

THE VERDANT

San Jose, California

21,000 SF OF NEW RETAIL SPACE



EXCLUSIVE AGENTS

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FAIRFIELD
RESIDENTIAL

**Newmark
Cornish & Carey**
Retail





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San Jose, California

- New mixed-use development including 498 luxury apartments, with an additional 563 units adjacent to the property, and 21,000 square feet of retail & restaurant space
- Millions of square feet of office and new residential in the immediate vicinity
- North San Jose is underserved for many retail categories including restaurants and services
- Dedicated retail parking garage with 126 stalls and a parking ratio of 6/1000
- Multiple opportunities for outdoor patio seating and end-cap restaurant positions
- Faz Restaurant, First Tech CU, UPS Store, and Capriotti's all open
- Close proximity to Light Rail Station located at East Tasman Drive and Baypointe Parkway connecting San Jose, Downtown Mountain View, and Alum Rock

DRIVE TIME DEMOGRAPHIC SUMMARY

	5 Mins	10 Mins	15 Mins
Total Pop	136,768	631,134	1,289,966
Daytime Pop	50,378	368,081	737,773
Avg HH Inc.	\$121,534	\$124,090	\$122,493

RADIUS DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Total Pop	30,153	252,518	525,634
Daytime Pop	9,480	91,601	271,387
Avg HH Inc.	\$107,081	\$111,821	\$115,749

TRAFFIC COUNTS

Tasman - 10,260 ADT
Zanker - 17,890 ADT



@ FIRST RETAIL

CHASE
 TARGET
 CVS/pharmacy
 Panera
 Sweet Tomatoes
 Chick-fil-A
 FIVE GUYS

MCCARTHY RANCH

BEST BUY
 ROSS
 Michaels
 PETS M ART
 Walmart

GREAT MALL

sears
 Marshalls
 CENTURY THEATRES
 SPORTS AUTHORITY
 KOHL'S
 OLD NAVY

THE VERDANT

Cisco Systems

Cisco Systems

New 49ers Stadium

Oracle

RIVERMARK VILLAGE

SAFeway
 GameStop
 Peet's Coffee & Tea
 smashburger
 WELLS FARGO



2.36-acre land already dedicated to City as Future Park Site

Enso Apartments
183 units

Baypointe Pkwy

Zanker Rd

THE VERDANT

E Tasman Dr



498 units plus
21,000 SF retail

Venue Apartments
206 units

121 Tasman Apartment Homes
174 units

N 1st St



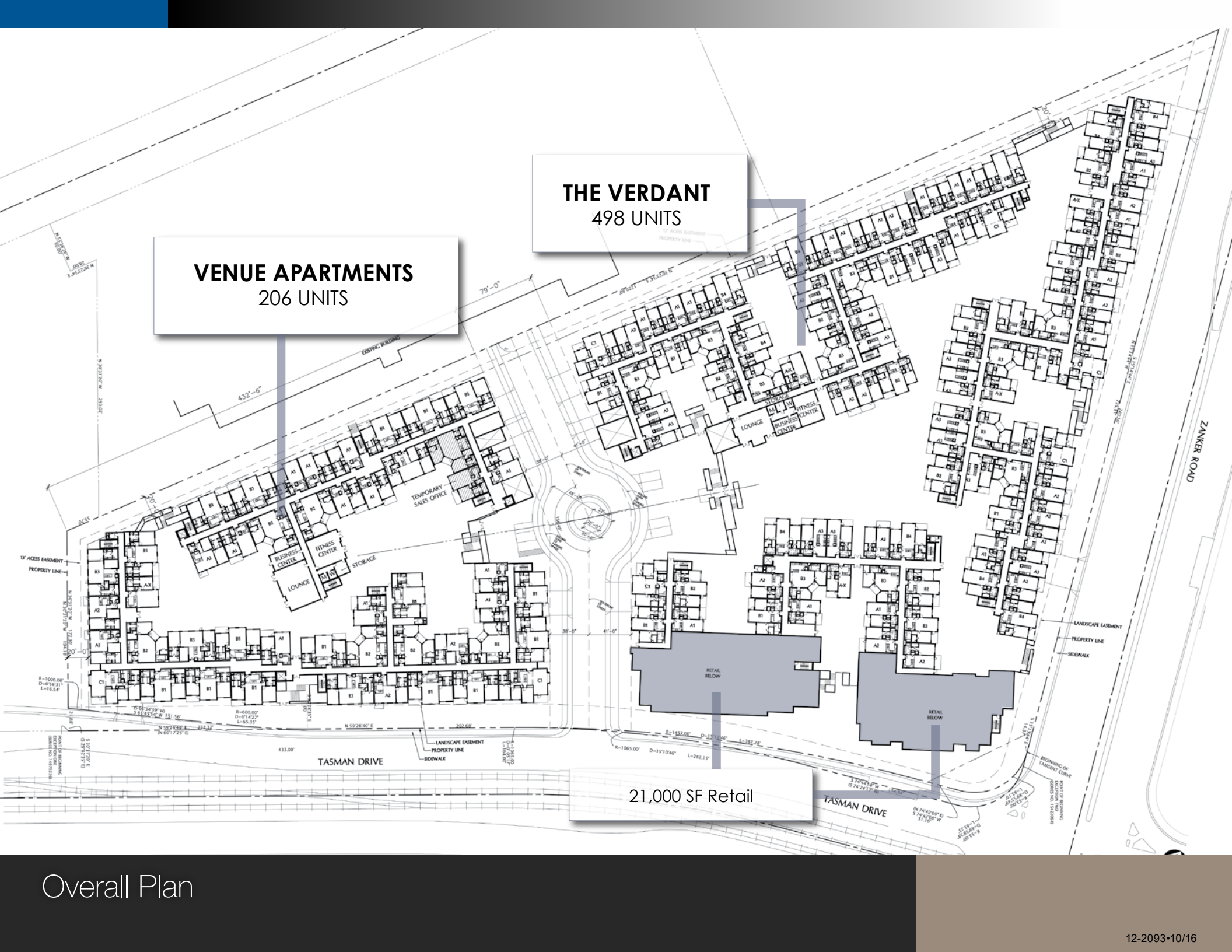
North Park
Apartments
1,100 units

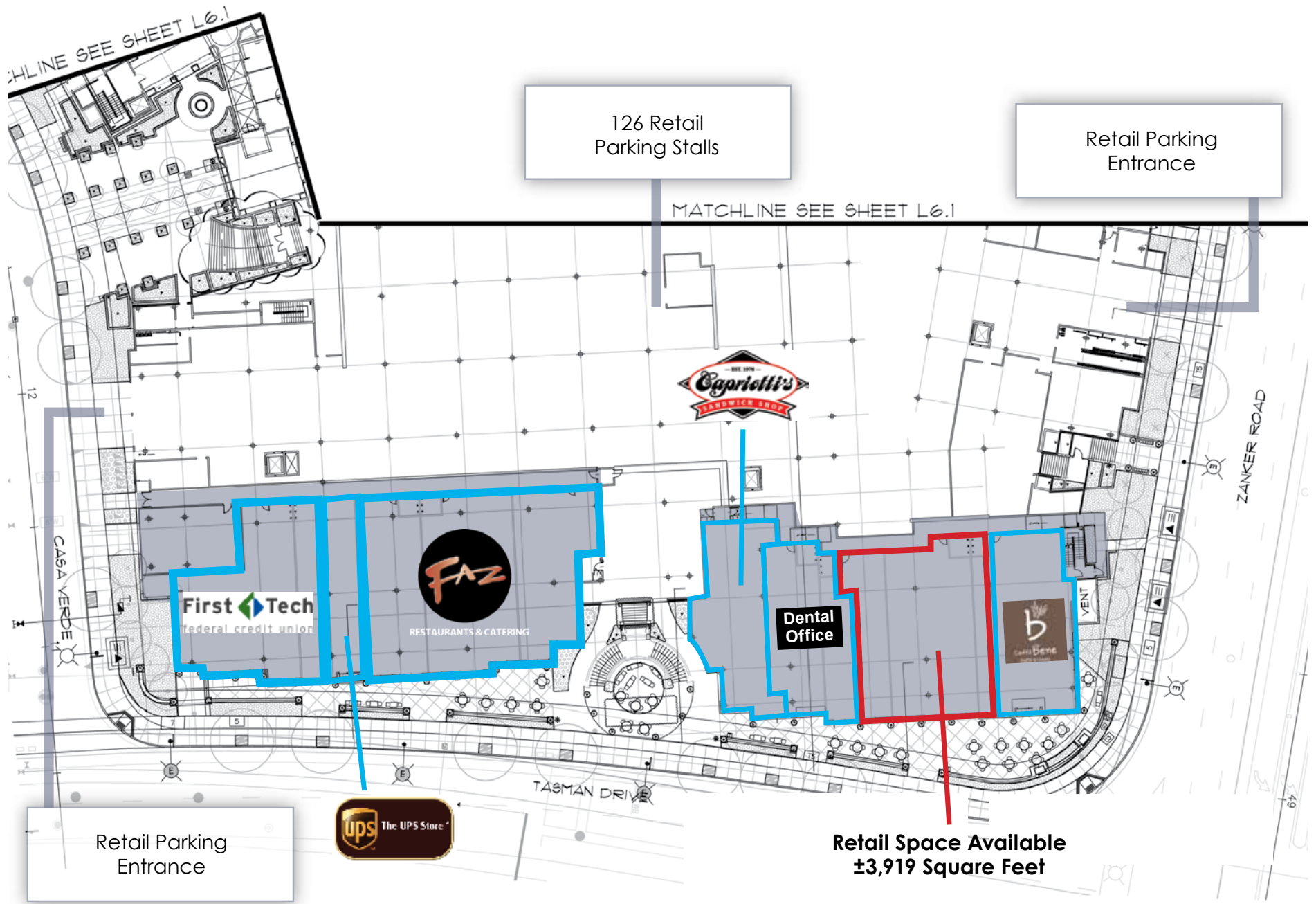
Close-up Aerial

VENUE APARTMENTS
206 UNITS

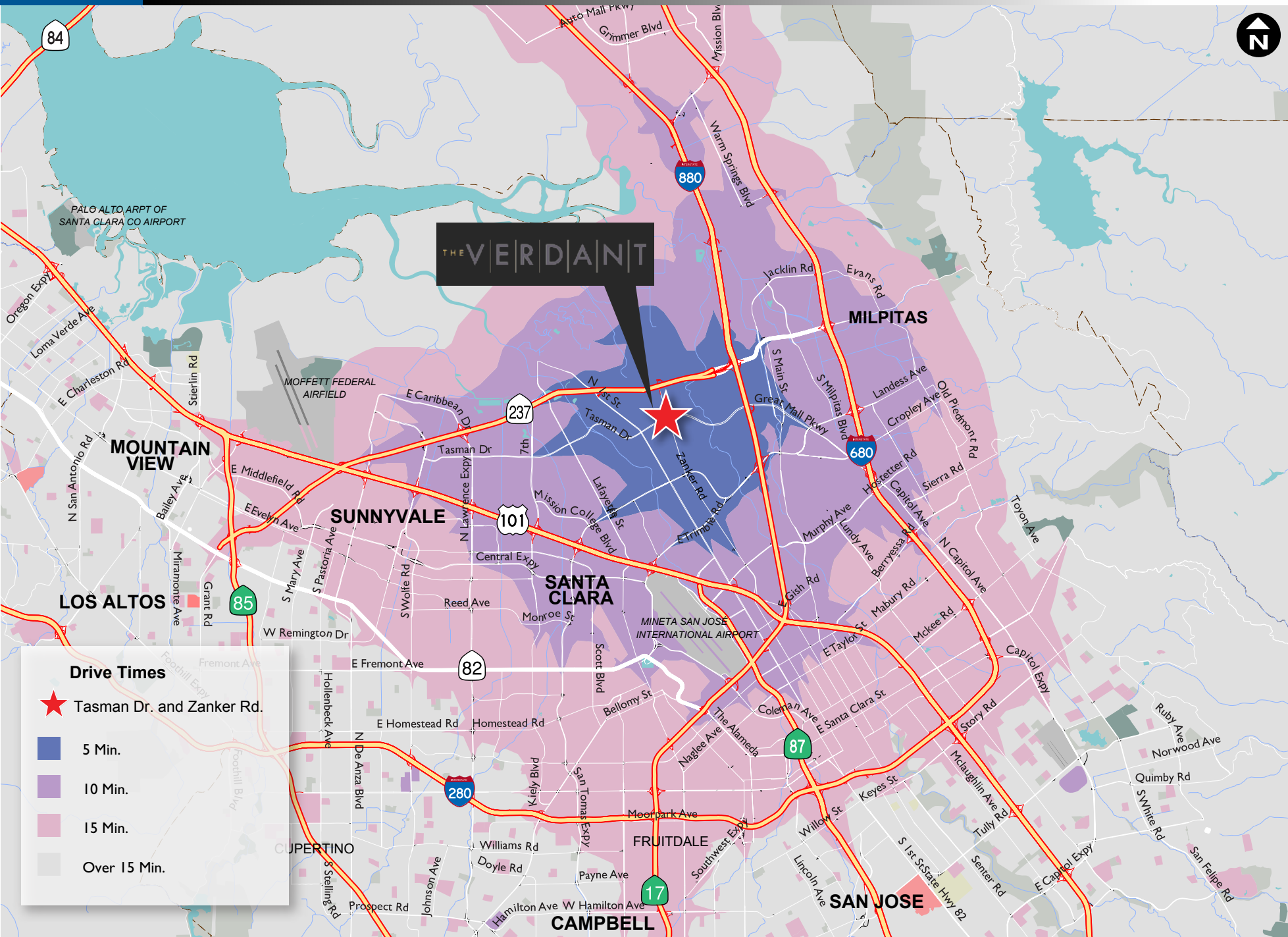
THE VERDANT
498 UNITS

21,000 SF Retail





Retail Layout



Drive Time Map

	5 Minutes	10 Minutes	15 Minutes
Population			
Estimated Population (2015)	136,768	631,134	1,289,966
Projected Population (2020)	149,698	689,447	1,409,919
Daytime Demographics (2015)			
Total Businesses	5,393	30,192	56,783
Total Employees	50,378	368,081	737,773
Households			
Estimated Households (2015)	50,530	233,564	452,133
Projected Households (2020)	53,955	249,201	482,538
Average Household Income			
Estimated Average Household Income (2015)	\$121,534	\$124,090	\$122,493
Projected Average Household Income (2020)	\$135,373	\$138,943	\$137,060
Median Household Income			
Estimated Median Household Income (2015)	\$104,119	\$105,968	\$103,608
Projected Median Household Income (2020)	\$111,448	\$113,253	\$110,521
Per Capita Income			
Estimated Per Capita Income (2015)	\$44,932	\$46,049	\$43,086
Projected Per Capita Income (2020)	\$48,820	\$50,337	\$47,048
Race and Ethnicity			
Total Population (2015)	136,768	631,134	1,289,966
White (2015)	55,347	289,751	571,808
Black or African American (2015)	3,517	18,009	37,365
American Indian or Alaska Native (2015)	540	3,391	7,809
Asian (2015)	63,593	233,066	463,818
Hawaiian or Pacific Islander (2015)	434	2,256	4,695
Other Race (2015)	7,470	54,991	144,655
Two or More Races (2015)	5,868	29,670	59,815
Hispanic or Latino Population (2015)	18,593	125,247	315,892
Projected Annual Growth (2015-2020)	2,882	18,416	43,399
Historical Annual Growth (2000-2010)	4,261	23,205	41,286
Black or African American	816	3,794	8,000
Asian	15,710	52,118	97,980
Other Race Not Hispanic	2,245	9,955	18,847
Hispanic	5,402	36,237	93,599
Total Age Distribution (2015)			
Median Age	37.4	37.4	36.9
Housing			
Total Housing Units (2015)	51,849	239,536	463,748
Total Housing Units (2010)	50,166	231,613	443,133
Historical Annual Growth (2010-2015)	1,683	7,924	20,614
Housing Units Occupied (2015)	50,530	233,564	452,133
Housing Units Owner-Occupied	24,930	114,929	233,790
Housing Units Renter-Occupied	25,600	118,635	218,343
Housing Units Vacant (2015)	1,319	5,972	11,614



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FOR MORE INFORMATION CONTACT

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