

MODERA SAN PEDRO SQUARE

45 N. SAN PEDRO STREET,
SAN JOSE, CALIFORNIA



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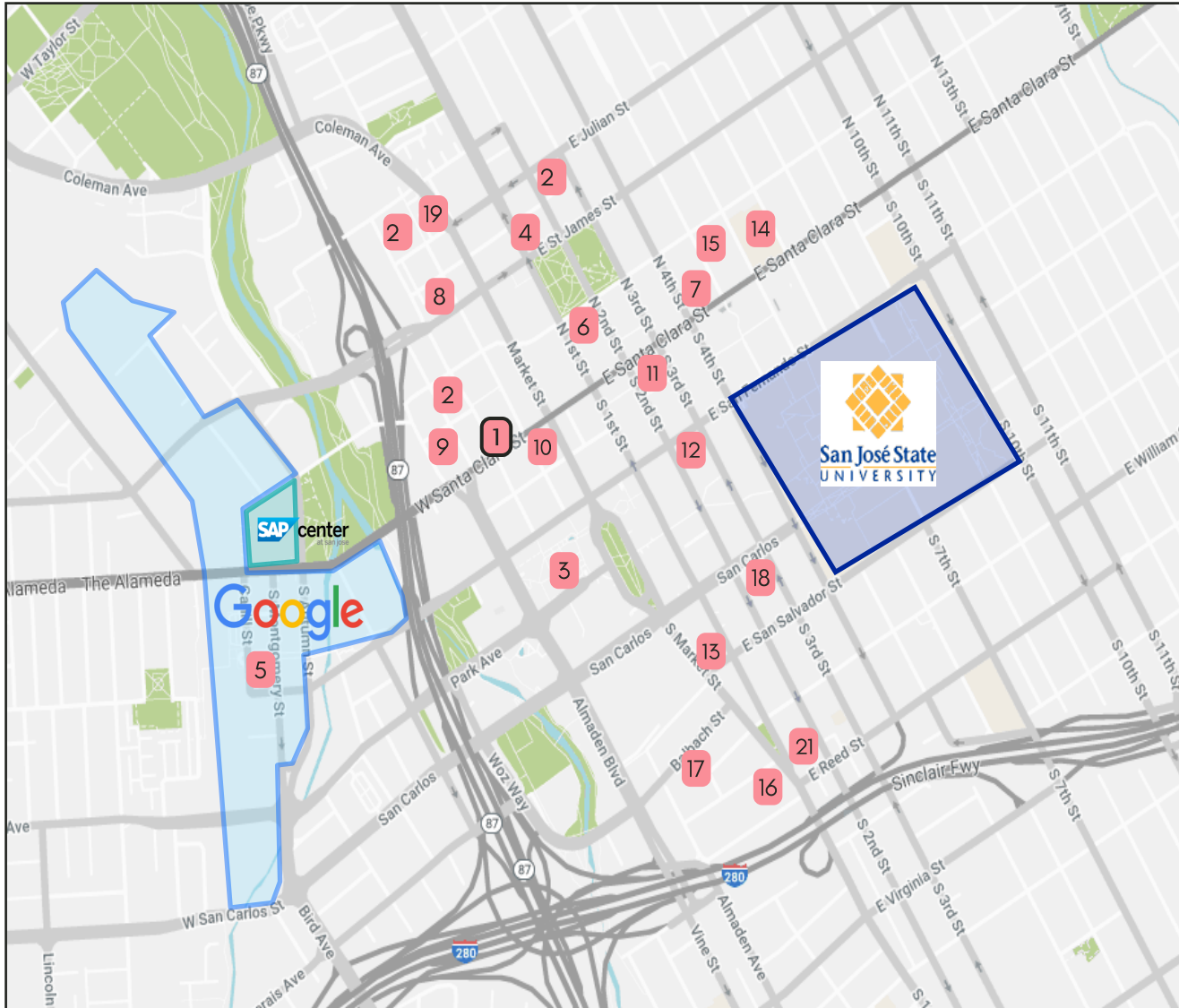
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PROPERTY HIGHLIGHTS

- Premier Mixed-Use Development in the Heart of San Pedro Square
- 201 Luxury Apartments
- **Taimseed Urgent Care Coming Soon**
- 1,406± SF Along Almaden
- Rent: \$3.95 PSF Plus NNN
- Seeking Exciting Concepts: Desserts, Fitness and Personal Services
- **Now Open!**
 - Gyu Kaku Japanese BBQ
 - Serious Dumplings
 - Mysterieux Barber Shop
 - Dumont Creamery
 - Coinworks
- San Pedro Square is a Vibrant Urban Area Supported By A Strong Daytime Workforce
- Major Corporate Tenants - Zoom, Adobe & Deloitte
- Modera is Easily Accessible from SAP Center, VTA Transit and Caltrain



SURROUNDING DOWNTOWN DEVELOPMENTS

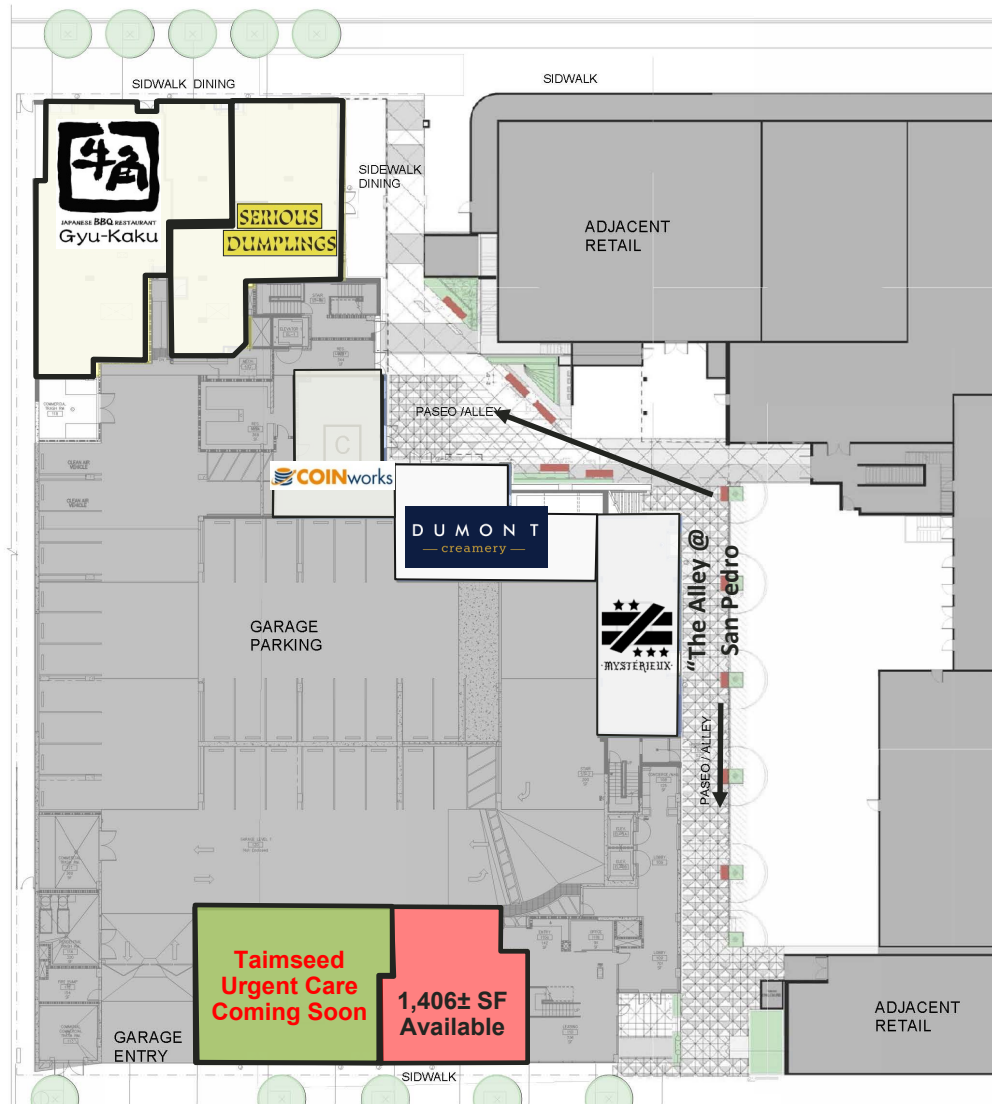


1. 177 W Santa Clara St
2. Centerra ----- 347 Units
3. City View Plaza*
4. Park View Towers* ----- 220 Units
5. Google Campus* ----- 325 Units
6. The James ----- 190 Units
7. Miro ----- 630 Units
8. City Heights ----- 124 Units
9. Axis ----- 329 Units
10. One South Market ----- 312 Units
11. The Globe ----- 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



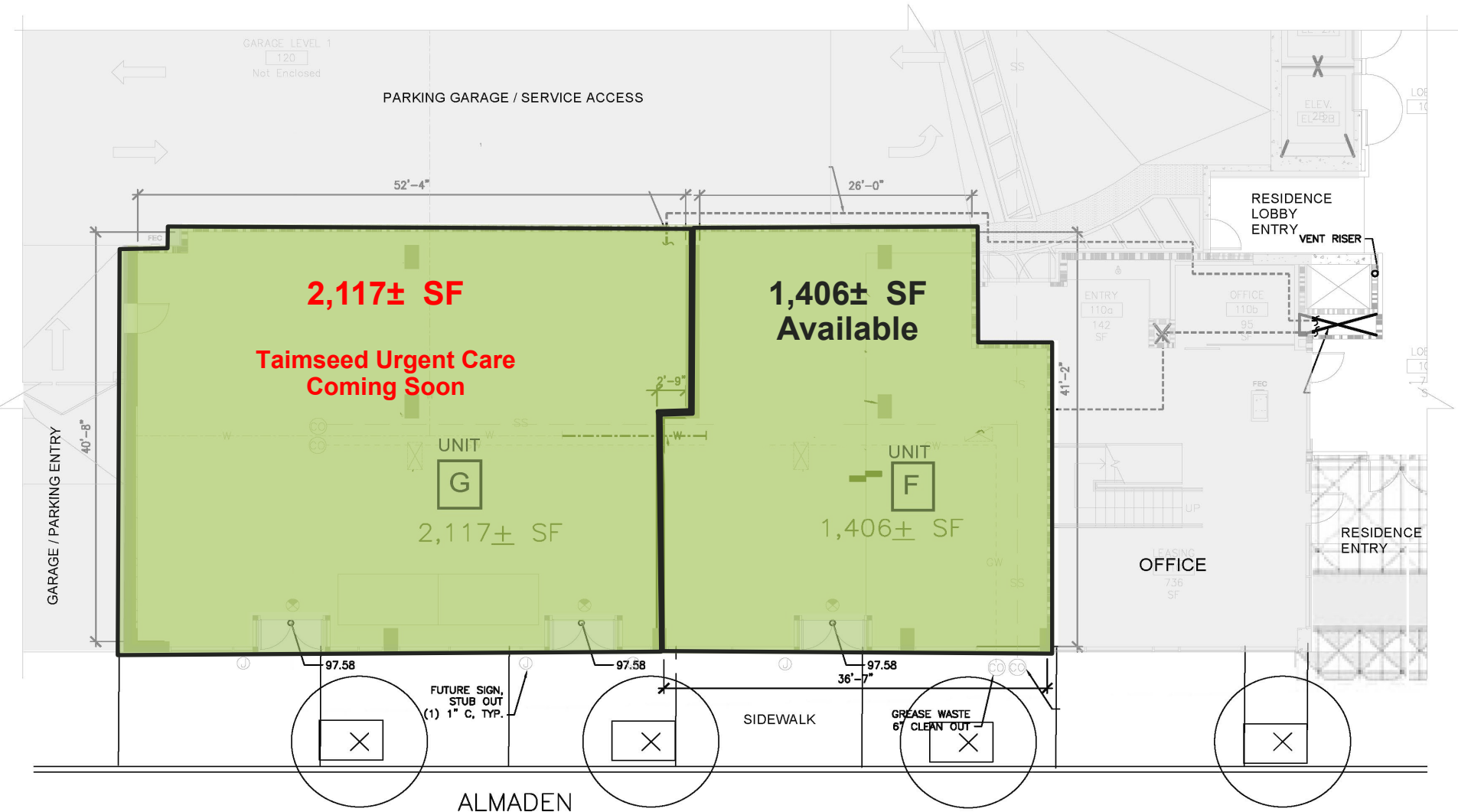
N. Almaden Ave

GROUND FLOOR SITE PLAN

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

W. Santa Clara St

ALMADEN RETAIL SITE PLAN: SUITES AVAILABLE

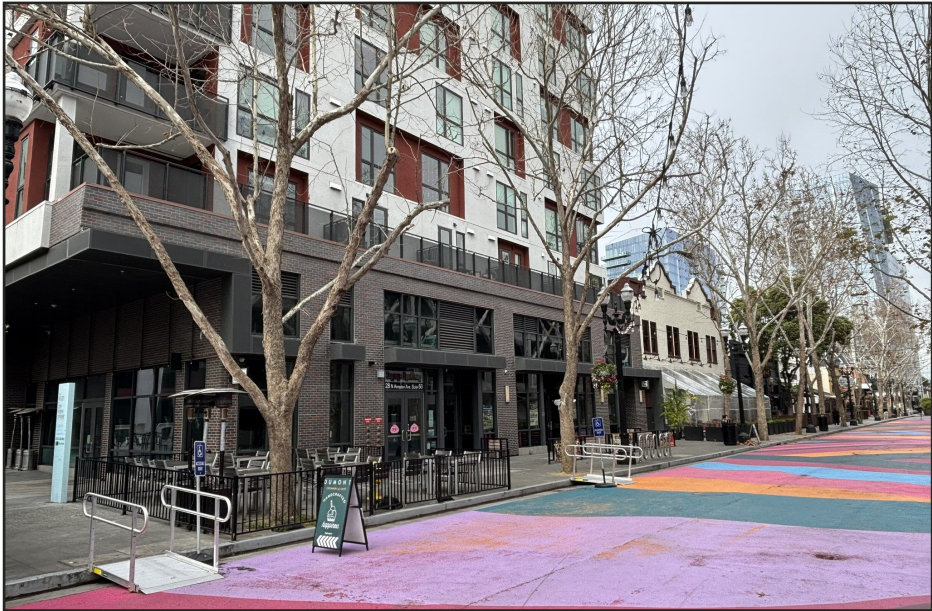


**Parking Garage
Entrance**

INTERIOR PHOTOS OF Unit F – 1,406± SF

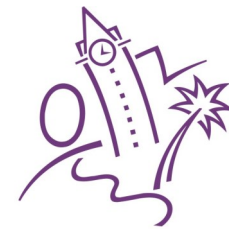
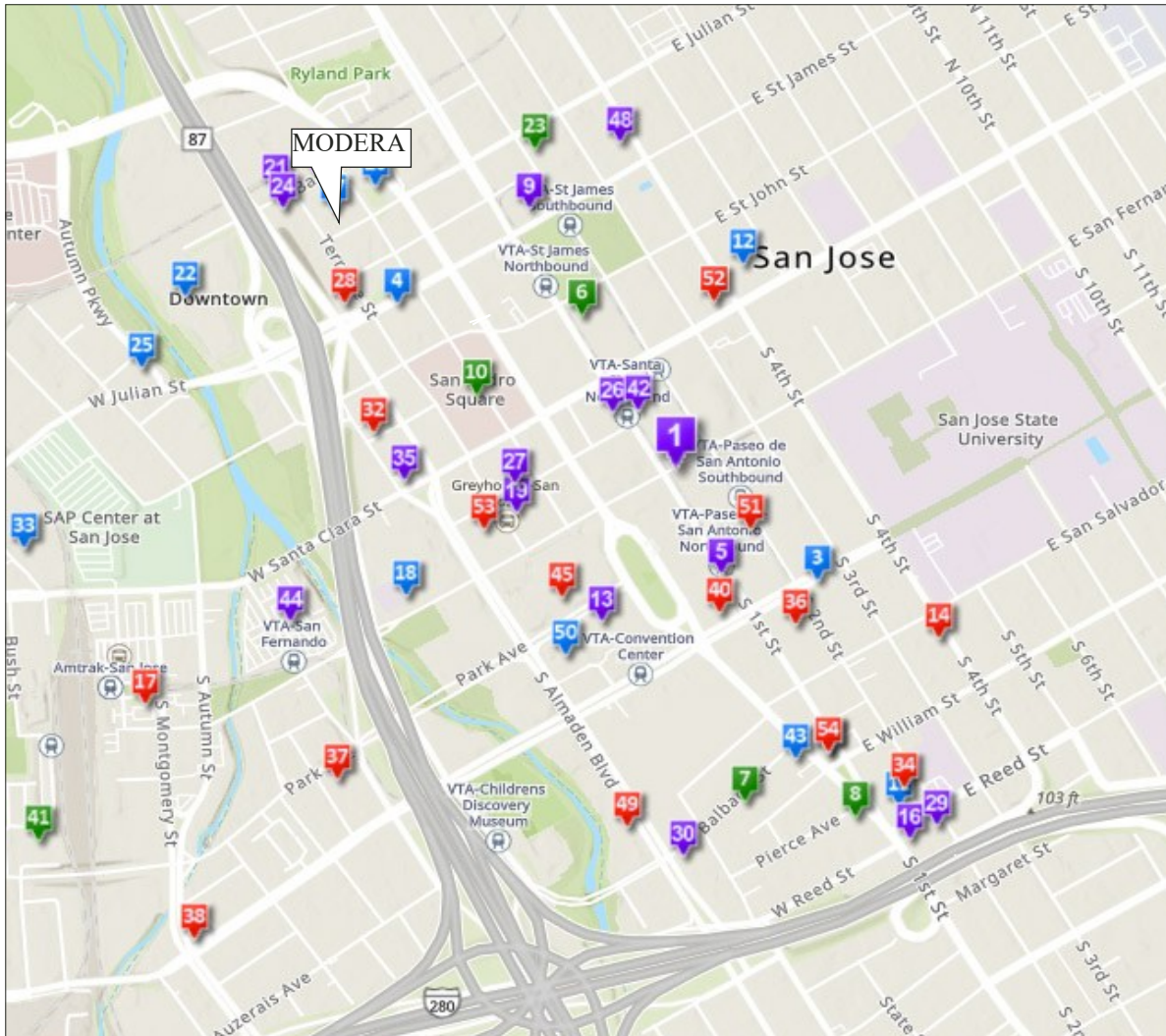
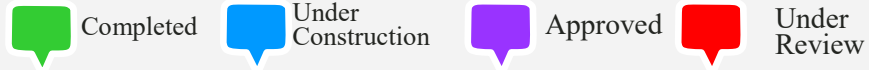


EXTERIOR PHOTOS



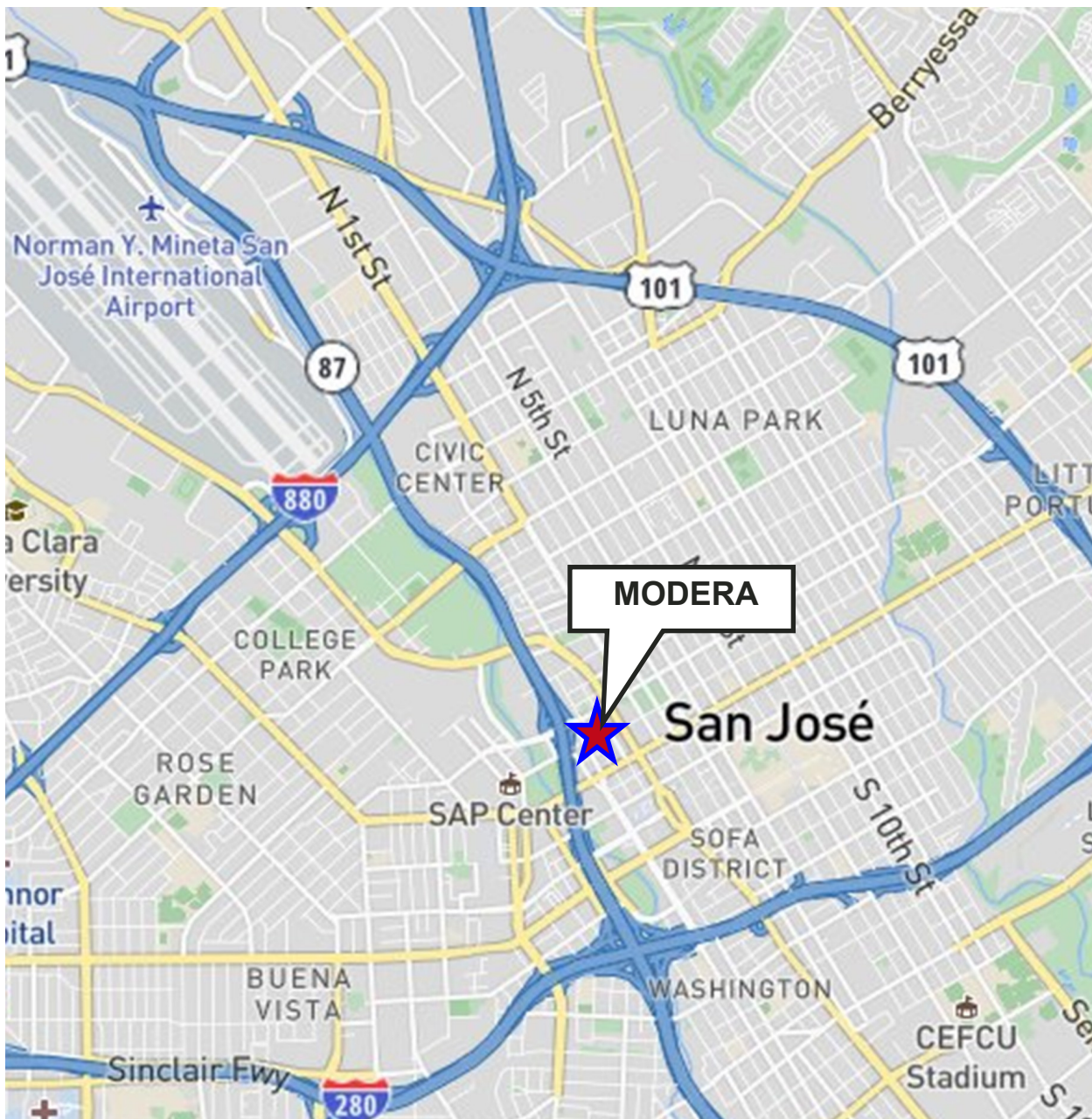
DOWNTOWN DEVELOPMENTS

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

2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	41,944	250,797	679,446
Average HH Income	\$162,298	\$178,939	\$197,587
Businesses	3,449	14,221	30,723
Employees	42,148	160,567	352,331

Exclusively Offered by:

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