



# SUN GARDEN RETAIL CENTER

1418 - 1578 MONTEREY ROAD • SAN JOSE, CA

**AVAILABLE FOR LEASE:** PAD END CAP 1,500 SF FORMER TOGOS SPACE

**FUTURE DEVELOPMENT OPPORTUNITY BUILD UP TO ±100,000 SF**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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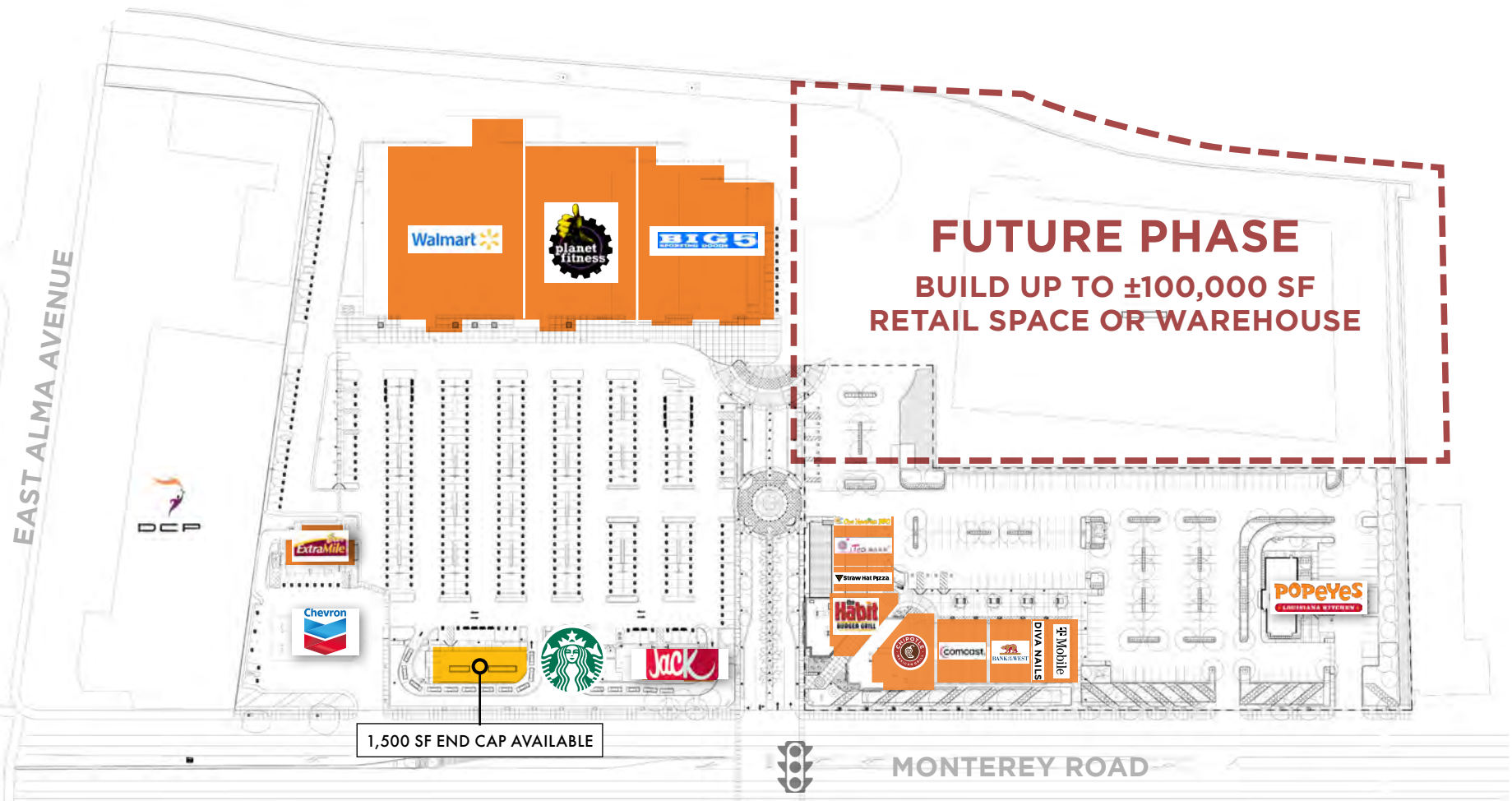
## OWNER/DEVELOPER

Sun Garden Center 1,2,3 LLC  
SDS NexGen Partners, LP  
San Jose, CA

**CBRE**



## SITE PLAN & FUTURE PHASE



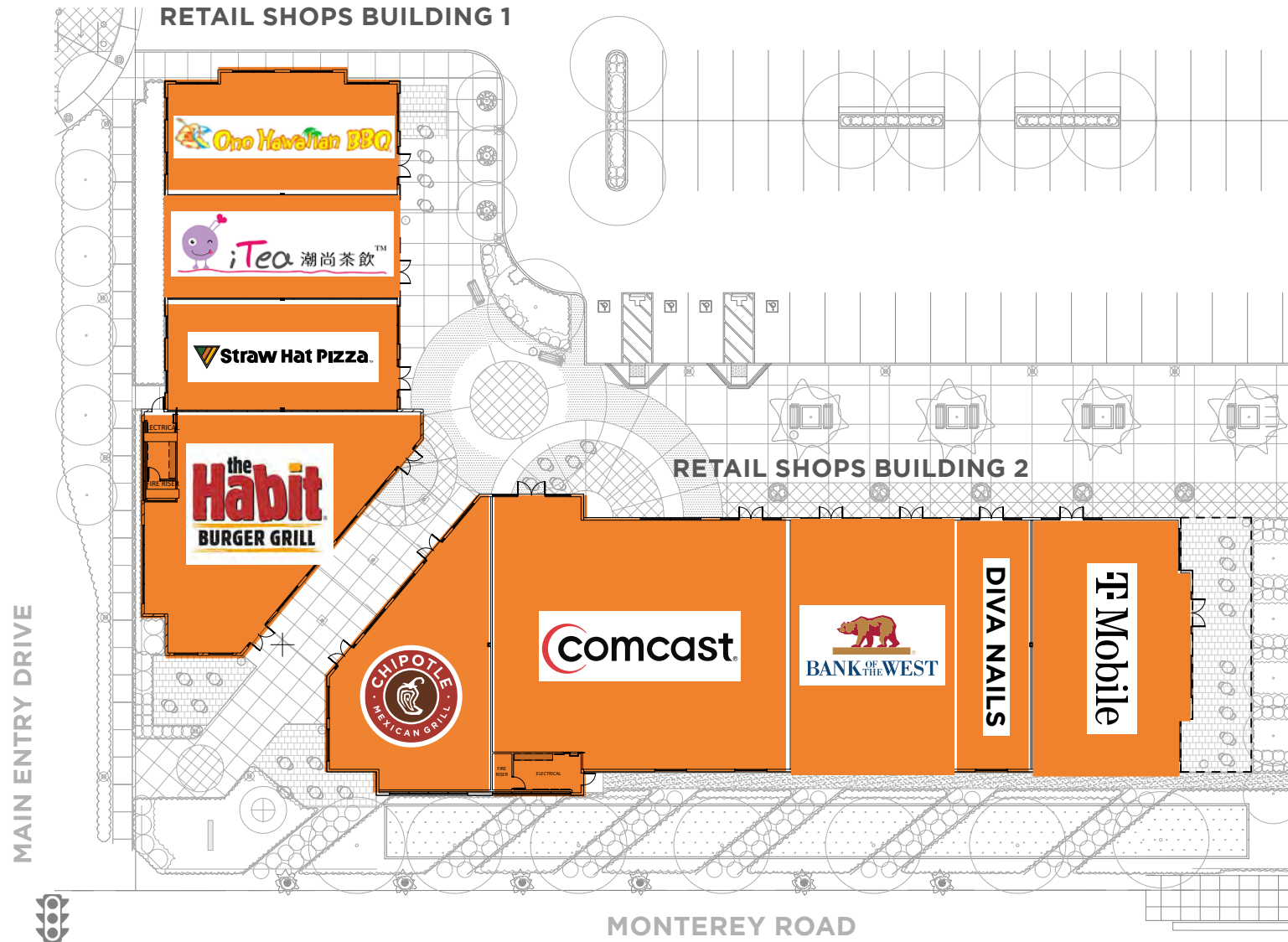
### ■ FUTURE PHASE

Available to build up to ±100,000 SF of retail or warehouse space.  
Anchor and Junior Anchor space available.





## SITE PLAN • PHASE 2





## PROJECT PHOTOS







EXTERIOR

INTERIOR PHOTOS







## PROJECT AERIALS



### 1,500 SF AVAILABLE

- Prime end cap pad space former sandwich shop

### ±100,000 SF AVAILABLE

#### OPTIONS:

- Convert existing Warehouse building to retail
- New Retail to be built
- Build to suit





## PROJECT AERIALS







### SUN GARDEN RETAIL CENTER

1418 - 1578 MONTEREY ROAD, SAN JOSE, CA

The Sun Garden Retail Center is the newest retail shopping development in the Monterey Road corridor totalling  $\pm 207,000$  SF. It is a prime location in a retail and restaurant starved area. Proximity to Downtown San Jose is only 1 mile.

The project is located near the affluent Willow Glen neighborhood/community and is next to the new Downtown College Prep School.

The project has an architectural and art feature and pays tribute to the site's history of being the original Sun Garden Packing Company, an important Cannery in the Valley's story.

There is a new residential development taking place along the Monterey Road Corridor and downtown San Jose.

Traffic Count for Monterey Road (between Curtner Ave. and Alma Ave.) is 33,000+ ADT\*

\*City of San Jose Annual Transportation Report, 2010  
[http://sanjoseca.gov/transportation/traffic\\_annualreport.htm](http://sanjoseca.gov/transportation/traffic_annualreport.htm)







## SAN JOSE MAP

### SUN GARDEN RETAIL CENTER

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The project is located 1 mile from the heart of downtown San Jose which features 10 high-Tech companies and an increasing number of residential units.

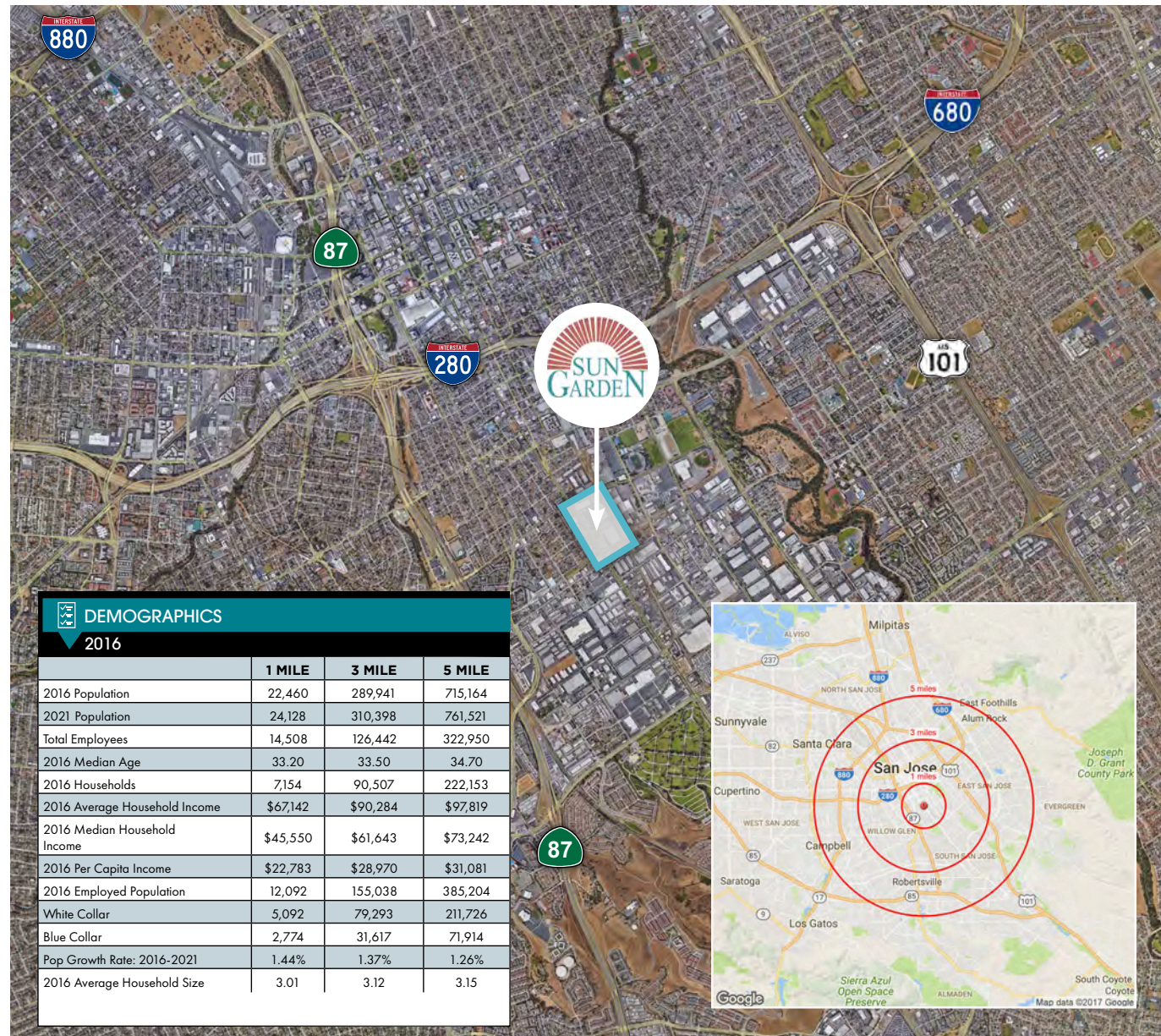
The project is in close proximity to the San Jose State University Spartan Stadium, the San Jose Sharks (professional hockey team) Shark's Ice Facility, the San Jose Municipal Baseball Stadium, where the Giants minor league team plays and the Happy Hollow/Kelly Park for family amusement.

There is regional access from Highways 101, 280, 87, and VTA Light Rail.

Monterey Road serves as a major connector o downtown for commuters from San Jose as well as southern Santa Clara County.

San Jose is the largest city in Northern California and is the "Capital of Silicon Valley." It has a population of over 1 million and is well regarded nationally for its safety, education, innovation and technology

Daytime workforce is over 250,000 within 5 miles. The population and workforce are ethnically and culturally diverse.







## AMENITIES MAP

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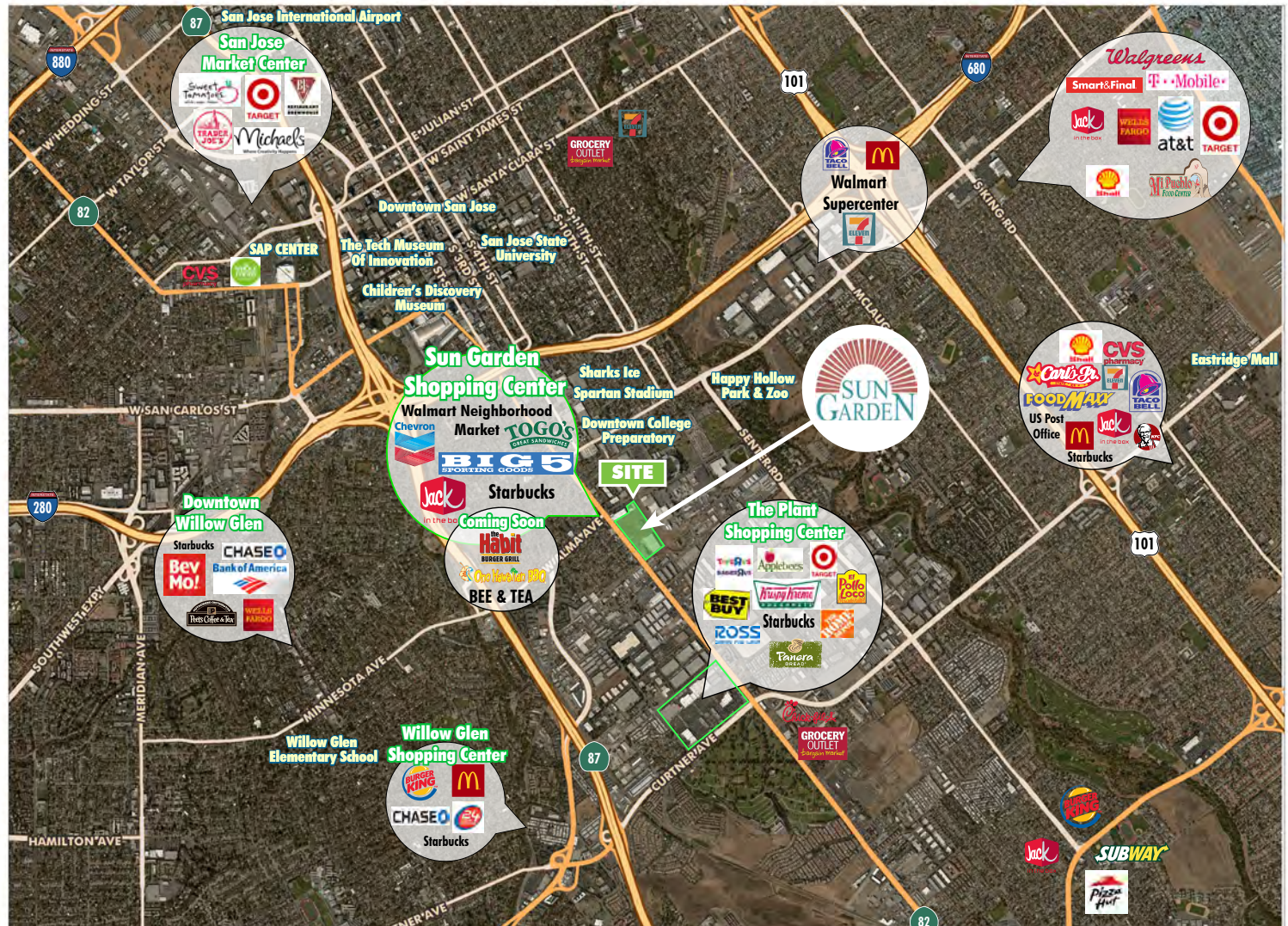
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