

MODERA SAN PEDRO SQUARE


45 N. SAN PEDRO STREET,
SAN JOSE, CALIFORNIA

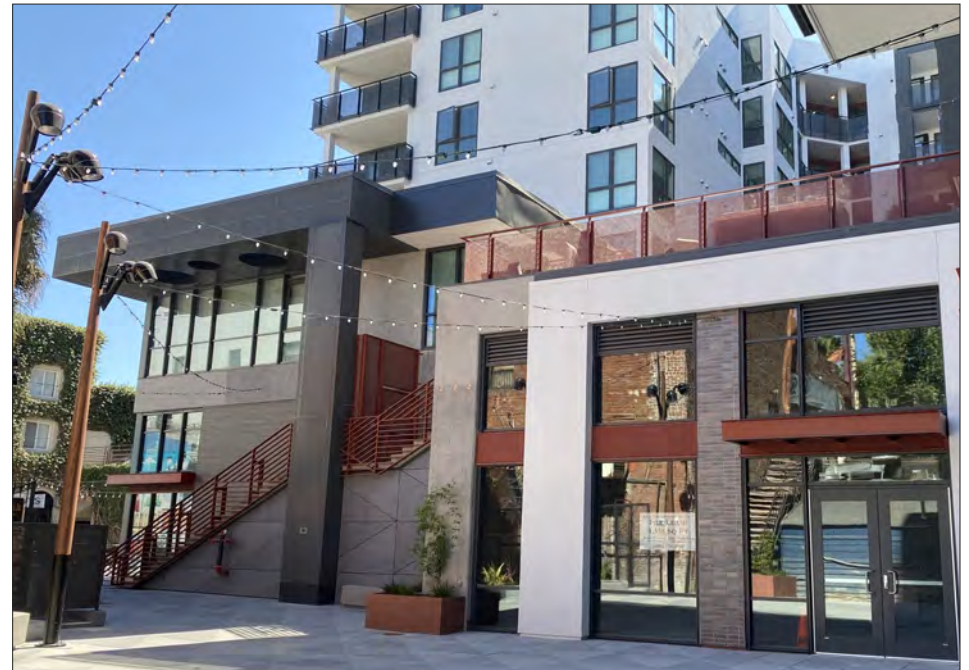


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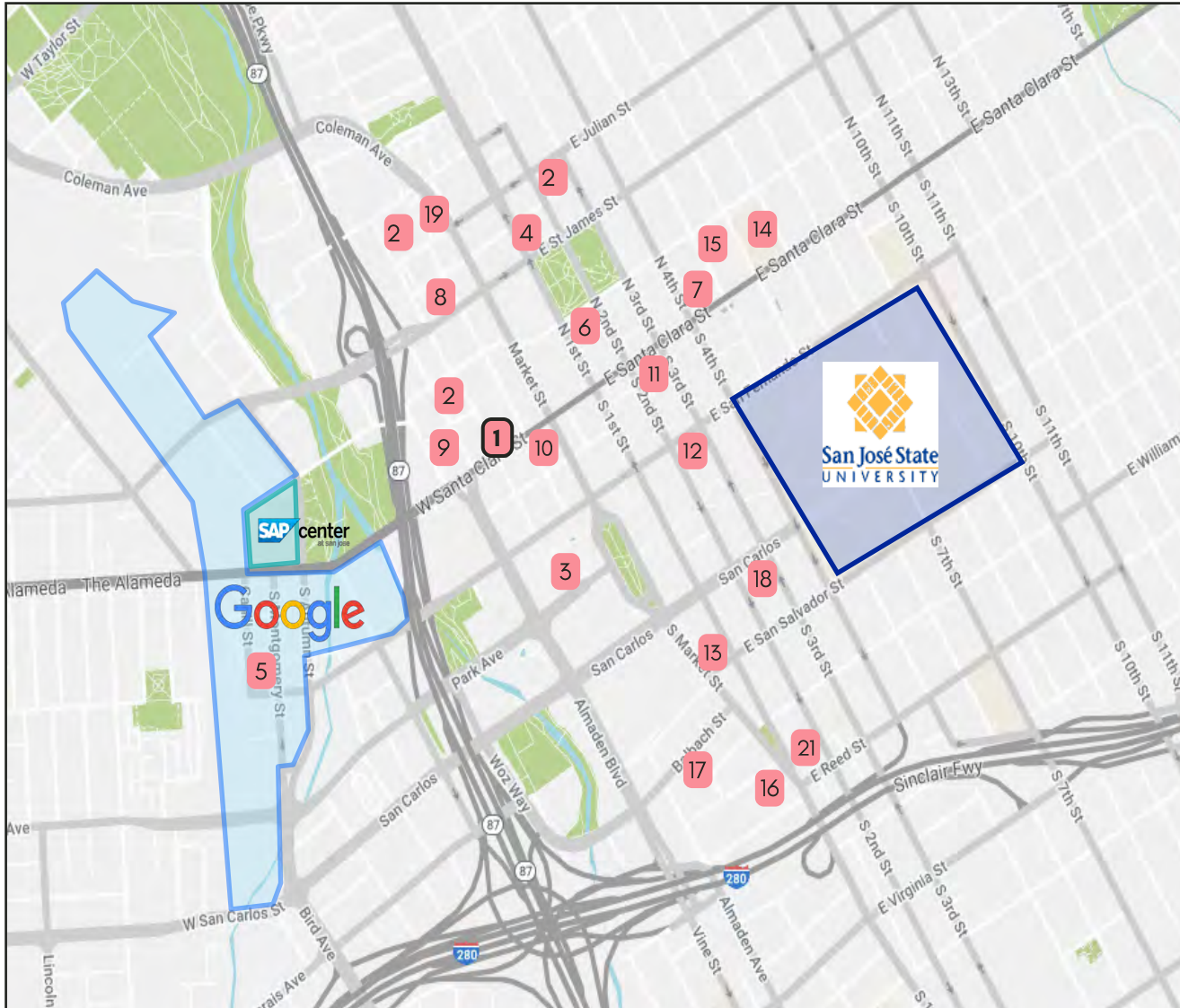
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PROPERTY HIGHLIGHTS

- Premier Mixed-Use Development in the Heart of San Pedro Square
- 201 Luxury Apartments
- **2,117± SF** Former Carbon Health Space Available. Turn-Key Condition, Ideal for Medical User
- **1,406± SF** Along Almaden
- **1,024± SF** Retail Space on “The Alley”
- Seeking Exciting Concepts: Desserts, Tasting Rooms, and Personal Services
- **Now Open!**
 - Gyu Kaku Japanese BBQ
 - Serious Dumplings
 - Mysterieux Barber Shop
- 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  Village



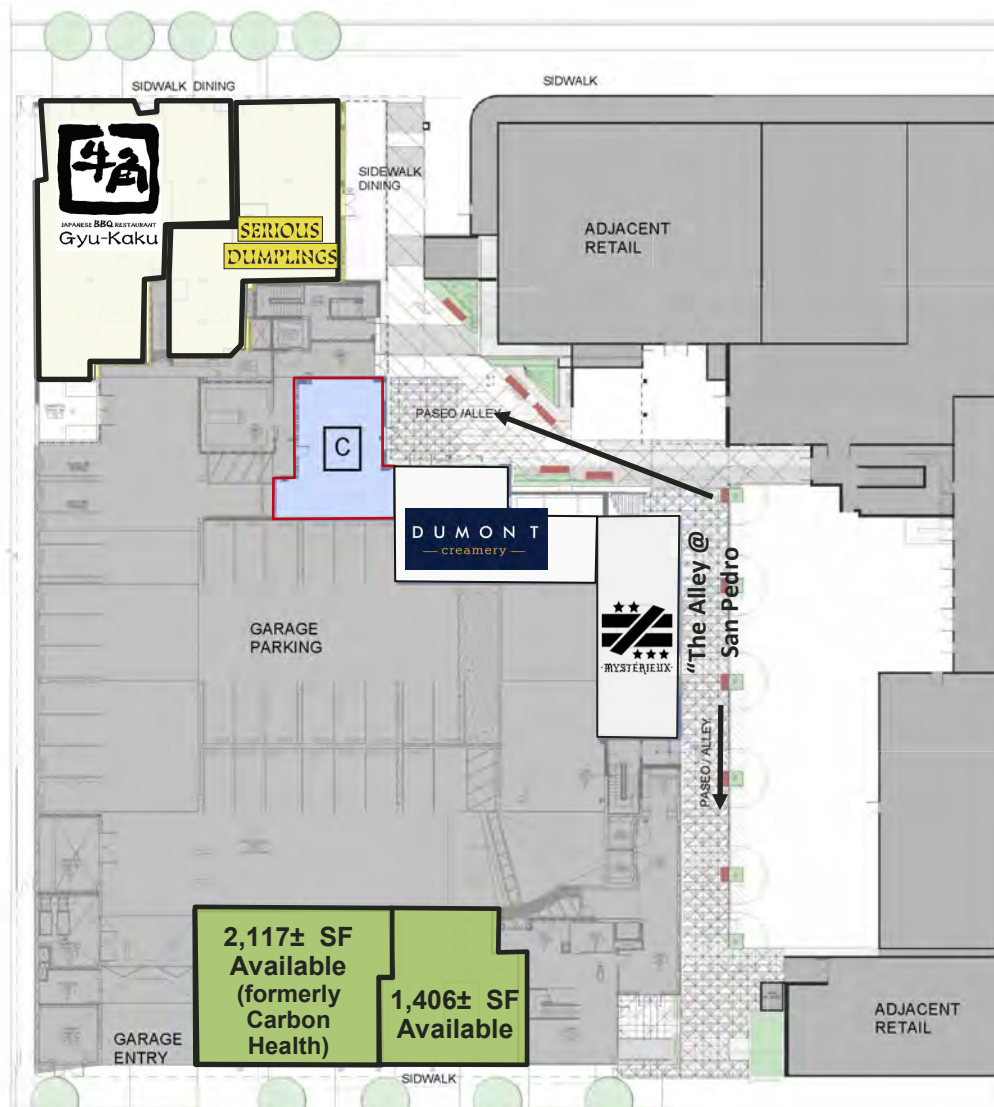
SURROUNDING DOWNTOWN DEVELOPMENTS



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	

GROUND FLOOR SITE PLAN

N. San Pedro St



N. Almaden Ave

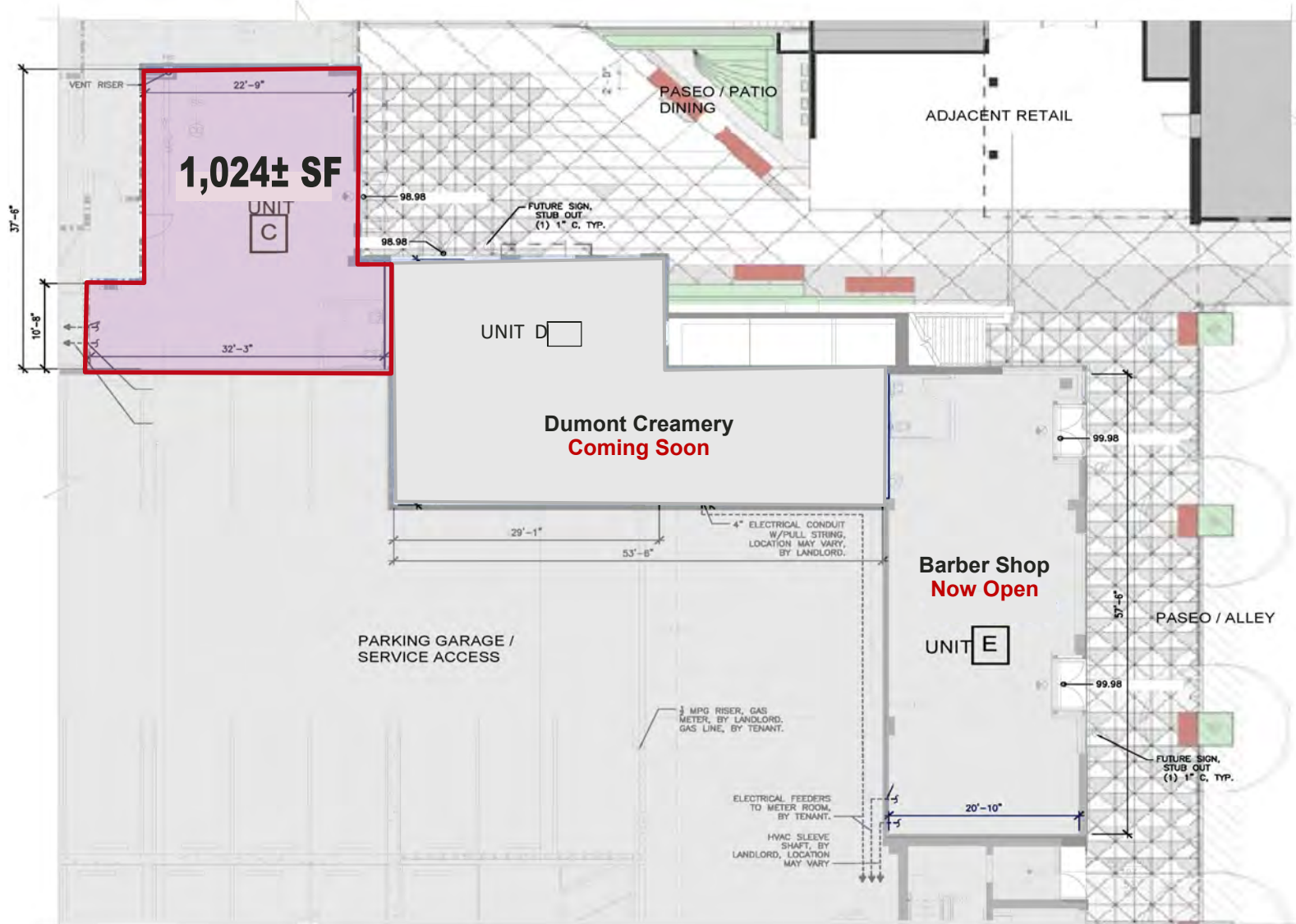
GROUND FLOOR SITE PLAN

W. Santa Clara St

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

"THE ALLEY" RETAIL SITE PLAN

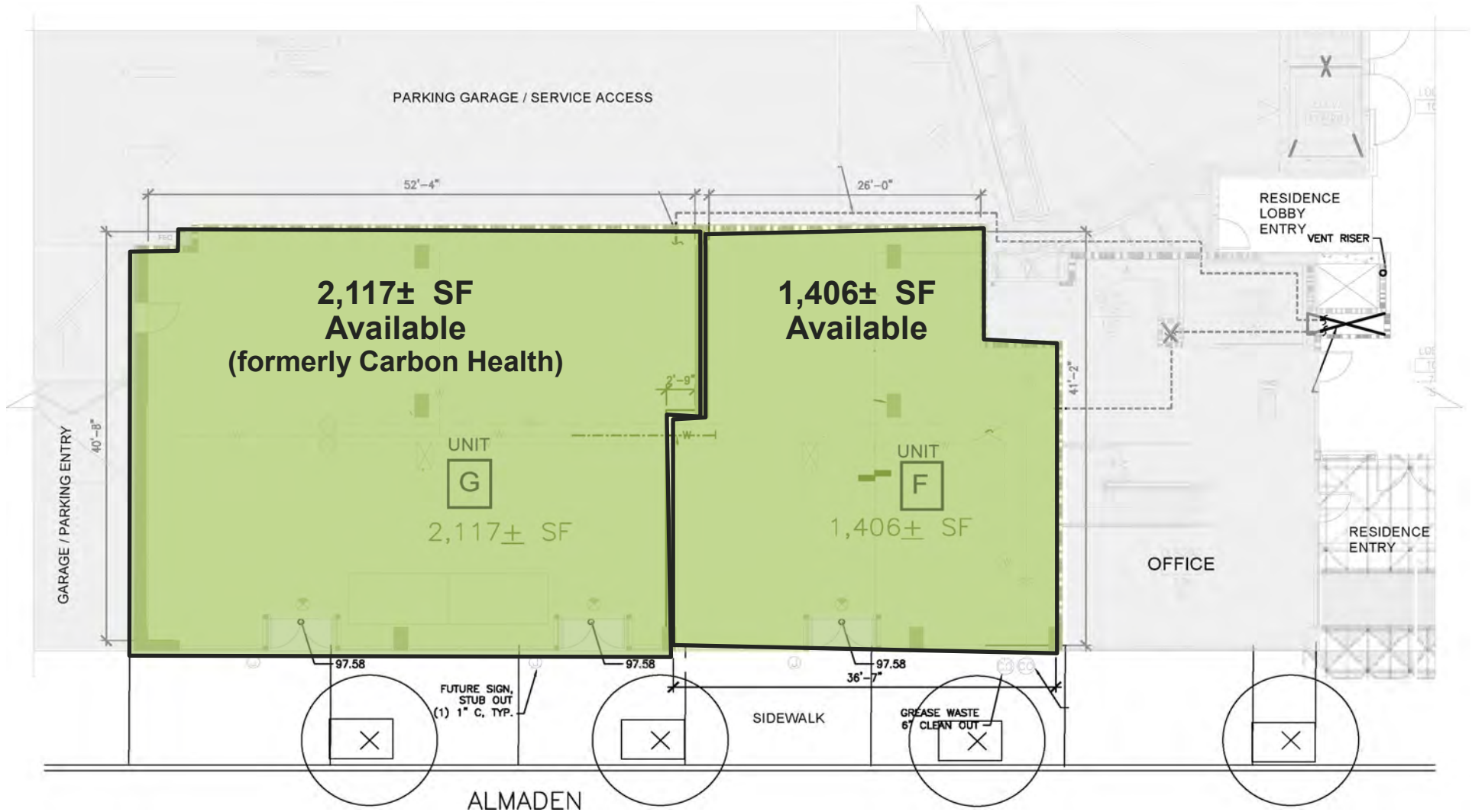
N. San Pedro St



W. Santa Clara St

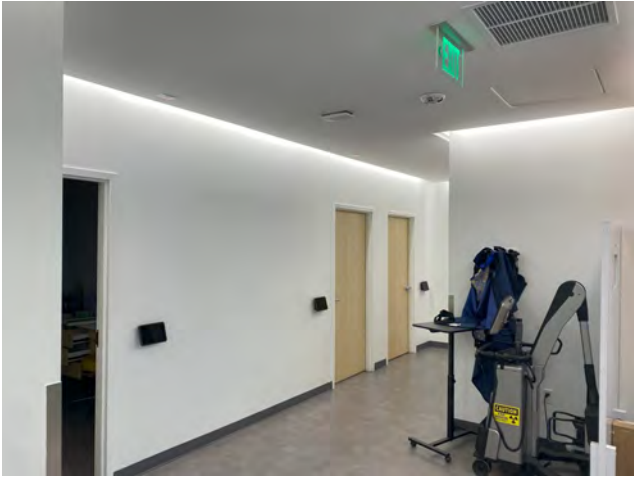
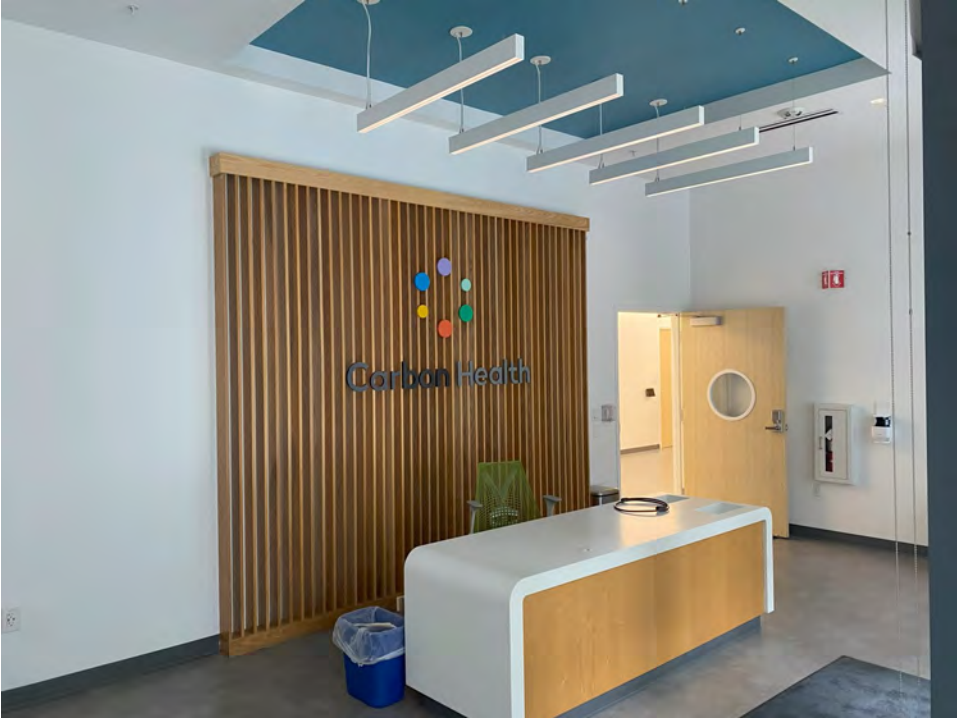
N. Almaden Ave

ALMADEN RETAIL SITE PLAN: SUITES AVAILABLE



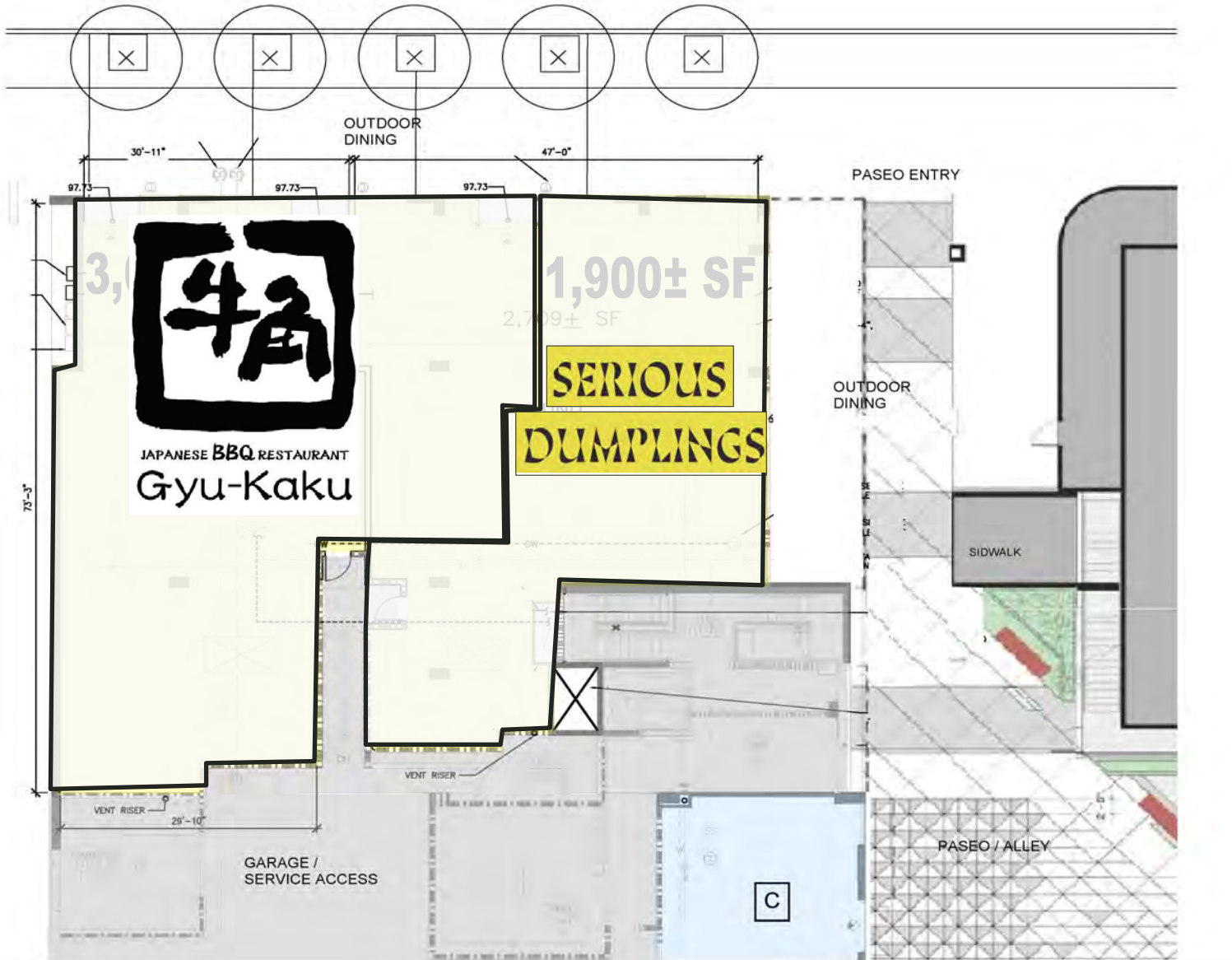
**Parking Garage
Entrance**

INTERIOR PHOTOS of FORMERLY CARBON HEALTH 2,117± SF UNIT

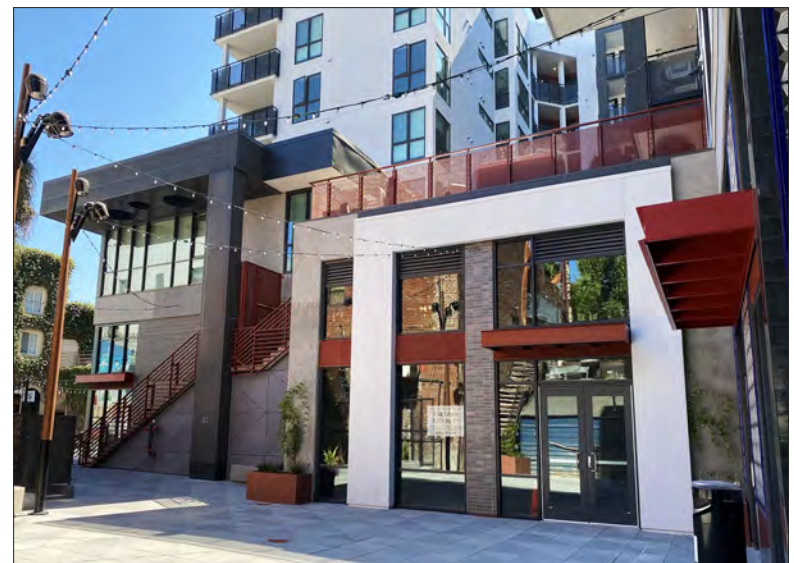


SAN PEDRO RETAIL SITE PLAN – POTENTIAL DEMISING

N. San Pedro St







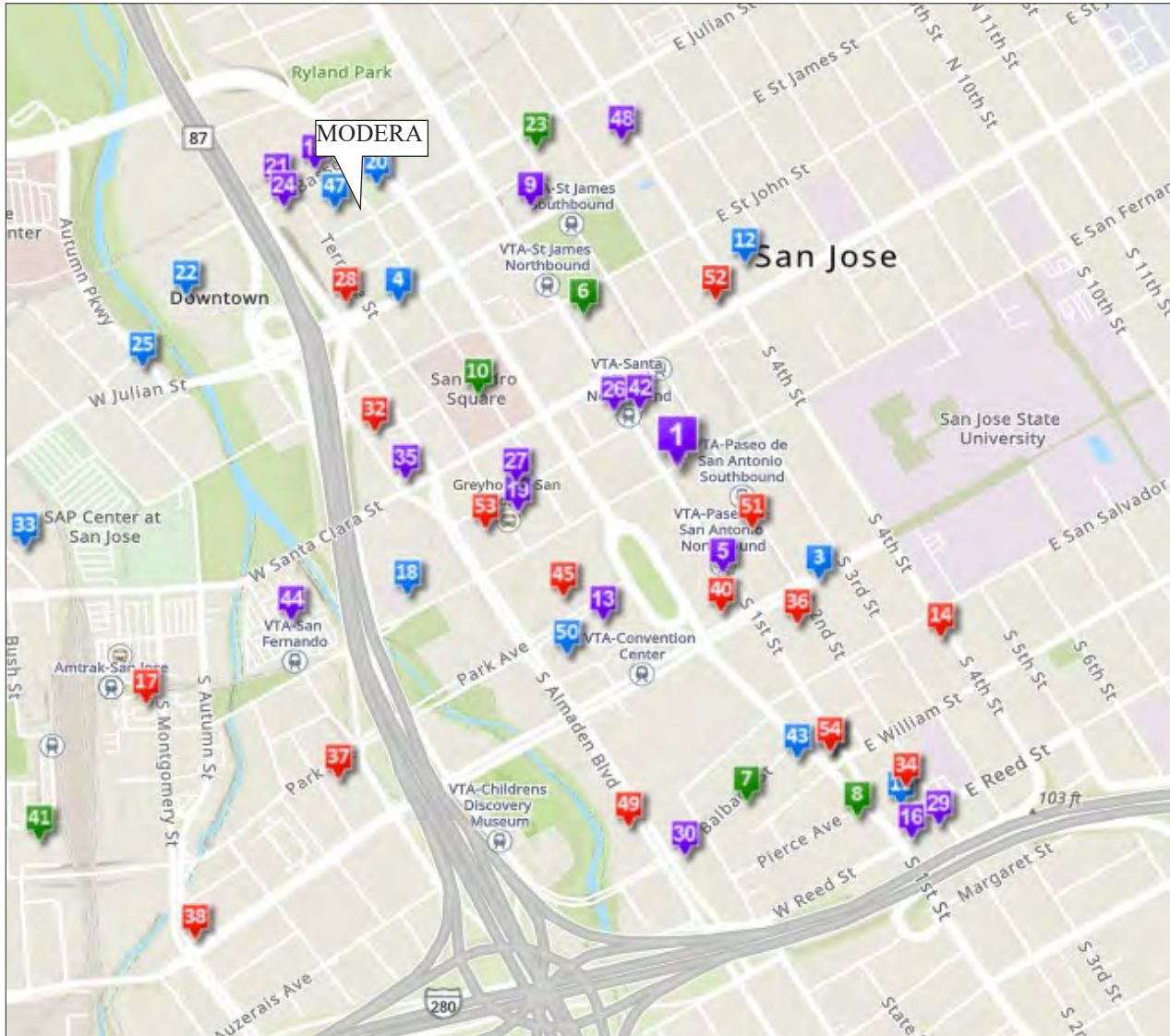
EXTERIOR PHOTOS



DOWNTOWN DEVELOPMENTS

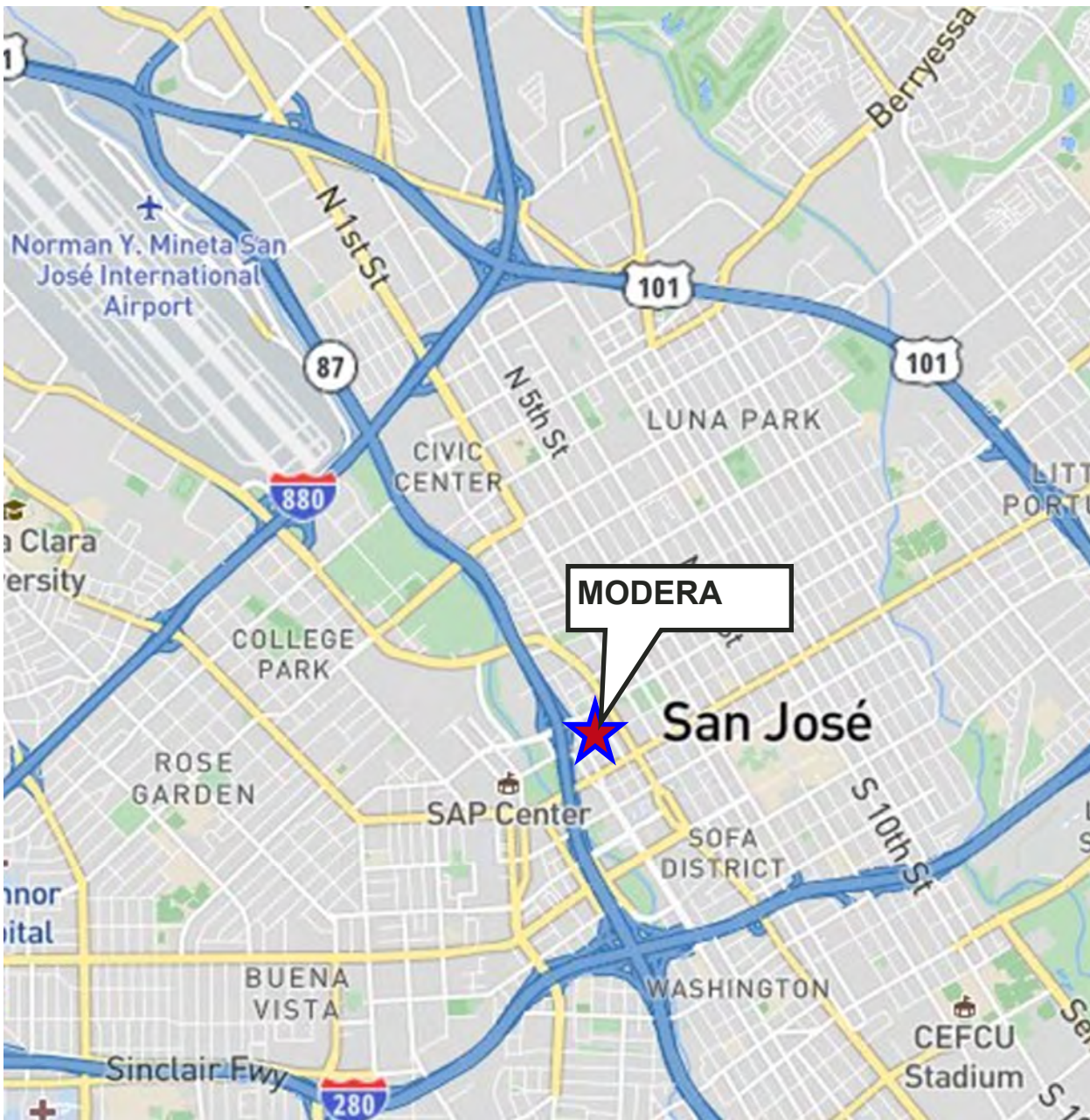
Downtown Development

-  Completed
-  Under Construction
-  Approved
-  Under Review



**SAN JOSE DOWNTOWN
ASSOCIATION**

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



ESTIMATED DEMOGRAPHICS

2023 SUMMARY	1-MILE	3-MILE	5-MILE
Population	43,863	255,376	691,652
Average HH Income	\$156,088	\$154,348	\$162,192
Businesses	3,590	14,822	32,554
Employees	47,888	176,110	390,322

Exclusively Offered by:

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