



MODERA SAN PEDRO SQUARE

45 N. SAN PEDRO STREET,
SAN JOSE, CALIFORNIA



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- Premier Mixed-Use Development in the Heart of San Pedro Square
- 201 Luxury Apartments
- 1,406± SF Along Almaden
- 2,511± SF Retail Space on “The Alley,” Divisible
- Seeking Exciting Concepts: Desserts, Tasting Rooms, and Personal Services
- Gyu Kaku Japanese BBQ **Now Open**
- Serious Dumplings **Now Open**

- Downtown is Rapidly Growing, A Vibrant Urban Area Supported By A Strong Daytime Workforce
- Fortune 500 Companies Zoom, Adobe and Oracle Have Downtown Offices
- Modera is Easily Accessible from SAP Center, VTA Transit and CalTrain
- Half-mile from approved **Google Village**

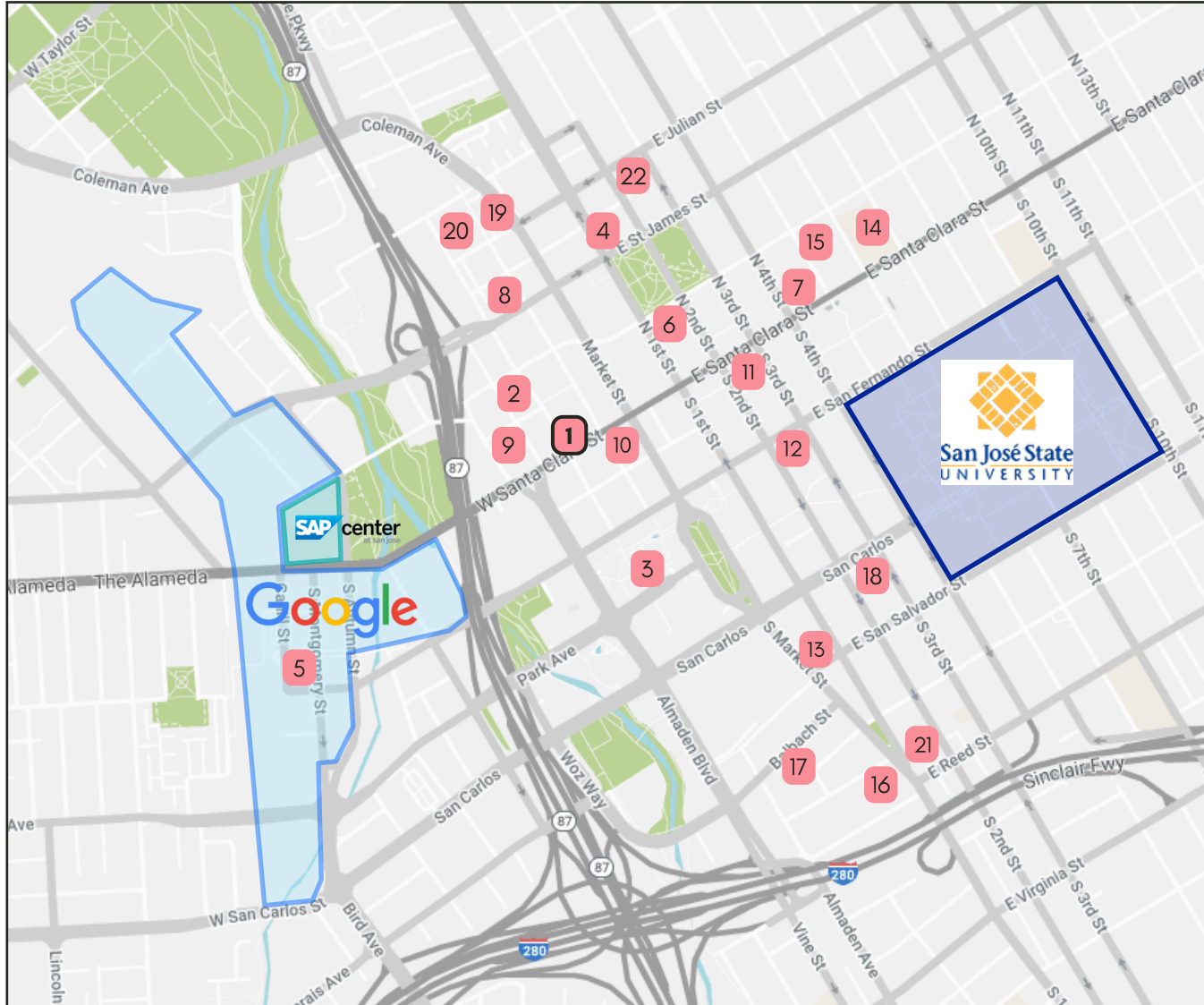


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1. **177 W Santa Clara St**
2. Centerra ----- **347 Units**
3. City View Plaza*
4. Park View Towers* ----- **220 Units**
5. Google Campus* ----- **325 Units**
6. The James ----- **190 Units**
7. Miro ----- **630 Units**
8. City Heights ----- **124 Units**
9. Axis ----- **329 Units**
10. One South Market ----- **312 Units**
11. The Globe ----- **76 Units**
12. The 88 ----- **197 Units**
13. 360 Residences ----- **213 Units**
14. 27 North ----- **119 Units**
15. Donner Lofts ----- **102 Units**
16. The Pierce ----- **232 Units**
17. 180 Balbach Street ----- **100 Units**
18. The Graduate ----- **260 Units**
19. SP78 ----- **76 Units**
20. 171 West Julian ----- **381 Units**
21. SparQ/598 S 1st Street -- **105 Units**
22. Villas on the Park ----- **79 Units**

* Planned



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GROUND FLOOR SITE PLAN

- SAN PEDRO RETAIL 4,940± SF
- The ALLEY RETAIL 3,631± SF
- ALMADEN RETAIL 3,485± SF
- LEASE PENDING
- LEASED

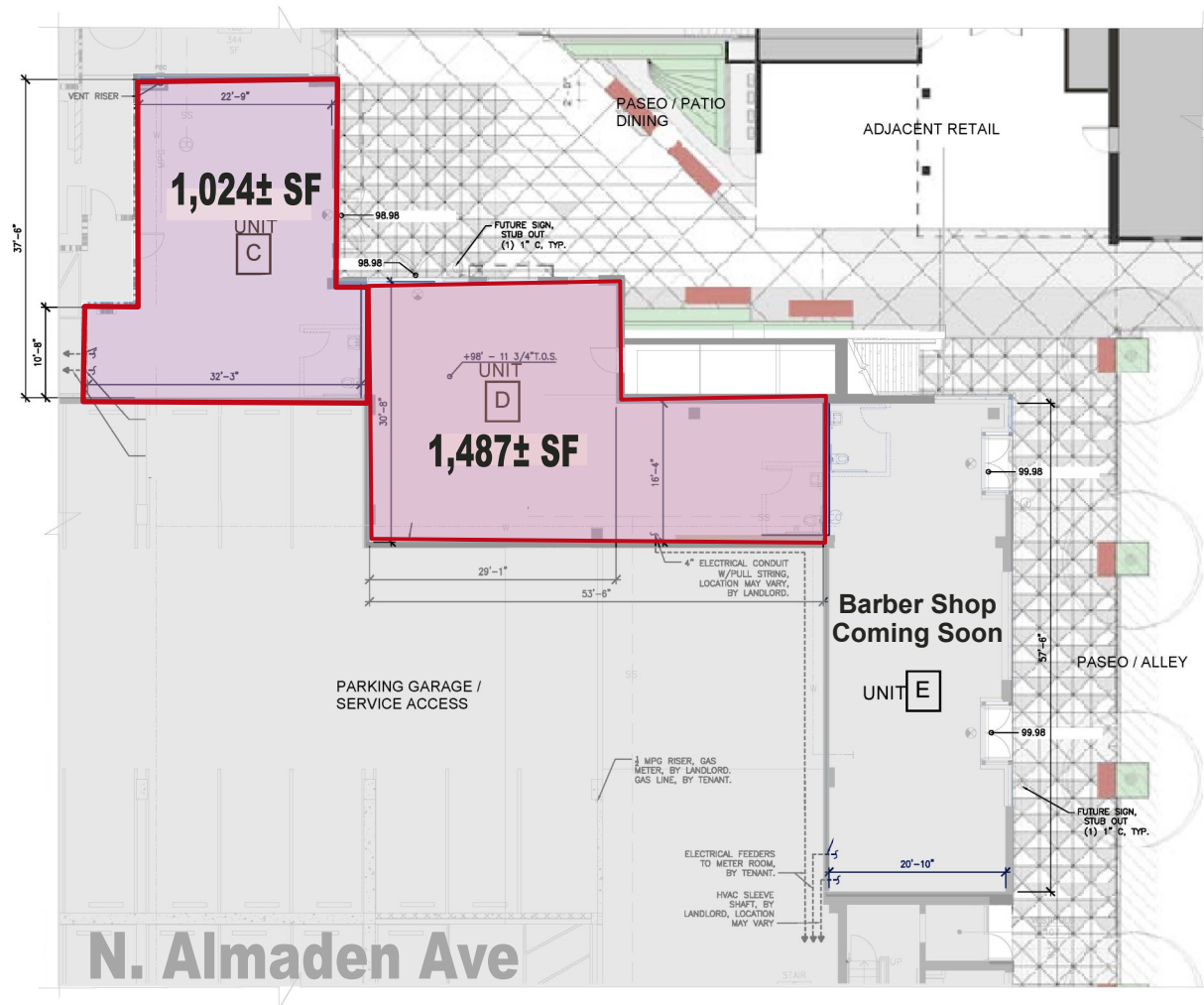
W. Santa Clara St

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N. San Pedro St

"The Alley" RETAIL SITE PLAN



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ALMADEN RETAIL SITE PLAN



Parking Garage
Entrance

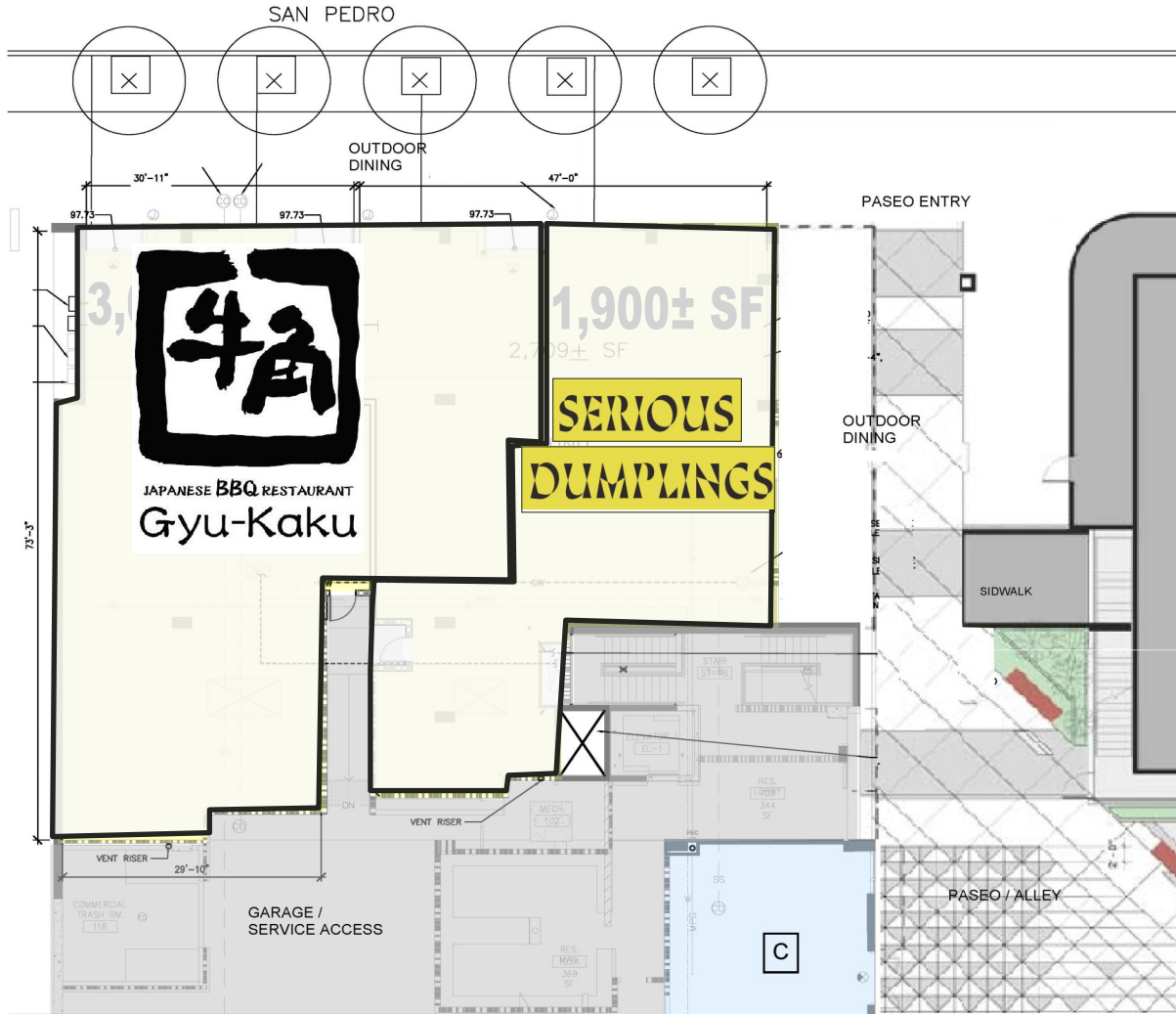
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N. San Pedro St

SAN PEDRO RETAIL SITE PLAN

Potential Demising



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MODERA[®]
BY MILL CREEK



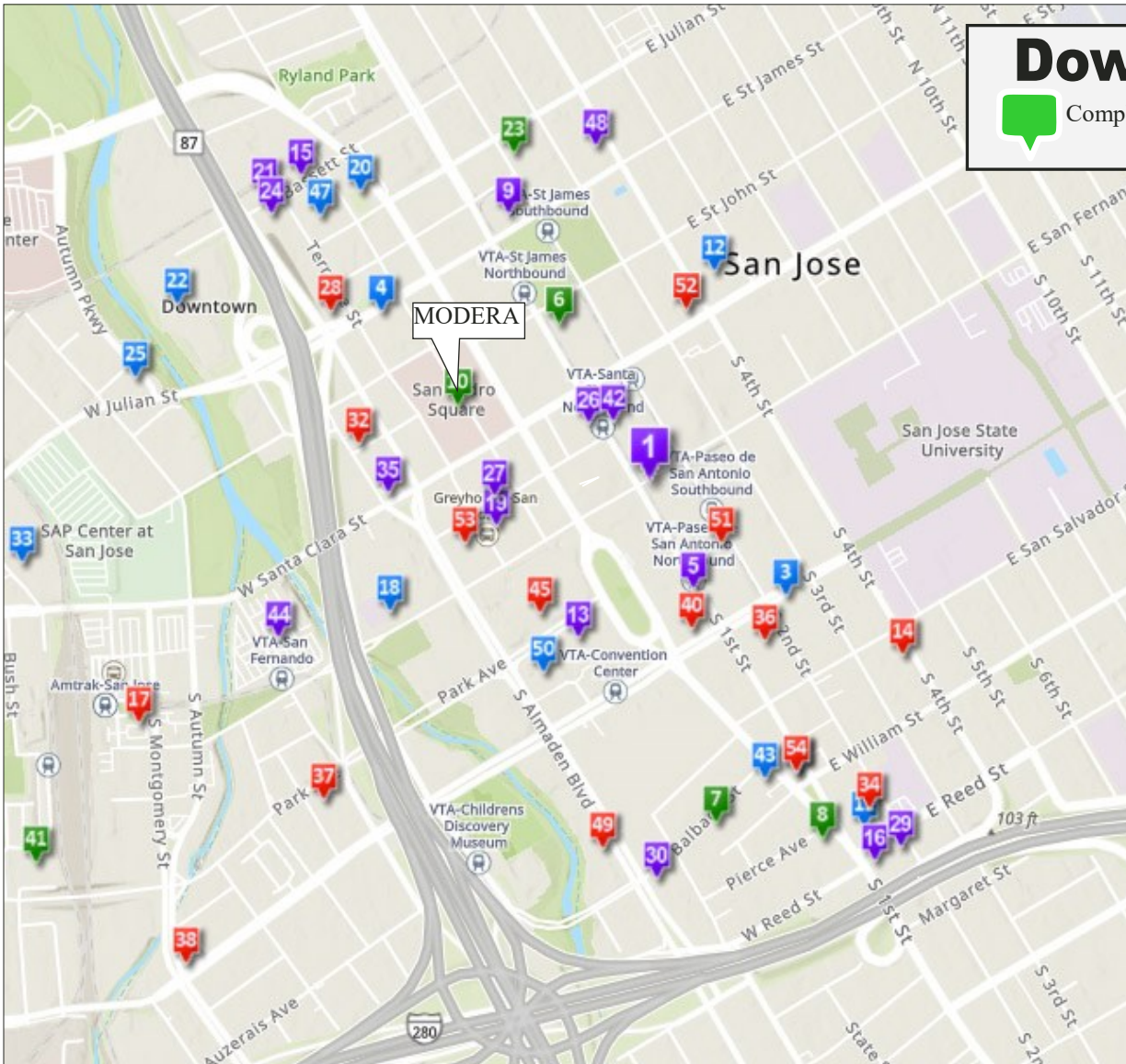
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Downtown Development

- Completed
- Under Construction
- Approved
- Under Review



SAN JOSE DOWNTOWN ASSOCIATION

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

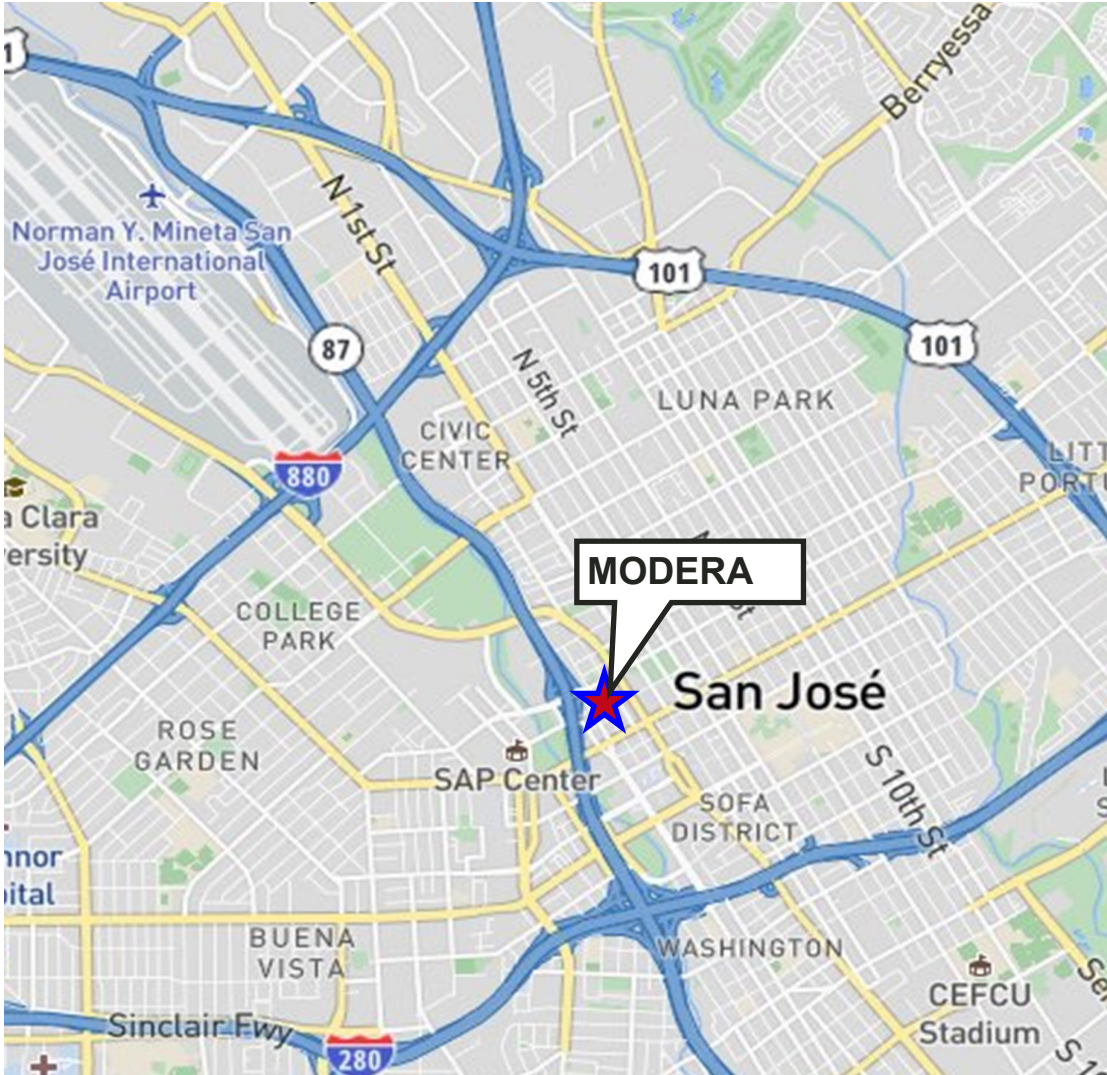


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ESTIMATED DEMOGRAPHICS

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

Exclusively Offered by:

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COMMERCIAL BROKERAGE | INVESTMENT SALES | PROPERTY MANAGEMENT

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