



Located at Curtner Avenue & Monterey Highway, San Jose - The Largest Retail Power Center in San Jose
 10 National Anchor Tenants ♦ 650,000 Square Feet ♦ 55 Acres ♦ 16 Dining Establishments



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PROPERTY PROFILE

Location NWC Monterey Hwy & Curtner Ave, San Jose, California

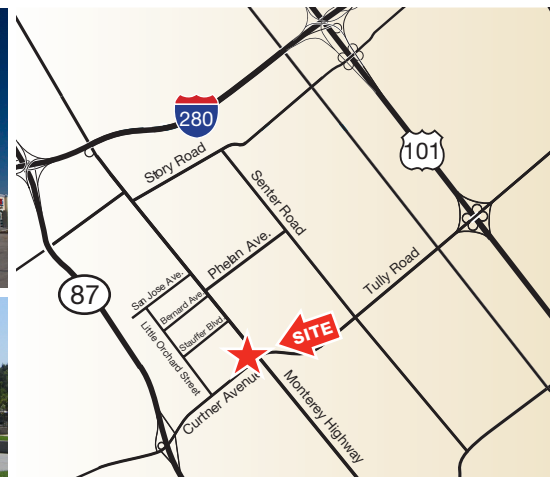
- Project Highlights**
- A 650,532 SF Retail Power center featuring tenants such as Target, Home Depot, Best Buy, Ross, Toys R Us, Babies R Us and PetSmart
 - City of San Jose's largest power center
 - Located across from new communities of Communications Hill and Dairy Hill totaling over 6,000 residential units
 - Located near the affluent Willow Glen Neighborhood
 - Features unique Town Square with inviting open space and outdoor seating
 - Art Moderne architectural style based on The Plant's rich history

2011 DEMOGRAPHICS

	1-MILE	2-MILE	3-MILE
Population	10,785	98,491	260,412
Avg. HH Income	\$69,161	\$90,912	\$93,481
Daytime Population	16,153	84,827	226,204

TRAFFIC COUNTS

Monterey Hwy	44,000 ADT	Little Orchard St	11,000 ADT
Curtner Ave	45,000 ADT	Hwy 87	95,000 ADT



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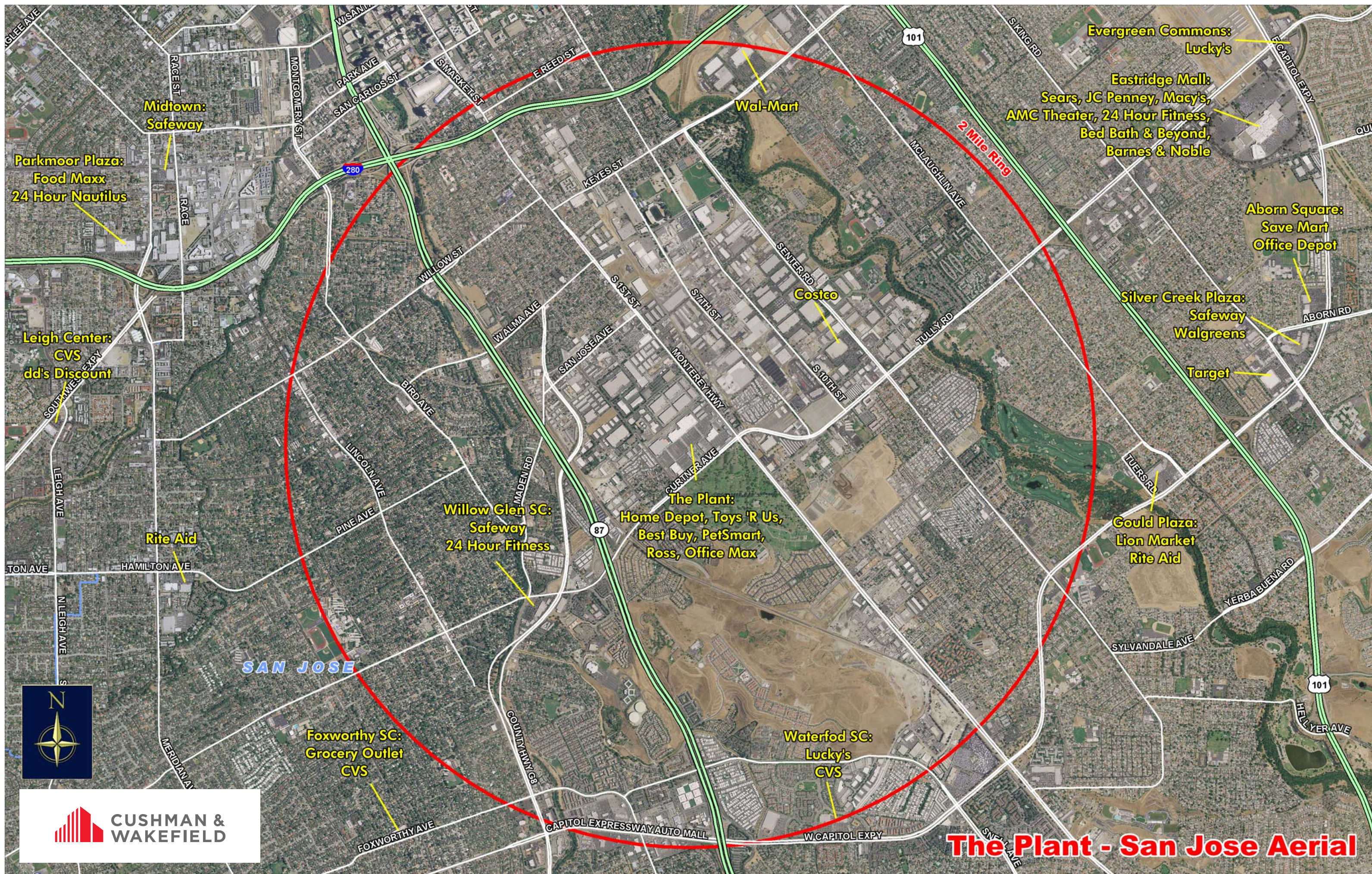
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The Plant ♦ San Jose, California

Located at Curtner Avenue & Monterey Highway





Parkmoor Plaza:
Food Maxx
24 Hour Nautilus

Leigh Center:
CVS
dd's Discount

Rite Aid

Foxworthy SC:
Grocery Outlet
CVS

Midtown:
Safeway

Willow Glen SC:
Safeway
24 Hour Fitness

The Plant:
Home Depot, Toys 'R Us,
Best Buy, PetSmart,
Ross, Office Max

Waterford SC:
Lucky's
CVS

Wal-Mart

Costco

Evergreen Commons:
Lucky's

Eastridge Mall:
Sears, JC Penney, Macy's,
AMC Theater, 24 Hour Fitness,
Bed Bath & Beyond,
Barnes & Noble

Aborn Square:
Save Mart
Office Depot

Silver Creek Plaza:
Safeway
Walgreens

Target

Gould Plaza:
Lion Market
Rite Aid

The Plant - San Jose Aerial





	1 mile	2 miles	3 miles
Census 2010 Summary			
Population	13,406	102,929	260,405
Households	4,548	32,109	79,215
Families	2,823	22,463	54,944
Average Household Size	2.77	3.15	3.20
Owner Occupied Housing Units	2,066	16,332	40,414
Renter Occupied Housing Units	2,482	15,777	38,801
Median Age	35.7	33.5	32.9

2012 Summary			
Population	13,962	106,157	267,408
Households	4,728	33,056	81,411
Families	2,892	22,919	55,913
Average Household Size	2.79	3.16	3.20
Owner Occupied Housing Units	2,033	16,117	39,910
Renter Occupied Housing Units	2,696	16,938	41,501
Median Age	35.6	33.5	33.0
Median Household Income	\$43,179	\$55,507	\$60,395
Average Household Income	\$59,155	\$77,384	\$83,245

2017 Summary			
Population	15,034	113,032	282,711
Households	5,130	35,354	86,792
Families	3,148	24,642	59,805
Average Household Size	2.78	3.15	3.18
Owner Occupied Housing Units	2,211	17,501	43,185
Renter Occupied Housing Units	2,919	17,853	43,607
Median Age	35.8	33.9	33.4
Median Household Income	\$51,349	\$65,668	\$73,245
Average Household Income	\$68,505	\$88,902	\$95,907

Trends: 2012-2017 Annual Rate			
Population	1.49%	1.26%	1.12%
Households	1.64%	1.35%	1.29%
Families	1.71%	1.46%	1.35%
Owner Households	1.69%	1.66%	1.59%
Median Household Income	3.53%	3.42%	3.93%

2012 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	4,873	34.9%	41,207	38.8%	110,089	41.2%
Black Alone	810	5.8%	3,791	3.6%	9,620	3.6%
American Indian Alone	191	1.4%	1,193	1.1%	2,791	1.0%
Asian Alone	5,143	36.8%	31,676	29.8%	71,972	26.9%
Pacific Islander Alone	38	0.3%	435	0.4%	1,173	0.4%
Some Other Race Alone	2,193	15.7%	22,812	21.5%	58,924	22.0%
Two or More Races	713	5.1%	5,043	4.8%	12,839	4.8%
Hispanic Origin (Any Race)	4,939	35.4%	47,029	44.3%	118,872	44.5%

Data for all businesses in area	1 mile	2 miles	3 miles
Total Businesses:	1,287	4,486	12,209
Total Employees:	11,790	27,825	74,021
Total Residential Population:	13,962	106,157	267,408
Employee/Residential Population Ratio:	0.84	0.26	0.28

	1 mile	Percent	2 miles	Percent	3 miles	Percent
2012 Households by Income	Number		Number		Number	
<\$15,000	778	16.5%	3,806	11.5%	8,881	10.9%
\$15,000 - \$24,999	633	13.4%	3,502	10.6%	7,568	9.3%
\$25,000 - \$34,999	448	9.5%	2,821	8.5%	6,711	8.2%
\$35,000 - \$49,999	804	17.0%	4,639	14.0%	10,289	12.6%
\$50,000 - \$74,999	913	19.3%	5,939	18.0%	14,235	17.5%
\$75,000 - \$99,999	426	9.0%	3,866	11.7%	9,528	11.7%
\$100,000 - \$149,999	481	10.2%	4,578	13.8%	13,114	16.1%
\$150,000 - \$199,000	109	2.3%	2,121	6.4%	5,900	7.2%
\$200,000+	136	2.9%	1,784	5.4%	5,184	6.4%
Median Household Income	\$43,179		\$55,507		\$60,395	
Average Household Income	\$59,155		\$77,384		\$83,245	
Per Capita Income	\$22,729		\$24,763		\$26,156	

	Number	Percent	Number	Percent	Number	Percent
2017 Households by Income						
<\$15,000	828	16.1%	3,823	10.8%	8,812	10.2%
\$15,000 - \$24,999	559	10.9%	2,955	8.4%	6,305	7.3%
\$25,000 - \$34,999	362	7.1%	2,371	6.7%	5,452	6.3%
\$35,000 - \$49,999	735	14.3%	4,357	12.3%	9,477	10.9%
\$50,000 - \$74,999	998	19.5%	5,904	16.7%	14,066	16.2%
\$75,000 - \$99,999	663	12.9%	5,389	15.2%	13,044	15.0%
\$100,000 - \$149,999	667	13.0%	5,756	16.3%	15,960	18.4%
\$150,000 - \$199,000	147	2.9%	2,696	7.6%	7,592	8.7%
\$200,000+	171	3.3%	2,101	5.9%	6,084	7.0%
Median Household Income	\$51,349		\$65,668		\$73,245	
Average Household Income	\$68,505		\$88,902		\$95,907	
Per Capita Income	\$26,232		\$28,486		\$30,228	

2012 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,124	8.1%	8,739	8.2%	20,708	7.7%
Age 5 - 9	955	6.8%	7,738	7.3%	18,512	6.9%
Age 10 - 14	740	5.3%	6,462	6.1%	16,349	6.1%
Age 15 - 19	685	4.9%	6,398	6.0%	18,131	6.8%
Age 20 - 24	943	6.8%	8,006	7.5%	23,496	8.8%
Age 25 - 34	2,394	17.1%	18,483	17.4%	45,293	16.9%
Age 35 - 44	2,187	15.7%	16,575	15.6%	39,391	14.7%
Age 45 - 54	1,805	12.9%	13,369	12.6%	33,705	12.6%
Age 55 - 64	1,595	11.4%	10,562	9.9%	26,488	9.9%
Age 65 - 74	977	7.0%	5,885	5.5%	14,629	5.5%
Age 75 - 84	427	3.1%	2,912	2.7%	7,483	2.8%
Age 85+	130	0.9%	1,030	1.0%	3,223	1.2%



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