

# MODERA SAN PEDRO SQUARE

45 North San Pedro Street • San Jose, California



- Premier Mixed-Use Development in the Heart of San Pedro Square
- 12,000± SF of Highly Visible Retail / Office Space Below 201 Luxury Apartments
- 3,600± SF Unique Paseo Space, Divisible
- Seeking Exciting Concepts: Desserts, Tasting Rooms, and Personal Services
- AT & T Mobility and Carbon Health Coming Soon!
- 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



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*Exclusively Offered by:*

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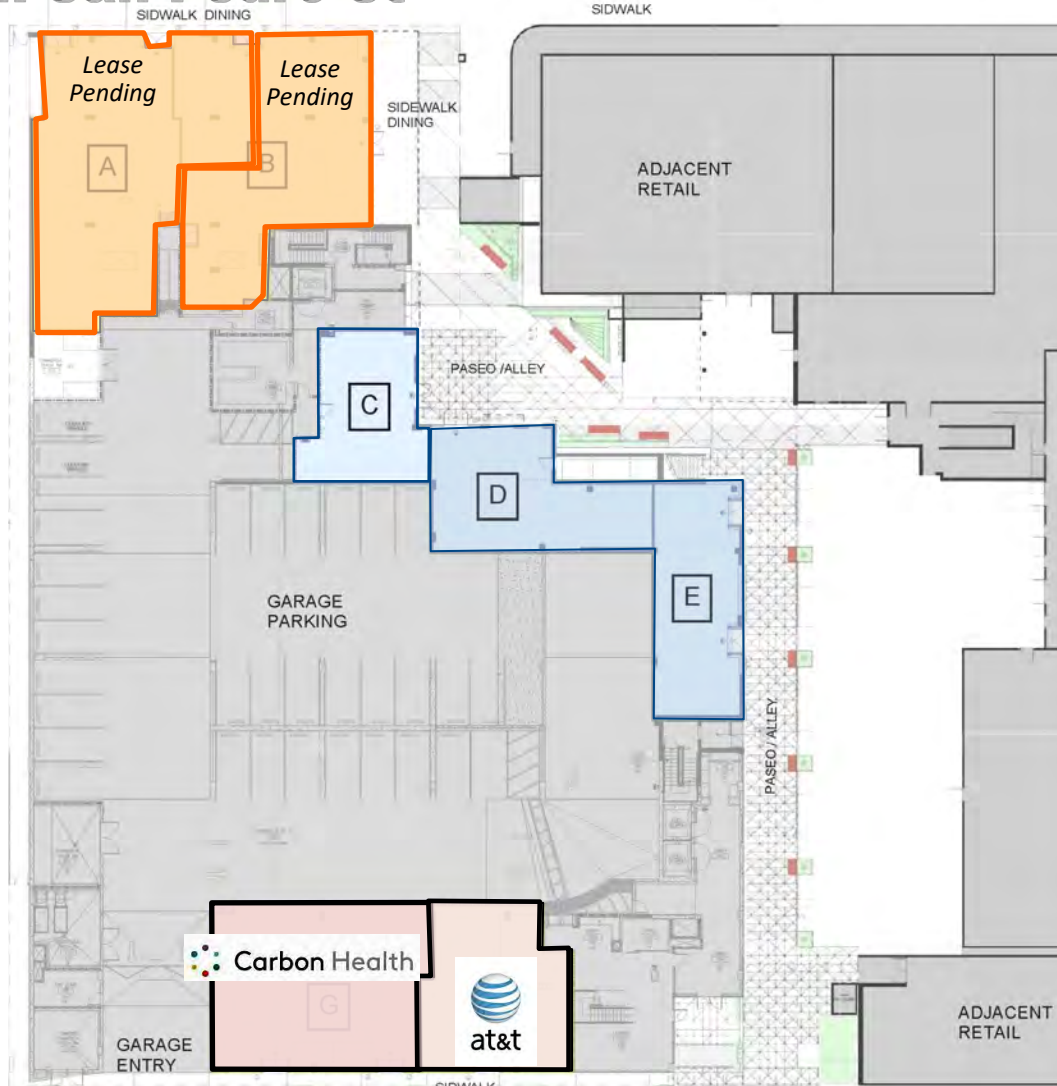
# MODERA SAN PEDRO SQUARE

45 N. SAN PEDRO STREET, SAN JOSE, CALIFORNIA



N. San Pedro St

## GROUND FLOOR SITE PLAN



<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	SAN PEDRO RETAIL	4,940± SF
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PASEO RETAIL	3,570± SF
<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	ALMADEN RETAIL	3,485± SF
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	LEASE PENDING	
<span style="background-color: pink; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	LEASED	

W. Santa Clara St

N. Almaden Ave



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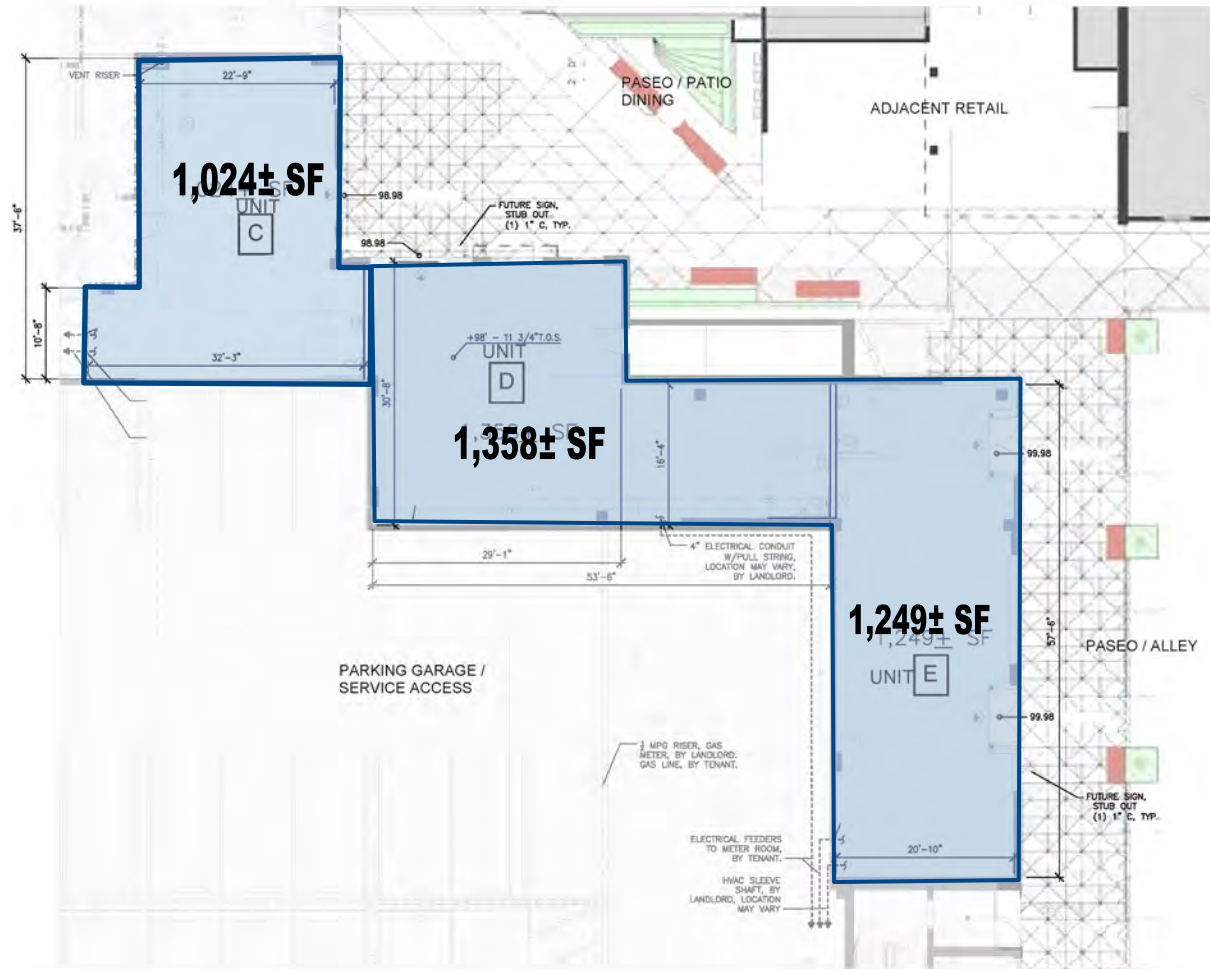
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## N. San Pedro St

## PASEO RETAIL SITE PLAN



## N. Almaden Ave



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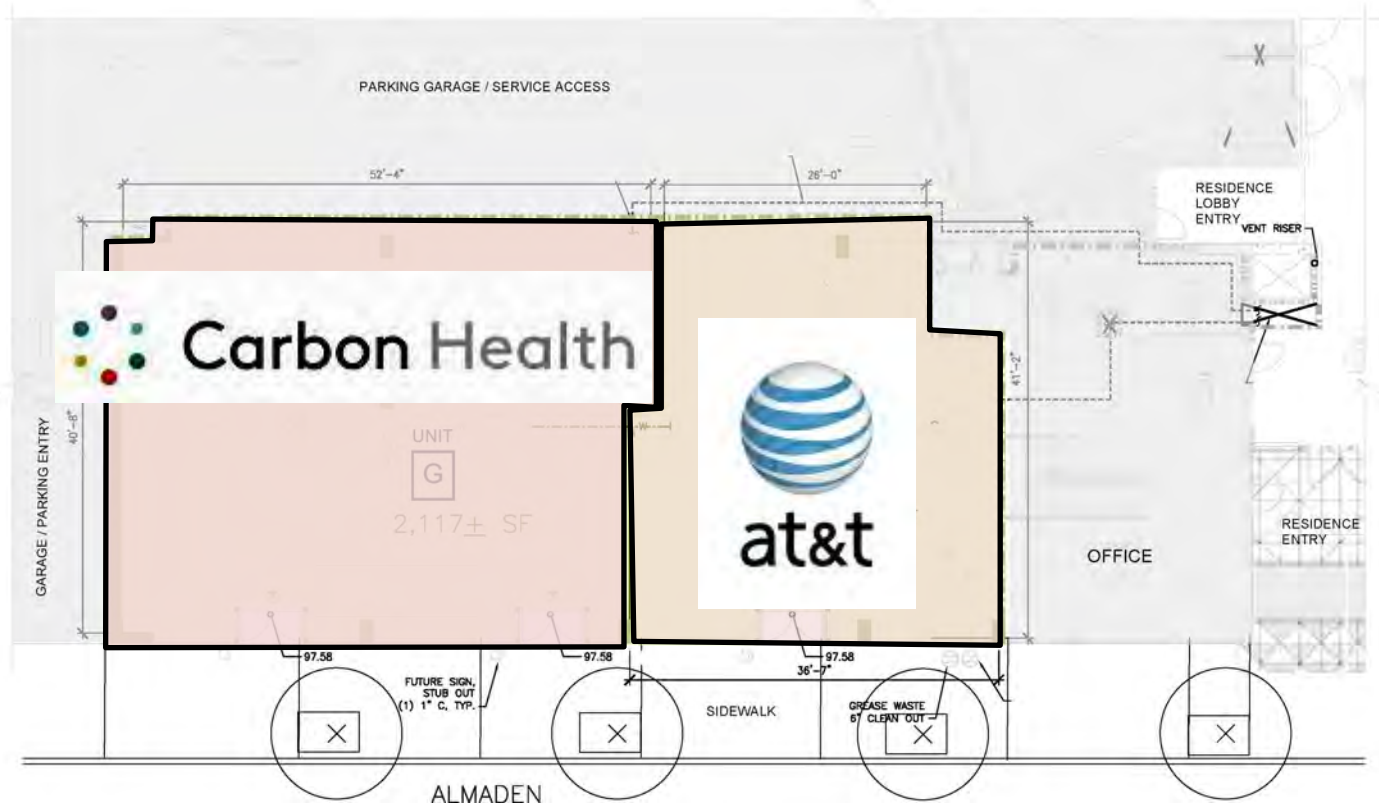
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## ALMADEN RETAIL SITE PLAN

*Potential Demising*



Parking Garage  
Entrance



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# MODERA SAN PEDRO SQUARE

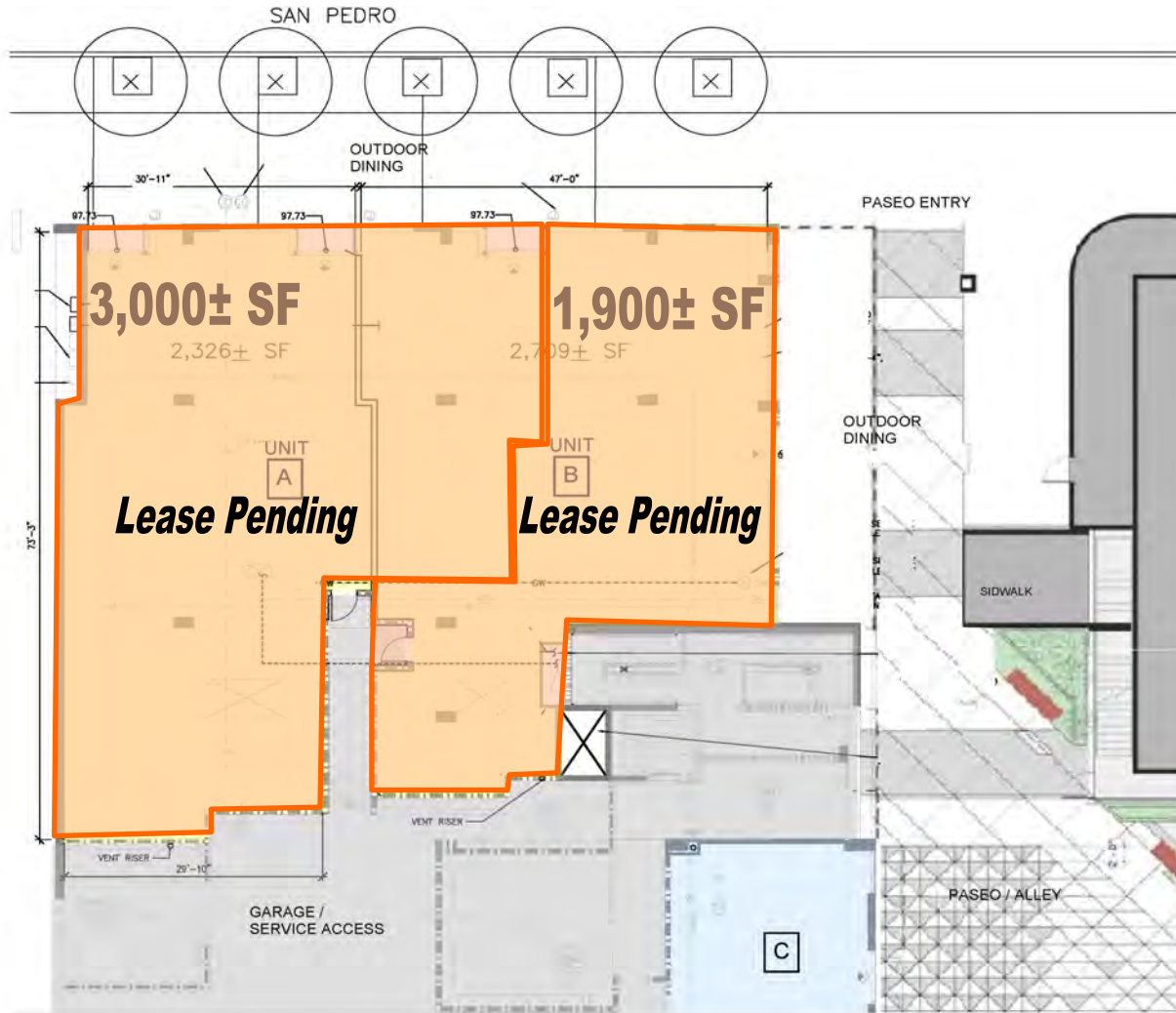
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## N. San Pedro St

## SAN PEDRO RETAIL SITE PLAN

*Potential Demising*



## N. Almaden Ave



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**MODERA**<sup>®</sup>  
BY MILL CREEK



North San Pedro Street— Retail spaces and Paseo entrance



The Modera Paseo—Restaurants, Retail and Entertainment



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# MODERA SAN PEDRO SQUARE

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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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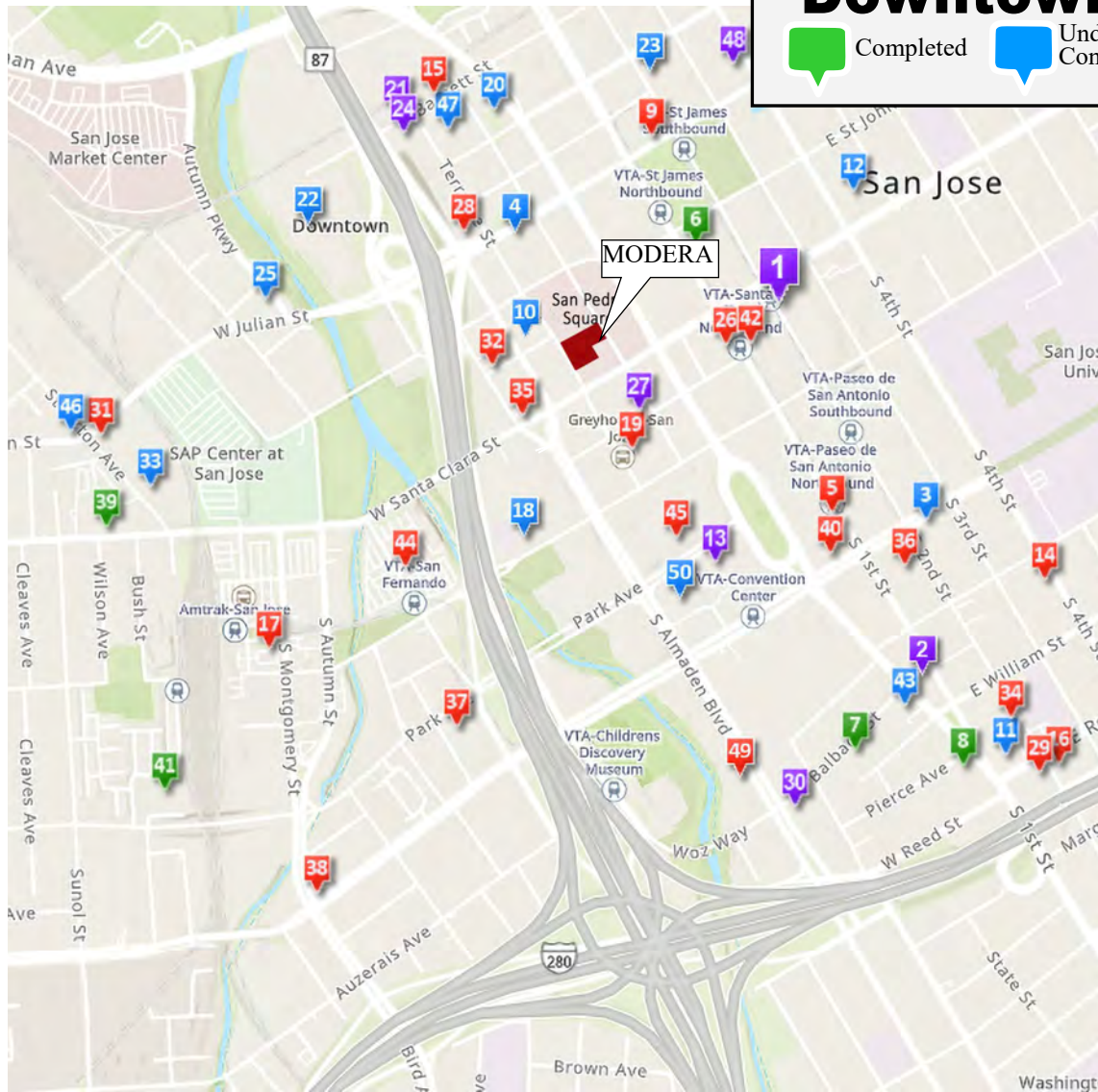
## Downtown Development

- Completed
- Under Construction
- Approved
- Under Review



SAN JOSE DOWNTOWN ASSOCIATION

<http://sjdowntown.com/development-map-of-downtown-san-jose/>



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## Highlighted Completed / Under Construction Developments



**Modera - 204 Residential Units**



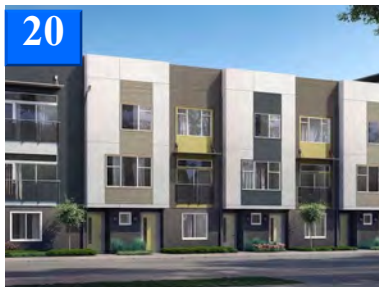
**188 W St James - 643 Residential Units and 20,000 SF Retail**



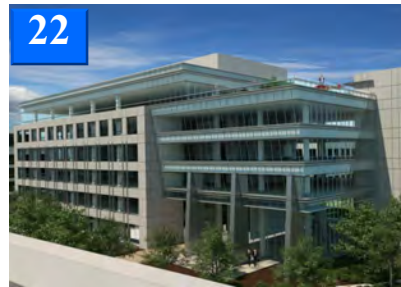
**The James - 190 Residential Units and 10,000 SF Retail**



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



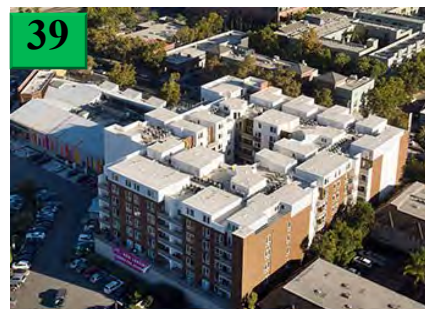
**SP78 (W. Julian/San Pedro) - 78 Residential Units**



**River Corporate Ctr. - 190,000 SF Office Expansion**



**Platform 16 - 992,000 SF Commercial Space**



**Modera Alameda - 168 Residential Units and 18,000 SF Retail**



**171 W Julian - 381 Residential Units**

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## Highlighted Approved / Under Review Developments



**13**  
Museum Place - 306 Residential Units  
19,000 SF Retail / 214,000 SF Commercial



**17**  
Google Campus 6 to 8 Million SF Commercial



**19**  
Platinum Towers - 708 Residential Units  
and 20,000 SF Retail



**26**  
27 South 1st - 342 Residential Units  
and 5,000 SF Retail



**27**  
Post and San Pedro - 182 Residential Units  
and 7,000 SF Retail



**28**  
Davidson Towers - 653 Residential Units  
and 10,000 SF Retail



**32**  
The Carlyle - 220 Residential Units  
4,900 SF Retail / 70,000 SF Commercial



**35**  
The Almaden Hotel - 220 Rooms



**40**  
Market Street Towers - 584,000 SF Office  
and 16,000 SF Retail



**44**  
Destination Diridon - 325 Residential Units  
1.4 M SF Commercial - Google/Trammel Crow

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