

# PASEO PLACE

— South First Street, San Jose, CA —



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# Property HIGHLIGHTS



Over ±30,000 SF of retail & restaurant opportunities

Mixed-use redevelopment integrating office, retail and restaurant space located in the heart of Downtown San Jose

Located near the new Downtown San Jose VTA/Bart Station currently under construction

Two blocks from San Jose State University (36,000 Students)

## DEMOGRAPHICS

|                    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| Population         | 45,488    | 261,055   | 674,361   |
| Avg. HH Income     | \$150,243 | \$160,289 | \$171,182 |
| Daytime Population | 70,741    | 293,351   | 723,473   |
| Median HH Income   | \$86,776  | \$97,719  | \$108,629 |

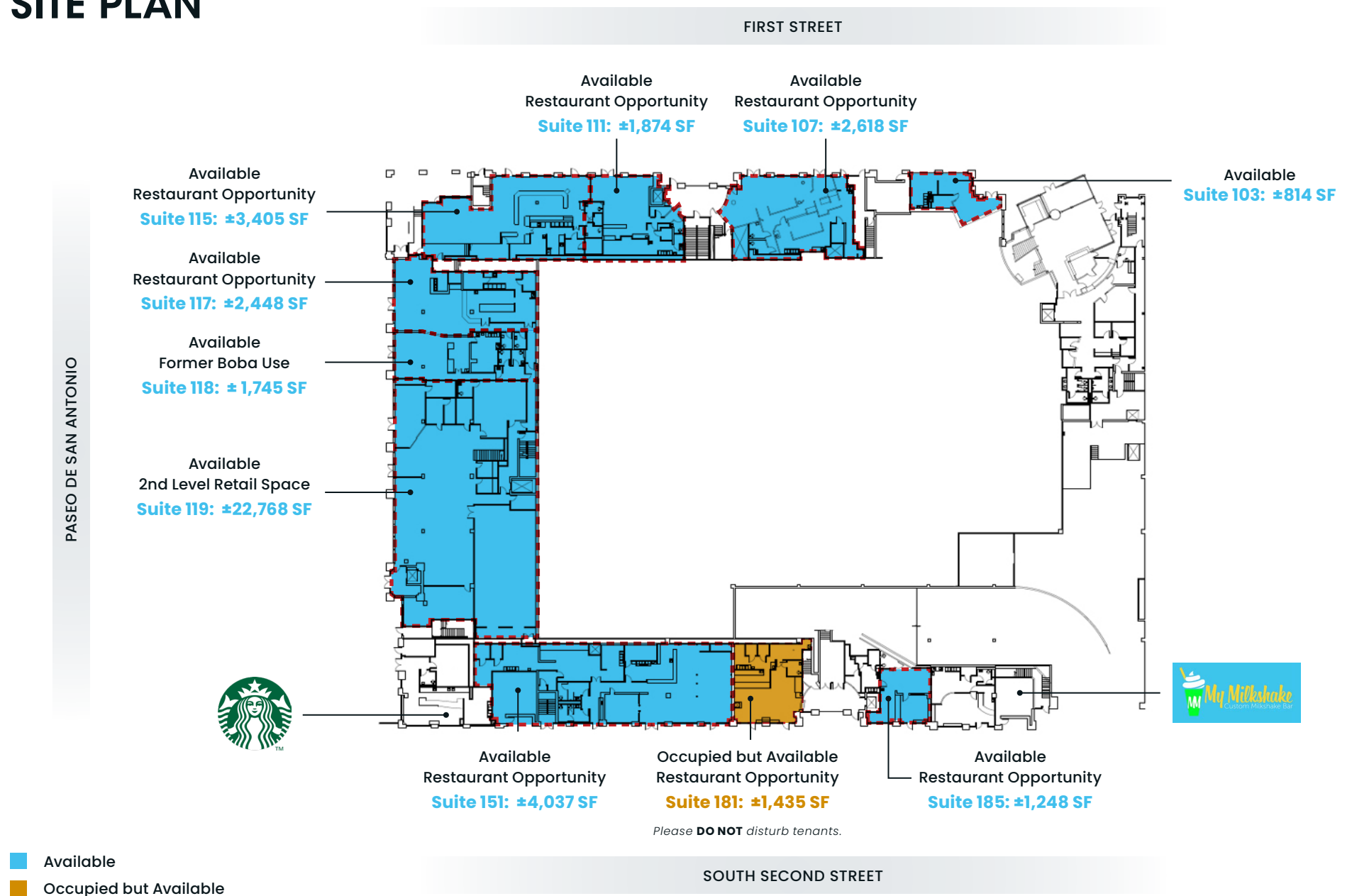
## TRAFFIC COUNTS

|                   |            |
|-------------------|------------|
| S First St        | 5,000 ADT  |
| W San Fernando St | 10,000 ADT |
| San Carlos St     | 13,680 ADT |
| S Market St       | 12,150 ADT |

Source:  
Esri 2004

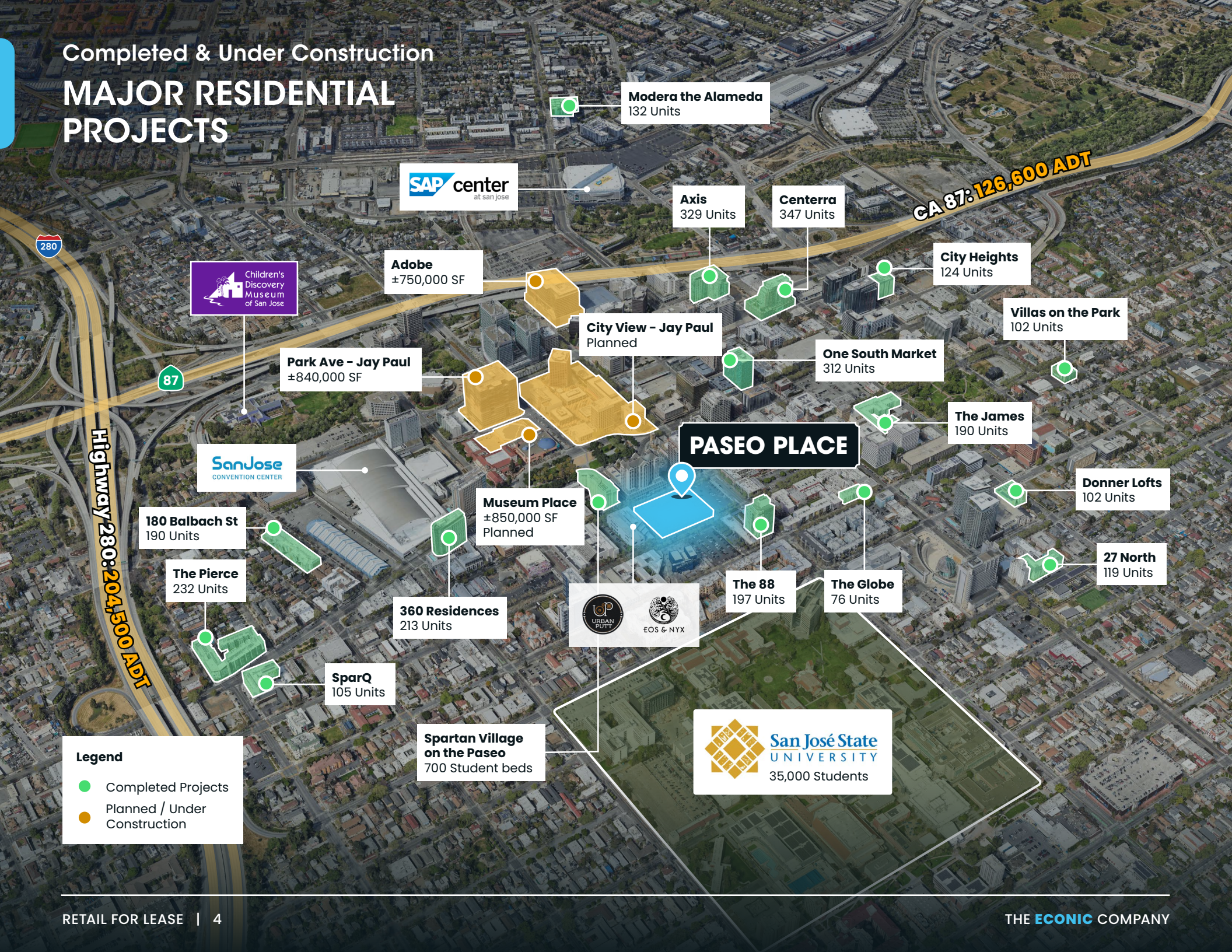
# Property

## SITE PLAN



# Completed & Under Construction

## MAJOR RESIDENTIAL PROJECTS



**Modera the Alameda**  
132 Units

**SAP center**  
at san jose

**Axis**  
329 Units

**Centerra**  
347 Units

**City Heights**  
124 Units

**Villas on the Park**  
102 Units

**One South Market**  
312 Units

**The James**  
190 Units

**Donner Lofts**  
102 Units

**27 North**  
119 Units

**The 88**  
197 Units

**The Globe**  
76 Units

**360 Residences**  
213 Units

**SparQ**  
105 Units

**Spartan Village on the Paseo**  
700 Student beds

**San José State UNIVERSITY**  
35,000 Students

**Museum Place**  
±850,000 SF  
Planned

**URBAN PUTI**  
**EOS & NYX**

**Adobe**  
±750,000 SF

**City View - Jay Paul**  
Planned

**Park Ave - Jay Paul**  
±840,000 SF

**Children's Discovery Museum of San Jose**

**SanJose CONVENTION CENTER**

**180 Balbach St**  
190 Units

**The Pierce**  
232 Units

- Legend**
- Completed Projects
  - Planned / Under Construction

# CLOSE-UP AERIAL



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