



# DOWNTOWN SAN JOSE REAL ESTATE TOUR 2016

## SPEAKING NOTES

**Welcome to the DT Tour...**as you may have noticed in our marketing efforts for this event, San Jose was listed by Dell as the most future-ready city in the country. They used three primary characteristics to identify future ready cities:

1. The ability to attract people who are engaged in and open to lifelong learning that drives innovation;
2. Businesses that thrive in collaborative environments;
3. Infrastructure that provides platforms for people to engage, collaborate, learn and innovate.

### **Facts:**

**San Jose State is the 6<sup>th</sup> highest rated public university on the west coast and the Davidson Engineering School is the 3<sup>rd</sup> highest ranked public engineering program in the U.S according to U.S News and World Reports.**

- **Current Population:** Approximately 1,042,094
- **Tech Companies Downtown:** There are 120+ tech companies downtown!
- **Employment** – The Silicon Valley added 32,000 jobs between July 2015 and July 2016.
- **Tech Companies** added 3,300 jobs in May 2016 in Silicon Valley.
- **Gross Metro Product per Capita** – San Jose's GMP per capita is \$105,482, more than double the national average according to an article published by Bloomberg in November 2015.
- **Metro Area Education Ranking** – 3<sup>rd</sup> highest # of college educated graduates in the country, ranking behind Washington DC and Ann Arbor, MI in a survey done by Forbes Magazine dated July 26, 2016.
- San Jose was ranked as the #1 best city in America to live and work in the U.S. in an article published by Business Insider on May 19, 2016. San Jose was #1 based on the following data:
  - Number of job openings: 61,038
  - Median base salary: \$112,000
  - Median home value: \$956,500
  - Job satisfaction rating: 3.5
  - Work-life balance rating: 3.5
- In an article published by Forbes on May 10, 2016, the San Jose-Sunnyvale-Santa Clara metro area was ranked as the second best place for jobs, placing right behind the San Francisco-Redwood City-San Francisco metro area.

## Additional Information

- **City upgrades for Development Applications:** Mayor Sam Liccardo has convened the Ad-Hoc Committee of Development Services to make the permitting process more efficient. Currently, developers have applications in to the city for 7 million square feet of office/R&D, commercial and retail space. Plus, there are applications in for 4,000 units of residential homes in to the city.

The city has also initiated an \$8 million upgrade to its permitting-related technology so they can achieve a more paperless process including electronic submission and review, and on-line permit approvals and remote access for inspectors in the field.

- **City restaurant pilot program:** The City of San Jose and Santa Clara County Department of Environmental Health have launched the Streamlined Restaurant Pilot Program to help expedite food-based retail businesses moving through the city permitting process. The program has been in operation for the past three months and several businesses have already moved through the new coordinated system. The goal of the program is to considerably reduce the amount of time and cost it takes to open a food related business in San Jose - such as a restaurant, coffee shop or brewery. To learn more about the Streamlined Restaurant Pilot Program, and other benefits/incentives offered to small businesses, speak to Nate Echeverria from the San Jose Downtown Association or Xuan Ha, the City of San Jose's Small Business Ally.
- **Bars/Tasting Rooms specializing in Craft Beer**
  1. Good Karma Artisan Ales & Café
  2. Original Gravity Public House
  3. ISO Beers (In Search of Beers)
  4. The Fountainhead Bar
  5. Forager Tasting Room and Eatery
- **Breweries in Downtown:**
  1. Clandestine Brewing
  2. Strike Brewing Co.
  3. Santa Clara Valley Brewing
  4. Hermitage Brewing Company
  5. Mission Creek Brewing Co.
  6. Uproar Brewery
  7. Camino Beer Company
- **Brew Bike:** Brew Bike is here! A concept started in Sacramento. Tasters ride through the downtown bar scene on a giant bike that they all help pedal but is steered by a designated cyclist.

### **Starting Point:**

**\*\*TOUR START – SAN PEDRO SQUARE MARKET**

***Buses park on north side of St. John Street between North San Pedro Street and Terraine Street***

- **San Pedro Public Market:** Opened in October of 2011, San Pedro Market is a 25,000 square foot public market in three different buildings wrapped around the historic Peralta Adobe, and is a key amenity for companies looking to locate downtown and a regional destination. The market features 16 businesses, 14 eateries and 4 bar and beverage purveyors, as well as an old-school single-chair barber shop, hand-crafted artisan boutique and gift shop. The Market hosts live music, trivia and numerous special and corporate events on a weekly basis.

- **New restaurants in San Pedro Square this year!**
  - 5 Points, Signature cocktail bar adjacent to Farmers Union on Santa Clara recently opened at 169 W. Santa Clara Street
  - Olla's Cocina - Xihuacan Mexican restaurant recently opened at 17 N. San Pedro Street and is part of the Farmer's Union management team.
  - District - restaurant, wine and whisky lounge is opening their third location in Downtown San Jose after successful ventures in San Francisco and Oakland. Anticipated opening Feb 2017. at 65 N. San Pedro Street
  - Coast Poke Counter - Recently opened inside of San Pedro Square Market

### Turn left on Terraine Street/Almaden Avenue

- **Centerra High-Rise Housing Development:** 74% leased as of the date of this tour! 21-story, 347-unit apartment tower was just recently constructed. ±7,000 SF of ground floor retail facing San Pedro Square. 80 percent of the units are one or two bedrooms with a few junior one-bedrooms, three-bedrooms, and lofts. The average size is 935 SF. Amenities include a pool, hot tub, doggie zone, kitchen area, and multiple outdoor areas. There is also a gym and ground-floor bike shop/storage area. The project was developed by Simeon Partners and built by Barry Swenson Builders with PNC Realty Advisors as the capital partner. Leasing velocity has met expectations and rental rates are currently above pro-forma. The retail spaces have had strong interest, however cost issues relative to build-out of the spaces have hampered leasing efforts.
- **Modera at San Pedro (on left):** Mill Creek's project on the parking lot site adjacent to Spaghetti Factory. The project will bring a 180,000 SF, 8-story mixed-use building with 201 residential units (94 studios, 54 1-bedrooms, and 53 two-bedrooms) 12,000 SF of designated commercial and retail space, and an integrated 4-story parking garage. Partial demo began recently, but full construction will begin in early 2017.
- **225 West Santa Clara Street (Property #10 and page 11 of the Tour Book):** Class A 348,754 SF office tower. Originally developed by OPUS, acquired by EOP in 2003, and then sold to Principal Global Investors in December 2013. Tenants include Deloitte, CBRE, and Umpqua Bank.
- **Former Amici's space:** Is being replaced with Mo's, part of the Opa! Restaurant Group— a breakfast and burger joint with one location in downtown Campbell and another in Almaden. Breakfast items include: steak and eggs breakfast tacos, breakfast mac and cheese, crab cake benedict, chicken and waffles and pancakes. Dinner items include burgers, salads, and pizzas. Prices range from about \$11 to \$29 per plate.

### Turn Left on East Santa Clara Street

- **5 Points: Signature cocktail bar** is the most recent addition to the craft cocktail scene and just opened between AFK Gamer Lounge and Britannia Arms. The vintage saloon interiors recall the turn of the saloons that dotted the 5 points neighborhood in New York City at the turn of the Century.
- **Farmer's Union Bar:** The Farmer's Union opened in 2013 as a restaurant and bar in the location where the original Farmers' Union was established in 1874 and was a one-stop shop for the agricultural families in then-tiny San Jose. Decorated with historical references of San Jose, The

Farmers Union vision is that of an upscale gastropub, offering honest ingredient-driven urban alehouse cuisine, as well as an impressive 51 beers on tap.

- **Harts Dog Park:** Adjacent to Yick Yee Laundromat is a small dog park currently under construction. The project is sponsored by the Downtown Association's PBID street life beautification program.
- **160 W. Santa Clara (Property #1 and page 2 of Tour Book):** A 15-story Class A office tower purchased in a joint venture by Angelo Gordon and DiNapoli Capital Partners at the end of 2012, was sold to PNC Realty Investors in 2014. The building underwent extensive remodeling in 2010 which included the lobbies, common areas and the addition of a fitness center with showers and lockers. **KBM Furniture** who has been in San Jose since 1946, relocated here in 2011.
- **Farm Fresh Fridays:** Is celebrating its 24<sup>th</sup> season this year. Farm Fresh Fridays takes place on San Pedro Street, from May through November every Friday, 10 a.m. to 2 p.m. The Farmers Market is highly anticipated by local employees each year. Fresh locally grown produce, fruit, artisanal foods, cheeses, and other locally produced goods from more than 30 vendors.
- **84 West Santa Clara (Property #26 and page 28 of the Tour Book):** The Glass House is an event space in 12,000 SF on the ground floor, which opened in 2014. They have 3 lounges, 2 dining areas and the largest outdoor patio in downtown. They can handle events from 50-1200 people.
- **San Jose-Silicon Valley Chamber of Commerce:** NextSpace just leased 7,000 SF here. This will be their second location downtown with the other location at 97 S. Second Street.
- **Hotel Clariana:** RSTP Investments, LLC acquire the 5-story building in 2009. A new 44-room boutique hotel with a planned bar and lounge on the ground floor as well as a gift shop and travel agent's office, is in the works?
- **2<sup>nd</sup> Story Bake Shop:** Organic bakery. Open 6:30am – 1:30pm, Tuesday through Friday. You can find their bread in the Whole Foods on The Alameda and on Stevens Creek in Cupertino.
- **City Hall:** With 18 stories and 1,800 employees this project is meeting its original intention of consolidating city services and spurring downtown development eastward. With a daytime population of 3,000, and a beautiful dome rotunda that is booked 7 days a week for public events from weddings to fundraisers, this new "headquarters" has made a big impact. Designed by world-renowned architect Richard Meyer (who designed the Getty Museum in LA). Total square feet: 530,000 sf.
- **Symphony Tower (vacant lot adjacent to and including the car wash):** Site Development Permit approved with 2017 start of construction. Bay Development Corporation is planning 350 residential units in a tower.

### Left on 6<sup>th</sup> Street

- **27 North:** Symphony Development just put the finishing touches on their 119 unit, 475 bed student housing project just in time for the beginning of the school year. According to the developer/operators the project was fully leased in March, four months before the project was completed and ready for move-in. However privately operated student housing is here long-term to meet the goals for more students on campus, and to make student housing more

affordable. The project is fully furnished with cable, broadband access and common area amenities including a fitness center, barbecue patio, computer lab, recreation room, and resort-style pool.

### **Left on E. St. John Street**

- **61-99 N. 6<sup>th</sup> Street (SW corner of 6<sup>th</sup> and St. John):** 10 stories of residential is proposed here by Kurt Anderson. Entitlements are progressing.
- **Donner Lofts (housing project at 4<sup>th</sup> and St. John):** Completed project by MidPen. 102 affordable housing units, now accepting applications.

### **Left on 4<sup>th</sup> Street**

- **First Presbyterian:** Swenson recently rezoned the property to Downtown Commercial in anticipation of future development.

### **Right on Santa Clara**

- **Chevron (corner of Santa Clara and 4<sup>th</sup>):** Development? Ask the bus – anyone know of anything on this?

### **Right on Third Street – Park on the left side of the street.**

### **STOP AT WEWORK**

- **Towers@2nd (Properties #20 & 21 and pages 22 & 23 of the Tour Book):** New owner, Harvest Properties, is doing extensive common area upgrades for the two building project including a pedestrian level and plaza level courtyard/amenity area, along with an updated fitness center, conference center, tenant lounge, vintage arcade, dry cleaning services, a high end coffee shop, and more.
  - Ground floor tenants at 75 E. Santa Clara include:
    - **Ike's Place** – They are located on the hard corner in approximately 2,400 SF. Ike's is more than just a "sandwich" shop that is known for its creative combinations, large portions (two meals in one) with sandwiches named for local sports figures and local institutions. They are highly popular with college students, and high-tech workers.
    - **ISO Beers** – Took the balance of the vacant space that you see at the corner. ISO Beers is a retail artisan and craft beer and ale store.

### **Stop at WeWork offices (proceed north on Third Street)**

- **Freshly Baked Eatery:** Best sandwiches downtown!
- **St. James Park:** St. James Park and its environs were the heart of 19th century San Jose. Plotted by Chester Lyman in his 1848 survey, the park evolved over the next half century as the focus of many of San Jose's most important civic and religious buildings. It occupies just less than seven acres in the core.

In the years following the official survey, the park served a variety of purposes but remained unlandscaped until 1868. With the building of what is now Santa Clara County Courthouse, the park came of age as a grand public open space. A major landscaping plan was developed by

noted architect Fredrick Law Olmsted and the square became known as St. James Park.

Throughout the late 19th century and early 20th century, the park took on increasing importance. Major public and private buildings – the Post Office, several churches, club and lodge headquarters – were built along its perimeter and it became a site for public gatherings and demonstrations. California’s last lynching occurred here in 1933.

Monuments commemorate speeches made here by President William McKinley and Senator Robert Kennedy, both assassinated shortly after their visits to San Jose.

In 1955, the character of the park was altered when it was bisected by North Second Street. In 1977, the park was placed on the National Register of Historic Places.

Recently a significant effort has been undertaken by the city and downtown stakeholders to reinvigorate this downtown gem. Efforts have been focused on increased activation, improved park maintenance, enhanced security via park rangers and SJPD and expanded social service delivery.

There are current discussions regarding the addition of a Levitt Pavilion amphitheater to the park as a possible way to active the park. The stage would host 50 free concerts each summer. San Jose would have to assemble a nonprofit board to raise funds year-round to pay for the live entertainment.

This summer the park hosted “Summer in St. James Park”, with Yoga in the park, food trucks during the lunch hour, poetry in the park, starlight cinema nights, Friday concert series and much more. This short-term project brought thousands of people to the park. In the coming months all parties will begin long-term plans for the park. Evens

**\*\*\*City's Parks and Recreation department sponsored a design competition for the park with an RFP, have selected a winner to re-envision the design and use of St. James Park including the designing of the Levitt Pavilion.\*\*\***

### **Continue on Third Street**

### **Left on E. Julian Street**

- **PATH San Jose:** The city has chosen Affirmed Housing Group, PATH, and PATH Ventures through a competitive process to respond to the community’s growing homelessness issue by developing permanent housing linked with comprehensive supportive services designed to reduce homelessness in downtown San Jose.

The development team will provide downtown San Jose with a customized facility – tied to a one-stop multi-service center – to reduce street homelessness within a specified region. The project will combine permanent supportive housing (PSH) units, interim housing, integrated street outreach, and an onsite supportive service center that comprises an array of partner organizations specializing in serving high-needs individuals. Homeless housing on 2nd street to your left.

- **Realignment of Julian Street:** The city is working on the realignment of Julian Street and the transition of St. James into a two way street. In October, the “S” curve near the Hwy 87 on-ramps will close forever. St. James will be widened to two lanes in each direction between Hwy

87 and Market Street and then a single lane in each direction from Market to 19<sup>th</sup> Street. The \$24 million for the road project was put into place by the former Redevelopment Agency from the voter approved Proposition 1C.

- **San Pedro Square Residences (on your right at Julian):** 10-acre site. Current programming includes 590 apartments, 78 townhomes and upwards of an additional 360 condominiums. To be built in phases by several developers including Barry Swenson Builders in partnership with MCM and First Community Housing. BSB is planning to pull their grading and foundation permits by year end for the first phase of the project that includes a 20 story 300 unit apartment building

### Right on Market/Coleman Avenue

- **Railyard Place:** A 10.6 acre property purchased from the Union Pacific Railroad by Insight Realty originally known as the Lenzen/College Park Rail Yards. This new mixed-use development will be the first “Creative Office Campus” in downtown offering a bike and pedestrian-oriented environment with residences and offices that have large open floor plates and 18’ high ceilings.

**The site was home to Cavalia** with performances that ran from September 14<sup>th</sup> to October 2<sup>nd</sup> and is best described as cirque du soleil with horses.

- **Rotary PlayGarden:** The \$6 million Rotary PlayGarden opened in May 2015 and enables children with special needs to play alongside their siblings and friends Tuesday through Sunday of each week. The PlayGarden is maintained by Guadalupe River Park Conservancy staff, volunteers, in-kind donations, and fee-for-service contracts. There will also be after school and weekend programs in the PlayGarden for children with special needs. Over one hundred and ninety thousand kids have visited the park since its opening.
- **San Jose Market Center:** Built in 2006, is approximately a 220,000 sf retail center with over 30 tenants including Target, Cost Plus World Market, PetCo, Staples, Marshalls, Trader Joe’s and BJ’s Brewery. The building on the corner that is currently under construction is Wells Fargo. Both Trader Joe’s and Target perform above their regional averages with this being one of their top performing Trader Joe’s in the Bay Area.

### Right on Taylor

- **Guadalupe Community Garden:** Opened in 2008. Consists of many raised garden beds. The garden uses recycled water as the main source for irrigation. This is the only garden to have a demonstration garden by the Santa Clara Master Gardeners.
- **Guadalupe River Park:** The trail extends from Alviso to Downtown San Jose making for a great 9 mile path for bikers and runners. Once fully developed it will extend about 20 miles and link the San Francisco Bay to South San Jose.
- **Youth Soccer Fields:** The previously proposed youth soccer fields planned for the area behind Coleman Highline and Avaya Stadium are now going to be located up Spring Street behind the current baseball fields. Timing is currently being worked out.
- **San Jose Municipal Rose Garden:** 5 ½ acres a one-time prune orchard, now devoted to shrubs of the rose family and features over 4,000 rose shrubs with 189 varieties represented. Hybrid-teas



comprise 75% of the plantings. Groundbreaking took place April 7, 1931, and six years later, on April 7, 1937, the Rose Garden was officially dedicated.

### Right on Hwy 87

#### Exit on Julian Street – take a right

- **Social Services buildings (Julian and Pleasant Street):** Sobrato is in the process of pulling permits to build the third building of 204,000 square feet as part of the existing project. Social Services has not committed, but Sobrato is proceeding on a speculative basis for the 6 story building which was redesigned to include a larger foot print. The building should be shell complete in mid-2018, and includes an 8,000 SF outdoor roof deck.
- **Autumn Street extension:** The Autumn Street extension is a new road construction project intended to link Coleman Avenue to the Diridon Station redevelopment area. The initial segment, from Coleman Ave to Julian Street opens at the end of this year. The segment from Julian Street to St. John Street is in the early design phase. The completed project is anticipated to be built and open by 2025, timing with the arrival of BART, High-Speed Rail and the continued redevelopment of the Diridon Station area.

#### Left on Stockton Avenue

- **120 & 138 Stockton Avenue (directly opposite Whole Foods along the rail line):** Hudson Companies is proposing a seven story building on a 1.72 acre site at 120 & 138 Stockton Avenue with 164 market rate apartments and 37,500 SF of commercial space. They are preparing construction drawings for submittal to the city.
- **Whole Foods:** Whole Foods opened on December 10, 2014. The design includes a 27,000 sf store with a separate 5,600 sf two-story brewery building and a rooftop beer garden. This is the second Whole Foods location in San Jose.

#### Right on The Alameda

- **Plant 51 (on left):** Originally built in 1913 as a cannery, Plant 51 includes 265 for-sale loft and flats. Initially developed by Centex, then completed by Corona Land Company.
- **Avalon on The Alameda (on left):** A mixed-use rental housing development with 218 units developed by Avalon Bay Communities.
- **Mill Creek's project "Modera on The Alameda" (on right):** 168 units. Studios, 1, 2, and 3 bedroom apartment homes. First move-ins anticipated for early spring 2018.
- **The Lofts on The Alameda (on right - just before Chipotle):** This 40-unit project was developed by Green Valley Corporation and constructed by Barry Swenson Builder in September 2005.
- **955 The Alameda:** 9,400 sf neighborhood retail strip center including Chipotle – it's first location in the greater Downtown San Jose area.
- **Race and The Alameda:** New restaurant Five Guys Burgers and Fries opened in October of 2015, long standing Greenlee's Bakery – home of the local famous cinnamon bread, Café Rosalina, Rosie's New York, Pasta Pomodoro and Peet's Coffee & Tea. The Five Guys and Café



Pomodoro property is coming to market for sale. If you are interested please contact John Machado or Nick Goddard at Colliers.

- **Alameda Business District:** Known as the Rose Garden and The Grand Boulevard, this section of State Highway 82 is one of San Jose's popular neighborhood districts offering a pleasant pedestrian-friendly experience. Street enhancements through "The Alameda - A Plan for the Beautiful Way" came on-line in 2013 through a \$3M+ Metropolitan Transportation Commission grant secured by The Alameda Business Association, City of San Jose and Redevelopment Agency. The Alameda experienced a surge of housing within the past twenty years. Retail chains have made their way to the neighborhood complimenting the local, independently owned neighborhood serving businesses. Income levels exceed \$500,000 with homes values well into the \$2Ms at the peak.
- Restaurants further down on The Alameda: Zona Rosa, China Inn, Teeny Thai, Wine Affairs.

#### Left on Race Street

- Race Street is home to a number of locally owned and operated businesses art boutiques, Hawaiian Karate and restaurants such as Las Cazuelas which offers up exceptional Mexican food and Habana Cuba that is very authentic and serves amazing Cuban food – we highly recommend the slow cooked pork shoulder.

#### Left on San Carlos Street

- **Midtown Arts Mercantile (up Lincoln at Auzeais):** After many incarnations, from fruit-packing to wine distribution to furniture retail, the early 1900s building at 460 Lincoln Avenue in the Midtown neighborhood of San José celebrated a grand re-opening recently. Regional developer Swenson is the owner, developer and builder of the property, which is designed to be "Midtown's answer to San Pedro Square." Tenants are local, sustainably-oriented manufacturers that also offer limited retail. These first tenants occupy approximately one-third of the building's 40,000 square feet.
- **The Ohlone (on right):** (corner of W. San Carlos and Sunol Street) A Joint venture project between Barry Swenson Builders and Republic Urban Properties for a Transit-oriented, 8.25 acre, mixed-use, development projected to include 800 residential units and up to 12,500-square-feet of retail space plus a four acre park located next door. The buildings will have a maximum height of 150 feet.
- **808 West – the Fairfield Residential project (on the right):** Fairfield Residential is under construction on its 315 residential units. The project sits on a 4.73 acre site and will have a small park on approximately a half acre. The project will include approximately 13,000 square feet of commercial offices plus 2,690 SF of retail space and restaurant space of 4,700 square feet located at the hard corner. The project steps down from 7 stories along the San Carlos edge to 5 stories along the interface between the Fairfield project and that of KB Home's Cannery project.

#### Left on S. Montgomery and veer to the right onto Autumn Street

- **Old OSH building (on the right):** Is being backfilled by Sprout's Farmers Market in the spring.
- **Diridon Station:** In 2015, the city approved the Diridon Station Area Plan (includes surrounding properties within ½ mile of the station). The plan envisions up to 3 million square feet of

commercial space in a vibrant and urban mixed-use setting - when completed will have well over 1,500 daily transit trips (buses, trains, etc.) serving downtown and the region. The California High-Speed Rail Authority is planning to stop at the Diridon station in San Jose - the first bullet train service. The plan could bring the bullet train to San Jose by 2025. That station already serves Caltrain and other transit modes near the downtown area.

- **BART Extension to Diridon Station**: VTA is working on the BART Silicon Valley Extension from the Berryessa station to San Jose which will include a 5-mile long subway tunnel beneath Santa Clara Street with two proposed stops – City Hall/SJSU/Markt St., and Diridon. The project is anticipated for passenger service starting in 2025. Projected weekday ridership is over 110,000 by year 2030. City and VTA working cooperatively to support land uses that will enhance the uses for BART and promote a more livable and safe community.
- **VTA ½ cent sales Tax**: We hope that you will all vote this November for the VTA ½ cent sales tax measure that will help fund the BART extension to San Jose among other things. The measure also includes funding of \$1.2 billion to repave streets, \$1 billion for Caltrain upgrades, \$500 million for VTA services and \$250 million for pedestrian and bicycle safety.

- Caltrain running from Morgan Hill to San Francisco,
- Amtrak,
- “ACE” the Altamont Commuter Express train to/from Stockton,
- Capitol Corridor train to/from Sacramento,
- County Buses
- Vasona Light Rail service began on October 1, 2005
- Future BART from Fremont, and potentially,
- Greyhound, and High Speed Rail.
- The “DASH” (free) shuttle transports people arriving at Diridon to various stops in the downtown.

### Right on West Santa Clara Street

- **San Jose Arena/SAP Center**: The 25 year home of the San Jose Sharks and the Barracuda minor league affiliate hockey team to the Sharks. The City of San Jose and the Sharks reached an agreement in 2015 to extend their lease through 2026 with annual renewals through 2040. Along with the lease, the City of San Jose and the San Jose Sports Authority who manages the Arena agreed to a long term Capital Investment plan that will keep the arena in a First Class operating condition. The Arena hosts over 200 event days a year and is one of the busiest Arena’s in the country. This past year the arena hosted such events as: the Super Bowl Opening Night, and the U.S. Women’s Gymnastics Olympic Team Trials.
- **Trammel Crow’s project dubbed “DIRIDON”**: Trammel Crow purchased the 8.5 acre site September 2015 from Adobe Systems for about \$58.5 million. The project will include 940,000 square feet of office space in two, 12- and 13-story towers set above roughly 35,000 square feet of retail and dining. Another 10-story tower, on the west side of Delmas Avenue, will hold 325 apartments. **The historic Water Company building on the site, which will be restored, will also likely be repurposed as a restaurant.** Parking will primarily be underground, and the position of the public access near the Guadalupe River will be designed to "channel" pedestrians through the plaza (likely to be a popular hang-out spot on game days.) All of which is designed to create

a lot of street-level vibrancy. The project is within the Diridon Planning Area (within ½ mile of the Diridon Station).

- **AC Hotel:** Opening this Fall. The brand has a contemporary European inspired design. 204 rooms and 6 suites in 7 floors and 6,470 SF of total meeting space in 7 meeting rooms.
- **Axis:** 358 for-sale high-rise condominiums was undoubtedly the first luxury condo project built in downtown. The project was originally developed by KT Properties in conjunction with Spring Resources.
- **De Anza Hotel:** 10-story, 100 room historic Hotel De Anza opened its doors in 1931, after being constructed by Carl Swenson for a cost of \$505,000. In the 1970's the hotel lost its luster and deteriorated and was almost torn down. Restoration was completed in 1990 by Saratoga Capital, with San Jose Redevelopment Agency assistance for historic rehabilitation at a cost of \$10M. Just recently the hotel was sold by Saratoga Capital to Lowe Enterprises – a Southern California-based development firm for \$20.4M. CBRE's hotel division represented the seller. Destination Hotels, a Lowe affiliate, has taken over hotel management but continues to operate it as an independent boutique hotel. The hotel recently underwent an art deco renovation. All the rooms were spruced up with Jazz Age touches, including the luxurious penthouse suite that takes up the top floor and boasts a fireplace and two patios. The suite rents for \$1,000 per night. The "Diving Diva" painting from the early 1950's (when the hotel had a heated pool) still graces the outside wall that faces Santa Teresa Street. "Life Abundant", the new gorgeous mural that runs the entire length of the hotel's west facing wall features an image of a woman, her eyes closed and her face surrounded by a cornucopia of fruits and vegetables. The mural is a nod to the once agriculturally rich area with influences of Egyptian Art Deco taken directly from the hotel. The painting was funded by the Knight Foundation, the City of San Jose and Hotel De Anza.
- **The Exhibition District:** Is a collaborative that aims to fill San Jose's blank walls. They operate with sponsors, community partners and local artists.
- **10 Almaden (Property #2 and page 3 of the Tour Book):** Is a premier 17-story class A office building totaling 309,225 SF. The project has had *incredible leasing activity* over the past year and a half with *Apigee taking 40,656 SF*, and *Loring Ward Financial taking 42,610 SF* rounding out a solid tenant base that includes Robert Half, Berliner Cohen, Move.com, Rosetta Marketing, and Focus Bank, among others. The project was fully renovated in 2013 with upgraded finishes, fitness center including outdoor pool with sauna, showers and lockers. LEED Gold certified. Was the first building in Silicon Valley to have the state of the art touchpad system Destination Dispatch elevators.

### Left on Notre Dame Avenue

### Right on West St. James Street

- **Silvery Towers:** KT Urban is well under way with their two residential towers located adjacent to San Pedro Square, one 20 stories and the other 22 stories tall. The \$200 million project will provide 1,100,000 SF of apartments, retail and parking to the area. Currently under construction with an estimated completion date in Q2/18.
- **Julian Street Realignment:** Note that Julian will be converted to a two way street with two lanes in each direction between Market and Highway 87.

- **Market Square (formerly Community Towers):** In escrow.
- **Santa Clara Family Justice Center (on your left):** Opened in August. The building consolidated all six of the family-related services of the Superior Court of Santa Clara County to this one location. Estimated cost of \$240.7 million. 234,000 SF for a 20-courtroom courthouse.
- **Park View Towers:** A high-rise development project currently proposed by Barry Swenson Builders. The project will include 216 residential units housed in two 19-story towers; 18,500 SF of ground floor retail, and will involve a restoration of the Church of Christ Science building located on the site. The development team is still deciding on condo or rental units for the project. Currently the project is undergoing entitlements. BSB plans to pull grading and foundation permits for the project by month's end.
- **Park Maintenance District:** In June of 2015, the City Council approved the Park Maintenance District to provide long-term funding for the maintenance and upkeep of all downtown parks. The funding comes from parkland fees on high-rise and mid-rise developments in the downtown core with 50% of high-rise and 75% of mid-rise development monies earmarked for parks capital funding (due at certificate of occupancy) and the remaining 50% of high-rise and 25% of mid-rise development fees being paid over time and going toward parks maintenance.

### Right on Second Street

- **Marshall Squares Property (on your right behind Trinity Cathedral):** Fairfield Residential has started construction and had their official ground breaking ceremony earlier today for their seven story 195 unit apartment on the corner wrapping Trinity Cathedral. The project faced numerous access and design challenges with light rail lines running along two sides of the property, and the adjacency of St. James Historic Park and the historic Trinity Cathedral. Fairfield was able to work through the design constraints and worked with all of the various constituents to come up with an exceptional project that includes a long term parking solution for Trinity Cathedral who will have access to the parking structure and a minimum of guaranteed parking spaces for Sunday mass.
- **2 N. 1<sup>st</sup> Street (corner of 1<sup>st</sup> and Santa Clara):** Aveda Institute and Salon is taking ½ of the first floor and the entire second floor for a total of 18,000 SF.
- **Saratoga Capital:** Recently sold 3 well-known buildings to Westbrook Partners for about \$33.5 million. The building on the left (52-78 E. Santa Clara Street, built in 1880) is where Voodoo Lounge and Toons were located with offices above. The sale also included 325 S. First Street, built in 1928 and is home to the Blue Chip lounge, and 1 N. First Street, which is an exceptional development site and a key corner for downtown at 1<sup>st</sup> and Santa Clara Street.
- **Fountain Alley Art Projects:** A number of collaborative public art projects have occurred along Fountain Alley. In collaboration with the DA's Office, Lido nightclub owner, and a local gallery, a large-scale mural was commissioned here titled Phylum of the Free by Jeff Hemming. Downtown residents, local designers and artists are planning to do even more murals and art projects in the near future. There is some really exciting stuff in the works for Fountain Alley so stay tuned.
- **The Tech Shop:** 38 S. Second Street (former Zanatto's location on left) – TS is in the process of moving here from 300 S. Second Street. A community based workshop and prototyping studio promoting access to the tools of innovation. It is packed with cutting-edge tools, equipment,

and computers loaded with design software featuring the Autodesk Design Suite. Most importantly, it offers the space to make, and the support and camaraderie of a community of makers.

- **Safeway “The Market”:** Is Safeway’s urban prototype store in approximately 23,000 square feet includes an artisan style bakery with fresh baked breads, Signature Café Deli and Catering, Tully’s Coffee Bar, and a full line of grocery items, fresh produce, and a wide selection of wine in their liquor department.
- **Camera 12 Theater:** Sadly this theater recently closed on September 9<sup>th</sup> with little prospect of reopening as a theater in the near term due to basic design inefficiencies of the initial construction and repositioning the asset will take long term planning and design.
- **Former Pavilion:** Opened as a specialty retail mall in the early 90’s and has since transitioned into a mixed-use office/retail development, with AboveNet leasing the interior space, and the perimeter dedicated to retail tenants including Fitness Evolution, Johnny Rockets, Subway, Tandoori Oven, Baja Fresh, Starbucks, My Milk Shake, Pita Pit, and Thirst Tea. “Skillet”, and new restaurant is under construction in the old House of Siam location and will feature Vietnamese/French fusion food.
- **Amazon Lockers** is seeking approximately a 3,000 square foot space along Paseo De San Antonio for an automated package delivery and drop off center. Amazon has been expanding their locker type deliver facilities in other dense urban communities with their first on-campus facility opening early this year on the campus of Georgia Tech in Atlanta. The single point drop off facility allows Amazon to drop numerous packages off at a single point. Access to the facility and to individual lockers is all controlled via an APP on your smart phone that provides unique access.
- **Camera Three Theatres:** This 3-screen venue shows both independent and first-run movies and is home to the popular Psycho Donuts. The Cameras is the primary host of Cinequest Film Festival which will be held on February 28, 2017 – March 12, 2017. This is one of the top 10 film festivals worldwide.
- **Valley Title Property:** KT Urban is doing massing and block studies for a potential mixed use commercial/residential project on the 2.83 acre Valley Title property. Due to the properties’ location in the SoFa district (Arts), and proximity to San Jose State, the Convention Center, and Plaza de Caesar Chaves Park, future development could include any number of different uses that play to the various constituent groups located in this area of downtown including: commercial office, hotel, residential, and student housing.
- **City Lights Theatre (on Second Street, just before Notre Dame High School):** City Lights Theater Company creates provocative live productions that engage, inspire, and challenge audiences. Founded in 1982 City Lights Theater Company, is a non-profit organization, producing seasons of six plays a year in its intimate 100-seat venue. The company is committed to presenting exhilarating, thought-provoking plays. They are definitely one of downtown’s hidden gems. If you haven’t yet caught one of their performances you are missing out on a real treat.

**Right on Reed Street**

**Hard Right on First Street**

- **Parque de los Pobladores formerly Gore Park:** Activation of this “park” is a work in progress. It recently received an NEA Our Town grant for Phase II which will include a shade sculpture by artist/designer Teddy Cruz, and additional public art. 1st ACT Silicon Valley received a \$500,000 grant in 2011 to transform the park into an “outdoor living room for the arts.” 1<sup>st</sup> ACT worked with community partners to develop the park into an urban plaza that serves as an arts destination. The park connects the four arts groups facing the park – MACLA, The San Jose Museum of Quilts and Textiles, the San Jose Institute of Contemporary Arts and San Jose Stage. This year, ArtPlace granted MACLA another \$750,000 for a number of projects: one of them including a shade structure in this park, and another the development of portable “tiendas” which can serve a number of purposes, including pop-up retail. Both are being designed by artist Teddy Cruz. Another part of this latest grant is a way-finding system being coordinated by MACLA and ZeroOne.

Also of Note: Third Space Fitness opened last year in a building formerly occupied by Metro Newspapers, which moved into its own building further up the street. SoFA is trending toward fitness, and already has a climbing gym, martial arts center and yoga studio.

- **Gateway Tower:** Core Companies has plans for a 24-story residential tower, 275 units with ground floor commercial. The design is inspired by the Flat Iron building in Manhattan. The project will reflect the colorful vibrancy of the SoFA District. It is being designed by Kwan Henmi whose playful and colorful design of a project dubbed Vida, in San Francisco’s Mission District became something of an icon there.

#### **Left on E. William Street:**

#### **Left on Market Street:**

#### **Stop at The Pierce (Park one block short of the Pierce on Market just past William Street)**

- **The Pierce:** Sares Regis in conjunction with Steinberg Architects is putting the finishing touches on 240 residential units on the 2.17 acre site. The seven-story project includes 9,400-square feet of street front retail along Market. And an exciting piece of the city’s Illuminations light project (\$750,000 ArtPlace grant) called VOXEL CLOUD by Brian Brush, which will shine from the rooftop along Pierce Street and be visible from Interstate 280, helping to mark the southern gateway into Downtown.

**NOTE: ArtPlace, is an initiative of 11 of America’s top foundations – including Bloomberg Philanthropies, and the Ford, James Irvine, John S. and James L. Knight, Kresge, and Rockefeller foundations – working in conjunction with the National Endowment for the Arts and seven federal agencies.**

- **Sparq/598 South First (Enterprise Car Lot):** Core Companies, which is based in SoFA, has announced to the SoFA businesses that its final construction plans for the Enterprise Car lot are just about ready to be submitted, and hopes to get started on development of the 105 market-rate condo project in Q1-2017.

#### **Left on Reed Street**

#### **Left on Third Street**

- **Notre Dame High School:** Notre Dame High School is the oldest private secondary school for young women in California and a partner with the City of San Jose since 1851. In 1999 a capital development program was announced to provide funds for a new 34,000-square-foot classroom building that incorporated the latest facilities for science and technology education, as well as a larger, modern library and up-to-date classrooms. The 2016 seniors were the 165th class to graduate from the high school.
- **The Graduate:** 300 S. Second Street (old Tech Shop) – A student housing tower is being proposed by Barry Swenson Builder and their student housing partner AMCAL. The project will contain approximately 260 units with 1,037 beds and over 16,000 SF of commercial space. It is one of the highest density projects proposed in downtown to date. BSB is submitting their Site Development Application in October.
- **Hammer Theater Center:** In 1995, the San Jose Redevelopment Agency and the San Jose Repertory Theatre (founded in 1980) joined forces to give San Jose’s premiere theatre company a permanent home. The agency contributed \$28.5 million toward building the new theater, and the theater company raised \$3.2 million. In 2014 the theater filed for Chapter 7 bankruptcy and closed its doors. In fall of 2015 in a new partnership between the San Jose State University and the City of San Jose, the theatre re-opened under the management of San Jose State University and a new name, The Hammer Theater Center. The 532-seat theater will operate with a \$285,000 annual subsidy from the city. The theater costs \$850,000 per year to operate and maintain.
- **Sobrato Block 3:** Sobrato’s has submitted a Site Development Permit application to build a 23-story, 399 unit apartment tower with ground floor commercial on the parking lot adjacent to the Repertory Theater and the 88.
- **The 88:** This 22-story tower is a \$276 million project developed by CIM Group with Wilson Meany Sullivan. The tower includes 197 units with 268 residential parking spaces, as well as 338 public parking spaces
- **Pieology:** Took the former Fahrenheit Lounge and converted the night club into one of their signature stores opening this spring.
- **101 San Fernando Apartments (on right):** 323 apartment units and 9,900 sf of retail developed by Forest City Development.

### **Left on San Fernando Street**

- **Museum of Modern Art:** What was once an old library threatened with demolition was saved in 1969 by a group of San Jose citizens who transformed the beautiful old library into a fledging art gallery. The museum has earned a reputation for its fresh, distinctive exhibitions, which are conceived to engage Museum visitors of various ages and cultural backgrounds. They present nine to twelve exhibitions per year. SJMA is accredited by the American Association of Museums, a recognition given to just 750 of the nation’s 8,000 museums. The museum serves 100,000 people per year including 40,000 school children.
- **Greyhound Station:** KT Urban along with their investment partner acquired the 1.6 acre Greyhound property in April 2016 for \$39 million. KT Urban has plans to build two residential towers of 23 and 24 stories with 781 residential condos along with ground floor commercial. KT



Urban also is working on the acquisition of Myth Taverna and expects to close on the property later this year so that the project can proceed corner to corner for greater design efficiency and cohesion.

- **Plaza Hotel (transitional housing):** In 2015, the San Jose City Council voted to turn this hotel into transitional housing. The hotel has been vacant for three years. The council's vote includes purchasing and renovating the hotel at a cost for \$2.5 million. The council hopes that 49 homeless people will be able to call the Plaza Hotel home in the not too distant future.

### **Left on Almaden Boulevard**

- **Almaden Financial Plaza (Properties #14, 15, and 16 and pages 16-18 of the Tour Book):** The project has recently added new amenities such as Fitness Center with lockers & showers, a shared Conference Facility, Two (2) Outdoor Collaborative Areas and on-site café. This property is currently owned by KBS.
- **333 W. San Fernando Street (up San Fernando Street towards HWY 87, behind 99 Almaden where San Jose Downtown Prep used to be located):** The latest high-rise proposal for downtown is by Lew Wolf and Phil DiNapoli with plans for a 725,000 SF, 19-story office tower.

### **Right on Park Avenue**

- **Adobe:** Adobe's world-wide headquarters. Adobe's third tower in their downtown corporate campus added approximately 269,000 sf of office space, and contributed 2,300 employees to their workforce.
- **Center for Performing Arts:** On the left is the "CPA" -- designed by the Frank Lloyd Wright Foundation. This 2,667-seat facility hosts Ballet San Jose and Broadway San Jose. The CPA is one of four downtown theaters managed by the community-based group Team San Jose (Civic, Montgomery, California, and CPA). Recent production of Wicked broke San Jose CPA records.

**River Park Towers I and II (Properties #7 & #8 and pages 8-9 of the Tour Book):** Riverpark owner, SteelWave, completed significant upgrades in 2007 to Riverpark Tower I including remodeled common areas, elevator landings and restrooms. The project has exceptional views from the upper floors with unfettered views as most of the surrounding properties are public and quasi public low density developments. The project also has direct light rail access to Diridon Station which is a 10 minute walk.

- - **Tower I** is a 16-story 303,876 SF Class A building with on-site management and leasing office, on-site fitness center, covered parking, and new ground floor.
  - **Tower II** completed in 2009, 16 story Class A, LEED Gold building. Recently signed two leases with Xactly Corporation for the top 3 floors and Intacct Corporation for an additional 3 floors for a total of 118,410. Pan Pacific Bank private client branch is located on the ground floor. Amenities include showers and lockers, conference center with 28 & 12 person meeting rooms, outdoor collaborative area with fire pit and much more.

### **Left on Woz Way**

- **Children's Discovery Museum**

## Left on Almaden Boulevard

- **Boston Properties:** The parking lot adjacent to 303 Almaden (Rockwood Capital and Four Corners) is owned by Boston Properties who has previously proposed an office complex (3 buildings) which could contain as much as 840,000 sf of office and ground floor retail space.
- **San Jose McEnergy Convention Center:** In 2010, the City, Team San Jose, and the hotel community campaigned and won the creation of Community Facilities District, which added an additional 4% for Transient Occupancy Tax (TOT). This created a \$130 million dollar expansion and renovation project.

More than 370,000 attendees use the convention center annually, generating an overall economic impact of more than \$80 million a year. The facility currently has 143,000 square feet of exhibit space and more than 40 meeting rooms, including the new 35,000 sq. ft. Grand Ballroom- the largest premiere event space in Silicon Valley.

- **303 Almaden Blvd. (Property #3 and page 4 of the Tour Book):** Owned by Rockwood Capital in partnership with Four Corners Property. 11 floor Class A office, on-site fitness center with showers, management office, and Grace's Café.

## Right on Park Avenue

- **Rose Property (200 Park Avenue) :** (On your right boarded up at corner of Park) Rumors abound regarding the property on your right from luxury high rise condos to the most recent rumor of a mid-rise office building. Can you imagine anything here less than a tower?
- **Museum Place:** Insight Realty is spearheading the project with their China based development partner. The plans include 213,820 square feet of office space, 334 condo units (326,000 square feet), a 143-room hotel (69,224 square feet), 12,171 square feet of retail, 60,000 square feet of expansion space for The Tech Museum of Innovation on the ground floor and one level underground. Three levels of below-grade parking for 1,000 cars (which will be parked valet style, with cars stacked above each other).
- **Cityview Plaza (Properties #6, 17, and 18 pages 7, 19, and 20 of the Tour Book):** City View Plaza is currently 97% leased, and is home to the second highest grossing Morton's Steak House in the Country. A visit to downtown's after hours options is not complete without a visit to Scott's outdoor patio offering food and cocktail service with great views of Plaza De Caesar Chavez.
- **Tech Museum of Innovation:** This hands-on museum on the right is dedicated to how technology works. The Tech is one of California's most popular destinations with an estimated 650,000 visitors a year. Designed by Mexico City-based architect Ricardo Legorreta, the Tech includes an IMAX Dome Theater, theme galleries, a retail store, and café.

## Right on Market

- **Fairmont:** The Fairmont San Jose opened its doors as the first luxury hotel in the Silicon Valley in October 1987. Tenants: The Daily Grill (great happy hour), Tova Day Spa and Bijan Cafe. Fairmont Annex: McCormick & Schmick Seafood Restaurant, Bijan Bakery and Muji.

- **Cesar Chavez Park:** The oldest continuously used public open space in San Jose. Home of City Hall until its demolition in 1958. Dedicated to Cesar E. Chavez in 1993. Called “the living room of San Jose” this park hosts many outdoor events throughout the year, which attract hundreds of thousands of people – including Music in the Park, the Jazz Festival and Christmas in Park. This spring, the City kicked off its first ongoing Place making initiative in response to community demand following the winter activities during Superbowl 50. It's called "It's Happening!" and you can now kick back in bright, new Adirondack seating, hang out in hammocks, munch on daily food truck concessions on open picnic tables, play ping-pong, Connect Four, Giant Jenga, cornhole, or play on the musical swings. You can also join in on CityDance every Thursday evening from September 1<sup>st</sup> through October 20<sup>th</sup>.
- **The Sainte Claire Hotel:** Recently purchased by Lew Wolff of Wolff Development for approximately \$17 million (Co-owner of A’s Athletics and Earthquakes Soccer Team and advocate for San Jose A’s stadium), the hotel features 171 guestrooms and is designated as a National Register Historic Landmark and is a member of the prestigious Historic Hotels of America, exhibiting the largest privately owned art collection.

<b>Total Downtown Hotel Rooms = 2,327</b>		
<i>Occupancy Rate</i>	<i>80%</i>	<i>(2016)</i>
<i>Average Room Rate</i>	<i>\$189</i>	<i>(2016)</i>

- **Marriott Hotel:** The hotel sold this past summer to Carey Watermark Investors, a non-traded real estate investment trust for \$154 million or \$302,000 per key. It opened in April 2004; has 506 rooms, including 28 luxury suites. Home to “**Arcadia American Steakhouse**” – a Michael Mina restaurant in partnership with Andre Agassi.

**Left on E. William Street**

**Left on First Street**

- **SoFA – South of First Area:** Located at the southern end of downtown. SoFA is an arts and entertainment hub and ground zero for the growing late night gallery crawl, South First Fridays every first Friday of the month. The San Jose Downtown Association’s SoFA District Committee, community arts organizations and the city have invested a significant amount of resources in a public/private partnership to help SoFA continue to evolve its art district identity and urban.
- **SoFA EVENTS:** The businesses work together on:
  - South First Fridays Art Walk + Street Mrkt – The first Friday of every month.
  - SoFA Street Fair – Brings the best local, regional and national live music acts to the middle of South First St, for one day. And now it happens twice a year in April and September.
  - C2SV (Creative Convergence Silicon Valley) – Takes place October 6-8, 2016. A three day event featuring renowned keynotes, fast-moving industry panels, interactive demos, networking cocktail parties, and live music performances. It will take place at the California Theater and nearby intimate venues in the SoFA District.
- **Uproar Brewery:** on the left at 439 S. First Street, one of several new local breweries in or near downtown.
- **Tac Oh!:** The new taco place going into the old Agenda Restaurant, now owned by Don Imwalle. They already have a location in Willow Glen. Menu items include taco plates dubbed “The

Funky Frijole”, “The Carnivale”, and “El Chapo”. Prices for tacos are \$6.95 and come with a side of rice and beans. Burritos will cost you \$10-\$12.

- **360 Residences:** 213 units fully leased. Originally developed by MESA Development out of Chicago. Changed hands from Kennedy Wilson, Inc. to Capri Capital Partners LLC out of Chicago in spring 2012. One of the 3 bedroom penthouse units is currently available for \$9,000 per month.
- **SoFA Market:** SoFA Market is a new food hall with an exciting lineup of locally-owned, independent restaurants, cafes, and bars. The current lineup includes:
  1. Vero’s Coffee Bar
  2. The Fountainhead Bar
  3. On the Flipside Burger Bar
  4. KonJoe Tei Ramen and Izakaya
  5. Hawaiian Poke Bowl
  6. Vitamina Juices and Blends
  7. Vietnam’s
  8. Salad Box
  9. Milk & Wood (coming soon)
  10. Toasted Craft Sandwiches (coming soon)
- **The Continental:** Daily happy hour, craft cocktails, specialty beers and music. Cool interior finishes with historic fixtures, reclaimed wood, salvaged metal, and patio seating in the back.
- **California Theatre:** The California Theatre opened in 1927 as a vaudeville and film house, but closed its doors 30 years ago. It re-opened ten years ago, after more than five years of reconstruction and restoration. The California Theatre is one of the region’s most important performance facilities. The 1,122 seat theatre is home to Opera San Jose and the Silicon Valley Symphony.
- **Original Joe’s:** Opened in 1956 by the Rocca Family bringing home-style Italian American cuisine.
- **Block 8 (NEC Market and San Carlos):** Sobrato Development is working on designs for a 450,000 square foot, 19 story office tower on the current parking lot adjacent to the Sheraton Four Points. The first six floors of the project would include large floor plates of approximately 45,000 square feet and would scale back to 25,000 square foot floor plates for the upper tower element. According to Sobrato the tower is being designed to “make a statement” for downtown and the downtown skyline.
- **Four Points by Sheraton:** Formerly the Montgomery Hotel originally constructed in 1911. Hotel was revamped in 2004. There are 234 guestrooms and suites as well as nearly 7,000 SF of flexible meeting/banquet space.
- **Retail Profile:**

<ul style="list-style-type: none"><li>➤ 250+ restaurants and cafes</li><li>➤ 60+ art galleries and cultural institutions</li><li>➤ 5 breweries (in or in-close proximity to Downtown) and 4 more on the way</li><li>➤ 5 active co-working spaces</li><li>➤ 11% ground floor commercial vacancy rate</li></ul>
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- **Fairmont Annex** – In February 2002, The Fairmont San Jose opened the Fairmont Tower and welcomed the addition of 264 new rooms, bringing the total number of rooms to 805. Additional 17,000 sf of retail space including MUJI (Japanese home good retail store), a 7,000 sf flagship store which open in 2014. This is their second location on the West Coast with the first in San Francisco.
- **Twohy:** Historic building on the right was converted by CIM group into 36, 1x1 residential lofts which are fully leased. New coffee shop - Social Policy just opened here.
- **50 West San Fernando Street (on your left) (Property #9 and page 10 of the Tour Book):** DivcoWest and Rockpoint Group purchased the building in December 2015 for \$165,500,000. (\$464.57 psf). Previously owned and upgraded by CBRE Global Investors in 2013. Now fully remodeled lobby includes a more modern feel with various natural wood and stone features, new lighting, and centralized security desk. A large fitness center is planned for the 18<sup>th</sup> floor above the Capital Club along with an on-site state of the art conference facility.
- **SPUR (San Francisco Planning and Urban Renewal) On the right – San Jose Office:** SPUR San Jose launched in January 2012. They are located at 76 South First Street. Their goal is to promote good planning and good government in San Jose through research, education and advocacy. They approach this work by bringing together a broad spectrum of people who share interests in urbanism to work on the most important issues and opportunities facing northern California's largest city.
- **Ross Building:** Alterra International, a Dallas based developer, has proposed a 24-story modernist apartment tower for the site, a 24,000-square-foot parcel at 27 S. First Street. The project would include 324 units and 5,000 square feet of ground-floor retail, replacing a site that's been home to a Ross Department Store since 2009. The project is currently in the process of obtaining approvals and is hoping to start construction in 2017.
- **Historic District:** We are within the 2.5 blocks that comprise a National Register Historic District. The collection of historic buildings in this area lends significant character and a pedestrian scale to San Jose's urban core – and creates a main-street ambiance for retail and restaurateurs, which include Nemea Greek Restaurant, 55 South, C.R.E.A.M, Paper Plane (best craft cocktail bar downtown), Café Eden, Koji Sake Lounge, K.zzang, Cabritos, Good Karma Vegan Café and more.
- **Lincoln Building located at 1 N. 1<sup>st</sup> Street:** Was part of the portfolio sale from Saratoga Capital to Westbrook Partners. The building was originally home to J.C. Penney and is an exceptional future development site adjacent to a planned BaRT station and Part of the VTA's Mitchell Block land assembly. It's our understanding that Westbrook is planning to re-imagine the building and put it back into useful production as a Class "A" office building.
- **Downtown Doors:** An outdoor youth art exhibit and competition. Celebrating its 13th anniversary in 2016. Art selected from San Jose high school and middle school youth, many from San Jose's eastside, is enlarged, placed on decals and installed on blank utility doors and boxes in the downtown core. There are currently 103 downtown doors and utility boxes on display.

**Left on E. St. John Street**

- **Mitchell Block:** This site was acquired by VTA as a staging site for the BART construction, with eventual development following the completion of BART. Measure B was passed in 2010. Funds from this measure provided operating costs for the BART expansion from Fremont to San Jose.
- **BART Extension to Diridon Station:** \$4.7 billion plan to extend the 21.7 miles from Fremont through Milpitas to Downtown San Jose. VTA is working on the BART Silicon Valley Extension from the Berryessa station to San Jose which will include a 5-mile long subway tunnel beneath Santa Clara Street with two proposed stops – City Hall/SJSU/Markt St., and Diridon. The project is anticipated for passenger service starting in 2025. Projected weekday ridership is over 110,000 by year 2030. City and VTA working cooperatively to support land uses that will enhance the uses for BART and promote a more livable and safe community.

### Left on Market Street

- **Back A Yard:** Amazing Caribbean food. Also have a location in Menlo Park.
- **Sushi Confidential:** Took the former Sonoma Chicken Coup space and is putting the final touches on the outdoor patio that faces San Pedro Square.
- **60 SOMA (60 S. Market Street) Property#5 and page 6 of the Tour Book:** The property was sold in late 2013 to Harvest Properties who sold the building in August 2016 to Intercontinental Real Estate Corporation for \$87.6 million, making Harvest Properties a nice profit of \$32.5 million in less than three years. A major remodel of the lobby including the addition of a fitness center on the ground floor with showers and lockers was done under Harvest Properties.

### Right on Post Street

- **Tower 55 (55 S. Market Street) Property #11 and page 12 of the Tour Book:** In 2013 the building completed a full redesign and remodel of the common area and lobby. The lobby cured a number of issues including the elimination of the wind tunnel effect of the former lobby entrance in addition to creating separate secure entrances for the IRS located on the ground floor and the rest of the building tenants. The lobby also helps make a statement at the corner and changes the character of the property. Perhaps we might just stop saying the Gold Building?

### Right on San Pedro

- **Post & San Pedro Tower:** Right behind 160 W. Santa Clara Street. Simeon Residential Properties and partner Kinship Capital are planning a 21-story residential tower with 182 units, and approximately 9,000 SF of ground floor commercial space.

**END OF TOUR!**