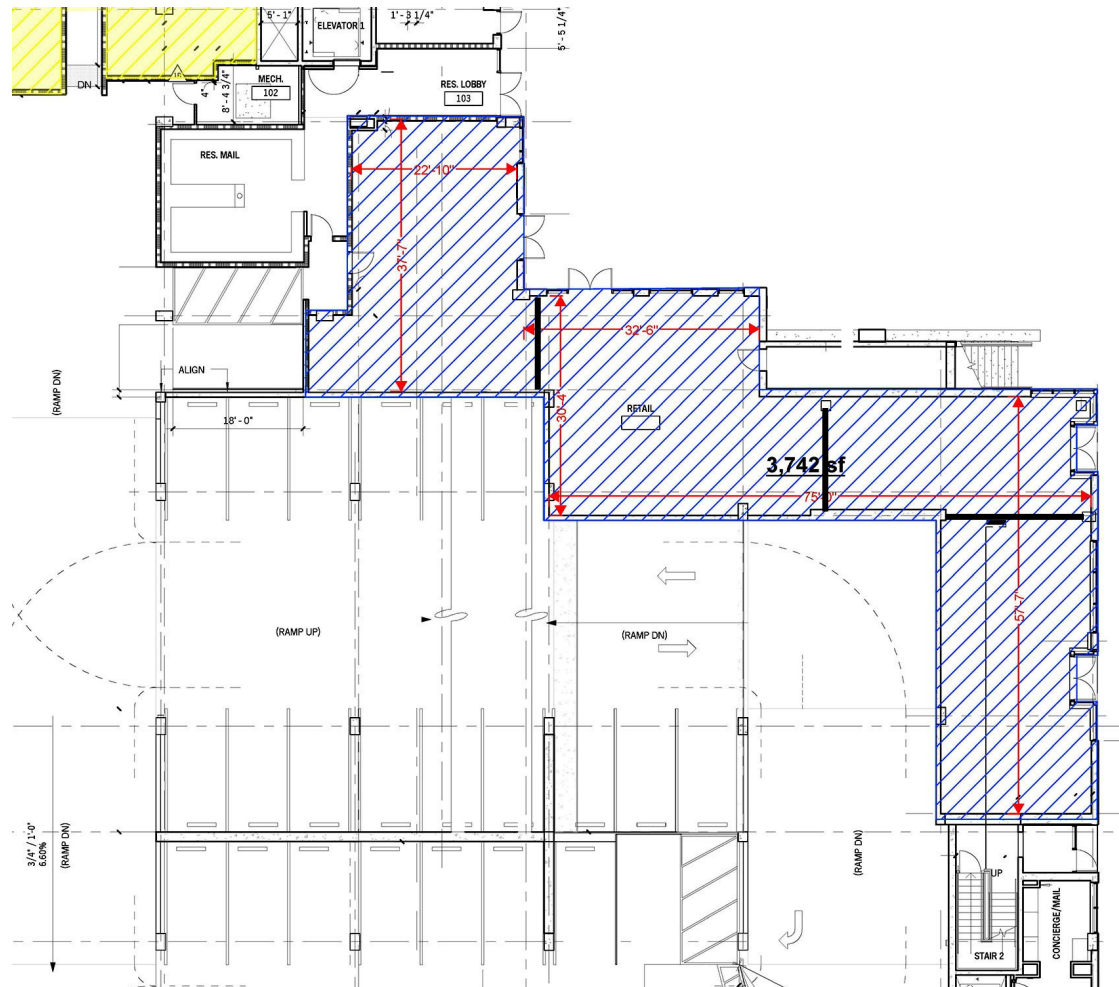
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PASEO RETAIL SITE PLAN



N. Almaden Ave



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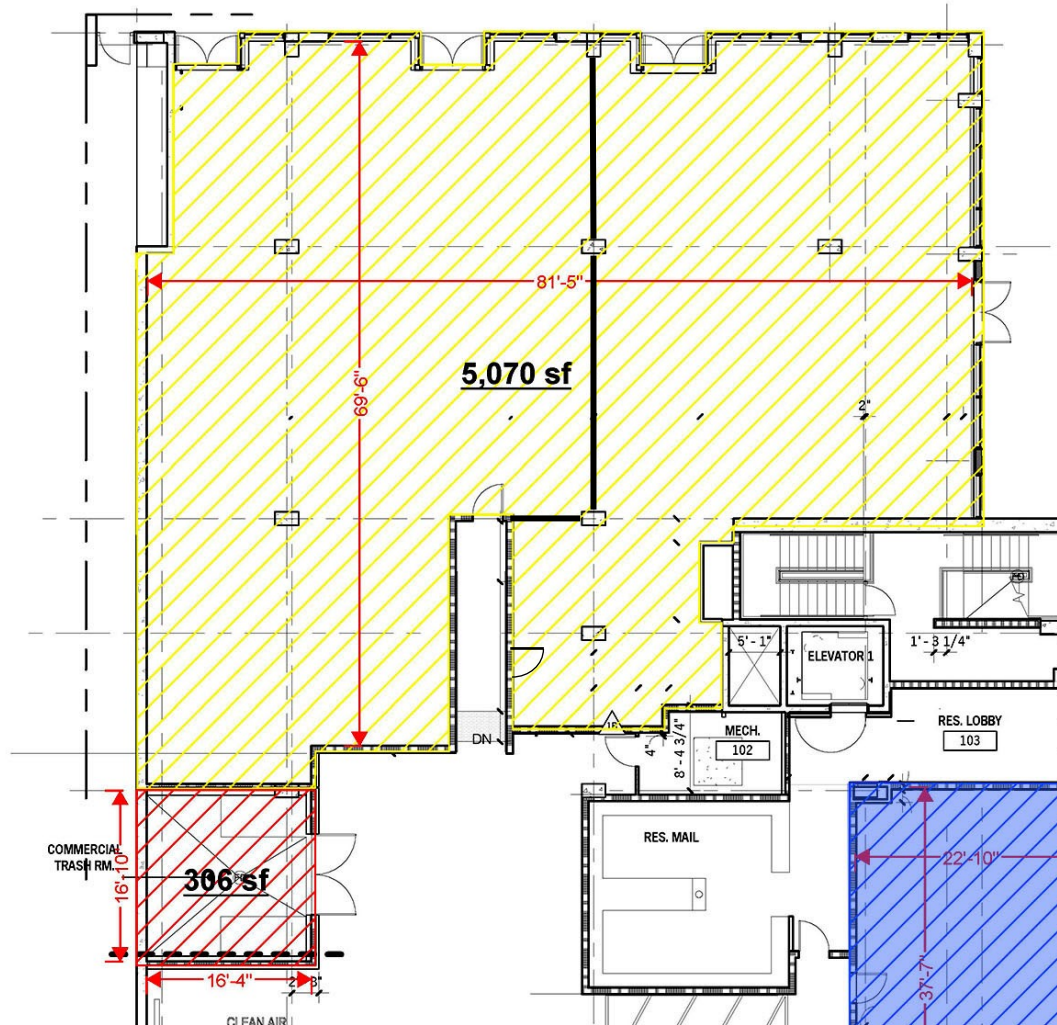
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SAN PEDRO RETAIL SITE PLAN



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Market Information

Project Highlights

- Modera San Pedro Square will include approximately 12,000 square feet of retail
- 201 Studio, 1- and 2-bedroom luxury, residential apartment homes
- Located within downtown San Jose's historic AND DYNAMIC San Pedro Square
- The oldest district in the city, and home to two national historic landmarks, today it is renowned for fine dining and night-life, with its own performing arts theater and numerous restaurants and bars.
- The San Pedro Square Market nearby was recently developed as a public market populated by local purveyors of food and drink (similar to the Ferry Building in San Francisco and Pike Place in Seattle)
- San Pedro Square is within walking distance from the Diridon Station

Location Highlights

- Downtown San Jose has emerged as one of the Bay Area's premier urban locations, with significant public and private investments triggering expansive urban residential developments, retail establishments, cultural and arts venues and state-of-the-art public transportation projects.
- Downtown San Jose is the center of a transportation network connecting Silicon Valley to the entire Bay Area, via the Diridon Station, which will interlace CalTrain, VTA Light Rail, DASH shuttle service, Amtrak as well as the future BART station and high speed rail system.
- The community's location offers immediate access to Interstates 280, 680, 880, U.S. Highway 101, and State Routes 17, 85, 87 and 237, which provide direct links to the San Jose International Airport

Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	20,833	167,566	359,187
Average Household Income	\$127,065	\$135,698	\$120,135
Daytime Population	22,005	128,048	303,068

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



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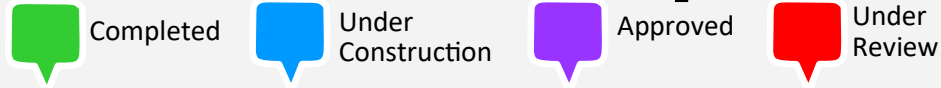
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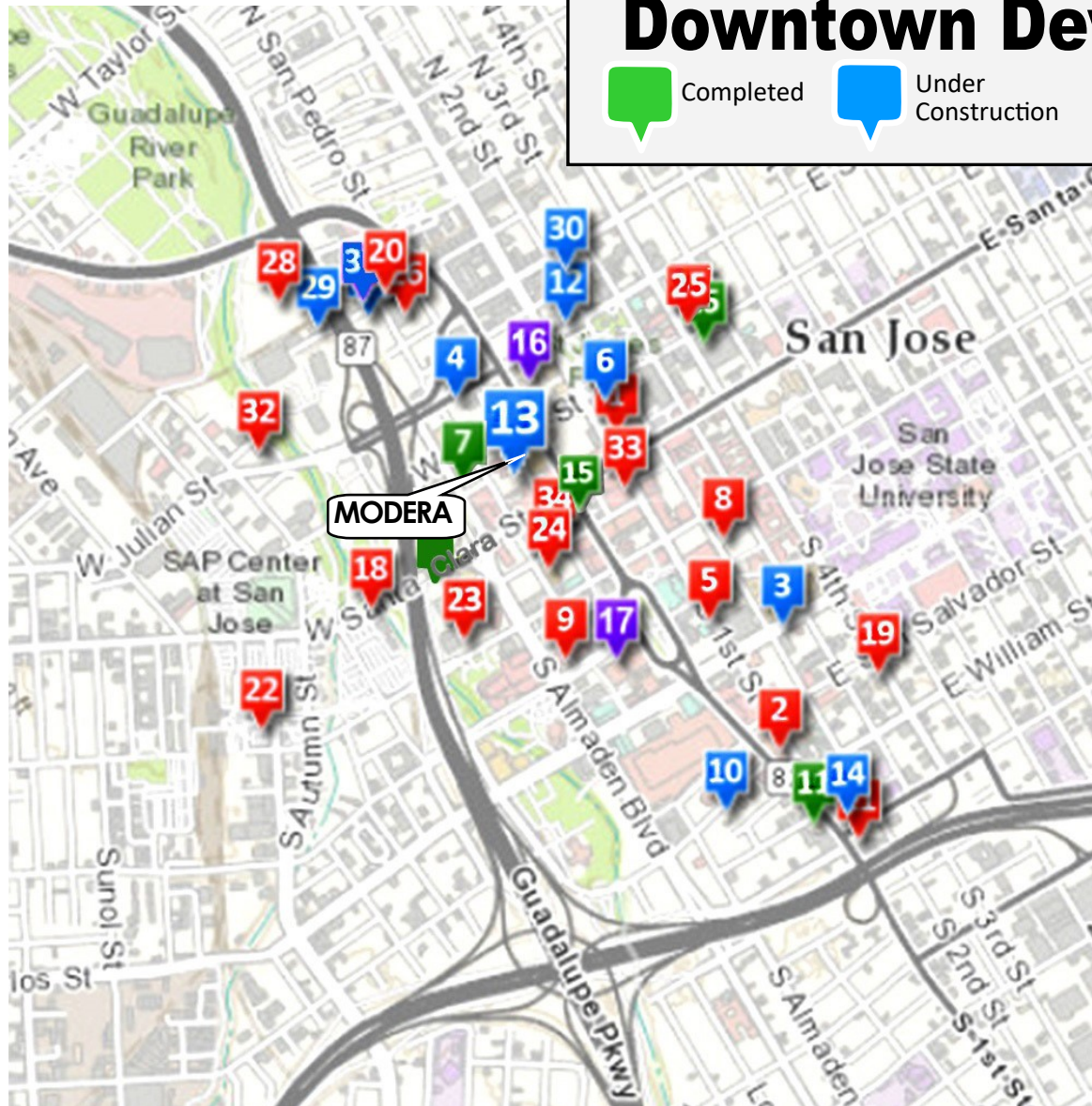


Downtown Development



SAN JOSE DOWNTOWN
ASSOCIATION

[http://sidowntown.com/
development-map-of-downtown-san-jose/](http://sidowntown.com/development-map-of-downtown-san-jose/)



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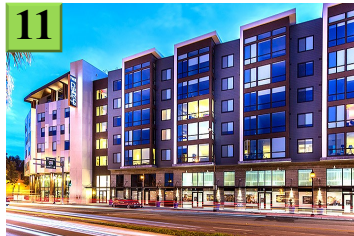
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Completed / Under Construction Developments



7
Centerra - 347 Residential Units
and 7,200 SF Retail



11
The Pierce - 232 Residential Units
and 4,000 SF Retail



15
One South Market - 312 Residential Units
and 6,600 SF Retail



3
The Graduate - 235 Residential Units
and 5,000 SF Retail



4
Silvery Towers - 643 Residential Units
and 20,000 SF Retail



6
Marshall Square - 190 Residential Units
and 10,000 SF Retail



10
Balbach Condos - 100 Residential Units



12
Parkview Towers - 220 Residential Units
and 18,000 SF Retail



14
The Sparq - 105 Residential Units
and 21,000 SF Retail



30
Balbach Condos - 78 Residential Units



31
N. San Pedro - 305 Residential Units
and 1,400 SF Retail

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Approved / Under Review Developments



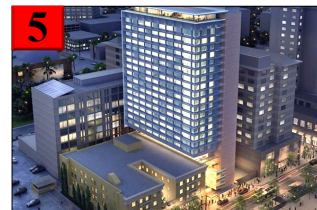
17

Museum Place - 306 Residential Units
19,000 SF Retail / 214,000 SF Commercial



2

Gateway Tower - 276 Residential Units
and 20,000 SF Retail



5

Sheraton Tribute Hotel
279 Rooms



8

Sobrato "Block 3" - 399 Residential Units
and 5,000 SF Retail



9

Park Center Plaza - 279 Residential Units
and 1,500 SF Retail



18

Diridon - Trammel Crow 325 Residential Units
32,000 SF Retail / 967,000 SF Commercial



19

439 S 4th Street - 168 Residential Units



20

Aviato - 304 Residential Units
and 10,000 SF Retail



21

Garden Gate Tower - 285 Residential Units
and 6,000 SF Retail



22

Google Campus
6 to 8 Million SF Commercial



24

Former Greyhound Site - 708 Residential Units
and 20,000 SF Retail



25

100 North 4th - 400 Residential Units
and 8,000 SF Retail



26

340 Terraine Townhomes - 78 Residential Units



28

Railyard Place - 650 Residential Units
and 240,000 SF Commercial



33

27 South 1st - 342 Residential Units
and 5,000 SF Retail



34

Post and San Pedro - 182 Residential Units
and 7,000 SF Retail

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