



MEACHAM/OPPENHEIMER CORFAC INTERNATIONAL
Commercial Brokerage | Investment Sales | Property Management



CENTERRA

77 N. Almaden Ave.
San Jose, CA 95110



PRIME SAN PEDRO SQUARE RETAIL SPACE



AVAILABLE NOW

PROPERTY INFORMATION:

- Luxury Apartment Tower with Ground Floor Retail Suites
- Across from San Pedro Square Market
- 347 Residential Units
- 4 Retail Spaces Available, Ranging from 1,000± SF to 3,100± SF
- Highly Visible, With Impressive Glass Storefronts and Tall Ceilings
- Direct Access to HWY 87 and 280
- Adjacent to San Pedro Square Central Dining/Entertainment District
- \$3.50 PSF, NNN
- Generous TI Allowance
- Warm Shell Delivery

ESTIMATE DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	35,038	242,509	680,121
AVG. HH INCOME:	\$87,593	\$89,093	\$98,027

Exclusively Offered by:

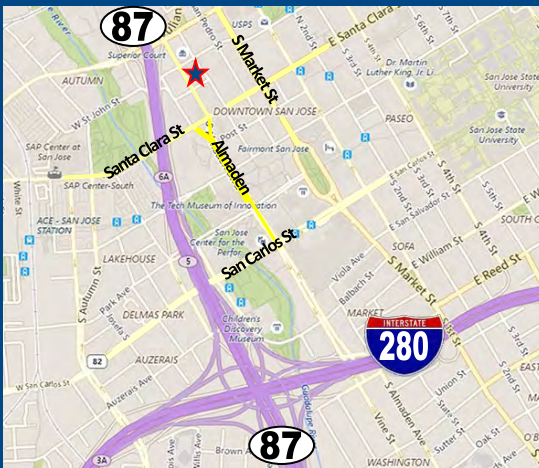
MEACHAM/OPPENHEIMER, INC.
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(408) 378-5900

Luxury Mixed-Use Project



CENTERRA

As one of the most visible locations in San Pedro Square in Downtown San Jose, Centerra will offer unique retail opportunities in the busy downtown corridor. With the surrounding multi-tenant office buildings and immediate residential areas, along with the prime location adjacent to San Pedro Square Market, this retail space is poised to become the premier destination in downtown San Jose.



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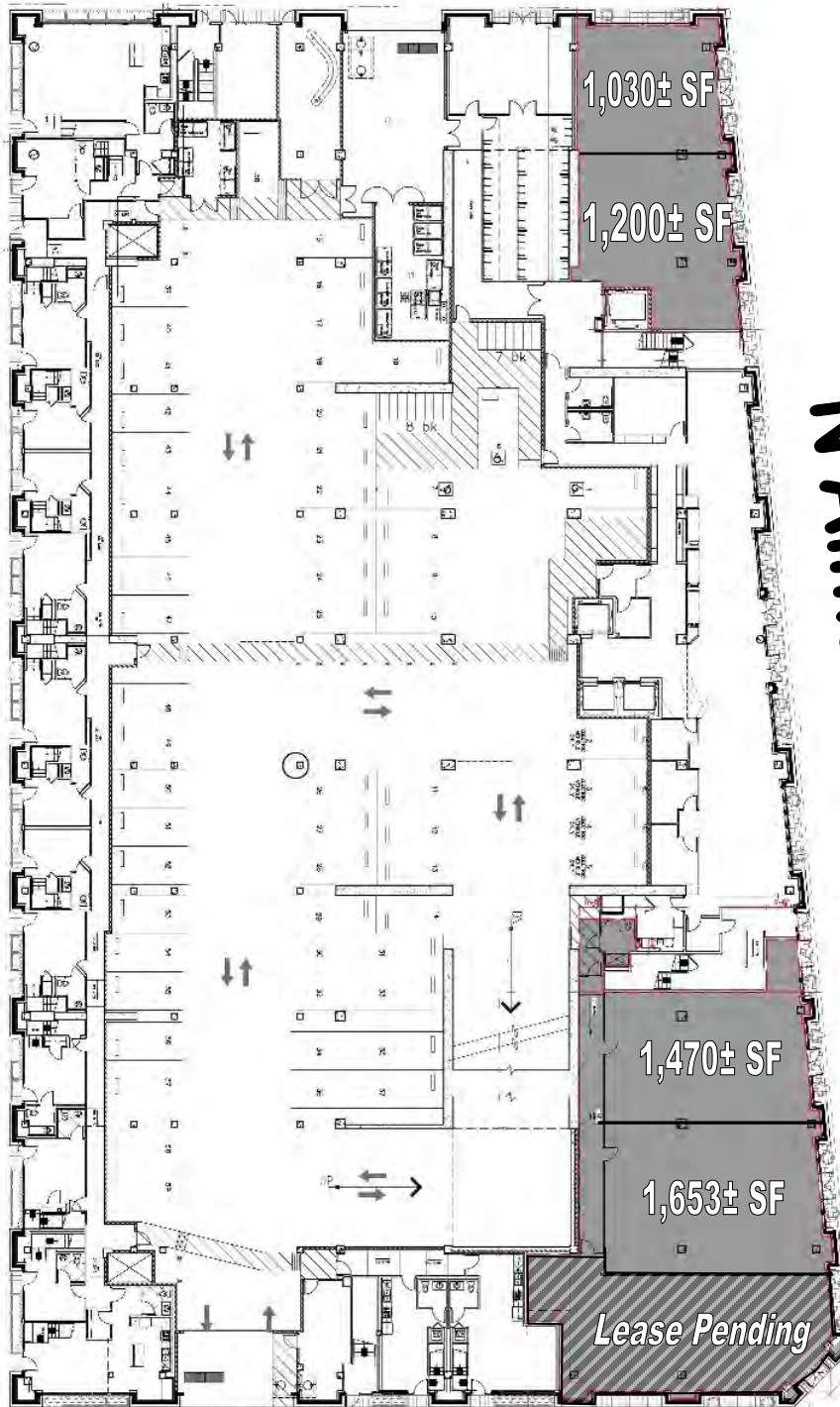
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CENTERRA

W St. John

Notre Dame Ave



N Almaden Ave



Carlyle St

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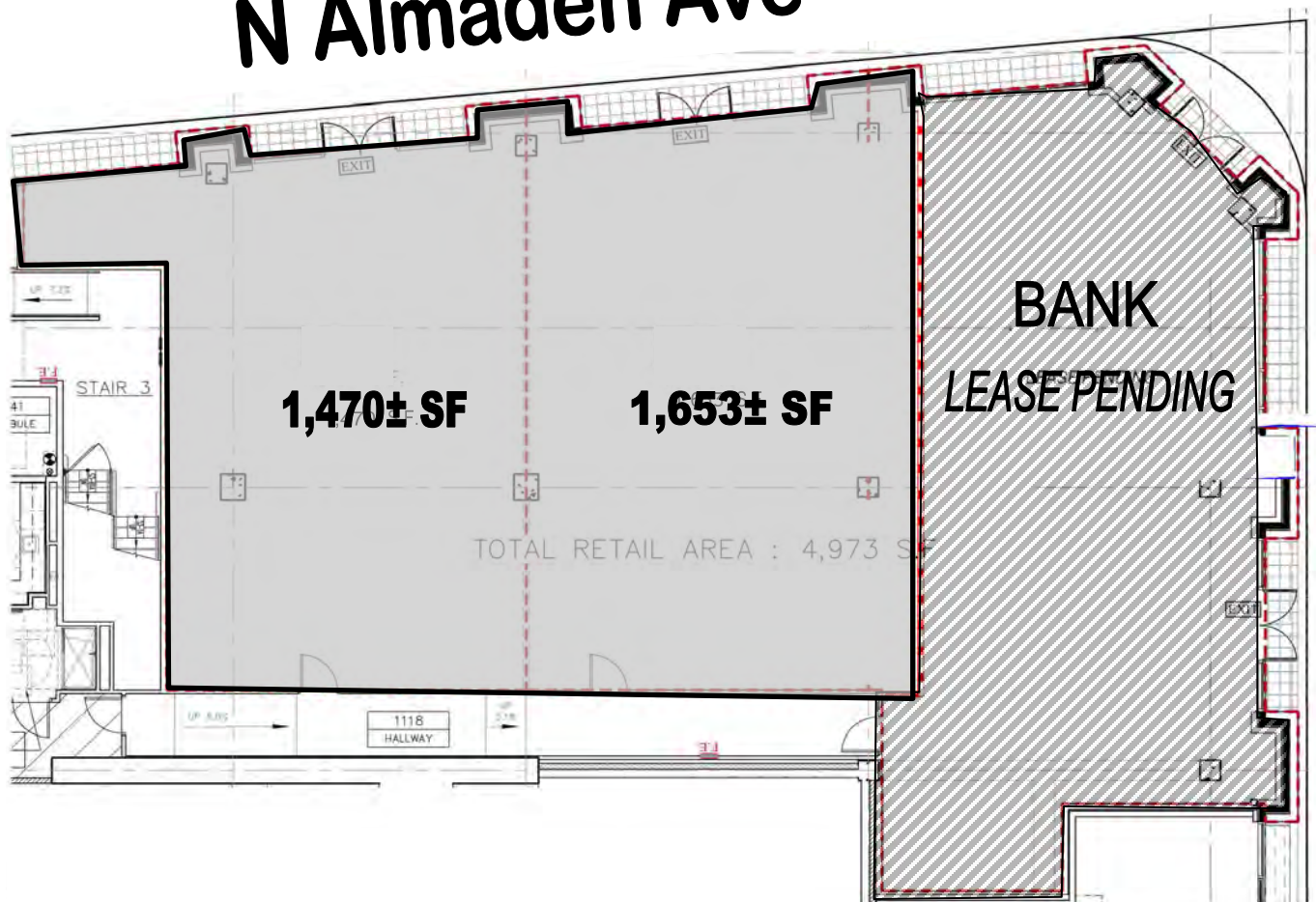
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South Retail Spaces

N Almaden Ave



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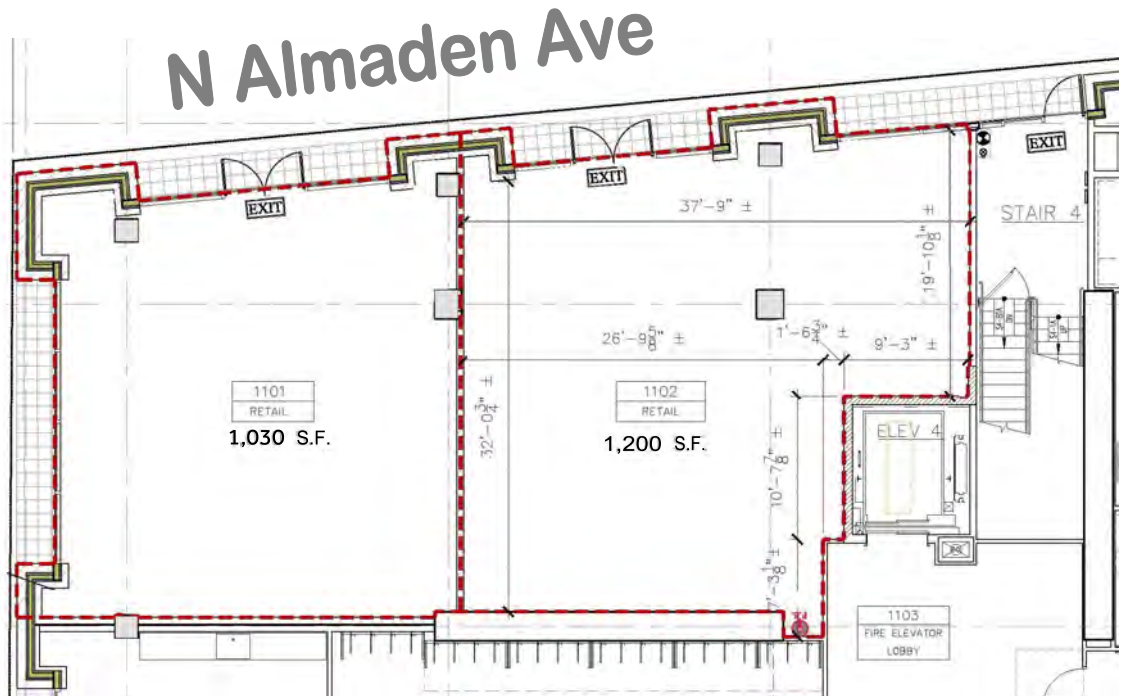
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CENTERRA

North Retail Spaces

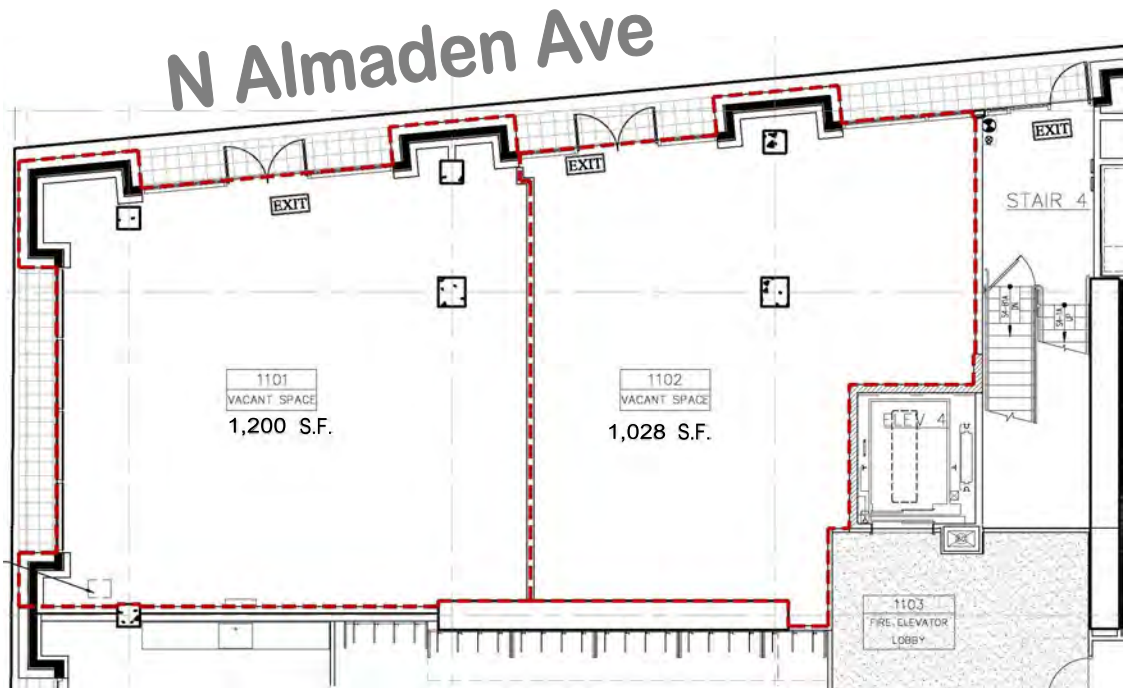
OPTION A

W St. John



OPTION B

W St. John



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The San Pedro Square Market (SPSM), directly across the street, is the Downtown San Jose public market, with 20+ unique restaurants and vendors selling everything from great sandwiches to beautiful imported kitchenware. With the open-air plaza, sidewalk café and three unique interior spaces, it has become the all-around best place to hang out Downtown, from dawn to midnight.



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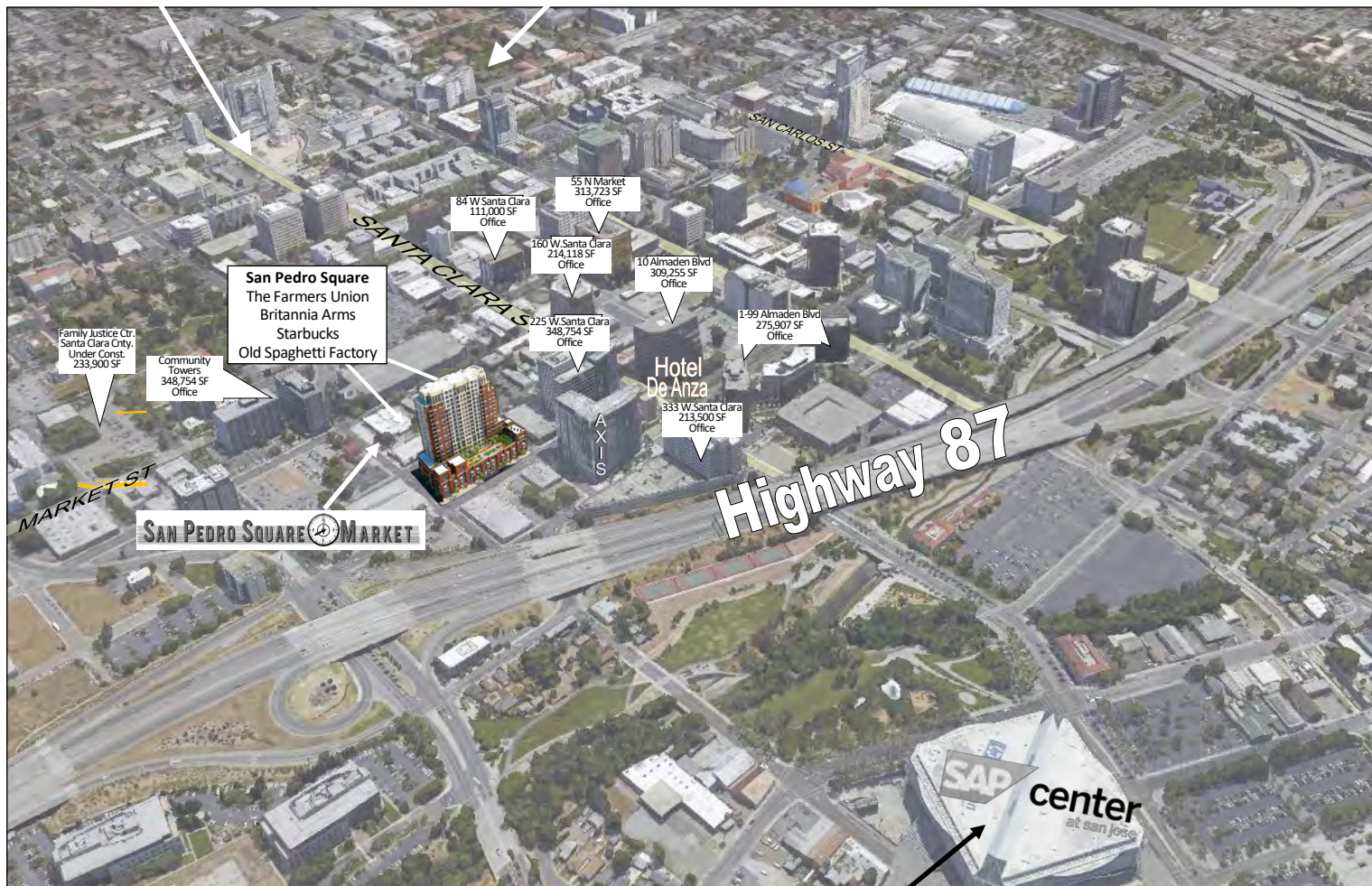
SAN JOSE
STATE UNIV.

30,000+ Students



SAN JOSE
McENERY
CONVENTION
CENTER

5 Million Visitors
To Convention Center,
Downtown Museums & Festivals



126+ NHL Sharks
Games or Events
Annually

DIRIDON
STATION
Transit Hub for
Amtrak, CalTrain,
VTA Light Rail

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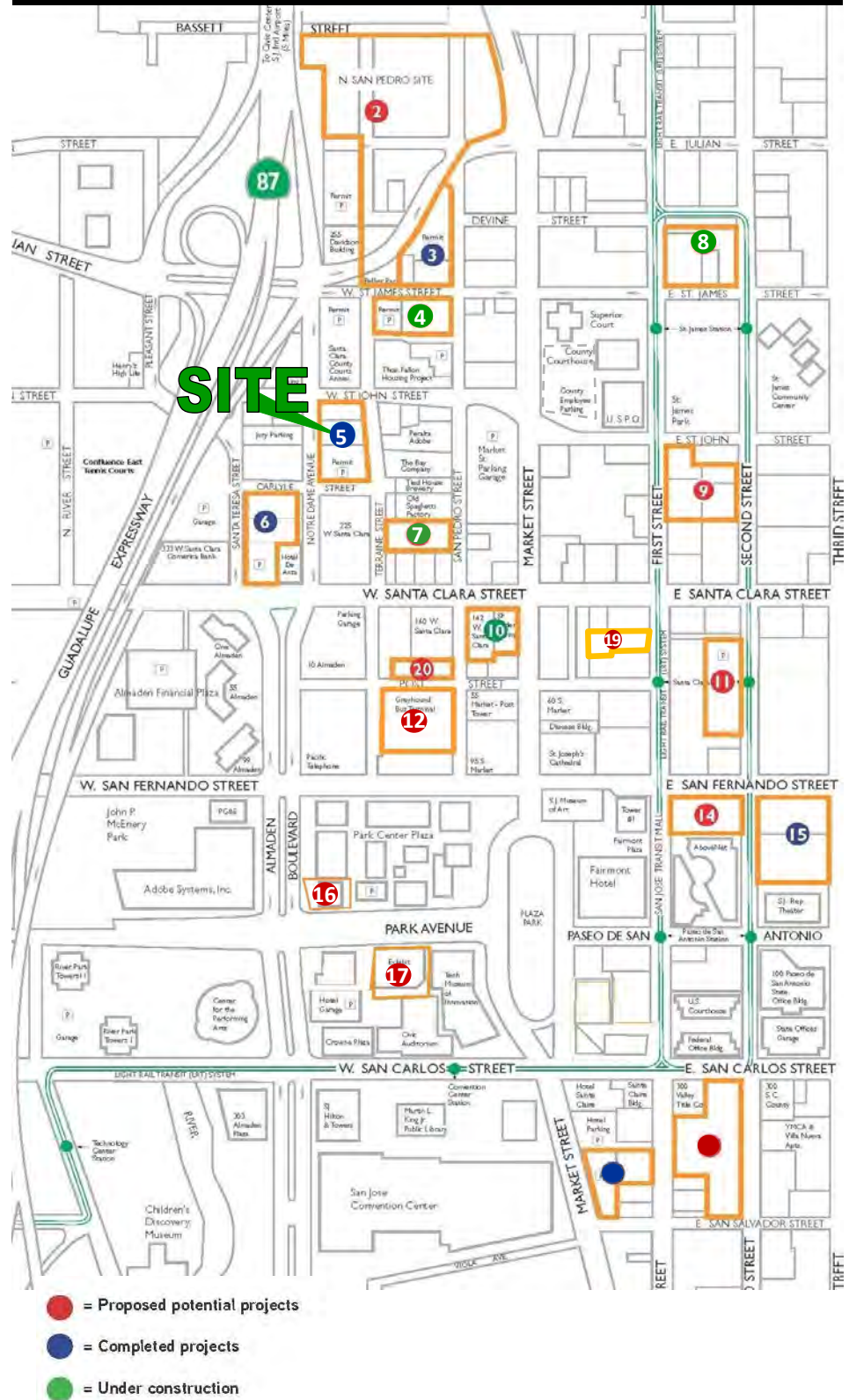
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CENTERRA

DOWNTOWN SAN JOSE RESIDENTIAL DEVELOPMENT MAP

- 2** N San Pedro Housing Site
700+ Residential Units proposed
- 3** City Heights
124 Condo Units
- 4** SILVERY TOWERS
643 Residential Units
- 5** CENTERRA
347 Rental Units
- 6** Axis
330 Condo Units
- 7** MODERA
220 Residential Units proposed
- 8** Park View Towers
220 Residential Units proposed
- 9** Marshal Square
190 Residential Units proposed
- 10** One South Market
312 Rental Units
- 11** Fountain Alley
100 Residential Units proposed
- 12** KT Urban Towers
700 Units Proposed
- 14** Sobrato SWC 1st & San Fernando
TBD
- 15** The 88
197 Condo Units
- 16** 170 Park Center Plaza
170 Residential Units proposed
- 17** Museum Place
250+ Residential Units
- 19** 27 South First
324 Residential Units proposed
- 20** Post San Pedro Tower
182 Residential Units proposed



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