

MODERA SAN PEDRO SQUARE


45 N. SAN PEDRO STREET,
SAN JOSE, CALIFORNIA

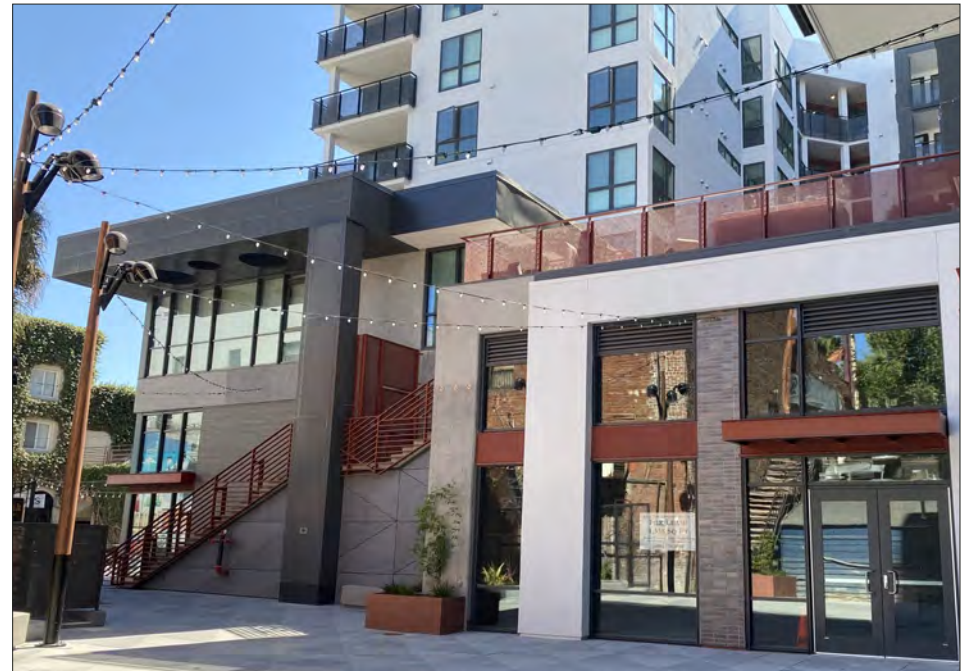


Ryan Warner
Lic. #01397580
rwarner@moinc.net
(408) 477-2505

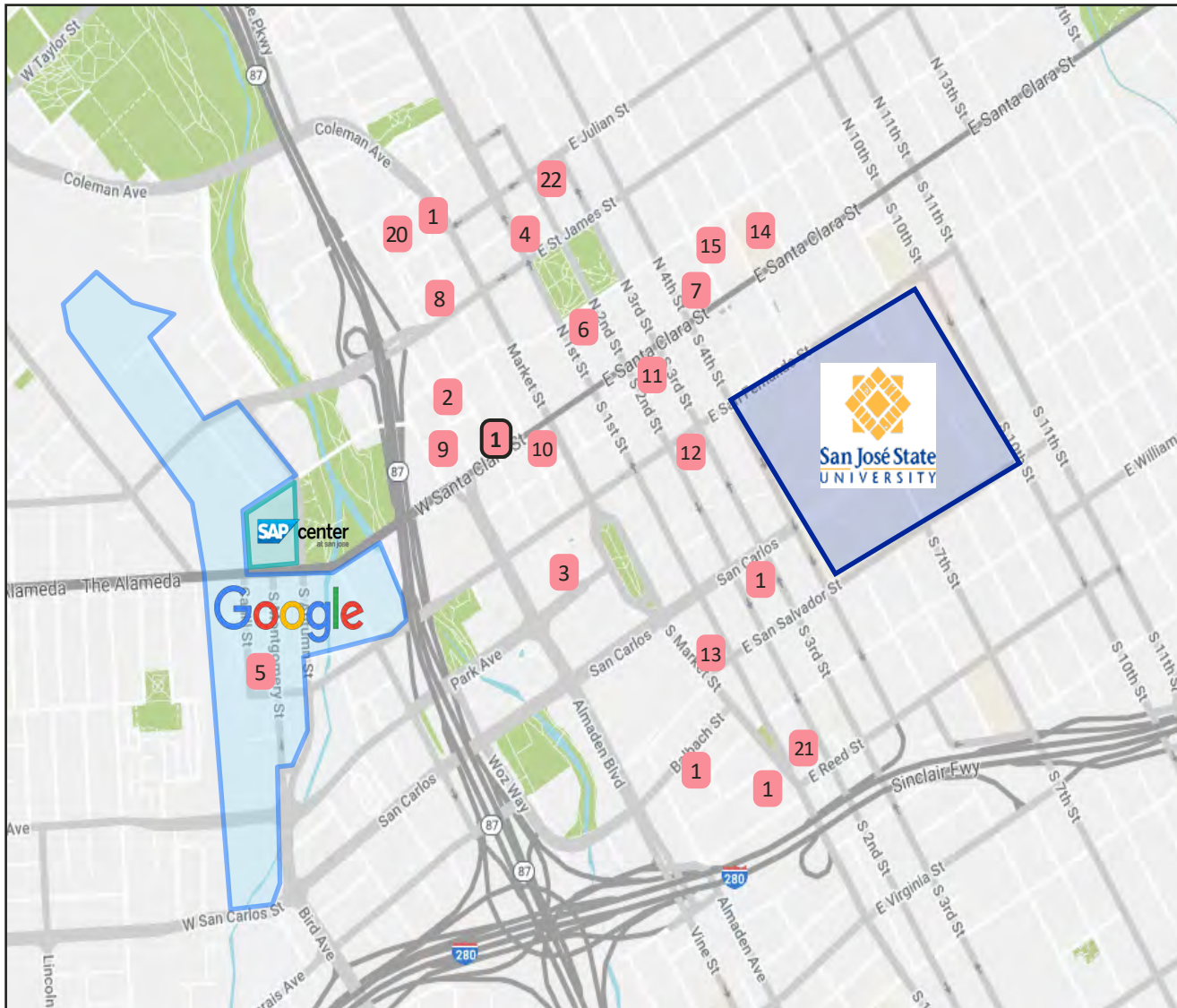
Bobby Facchino
Lic. #02178873
bobby@moinc.net
(408) 318-0623

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
- 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



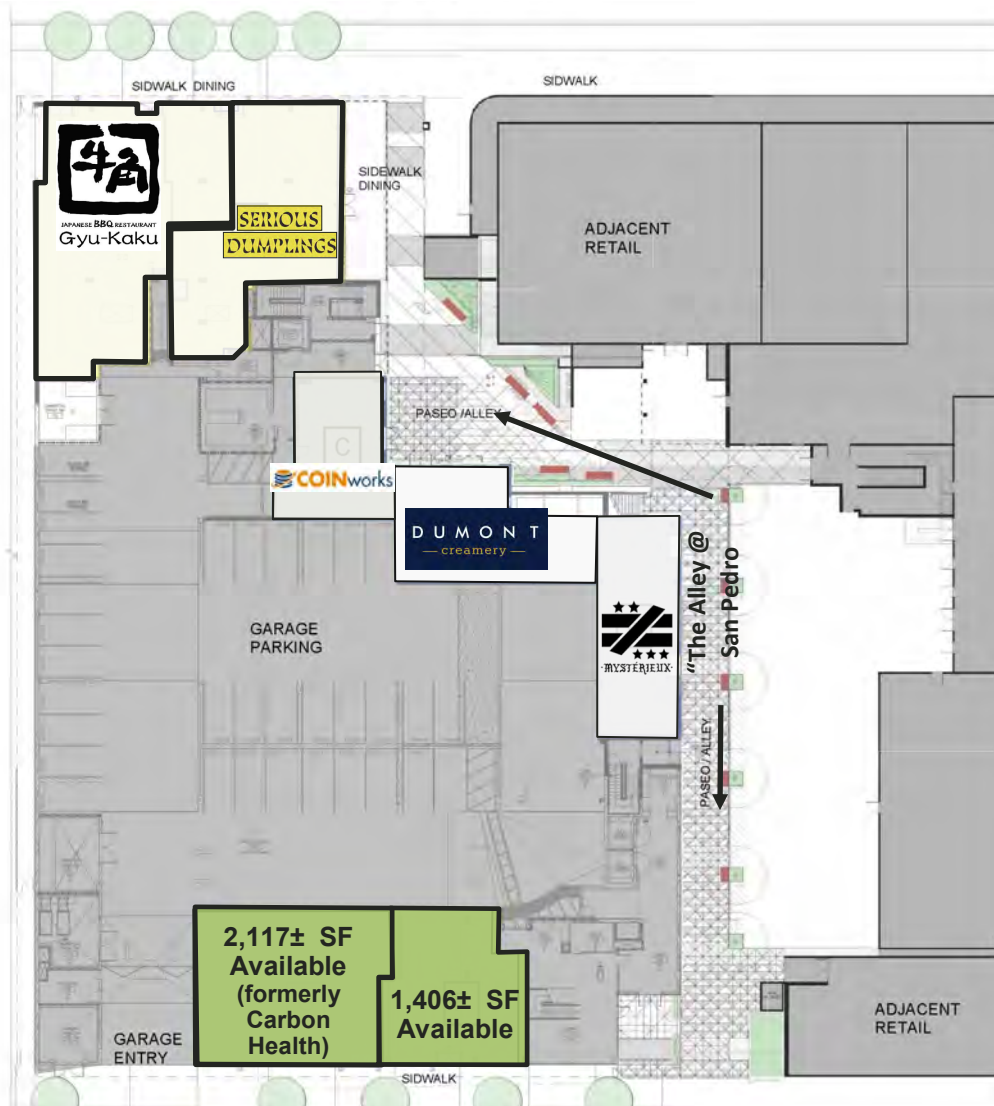
SURROUNDING DOWNTOWN DEVELOPMENTS



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



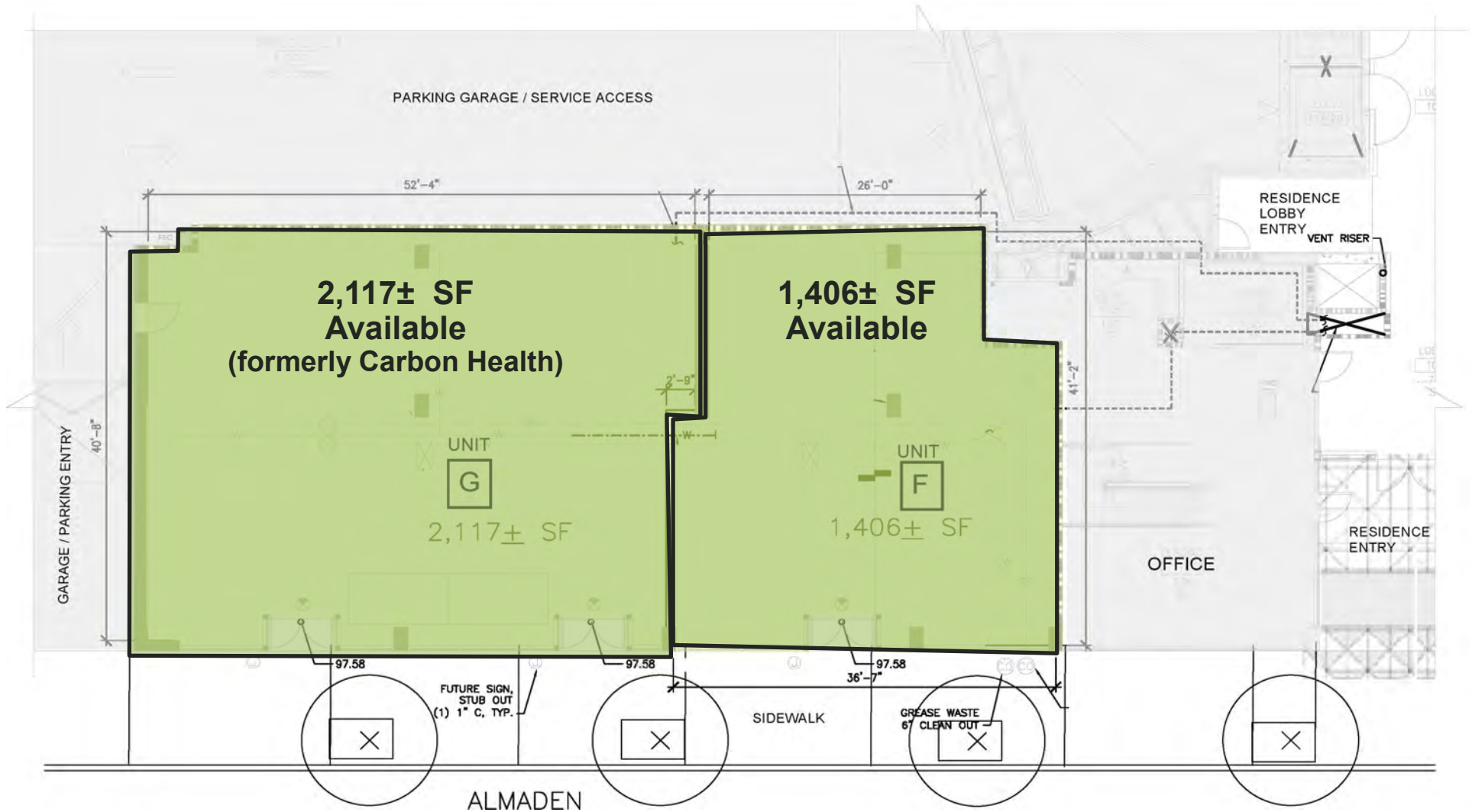
N. Almaden Ave

W. Santa Clara St

GROUND FLOOR SITE PLAN

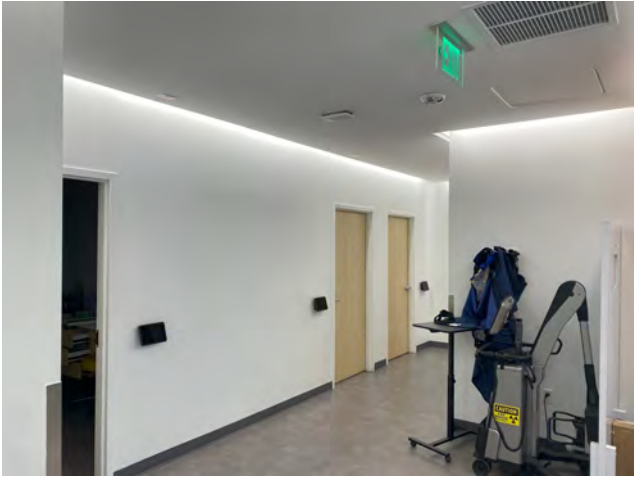
	SAN PEDRO RETAIL	4,940± SF
	The ALLEY RETAIL	3,631± SF
	ALMADEN RETAIL	3,485± SF
	LEASE PENDING	
	LEASED	

ALMADEN RETAIL SITE PLAN: SUITES AVAILABLE



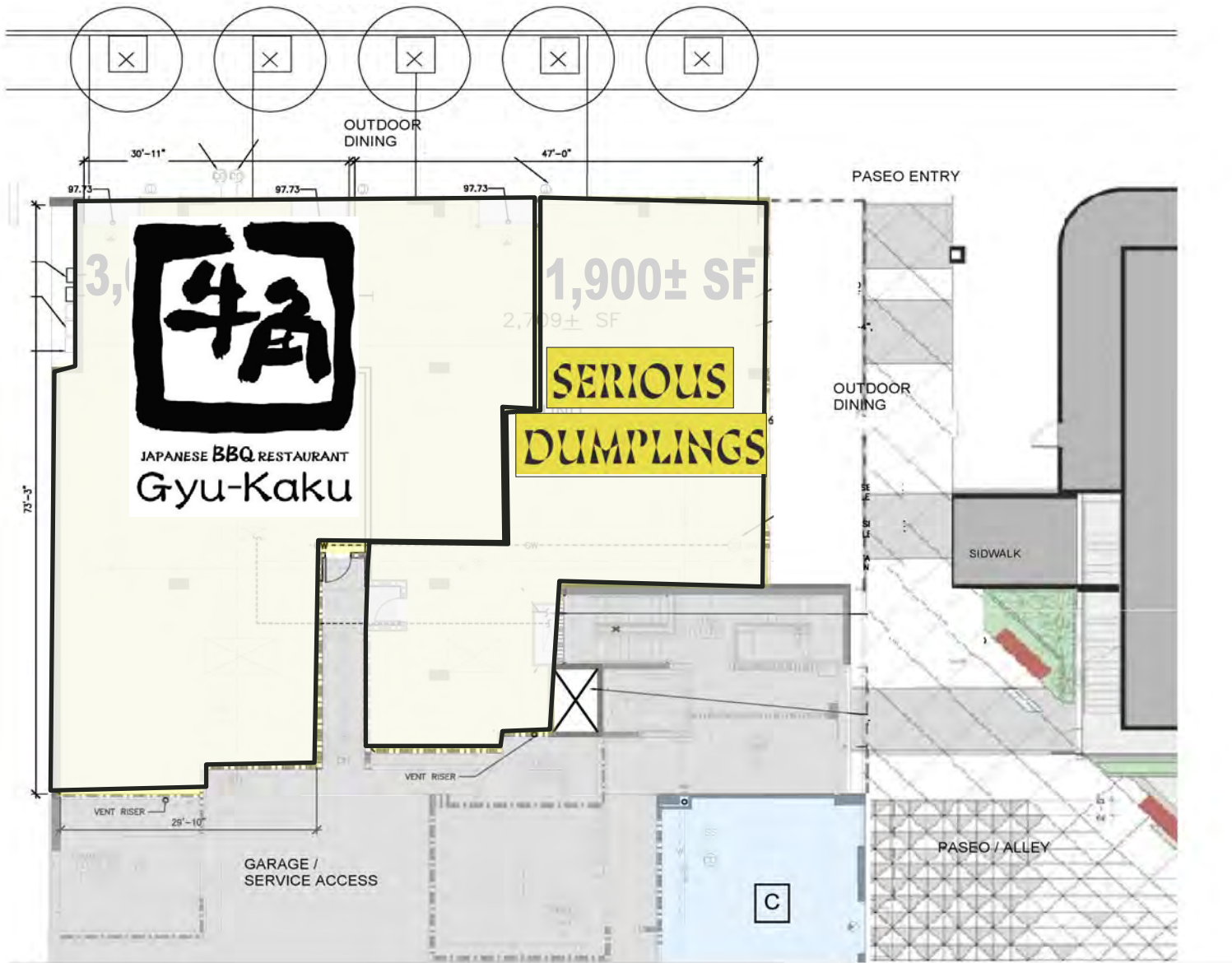
**Parking Garage
Entrance**

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

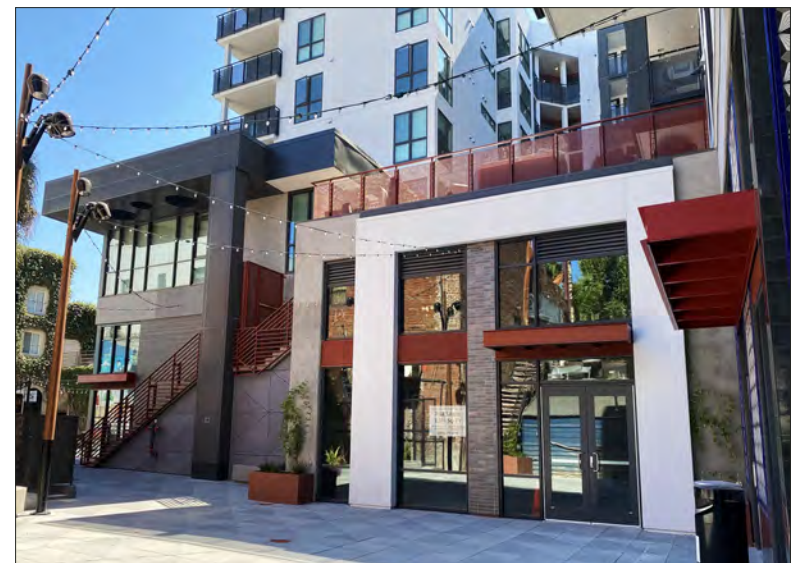


SAN PEDRO RETAIL SITE PLAN – POTENTIAL DEMISING

N. San Pedro St







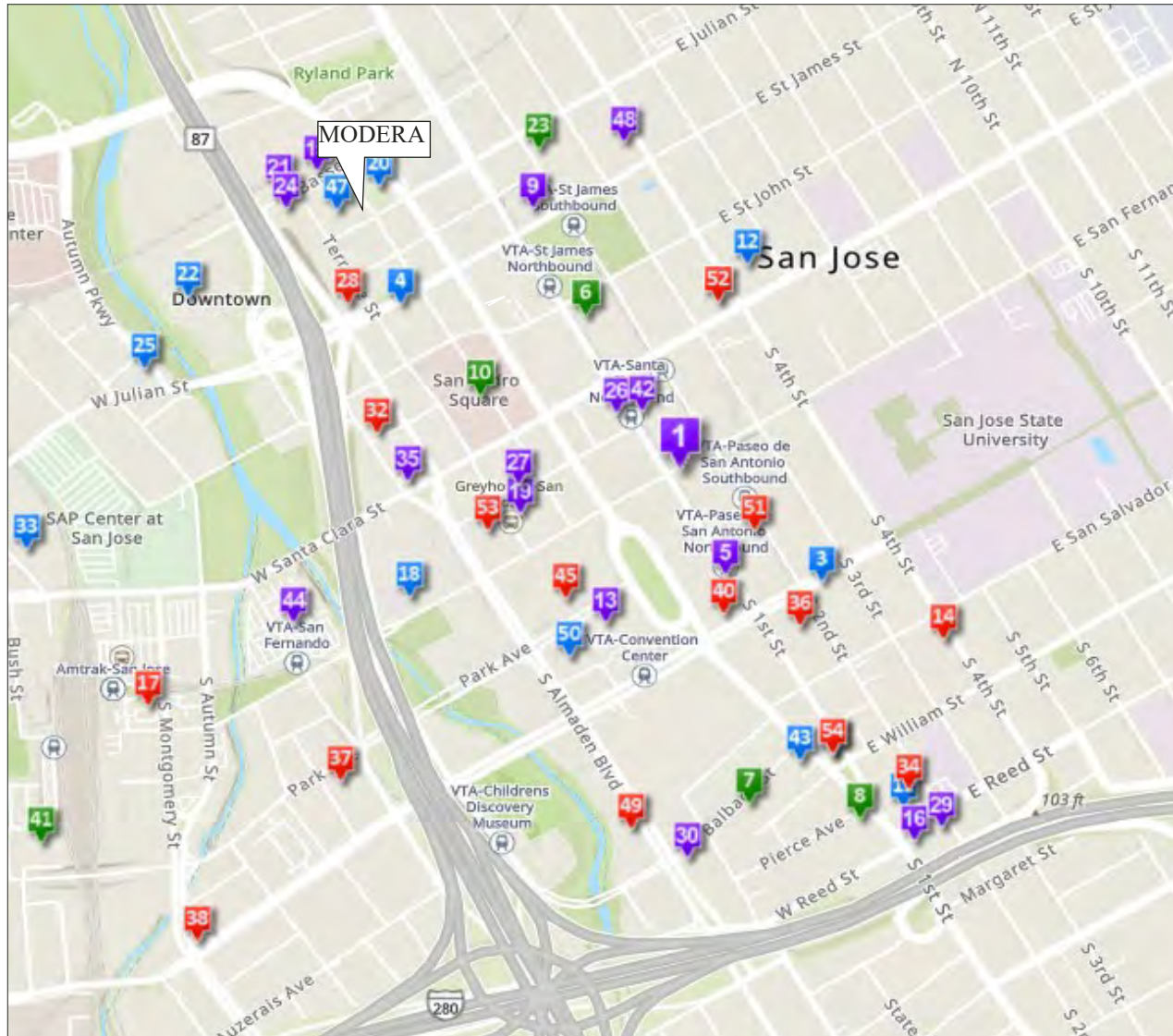
EXTERIOR PHOTOS



DOWNTOWN DEVELOPMENTS

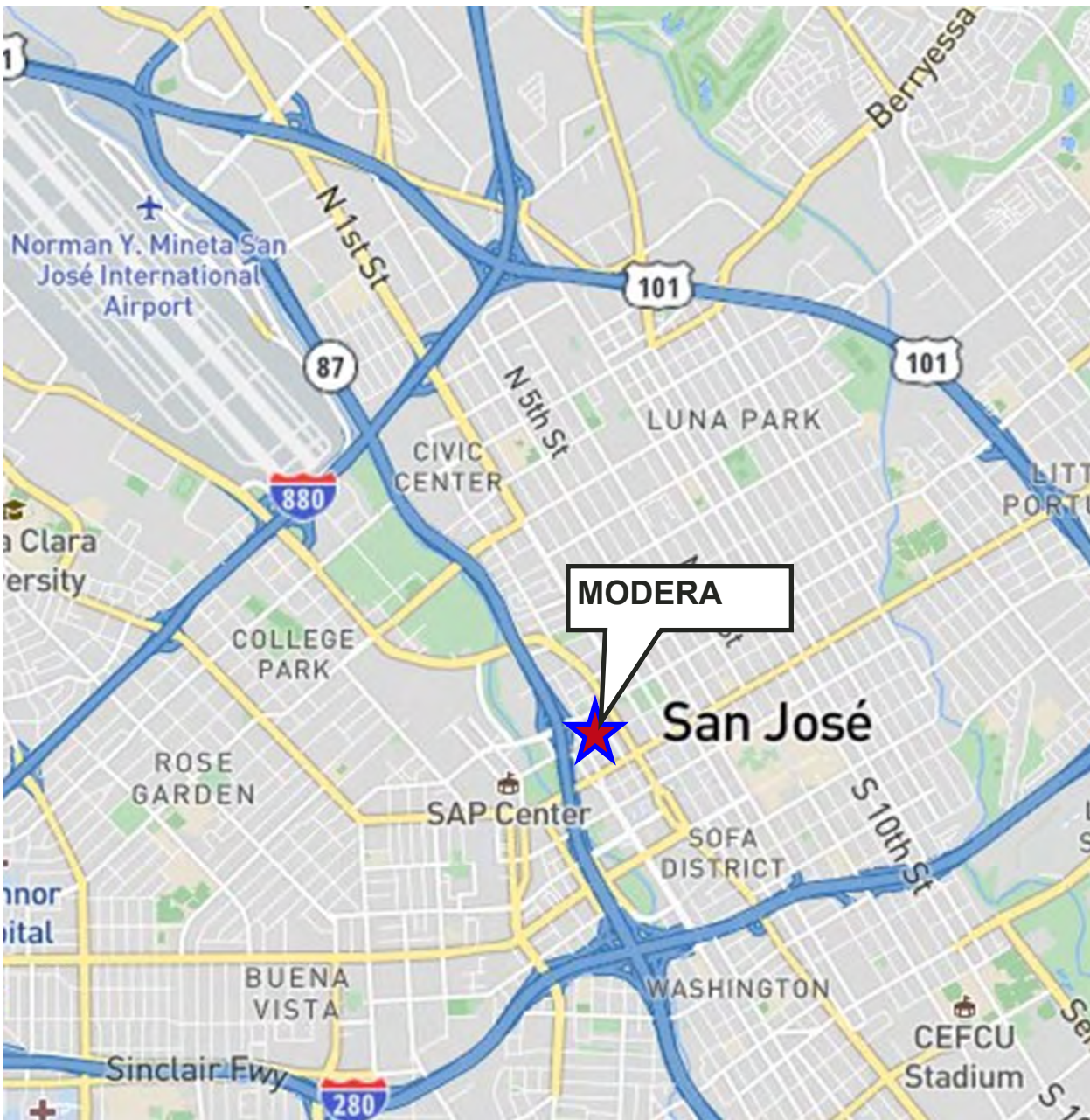
Downtown Development

-  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

2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	41,617	247,048	672,576
Average HH Income	\$156,793	\$163,152	\$174,394
Businesses	3,705	15,348	33,615
Employees	50,810	189,508	417,555

Exclusively Offered by:

Ryan Warner
 Lic. #01397580
rwarn@moinc.net
 (408) 477-2505

Bobby Facchino
 Lic. #02178873
bobby@moinc.net
 (408) 318-0623

MEACHAM/OPPENHEIMER, INC.
 8 N San Pedro St. #300
 San Jose, CA 95110
 Tel. 408.378.5900
www.moinc.net

