

MODERA SAN PEDRO SQUARE

45 N. SAN PEDRO STREET,
SAN JOSE, CALIFORNIA

FIRST YEAR LEASING INCENTIVE AVAILABLE



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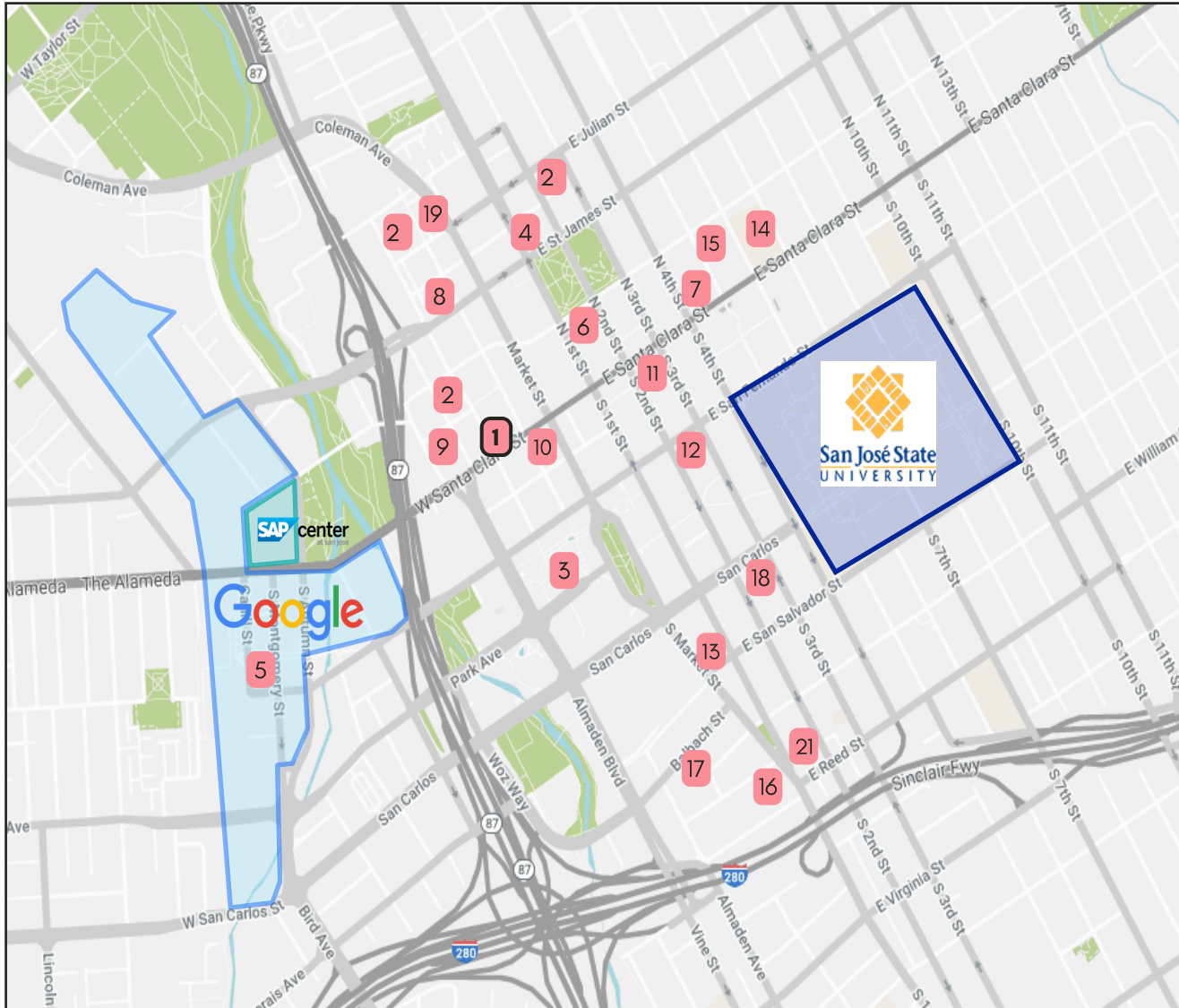
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PROPERTY HIGHLIGHTS

- 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
- \$2.99 PSF, NNN **FIRST YEAR** Lease Incentive Rent
- Seeking Exciting Concepts: Desserts, Tasting Rooms, and Personal Services
- **Now Open!**
 - Gyu Kaku Japanese BBQ
 - Serious Dumplings
 - Mysterieux Barber Shop
 - Dumont Creamery
- 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

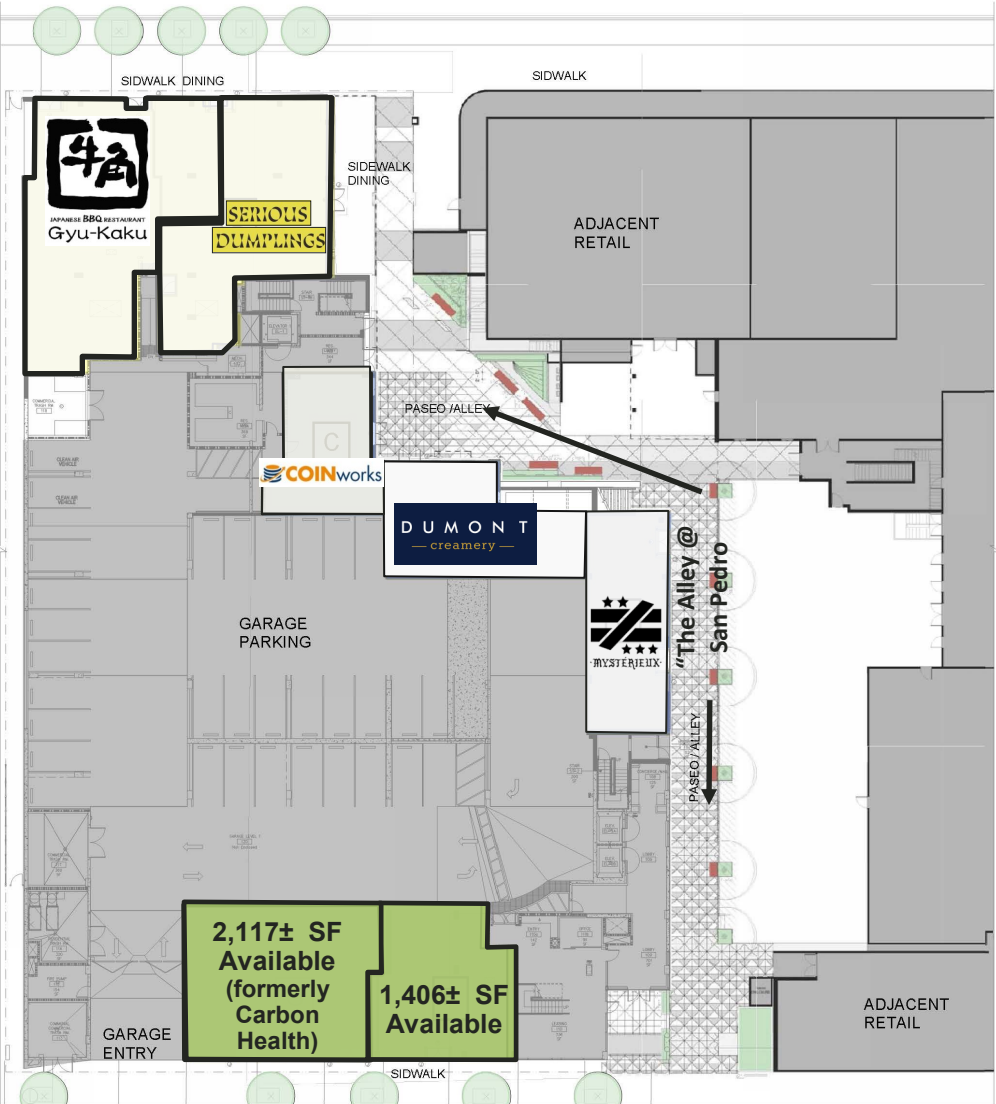


- 1. 177 W Santa Clara St**
2. Centerra ----- **347 Units**
3. City View Plaza*
4. Park View Towers* ----- **220 Units**
5. Google Campus* ----- **325 Units**
6. The James ----- **190 Units**
7. Miro ----- **630 Units**
8. City Heights ----- **124 Units**
9. Axis ----- **329 Units**
10. One South Market ----- **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



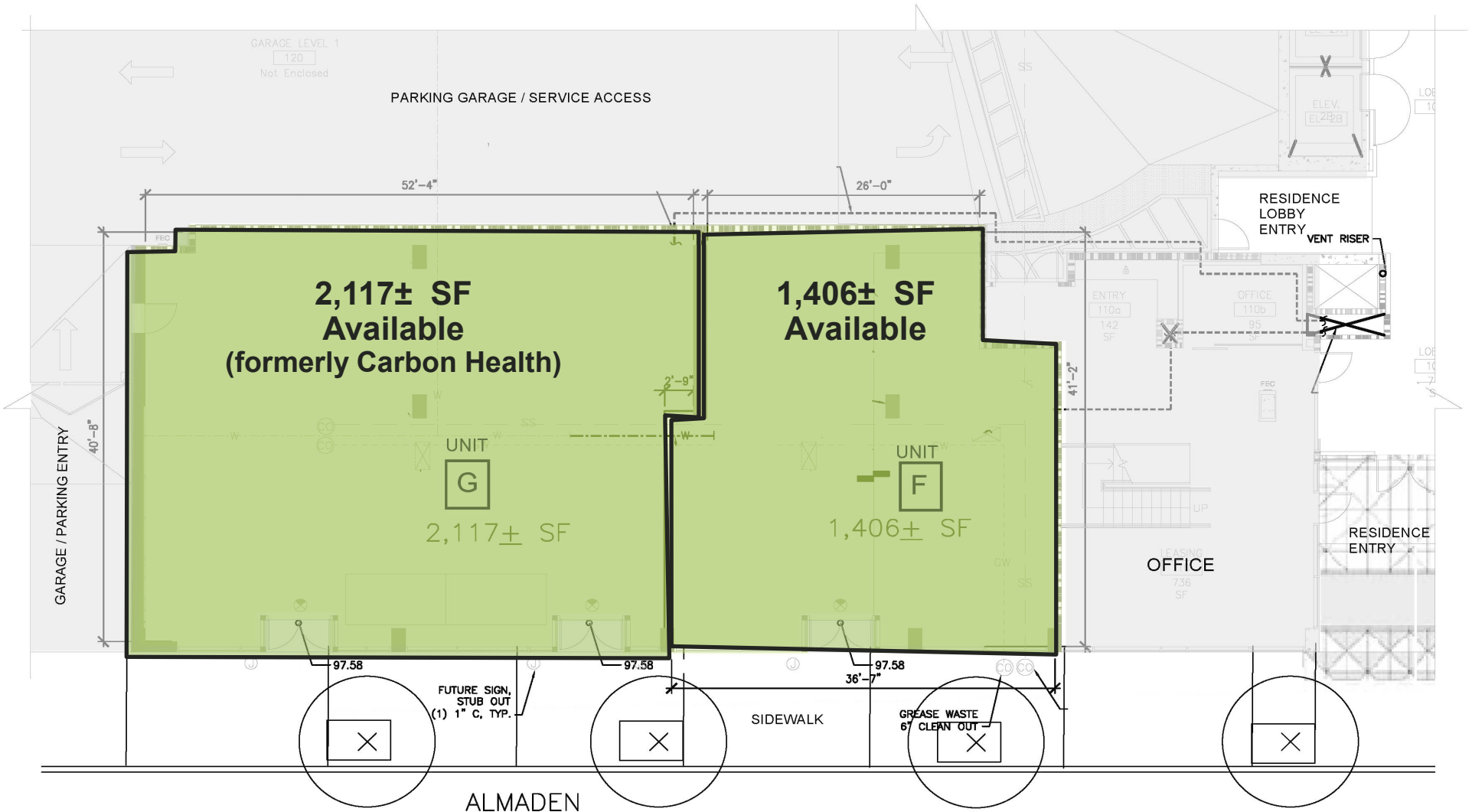
N. Almaden Ave

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

ALMADEN RETAIL SITE PLAN: SUITES AVAILABLE



**Parking Garage
Entrance**

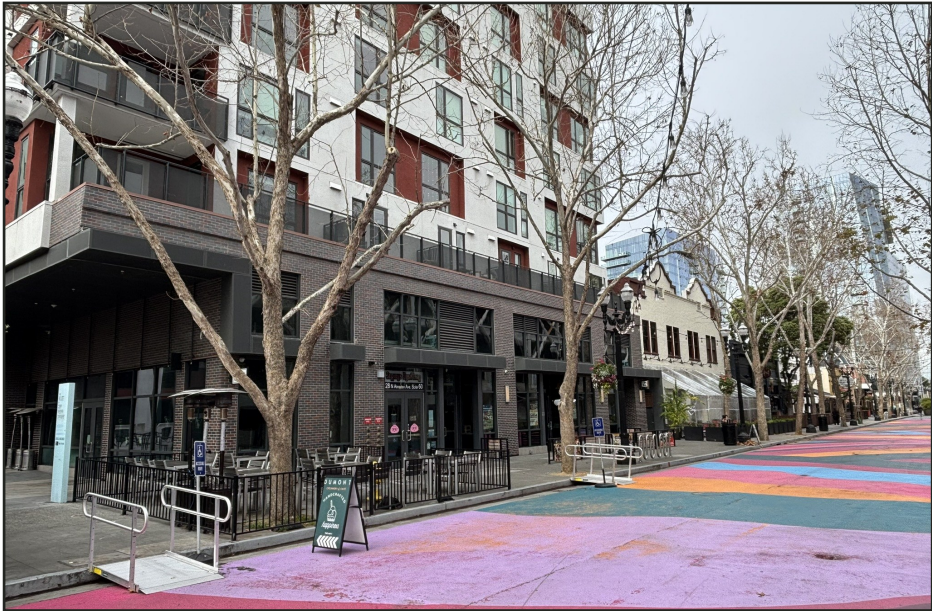
INTERIOR PHOTOS OF FORMER CARBON HEALTH 2,117± SF UNIT



INTERIOR PHOTOS OF Unit F – 1,406± SF

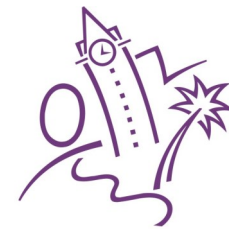
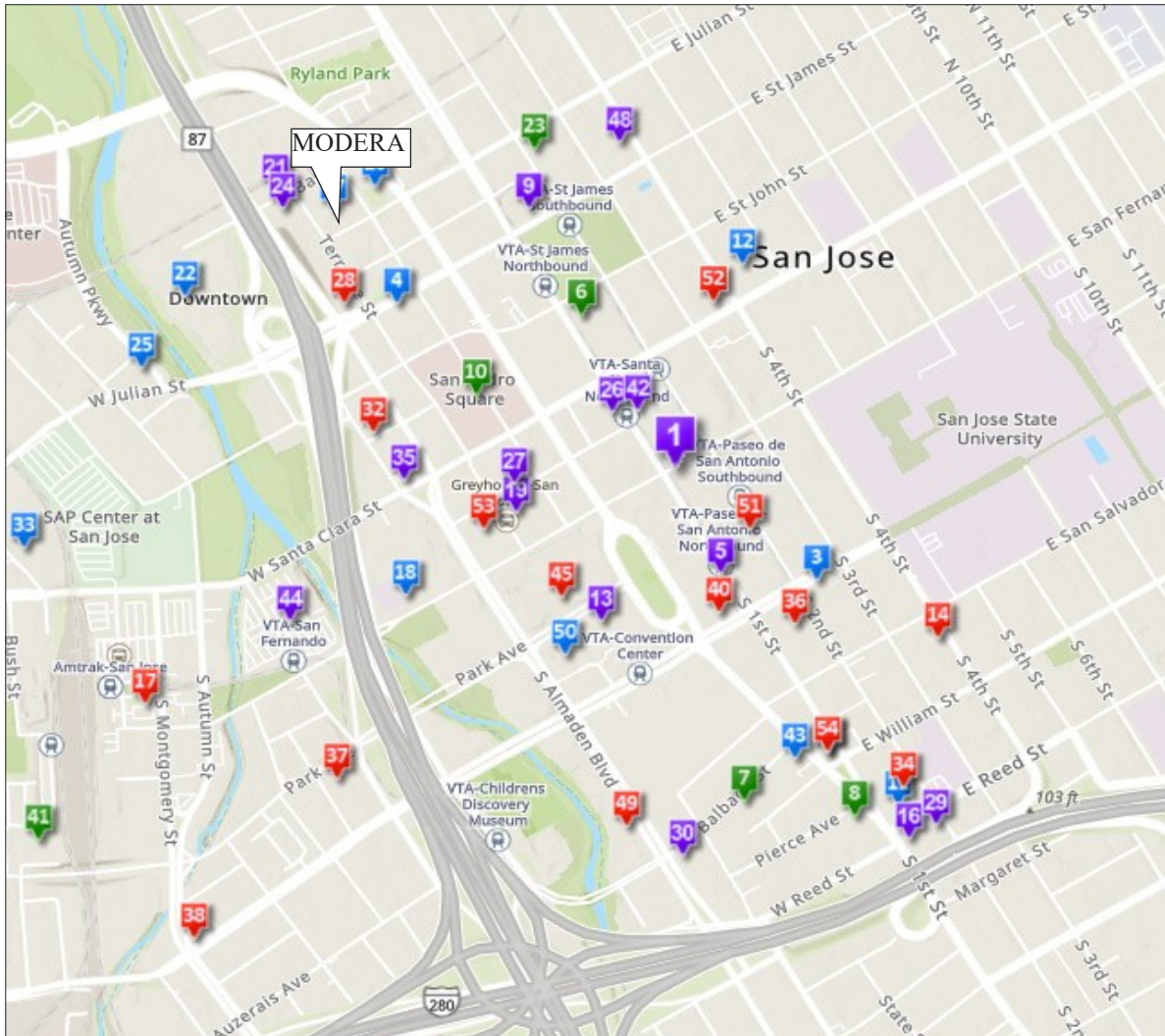
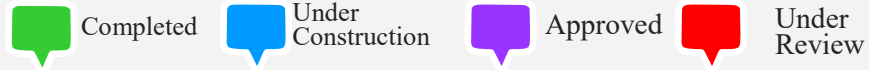


EXTERIOR PHOTOS



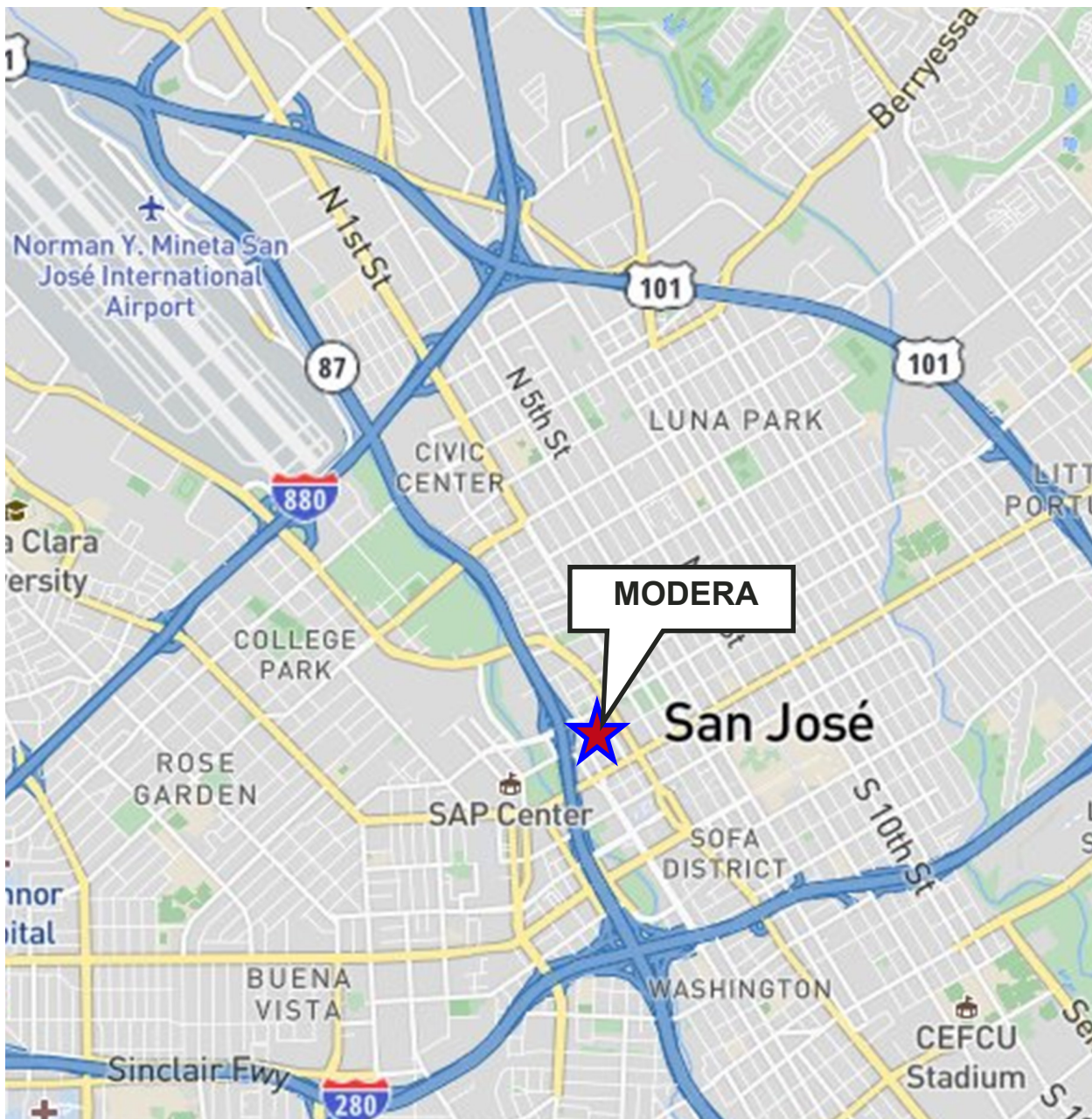
DOWNTOWN DEVELOPMENTS

Downtown Development



**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	41,612	244,357	672,251
Average HH Income	\$157,857	\$163,544	\$173,617
Businesses	3,459	14,513	31,610
Employees	42,357	164,685	363,349

Exclusively Offered by:

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