



# HIGH DENSITY RESIDENTIAL DEVELOPMENT SITE

50-90 NORTH FIRST STREET, DOWNTOWN SAN JOSE, CA

January 2013

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**PREPARED BY:**

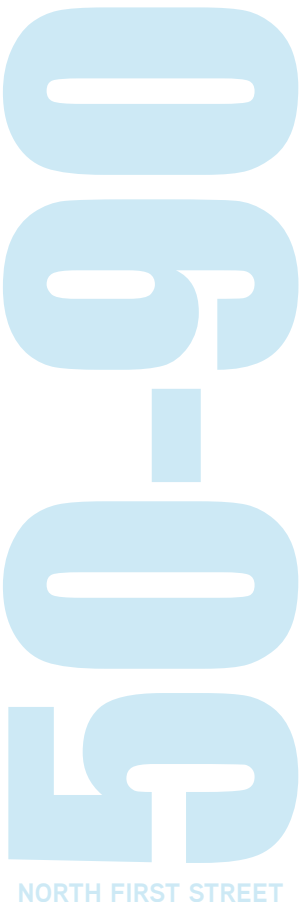
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NORTH FIRST STREET



NORTH FIRST STREET

## EXECUTIVE SUMMARY

Marshall Squares, LLC (Seller) has retained Colliers International as its exclusive listing agent to coordinate the sale of the Marshall Squares Properties located at 50, 52, 60, 66, 80 & 90 North First Street and 65 North 2nd Street, San Jose, CA (Property). Marshall Squares is offering the site on a fee simple basis.

### VISION FOR THE SITE

This site is envisioned as a high-rise residential development project that is fitting with the Downtown Strategic Plan and development of the “Core Area” of Downtown San Jose. This site has been identified by the City of San Jose as an “in-fill” high density residential site consistent with the goals outlined in the 2020 and draft 2040 Envision General Plans.



## LOCATION OVERVIEW

### CITY OF SAN JOSE OVERVIEW

The City of San Jose is the 10th largest city in the U.S., and the largest city in Northern California with 967,487 residents. It boasts the highest median household income in the nation. More than half of the adult residents have a college degree. As the capital of the Silicon Valley, San Jose is leading the world in technology innovation, medical treatment, and research & development. The city is home to over 6,600 high technology companies, employing over 245,000 people.

San Jose's close proximity to mountain ranges, beaches, wineries, and parks makes it one of the most active cities in America. It is also one of the most culturally diverse cities in the nation with approximately 52 different languages spoken throughout the city. Hence, there are many cultural events, festivals, and dining experiences to be had within the city.



### TRANSPORTATION

#### MINETA SAN JOSE INTERNATIONAL AIRPORT:

San Jose is serviced by the Mineta San Jose International Airport (SJC). The airport is owned and operated by the City of San Jose, providing nearly 50,000 jobs and \$4 billion a year in business spending. In 2011, the airport saw 8.4 million passengers which is approximately 23,000 passengers daily. In 2011, the city spent nearly 1.3 billion on technological advances on new terminals and with a large focus on its newest terminal, Terminal B, which is certified LEED silver.

#### HIGHWAYS:

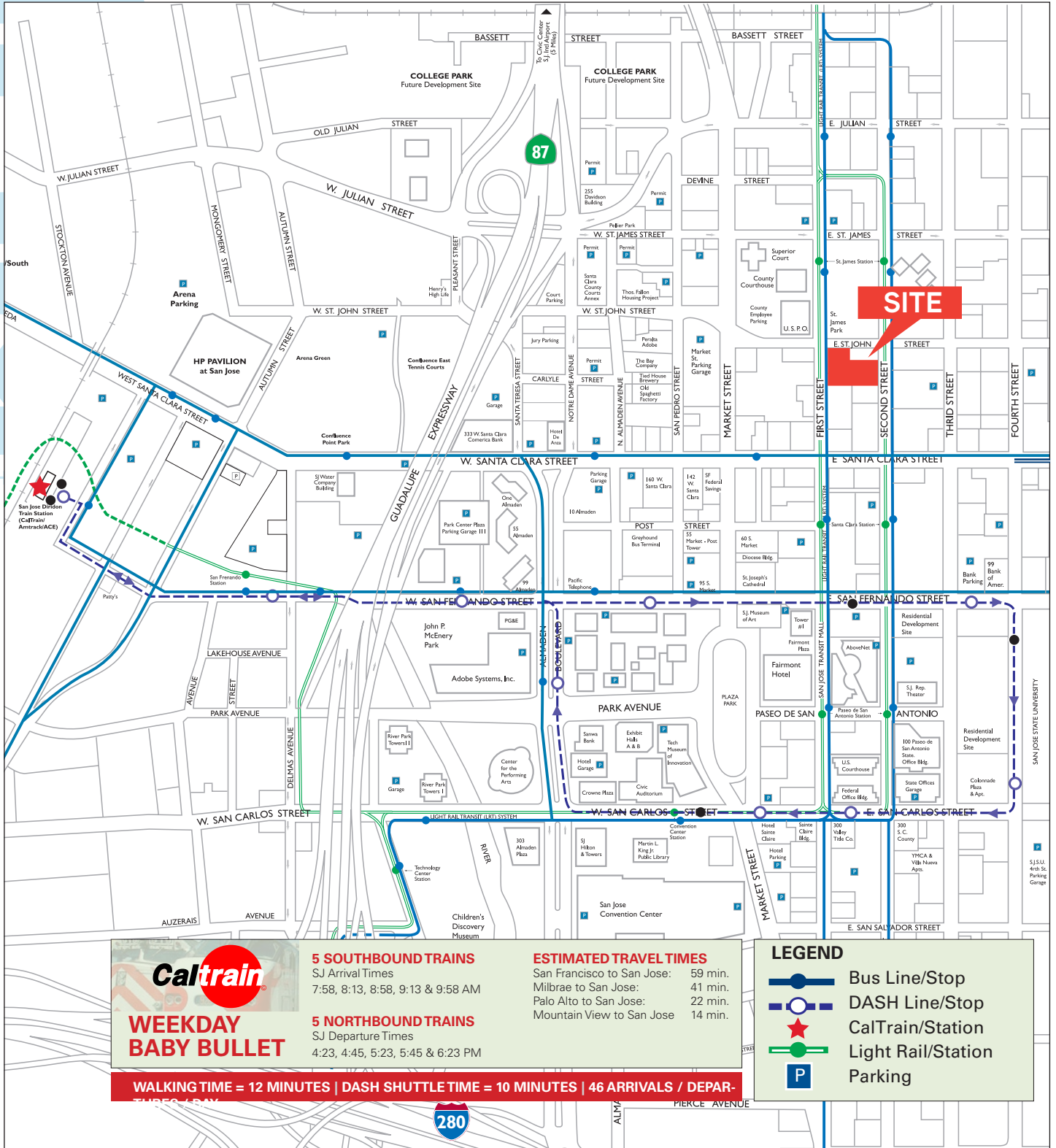
Four of the Bay Area's major freeways, US 101, I-280 680, and 880 all cross paths in San Jose. Nearby state highways, 17, 85, 87, and 237 also provide service to over 6.1 million commuters annually.

#### VTA:

The Santa Clara County VTA light rail provides train service from south San Jose through Downtown San Jose to Santa Clara.



TRANSPORTATION & PARKING MAP



**Caltrain**

**WEEKDAY BABY BULLET**

<b>5 SOUTHBOUND TRAINS</b>	<b>ESTIMATED TRAVEL TIMES</b>
SJ Arrival Times	San Francisco to San Jose: 59 min.
7:58, 8:13, 8:58, 9:13 & 9:58 AM	Milbrae to San Jose: 41 min.
	Palo Alto to San Jose: 22 min.
	Mountain View to San Jose: 14 min.
<b>5 NORTHBOUND TRAINS</b>	
SJ Departure Times	
4:23, 4:45, 5:23, 5:45 & 6:23 PM	

**LEGEND**

- Bus Line/Stop
- DASH Line/Stop
- CalTrain/Station
- Light Rail/Station
- Parking

**WALKING TIME = 12 MINUTES | DASH SHUTTLE TIME = 10 MINUTES | 46 ARRIVALS / DEPARTURES / DAY**

# 50-90

NORTH FIRST STREET

## DOWNTOWN AMENITIES

The San Jose Convention Center – With state-of-the-art communications, many events are held here from tradeshows to corporate launches to general sessions and banquets. The convention center comprised of 143,000 SF of column free exhibit space, room for 1,000 10' x 10' booths, a 22,000 SF ballroom, 100,000 SF of pre-function space, 165,000 SF of contiguous exhibit space, 425,000 SF total combined convention space, and there are 31 meeting rooms with capacities for 50 to 2,400 in theater style seating. The center is connected to two hotels, the Hilton and Marriott, and within walking distance to 5 additional hotels.



The Tech Museum – Since its opening in 1998, the 132,000 SF facility has had more than 6.5 million visitors, which is approximately 500,000 visitors per year. Over 120,000 visitors came from California school groups, of which nearly 60,000 were from Title 1 schools. The museum is composed of 3 floors with a 280 seat IMAX Dome Theater, one of the top 10 attended in the US. The Tech has become a major landmark for visitors all over the world, giving them a glimpse into the latest in technology innovation.



HP Pavillion – Completed in 1992 and opened in 1993. It cost the city \$162.5 million to build with \$132.5 million funded by the City and \$30 million funded by HP Pavillion at San Jose Management. The HP Pavillion can seat up to 20,000 people including 66 executive suites. It has become home to the NHL's San Jose Sharks and is referred to as the "Share Tank" by San Jose locals.



Fox California Theater – Originally built in 1927, the theater re-opened after being closed for more than 30 years, on September 17, 2004 as a major performing arts facility, designed for live stage performances, opera, and motion pictures. It underwent a six year, \$75 million renovation under the direction of the San José Redevelopment Agency and the Packard Humanities Institute, which financed over one-third of the project costs. The building is 85,000 SF with a 4,000 SF courtyard and second floor terrace. The theater is one of the best preserved examples of the late 1920's motion picture houses in the country. The theater's facade on First Street includes a re-creation of the original marquee and California vertical sign. It is envisioned as the centerpiece of San Jose's South First Street Theater, Arts and Entertainment District.





# 50-90

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San Jose Civic Auditorium – Built in 1934 with classic Spanish mission-style architecture and a dual-level layout. With 3,036 theater-style seating capacity and four meeting rooms, it is the perfect place for concerts, performing arts, general business sessions, evening galas, and banquet dinners. It has hosted such legends as the Rolling Stones, The Who, Bob Dylan and American Idol winner Kelly Clarkson. It sometimes provides additional exhibit and general assembly space in conjunction with the San Jose Convention Center located across the street.



San Jose Museum of Art – Founded in 1969 it is the leading institution in San Jose dedicated to the arts. Art exhibits range from modern masterpieces to recent works by young, emerging artists. The museum houses a permanent collection of 1,400 varied artworks from the 20th to 21st centuries with a special focus on West Coast art. It serves 100,000 people a year, including 37,000 school children. It is the largest provider of arts education in Santa Clara County, and it has been accredited by the American Association of Museums, which is recognition given to just 750 of the nation's 8,000 museums.



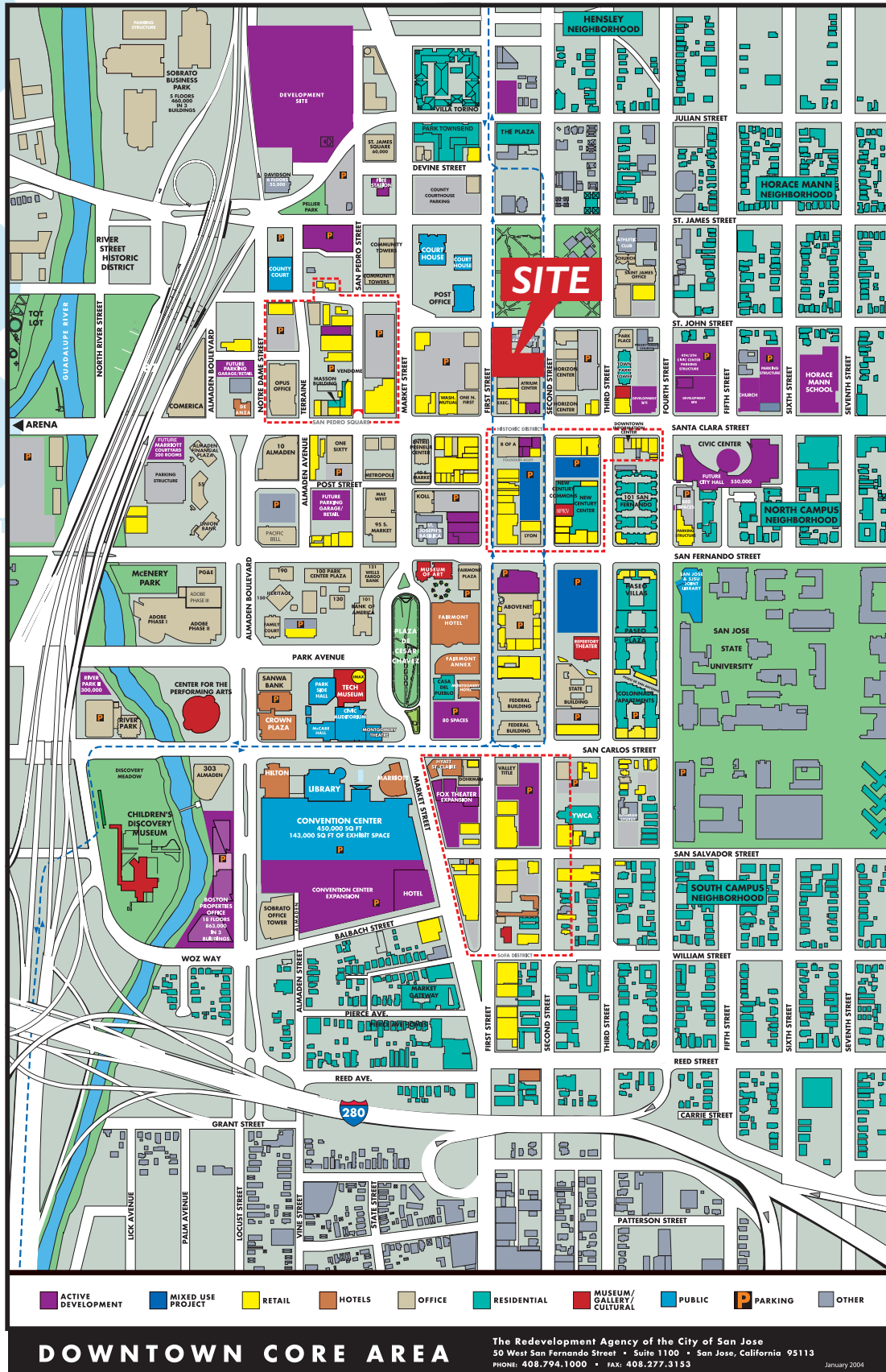
San Jose Center for Performing Arts – The city is home to a multitude of performing arts companies including the San Jose Repertory Theater, the American Musical Theater of San Jose, the Ballet San Jose of Silicon Valley, and the Children's Musical Theater of San Jose. The San Jose Center for Performing Arts was built in 1972 and designed by Frank Lloyd Wright Foundation. It has a continental style auditorium seating with 2,677 seats.



Sports Attractions – San Jose is one of the few California cities represented by a professional hockey team, the San Jose Sharks; a professional arena football team, the San Jose SaberCats; a minor league baseball team, the San Jose Giants; and a professional soccer team, the San Jose Earthquakes.

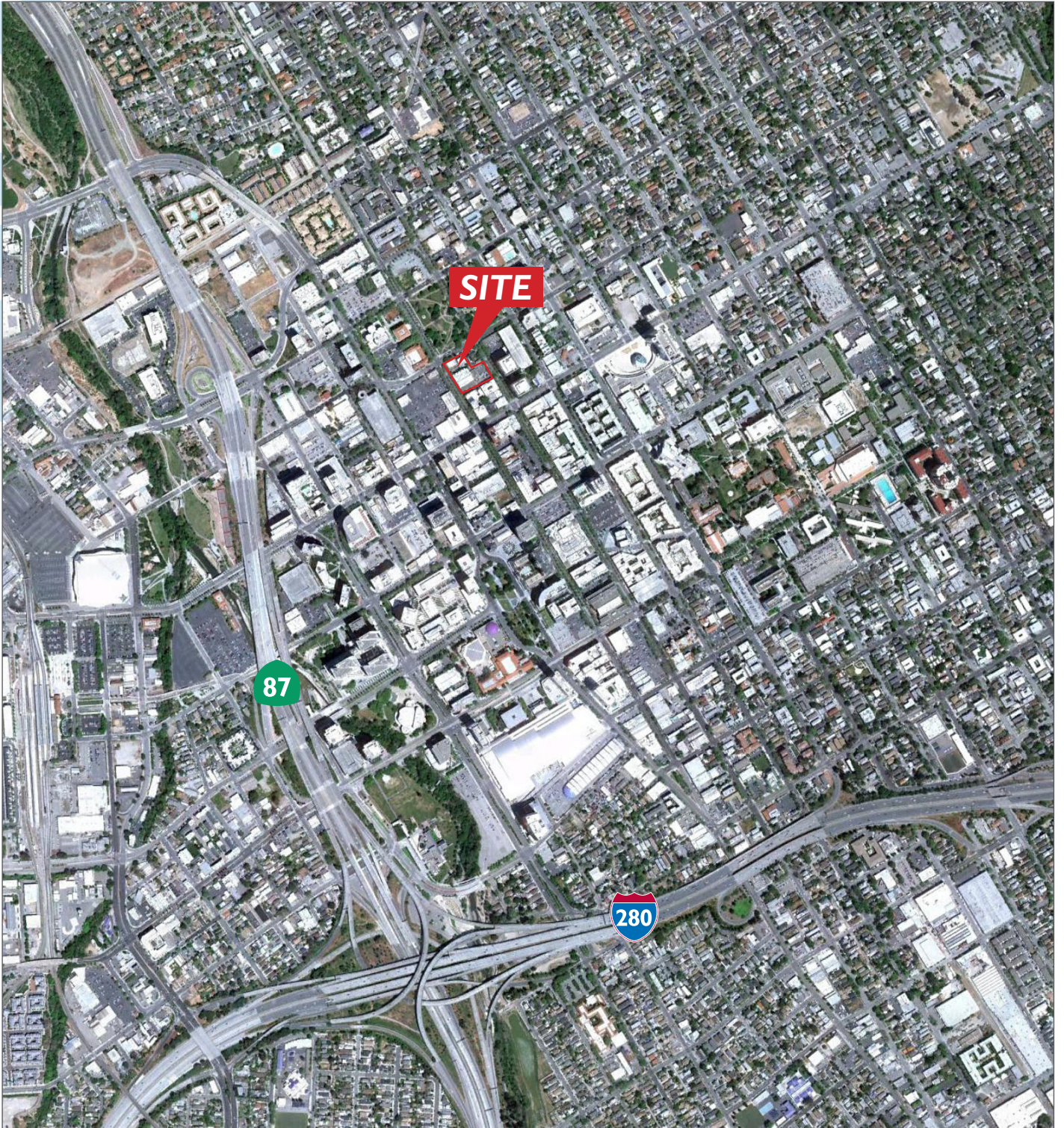


LOCATION MAP





## AERIAL





## PROPERTY SUMMARY

### PROPERTY DESCRIPTION

The property consists of six one to three-story office/commercial buildings. The improvements are briefly described as follows:

Address	Building Size	Description
50 N. 1st Street APN: 467-21-020	11,900 SF	Partial two-story, concrete block office building built in 1956 and has approximately 30 parking spaces. Vacant.
60 N. 1st Street APN: 467-21-019	2,614 SF	One-story, concrete block office building built in 1956. Vacant.
65 N. 2nd Street APN: 467-21-030	4,320 SF	One-story, concrete block office building built in 1954. Building size does not include basement space estimated at approximately 4,320 SF. The site has approximately 15 parking spaces. The building is currently leased to 22 Miles Inc. through 7/5/2013.
66 N. 1st Street APN: 467-21-018	6,050 SF	Two-story, concrete office building built in 1955. 2,650 SF. Vacant.
80 N. 1st Street APN: 467-21-038	29,000 SF	Three-story, masonry brick office building built in 1982. Vacant.
90 N. 1st Street APN: 467-21-038	8,919 SF	Two-story, concrete block office building built in 1972. There is also a 4,921 square foot basement that is rented as storage space and is only suitable for storage. The site has 20 parking spaces. The building is leased to City Year through 7/31/2014.
<b>Total Building Square Footage</b>	<b>63,373 SF</b>	

The improvements are sited on six parcels briefly described as follows:

Assessor's Parcel Number (APN)	Acres	Lot Area	Usable Lot
467-21-018	0.10 of an Acre	4,356 SF	4,554 SF
467-21-019	0.06 of an Acre	2,614 SF	3,036 SF
467-21-020	0.44 of an Acre	19,166 SF	19,029 SF
467-21-030	0.25 of an Acre	10,890 SF	11,040 SF
467-21-038	0.30 of an Acre	13,068 SF	13,159 SF
467-21-039	0.24 of an Acre	10,454 SF	10,342 SF
<b>Total:</b>	<b>1.39 Acres</b>	<b>60,548 SF</b>	<b>61,160 SF</b>

### LOCATION

The property is located in the Heart of Downtown San Jose in the Downtown Core Area adjacent to the southern edge of St. James Park, and the Saint James Square Historic District. The property is a half a block north of Santa Clara Street and is bounded by 1st Street, 2nd Street and St. John Street.

The property has exceptional regional transportation options with light rail lines on 1st and 2nd Streets fronting the property in addition to VTA Bus Service at St. James Park and along Santa Clara Street.

In addition to having spectacular views of St. James Park, and the surrounding East bay & South bay hills, there are numerous amenities within walking distance to satisfy any urban resident, including dozens of restaurants, shopping, retail services, night life and entertainment. For more information regarding amenities in the area, please refer to the Downtown Map enclosed in the Exhibit Section.

### CONDITION OF PREMISES UPON SALE

The property is to be sold in "As-Is" condition, subject to the Purchaser's physical inspections of the property prior to close of escrow.

### ZONING: DC OR DOWNTOWN COMMERCIAL DISTRICT (PD)

### GENERAL PLAN

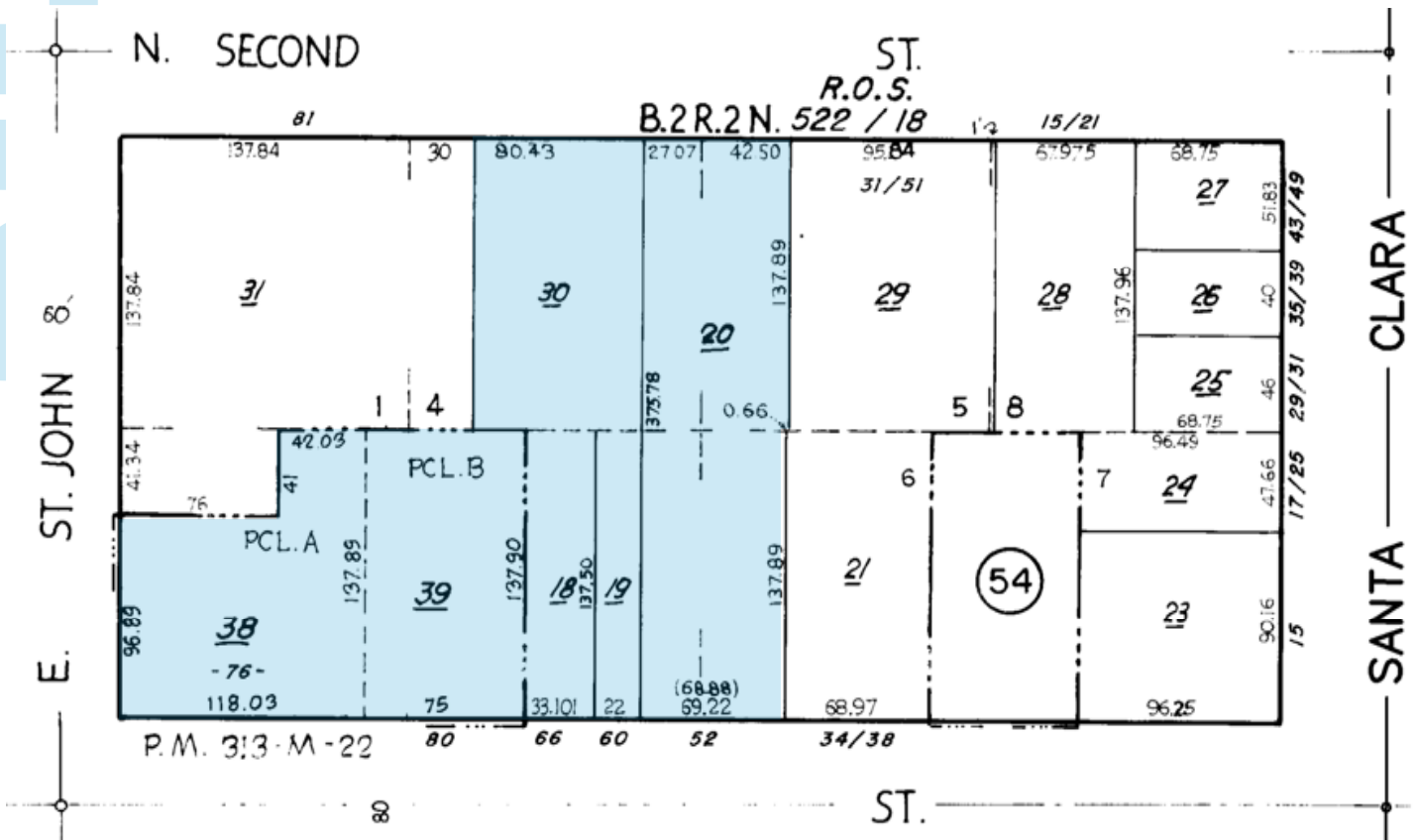
The property is General Planned (San Jose 2020 General Plan, October 21, 2004) as DC (Downtown Commercial District) within the Core Area of Downtown San Jose. Refer to the San Jose General Plan for details specifically the Special Strategy Areas of the Downtown Core and Frame Areas, Goals and Policy sections relating to Urban Design Guidelines and Housing. The property is also identified in the City of San Jose Housing Element Update 2007-2014 Adequate Sites Inventory as a residential infill site.



# 50-90

PLAT MAP

NORTH





### ST. JAMES SQUARE HISTORIC DISTRICT

The 90 N. 1st Street property is located within the St. James Square Historic District. Consideration should be taken in reference to the Saint James Square Historic District Design Guidelines which offers some suggestions related to development of property located along the edge of the historic district.

### RELATED CITY ZONING AND GENERAL PLAN LINKS

**Zoning:** [www.sanjoseca.gov/index.aspx?nid=1751](http://www.sanjoseca.gov/index.aspx?nid=1751)

**General Plan:** [www.sanjoseca.gov/index.aspx?nid=1736](http://www.sanjoseca.gov/index.aspx?nid=1736)

**Saint James Square:** [www.sanjoseca.gov/index.aspx?nid=2980](http://www.sanjoseca.gov/index.aspx?nid=2980)

### OTHER LINKS

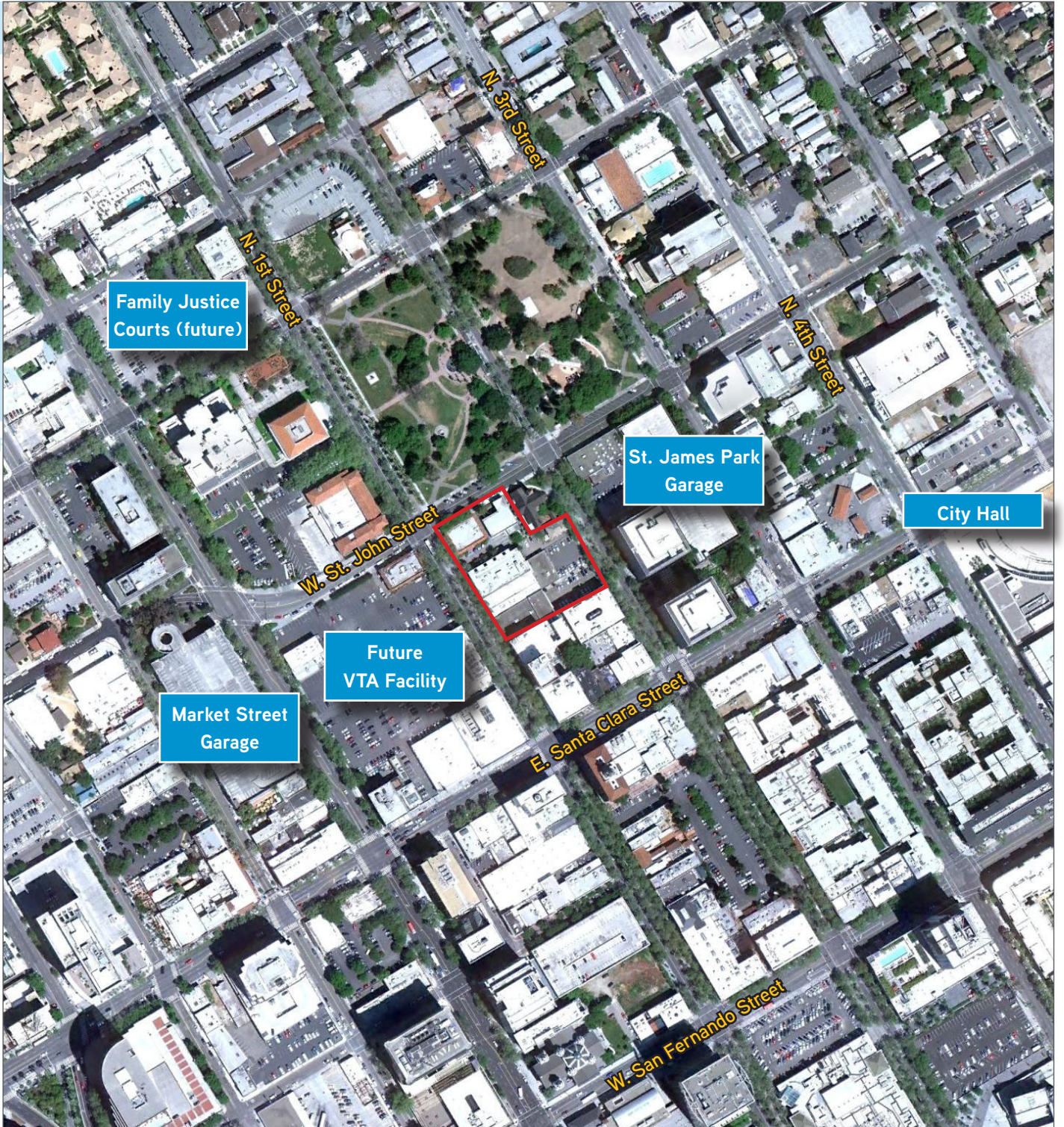
[www.sjdowntown.com](http://www.sjdowntown.com)

### DEVELOPMENT HEIGHT RESTRICTIONS

According to the Goals and Policies section of the 2020 San Jose General Plan (page 72) the maximum building height is restricted in the Core Area to the height allowed based on the airspace requirements of the San Jose International Airport as established by the Federal Aviation Administration. There is a recorded Avigation Easement covering the 2nd Street half of the property that allows for a height of 265 feet above mean sea level, a copy of which is enclosed in the Exhibit section, and the FAA issued a “Determination of No Hazard” to Air Navigation issued January 18, 2006, for the balance of the property.



AERIAL CLOSE UP







50-90  
NORTH FIRST STREET

## CONDITIONS AND DISCLAIMERS

The information presented in this offering is provided solely for the convenience of Proposers and other interested parties. It is the responsibility of the Proposers and other interested parties to assure themselves that the information contained in this package is accurate and complete. No assurances pertaining to the accuracy of the information in this offering are provided by Seller and Colliers International.

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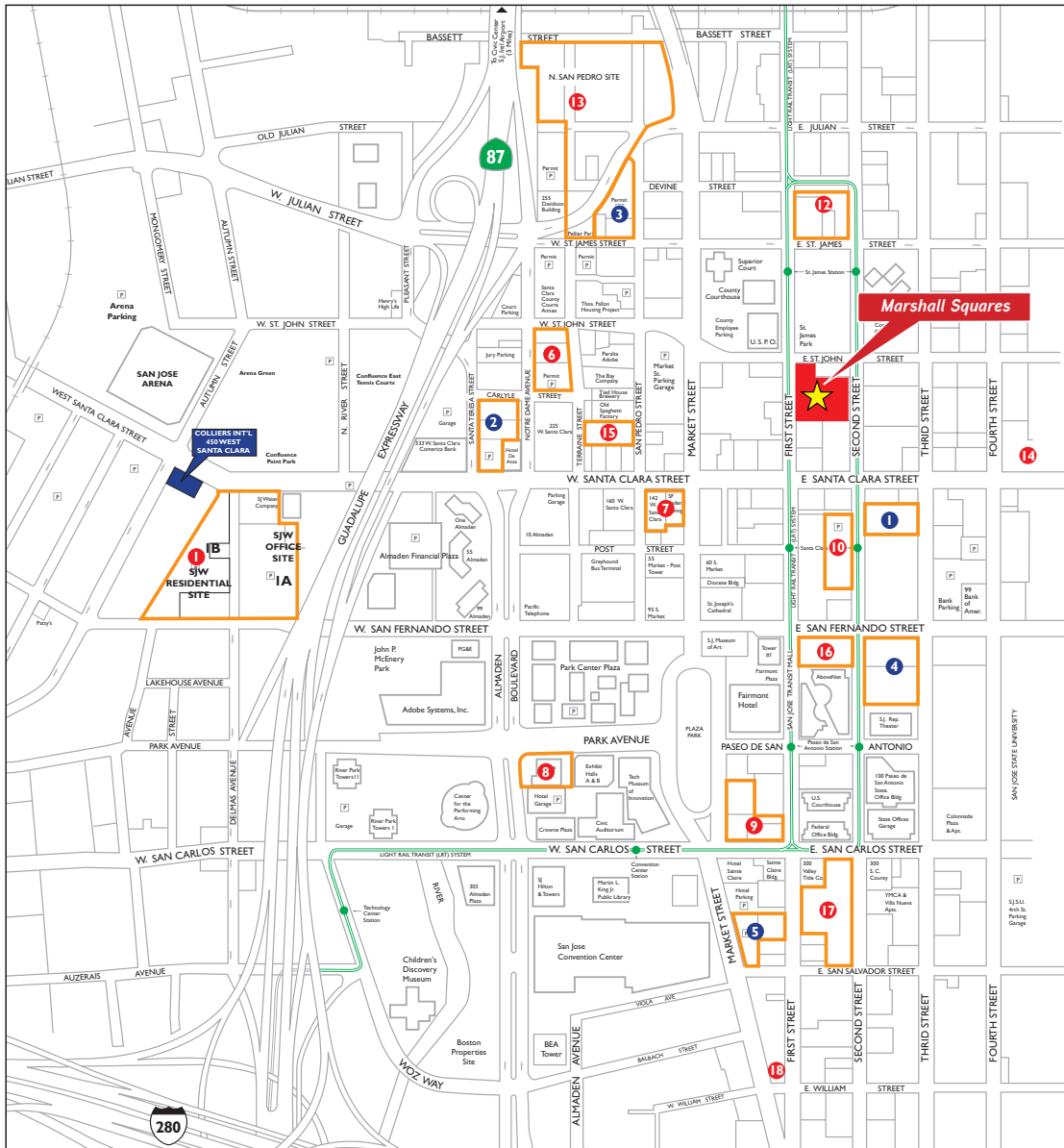
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50-90

NORTH FIRST STREET

# EXHIBITS

# Downtown San Jose Residential Development Map



**★ Marshall Squares Property**  
 460,548 SF Land  
 463,373 SF/Buildings  
 Available for sale

- 1** SJW Land Company Development Site  
 W Santa Clara & Park Ave. @ Delmas Ave.  
 Developer: Adobe  
 Site A: Commercial - 5.51 acres (±25,000,000/Adobe)  
 PD Zoning allows up to 1,025,000 SF office/retail  
 Site B: Residential - 2.24 acres  
 PD Zoning allows 145.09 units/acre (up to 325 units)  
 Timing: Expired. TBD - PD Permit
- 2** Axis, W. Santa Clara St. (next to De Anza Hoel)  
 Developer: KT Properties / Spring Capital Group  
 330 units Phase 1 (22 floors), 77% Sold.  
 Pricing in the \$450/PSF Range.
- 3** City Heights, NWC of W. St James & San Pedro St.  
 Developer: Barry Swenson Builder  
 124 units "for sale". 98% Sold.
- 4** The 88 (Block 3), 2nd & 3rd St. @ E San Fernando St.  
 Developer: CIM/Wilson Meaney & Sullivan (RDA/RFP)  
 197 Units / Phase 1. 80% Sold.
- 5** 360 Residences, Market St & 1st St. (next to the Californian Theater)  
 Developer: Mesa Development (RDA/RFP)  
 208 units for lease  
 Fully leased at \$2.45-\$3.00/psf net rent
- 6** Carlyle, SEC Notre Dame & W. St. John  
 Developer: Simcon Properties  
 347 "rent" units proposed  
 Timing: Start of construction Q1 2013

- 7** One South Market, SWC of Market St. & W. Santa Clara St.  
 Developer: KT Properties/Essex Property Trust  
 285 units "for rent"  
 Timing: Start of construction Q4, 2012
- 8** 200 Park Ave., SEC of Park Ave. and Almaden Blvd.  
 Developer: Terry Rose Development  
 83 "luxury" sale units proposed  
 Timing: TBD
- 9** Sobrato  
 Plans: TBD. Purchased April 2010 for \$181/psf
- 10** Fountain Alley, 2nd St., between Santa Clara St & San Fernando St.  
 Developer: Barry Swenson  
 100 "sale" units proposed  
 Timing: TBD
- 11** CIM - 2nd Street  
 Developer: CIM (RDA/RFP)  
 76 units completed and leased, plus 17,500 SF of retail
- 12** Park View Towers, 1st St. & 2nd St. @ E. St. James St.  
 Developer: Barry Swenson  
 155 "sale" units proposed  
 Timing: TBD
- 13** North San Pedro Housing Site  
 Developer: Barry Swenson/Olsen Companies  
 700 total units proposed; 500 "sale" and 200 "rental" units  
 Timing: TBD. Project in limbo due to Redevelopment Agency ownership and State of California confiscation

- 14** First United Methodist Church Site, NEC of 5th & E. Santa Clara  
 Developer: TBD  
 168 "sale" units proposed, with 50,000 SF church facilities  
 Timing: TBD
- 15** Farmers Market, San Pedro Square  
 Developer: TBD  
 225 "sale" units  
 Timing: TBD
- 16** SWC First Street and San Fernando  
 Developer: Sobrato  
 Timing: TBD. Purchased April 2010 for \$181/psf
- 17** Valley Title, 2nd Street between E. San Carlos and E. San Salvador  
 Developer: TBD  
 Timing: TBD
- 18** Core Development  
 Pre-planning process  
 200 "sale" units

● - Proposed potential projects  
 ● - Completed projects





## FACT SHEET: HISTORY & GEOGRAPHY

Department of Planning, Building & Code Enforcement, Planning Division

### HISTORIC ORIGIN

**FOUNDED:**  
November 29, 1777 (as Pueblo de San Jose, California's first civilian settlement)

**INCORPORATED:**  
March 27, 1850 (as City of San Jose)



*Downtown San Jose, Circa 1950*

### TERRITORY

Incorporated area = 179.8 square miles



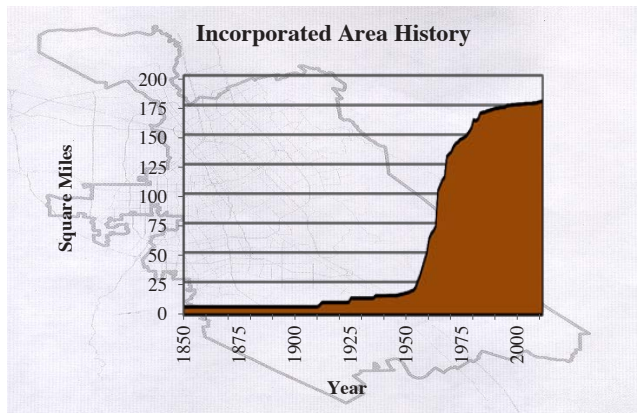
*Downtown San Jose, 2000*

### GEOGRAPHIC DATA

**COORDINATES:**

Longitude: -121.89  
Latitude: 37.33

(at Cesar Chavez Plaza, Downtown)



### ELEVATION

Minimum: Sea level (Alviso)  
Maximum: 4,372'  
(Copernicus Peak, near Lick Observatory at Mt. Hamilton)



## FACT SHEET: DEMOGRAPHICS

Department of Planning, Building & Code Enforcement, Planning Division

### POPULATION FACTS

San Jose is the:

- Largest City in the nine-County Bay Area
- 3<sup>rd</sup> Largest City in California
- 10<sup>th</sup> Largest City in the United States

### POPULATION HISTORY

Year	Number of Persons
1777	66
1850	4,000
1900	21,500
1950	95,280
1960	204,196
1970	459,913
1980	629,442
1990	782,248
2000	894,943
2010	945,942
2012	971,372

Source: US Census Bureau; California Department of Finance

### AGE COMPOSITION

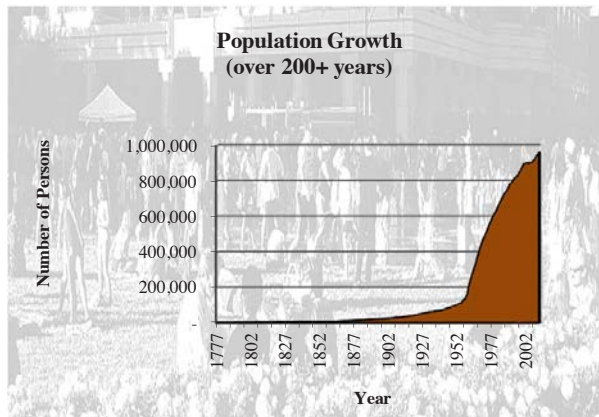
Age Groups	% of Total
Under 18 years	24%
18-24 years	10%
25-44 years	31%
45-64 years	25%
65 and over years	10%
<b>Median Age</b>	<b>35.8 years</b>

Source: US Census Bureau, American Community Survey; 2011

### LANGUAGE SPOKEN AT HOME

Language	% of Total
English	44%
Spanish	24%
Asian/Pac. Is.	25%
Other	8%

Source: US Census Bureau, American Community Survey; 2011



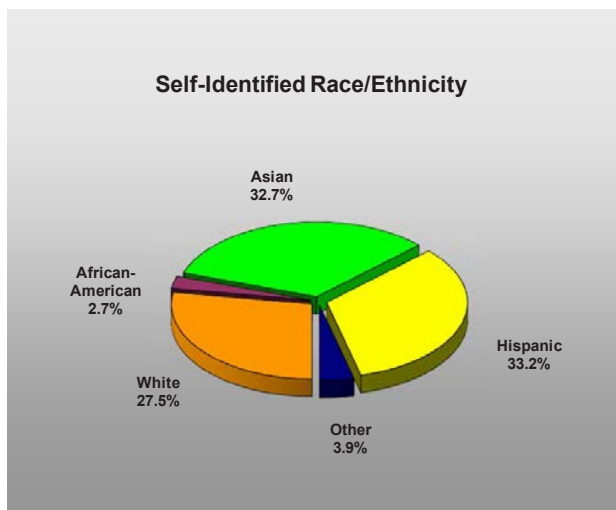
Source: City of San Jose

### HOUSEHOLD SIZE

Year	Number of Households	Persons Per Household
1970	130,607	3.35
1980	218,177	2.96
1990	250,135	3.08
2000	276,598	3.20
2010	301,366	3.09
2012	305,711	3.13

Source: US Census Bureau; California Department of Finance

### RACIAL COMPOSITION



Source: US Census Bureau, American Community Survey; 2011

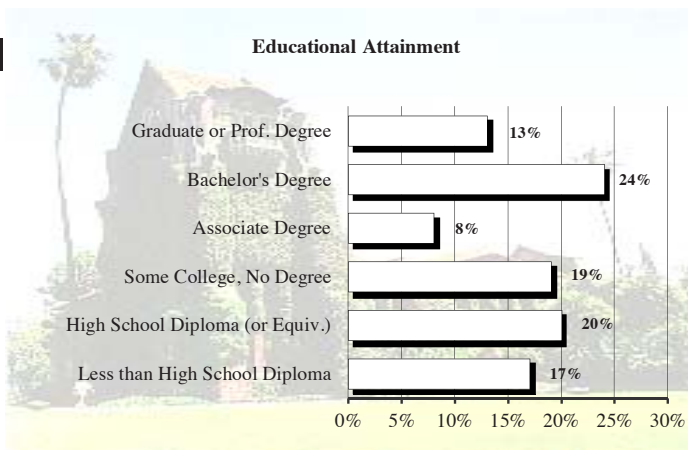


## FACT SHEET: EDUCATION

Department of Planning, Building & Code Enforcement, Planning Division

### EDUCATIONAL ATTAINMENT

	<i>Percent</i>
Graduate or Prof. Degree	13%
Bachelor's Degree	24%
Associate Degree	8%
Some College, No Degree	19%
High School Diploma (or Equiv.)	20%
Less than High School Diploma	17%



Source: US Census Bureau, American Community Survey; 2011

### EDUCATIONAL FACILITIES

#### PRIMARY AND SECONDARY SCHOOL DISTRICTS

Alum Rock Union Elementary School District  
 Berryessa Union Elementary School District  
 Cambrian School District  
 Campbell Union Elementary School District  
 Campbell Union High School District  
 Cupertino Union School District  
 East Side Union High School District  
 Evergreen School District

Franklin-McKinley School District  
 Fremont Union High School District  
 Luther Burbank School District  
 Moreland School District  
 Mount Pleasant School District  
 Oak Grove Elementary School District  
 Orchard School District  
 Union Elementary School District

#### UNIFIED SCHOOL DISTRICTS

Morgan Hill Unified School District  
 San Jose Unified School District  
 Santa Clara Unified School District

#### UNIVERSITIES AND COLLEGES

Evergreen Valley College  
 Lincoln Law School of San Jose  
 National Hispanic University  
 San Jose City College  
 San Jose State University  
 St. Mary's College of California  
 University of San Francisco

Source: City of San Jose; Santa Clara County Office of Education; 2012





## FACT SHEET: INCOME

Department of Planning, Building & Code Enforcement, Planning Division

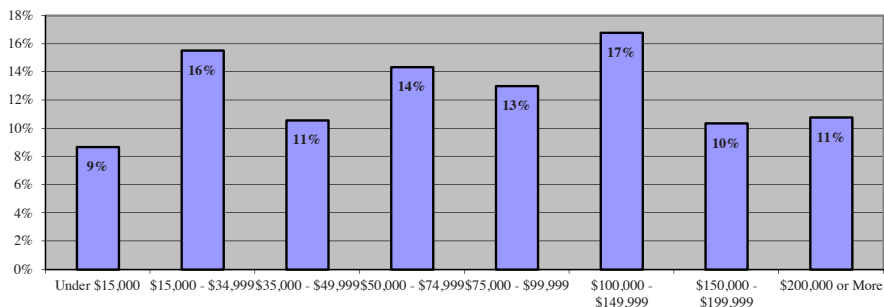
### PERSONAL INCOME

<b>Household Income</b>		<b>Nonfamily Income</b>	
Median	\$76,593	Median	\$45,427
Average	\$99,062	Average	\$65,012
<b>Family Income</b>		<b>Per Capita Income</b>	\$32,301
Median	\$85,050		
Average	\$108,640		

Source: US Census Bureau, American Community Survey; 2011

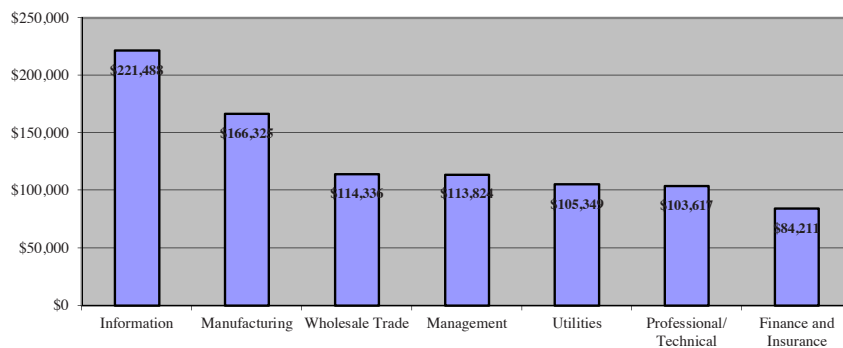
### INCOME DISTRIBUTION AND WAGES

Income Distribution (Households)



Source: US Census Bureau, American Community Survey; 2011

Average Wages by Major Industry (Santa Clara County)



Source: California Employment Development Department; 2011



## FACT SHEET: EMPLOYMENT AND EMPLOYERS

Department of Planning, Building & Code Enforcement, Planning Division

### INDUSTRY EMPLOYMENT

<i>Industry Category</i>	<i>Employment in San Jose MSA* (thousands)</i>	<i>Percent</i>
<b>Total, All Industries</b>	<b>902.4</b>	<b>100.0%</b>
Total Farm	4.3	0.5%
Total Nonfarm	898.1	99.5%
Goods Producing	192.0	21.3%
Mining	0.2	0.0%
Construction	34.0	3.8%
Manufacturing	157.8	17.5%
Durable Goods	147.3	16.3%
Computer and Peripheral Equipment	39.5	4.4%
Semiconductor and Elec. Component	42.8	4.7%
Electronic Instrument	15.0	1.7%
Other	50.0	5.5%
Nondurable Goods	10.5	1.2%
Service Providing	706.1	78.2%
Trade, Transportation and Utilities	129.3	14.3%
Wholesale Trade	36.3	4.0%
Retail Trade	81.0	9.0%
Transp., Warehousing and Utilities	12.0	1.3%
Information	51.8	5.7%
Financial Activities	32.2	3.6%
Professional and Business Services	173.4	19.2%
Educational and Health Services	123.7	13.7%
Leisure and Hospitality	76.8	8.5%
Other	24.4	2.7%
Government	94.5	10.5%
Federal Government	9.8	1.1%
State and Local Government	84.7	9.4%

\*San Jose Metropolitan Statistical Area (MSA) is equivalent to Santa Clara and San Benito Counties.

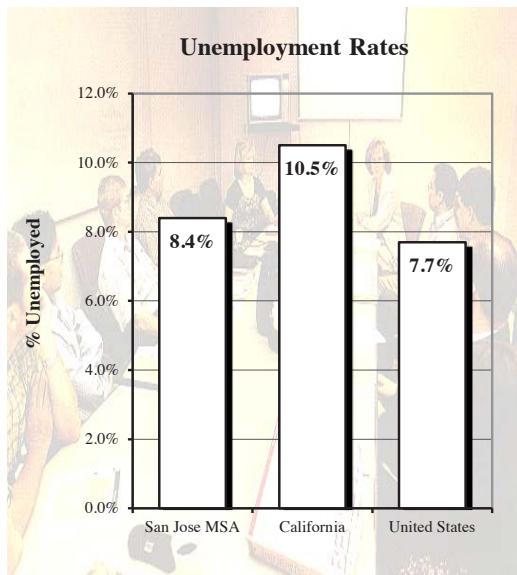
Note: numbers may not sum due to rounding.

Source: California Employment Development Department, Labor Market Information Division; March 2012

## FACT SHEET: EMPLOYMENT AND EMPLOYERS

Department of Planning, Building & Code Enforcement, Planning Division

### UNEMPLOYMENT RATES



Source: California Employment Development Department, Labor Market Information Division; April 2012

### MAJOR PRIVATE / PUBLIC EMPLOYERS

No.	Company/Organization	San Jose Employees
1	County of Santa Clara	14,950
2	Cisco Systems	13,600
3	City of San Jose	5,400
4	San Jose State University	4,780
5	eBay	4,700
6	IBM	4,100
7	U.S. Postal Service	3,921
8	San Jose Unified School District	2,690
9	Hitachi	2,150
10	Adobe Systems	2,020
11	Kaiser Permanente	1,940
12	Good Samaritan Hospital	1,924
13	Cadence Design Systems	1,810
14	Sanmina-SCI	1,780
15	Safeway	1,760

Source: Office of Economic Development, City of San Jose; 2011

### MAJOR HIGH TECH EMPLOYERS

No.	Company	Product	San Jose Employees
1	Cisco Systems	Computer Equipment	13,600
2	eBay	Online Auction	4,700
3	IBM	Computer Equipment	4,100
4	Hitachi	Storage	2,150
5	Adobe Systems	Software	2,020
6	Cadence Design Systems	Software	1,810
7	Sanmina-SCI	Electronics Manufacturing	1,780
8	Brocade Communications	Computer Equipment	1,470
9	Ericsson	Telecommunications	1,360
10	Xilinx	Semiconductor Equipment	1,300
11	Altera	Semiconductors	970
12	BD Bioscience	Biotechnology	920
13	SuperMicro	Computer Equipment	920
14	Micrel Semiconductor	Semiconductors	660
15	Novellus Systems	Semiconductor Equipment	550

Source: Office of Economic Development, City of San Jose; 2011



## FACT SHEET: HOUSING

Department of Planning, Building & Code Enforcement, Planning Division

### HOUSING RENTALS

<i>Unit Type</i>	<i>Asking Rental Rate</i>
Studio	\$1,319
1 Bedroom	\$1,667
2 Bedroom	\$2,124
3 Bedroom	\$2,411
<b>Average</b>	<b>\$1,845</b>



Ohlone Court Apartments, South San Jose

Source: RealFacts; Third Quarter 2012

### HOUSING SALES

<i>Unit Type</i>	<i>Sales</i>	<i>Average Price</i>	<i>Median Price</i>	<i>Days on Market</i>
Single-Family Detached	515	\$568,882	\$495,000	74
Condominium/Townhouse	239	\$298,080	\$270,000	87

Source: Santa Clara County Assoc. of Realtors; March 2012

### HOUSING TENURE AND VACANCY

<b>Tenure</b>	
Owner Occupied Units	57%
Renter Occupied Units	43%
<b>Vacancy Rate</b>	<b>4.3%</b>

Source: US Census Bureau, American Community Survey; 2011

### HOUSING UNITS BY TYPE

<i>Total Units</i>	<i>Single-Family</i>		<i>Multi-Family</i>	<i>Mobile Homes</i>	
	<i>Detached</i>	<i>Attached</i>			
San Jose	<b>318,566</b>	175,671	32,281	99,655	10,959
Santa Clara County	<b>636,748</b>	345,429	61,900	210,370	19,049



Los Esteros Apartments, North San Jose

Source: California Department of Finance; January 2012





## FACT SHEET: HISTORY & GEOGRAPHY

Department of Planning, Building & Code Enforcement, Planning Division

### HISTORIC ORIGIN

**FOUNDED:**  
November 29, 1777 (as Pueblo de San Jose, California's first civilian settlement)

**INCORPORATED:**  
March 27, 1850 (as City of San Jose)



*Downtown San Jose, Circa 1950*

### TERRITORY

Incorporated area = 179.8 square miles



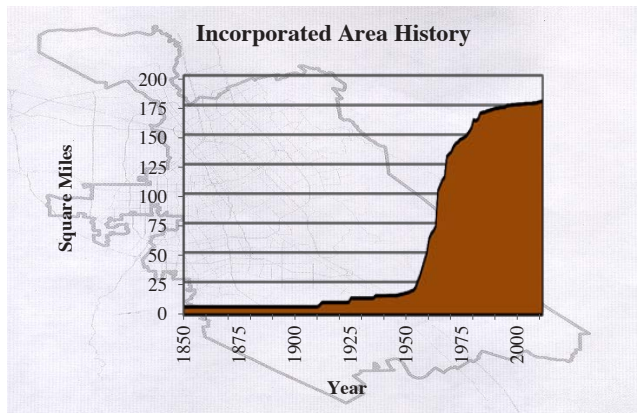
*Downtown San Jose, 2000*

### GEOGRAPHIC DATA

**COORDINATES:**

Longitude: -121.89  
Latitude: 37.33

(at Cesar Chavez Plaza, Downtown)



### ELEVATION

Minimum: Sea level (Alviso)  
Maximum: 4,372'  
(Copernicus Peak, near Lick Observatory at Mt. Hamilton)



**FACT SHEET: QUALITY OF LIFE**

*Department of Planning, Building & Code Enforcement, Planning Division*

**CULTURAL / RECREATIONAL RESOURCES**



**Family Resources**

- Children's Discovery Museum
- Christmas in the Park
- Downtown Farmer's Market
- Dr. Martin Luther King, Jr. Library
- Happy Hollow Park and Zoo
- History Park
- HP Pavilion
- Japanese Friendship Garden in Kelley Park
- Lake Cunningham Park/Raging Waters
- Lick Observatory
- Logitech Ice at San Jose
- Mexican Heritage Plaza
- Outback Adventures
- Peralta Adobe and Fallon House Historic Site
- Prusch Farm Park
- Rosicrucian Egyptian Museum
- San Jose Municipal Rose Garden
- San Jose Museum of Art
- San Jose Museum of Quilts and Textiles
- The Tech Museum of Innovation
- Winchester Mystery House



**Nightlife / Performing Arts Resources**

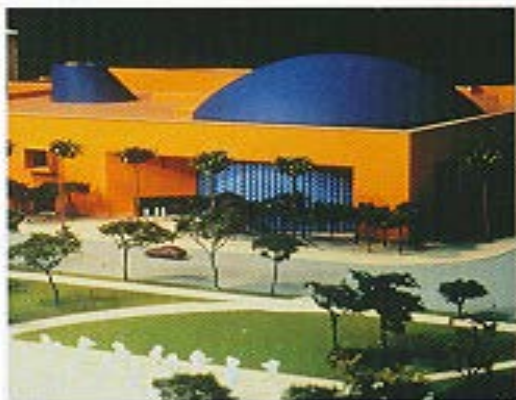
- Ballet San Jose Silicon Valley
- Broadway San Jose
- Children's Musical Theater San Jose
- Opera San Jose
- San Jose Jazz
- San Jose Repertory Theatre
- San Jose Stage Company
- Symphony Silicon Valley



**Professional Sports Resources**

- Amgen Tour of California (Professional Cycling)
- San Jose Giants (Minor League Baseball)
- San Jose SaberCats (Arena Football League)
- San Jose Sharks (National Hockey League)
- San Jose Stealth (National Lacrosse League)

Source: City of San Jose; 2011



500  
NORTH FIRST



## FACT SHEET: QUALITY OF LIFE

Department of Planning, Building & Code Enforcement, Planning Division

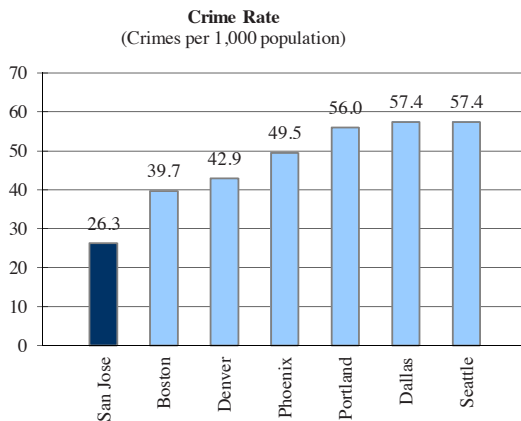
### TRANSPORTATION

<b>Air</b> (Norman Y. Mineta San Jose Int'l)	
Annual Passengers	8.3 million
Major Passenger Airlines	10
Nonstop Service Destinations	25
<b>Bus</b>	
Annual Ridership	Countywide 32.0 million
Stops	3,800
<b>Light Rail</b>	
Annual Ridership	Countywide 10.0 million
Stops	62
<b>Commuter Rail</b> (Caltrain)	
Annual Ridership	Systemwide 12.1 million
Stations	33
<b>Automobile</b>	
Percent of Workers Driving Alone	City 79%
Miles of Streets	2,400
Mean Travel Time to Work	25.9 minutes



Source: City of San Jose, 2012;  
US Census Bureau, American Community Survey; 2011

### PUBLIC SAFETY



**San Jose is rated as one of the "Safest Big Cities" in the nation.**

Source: Federal Bureau of Investigation; 2011

### CLIMATE

#### Seasonal Temperatures

<u>Month</u>	<u>Avg. Temp</u>
January	50 °F
April	58 °F
July	70 °F
October	63 °F
Annual	60 °F

#### Seasonal Rainfall

<u>Month</u>	<u>Avg. Rainfall</u>
January	2.78 in.
April	1.17 in.
July	0.06 in.
October	0.90 in.
Annual	14.42 in.



FOR LEASE > CENTRALLY LOCATED DOWNTOWN SAN JOSE OFFICE

8,374 - 25,851 SF

80 N. 1ST STREET, SAN JOSE, CALIFORNIA



**NEW LOWER RENT!**  
**\$0.25 NNN\***



## Building Amenities

- > Office space for lease:  
8,374 sf - 25,851 sf
  - > Full floors available
  - > Former law firm space -  
market ready with all new  
carpet and paint
  - > Elevator served
  - > Numerous private offices &  
conference rooms
  - > Space for cubicles
  - > \$0.42/psf expenses
  - > Parking readily available
  - > Walk to local restaurants
  - > Available now
  - > Call to tour/pricing
- \*1st year rent only. Minimum 3 year term.  
Rent in subsequent years to be negotiated.

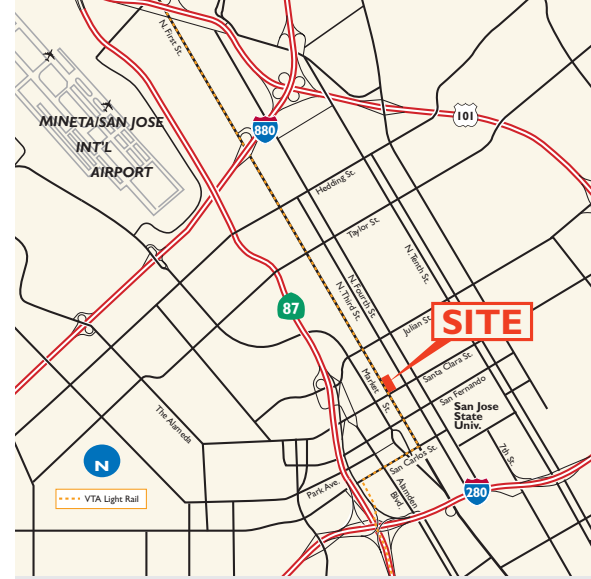
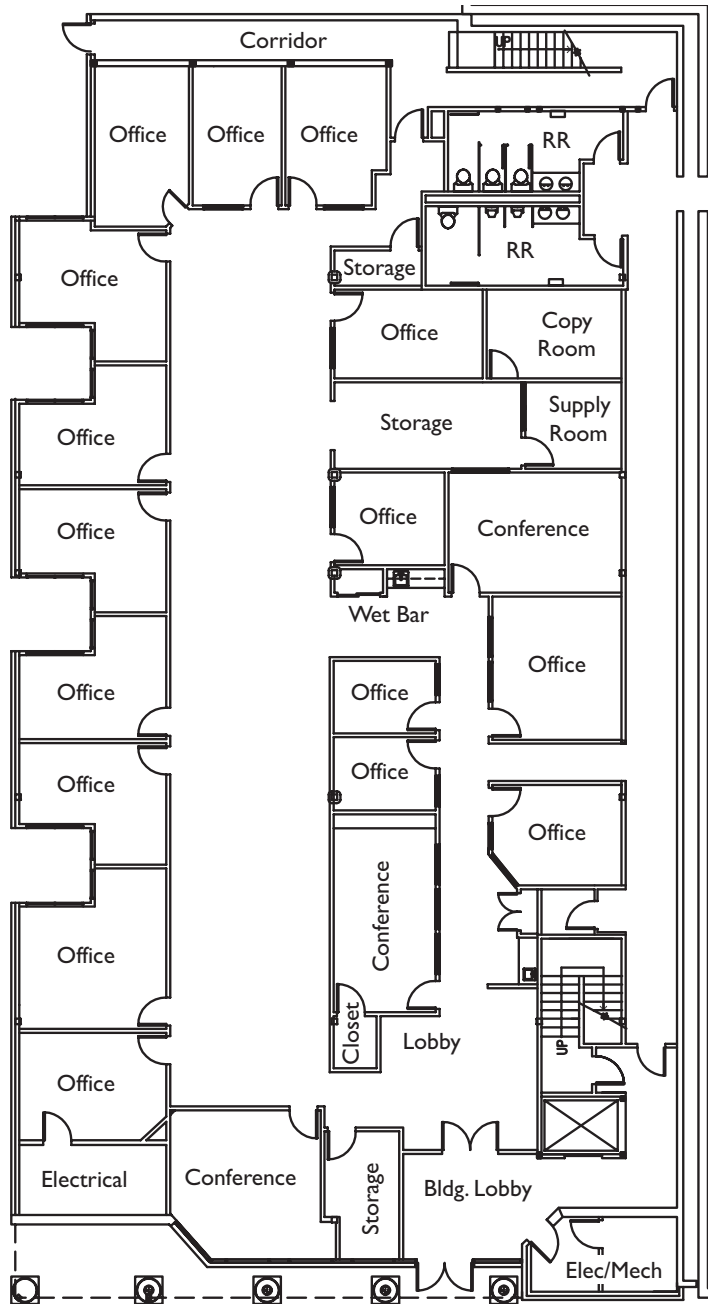
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john.kovaleski@colliers.com  
CA License No. 00828965

DAVID BUCHHOLZ  
+1 408 282 3843  
david.buchholz@colliers.com  
CA License No. 01100075

COLLIERS INTERNATIONAL  
Silicon Valley  
450 West Santa Clara Street  
San Jose, CA 95113  
www.colliers.com

# 80 N. First Street > First Floor Plan

- ±8,374 square feet can stand alone from 2nd and 3rd floors
- 3 conference rooms
- 16 private offices



## Exclusive Agents

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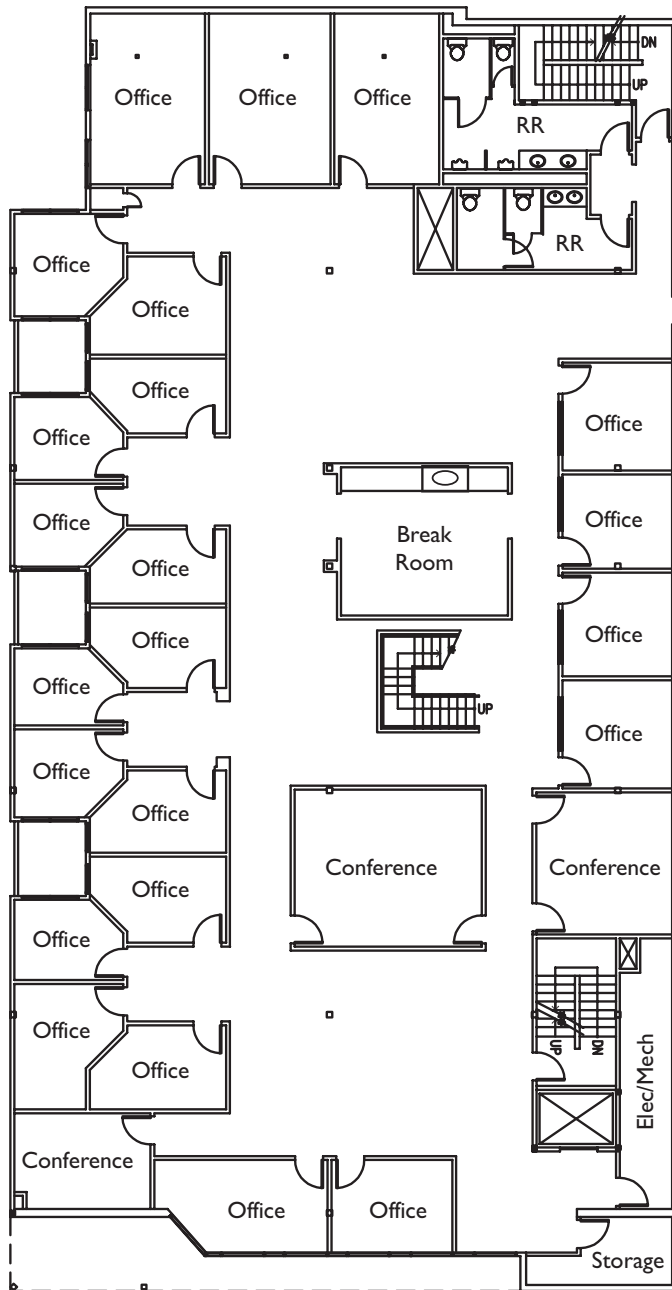
+1 408 292 8100 Fax

[www.colliers.com](http://www.colliers.com)



# 80 N. First Street > Second Floor Plan

- ±8,685 square feet combines well with 3rd floor for ±17,476 square feet via interstitial stairwell
- Large modern break room
- Executive conference room & board room
- 23 private offices



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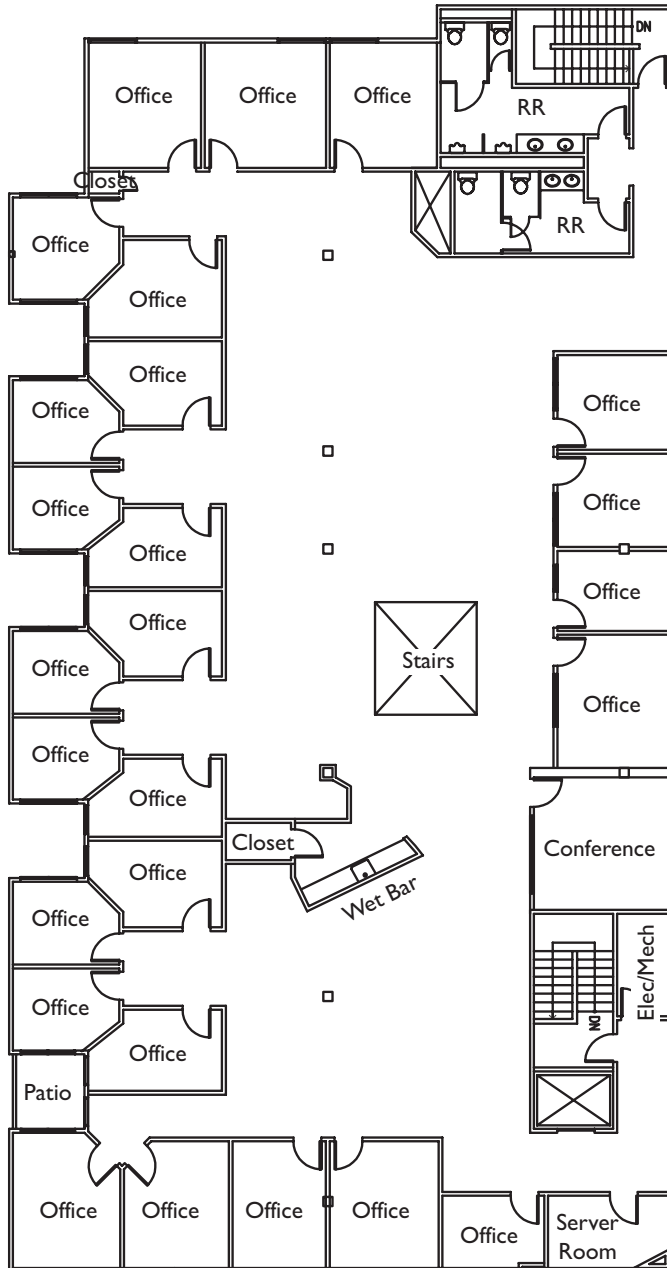
+1 408 292 8100 Fax

[www.colliers.com](http://www.colliers.com)



# 80 N. First Street > Third Floor Plan

- ±8,791 square feet combines well with 2nd floor for ±17,476 square feet via interstitial stairwell
- Skylights
- Bright interior with natural light from skylights
- 26 private offices
- Wet bar / break area
- Large conference room



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San Jose, CA 95113

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[www.colliers.com](http://www.colliers.com)



# 80 N. First Street > Additional Parking Lots

Victory Parking - 408.287.1184

Standard Parking - 408.298.2322

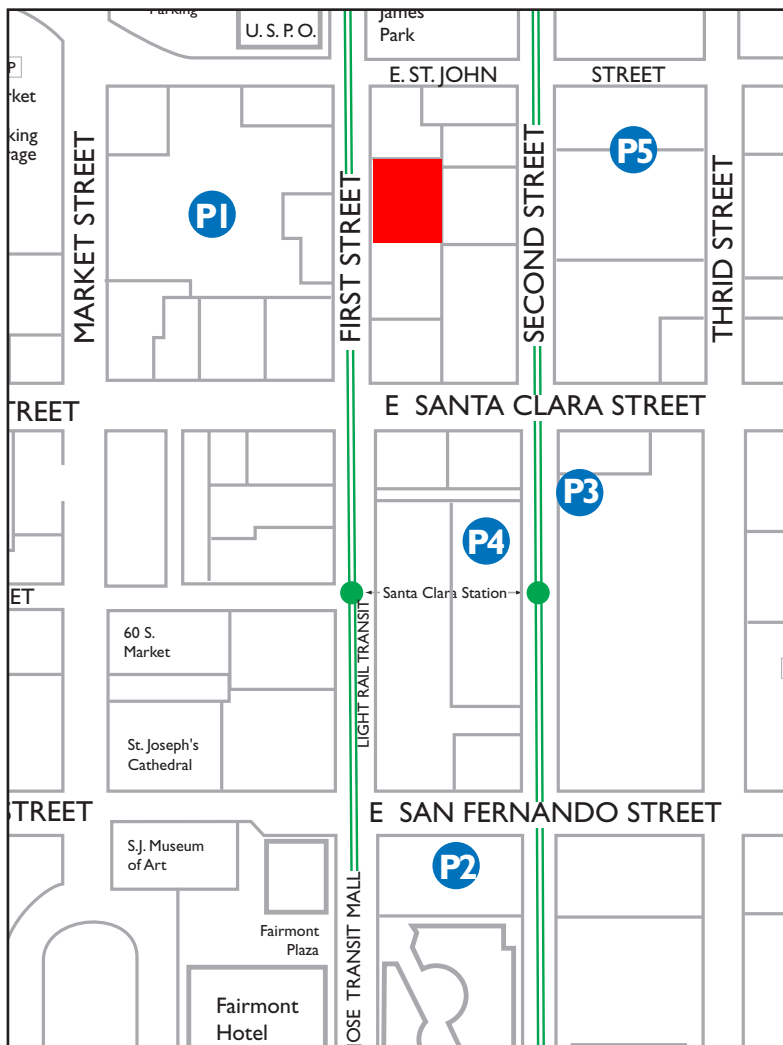
- P1** 64 N. Market Street  
\$100/stall/month
- P2** 95 N. 3rd Street  
\$100/stall/month

- P3** 25 S. 3rd Street  
\$120/stall/month
- P4** 3rd St. & San Fernando  
\$100/stall/month
- P5** 2nd St. & Santa Clara  
\$110/stall/month



Downtown Parking Website

<http://www.sjdowntownparking.com>



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[www.colliers.com](http://www.colliers.com)



# FOR LEASE | CENTRALLY LOCATED DOWNTOWN SAN JOSE OFFICE

## 5,890 Square Feet

66 N. 1ST STREET, SAN JOSE, CALIFORNIA



### Building Features

- > Office space for lease: 5,890 SF
- > Open floor plan: 4 private offices, conference room, large file room
- > Parking readily available
- > On Light Rail
- > One block from the free (DASH) downtown area shuttle servicing downtown, Diridon train and bus stations
- > Walking distance to local restaurants
- > Available now
- > Call to tour

\*1st year rent only. Minimum 3 year term.  
Rent in subsequent years to be negotiated.

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john.kovaleski@colliers.com  
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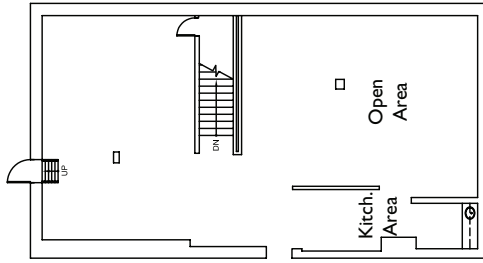
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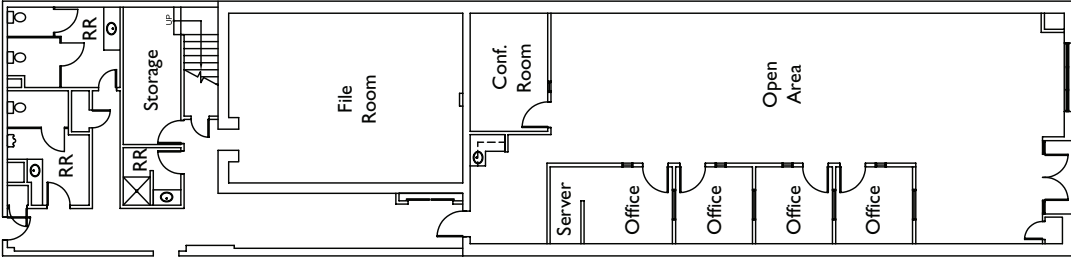
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www.colliers.com



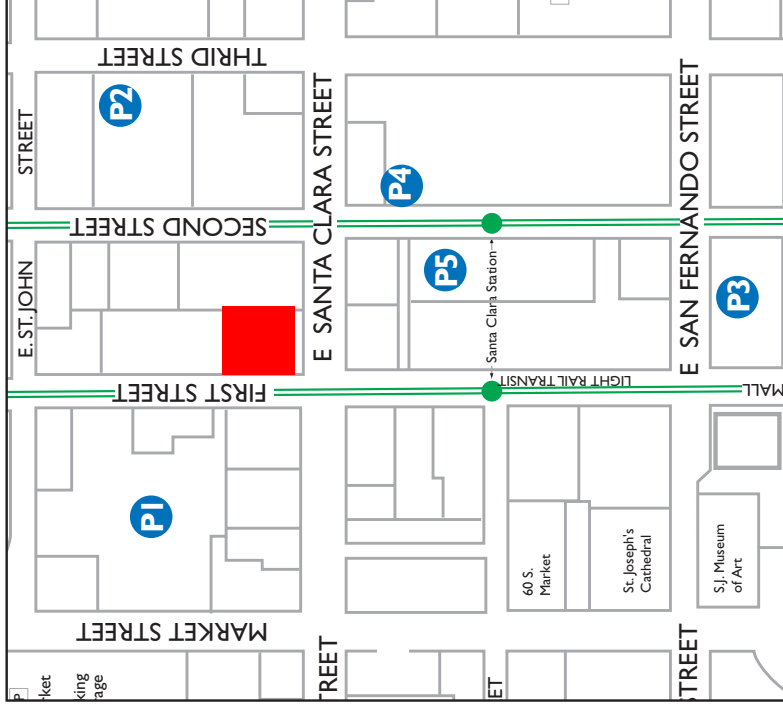
# 66 N. 1st Street, San Jose



## MEZZANINE



## 1ST FLOOR



**Victory Parking**  
408.287.1184

- P1** 64 N. Market St.  
\$100/stall/month
- P2** 95 N. 3rd St.  
\$100/stall/month

**Standard Parking**  
408.298.2322

- P3** 25 S. 3rd St.  
\$120/stall/month
- P4** 3rd St. & San Fernando  
\$100/stall/month
- P5** 2nd St. & Santa Clara  
\$110/stall/month

**Downtown Parking Website**  
<http://www.sjdowntownparking.com>



50-90  
NORTH FIRST

WHEN RECORDED RETURN TO  
CITY OF SAN JOSE )  
Office of the City Clerk )  
801 N. First Street )  
San Jose, CA 95110-1285 )

M944 PAGE 0034

12051960

AUG 16 1993

FILED FOR RECORD  
AT REQUEST OF.

NO FEE

CITY OF SAN JOSE

AUG 16 1993

AUG 16 2 37 PM '93

GRANT OF AVIGATION EASEMENT

OFFICE OF THE CLERK  
SANTA CLARA COUNTY  
LAUREN KANE  
RECORDER

A. THE MARSHALL SQUARES, a general partnership, and G.W. LEFT  
INTERNATIONAL, a California general partnership,

GRANTORS,

do hereby GRANT to the CITY OF SAN JOSE, a municipal corporation of  
the State of California, its successors and assigns,

GRANTEE,

a perpetual and assignable avigation easement in and over the real  
property described in paragraph B below (hereinafter "Real  
Property"), and a right-of-way for the free and unrestricted passage  
of aircraft of any and all kinds now or hereafter known, in,  
through, across and about the airspace above the surface of the  
plane above said Real Property described below (hereinafter  
"Airspace").

B. The Real Property referred to is all that Real Property in  
the City of San Jose, County of Santa Clara, State of California,  
described as follows:

This document is for the benefit of the  
City of San Jose. Request for recordation  
without fee is made in accordance with  
Section 6103 of the Government Code of  
the State of California.

ATTEST: Patricia L. O'Heern, City Clerk

AE 92-01

Page 1 of 8

By SK Paul, Deputy

M944 PAGE 0035

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF LOTS 4 AND 5 OF BLOCK 2, RANGE 2 NORTH, MAP OF SAN JOSE RECORDED IN BOOK A OF MAPS AT PAGES 72 AND 73, SANTA CLARA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE PARCEL OF LAND AS DESCRIBED IN THE DEED RECORDED AUGUST 1, 1944 IN BOOK 1218 OF DEEDS AT PAGE 15, SERIES NO. 317084, SANTA CLARA COUNTY RECORDS;

THENCE ALONG THE SOUTHWESTERLY LINE OF SECOND STREET S 29° 54' 27" E, 149.85 FEET TO THE NORTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 5808 OF OFFICIAL RECORDS AT PAGE 262, SANTA CLARA COUNTY RECORDS;

THENCE ALONG SAID NORTHWESTERLY LINE S 60° 06' 16" W, 137.92 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 5;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 4 AND 5, N 29° 54' 27" W, 149.82 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND AS DESCRIBED IN SAID DEED RECORDED AUGUST 1, 1944;

THENCE ALONG SAID SOUTHEASTERLY LINE N 60° 05' 33" E, 137.92 FEET TO THE POINT OF BEGINNING.

The Airspace for avigation easement purposes above said

Real Property consists of:

A horizontal plane extending over and above said real property at an elevation of 265 feet above mean sea level (AMSL), as described in Exhibit A-1 attached hereto and incorporated by reference as though set forth in full herein.

C. The aforesaid easement described in Paragraphs A and B above and right-of-way includes, but is not limited to:

1. For the use and benefit of the public, the easement and continuing right to fly, or cause or permit the flight by any and all persons, of any aircraft, of any and all kinds now or hereafter known, in, through, across or about any portion of the Airspace hereinabove described; and



M944 PAGE 0036

2. The easement and right to cause or create, or permit or allow to be caused or created within all space above the existing surface of said Real Property and any and all airspace laterally adjacent to said Real Property, such noise, vibration, current and other effects of air, illumination and fuel consumption as may be inherent in, or may arise or occur from or during the operation of aircraft of any and all kinds, now or hereafter known or used, for navigation of or flight in air; and
  
3. Any continuing right to clear, and keep clear the Airspace of any portions of building, structures, or improvements of any and all kinds, and of trees or other objects, including the right to remove or demolish those portions of such buildings, structures, improvements, trees or other things which extend into or above said Airspace and the right to cut to the ground level and remove any trees which extend into or above the Airspace; and
  
4. The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, any and all buildings, structures, or other improvements, and trees or other objects, which extend into or above the Airspace; and

M944PAGE0037

5. The right to ingress to, passage within, and egress from the hereinabove described real property for the purposes described in subparagraphs "3" and "4" above.

D. Grantors, on behalf of themselves, their successors and assigns, hereby covenant with the City of San Jose and for the direct benefit of the real property constituting San Jose International Airport described in paragraph "E" below, as follows:

1. That Grantors, their successors and assigns, will not construct, install, permit or allow any building, structure, improvement, tree, or other object on the Real Property described in paragraph "B" above to extend into or above the Airspace, or to constitute an obstruction to air navigation, or to obstruct or interfere with the use of the easement and right-of-way herein granted; and
2. That Grantors, their successors and assigns, will not hereafter use or permit the use of said Real Property in such a manner as to create electrical or electronic interference with radio communication or radar operation between the Federal Aviation Administration control tower upon San Jose International Airport and any aircraft.



50-90  
NORTH FIRST

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E. The easements and right-of-way herein granted shall be deemed both appurtenant to and for the direct benefit of that real property which constitutes the San Jose International Airport, lying within the area generally bounded by the Guadalupe River, Interstate 880, Coleman Avenue, Brokaw Road, Martin Avenue, De La Cruz Boulevard, and Bayshore Freeway, in the cities of San Jose and Santa Clara, County of Santa Clara, State of California, and shall further be deemed in gross, being conveyed to the Grantee for the benefit of the Grantee and any and all members of the general public who may use said easement or right-of-way, taking off from, landing upon, or operating such aircraft in or about the said San Jose International Airport, or in otherwise flying through said Airspace.

F. This grant of easement shall not operate to deprive the Grantors, their successors or assigns, of any rights which they may from time to time have against any air carrier or private operator for negligent or unlawful operation of aircraft.

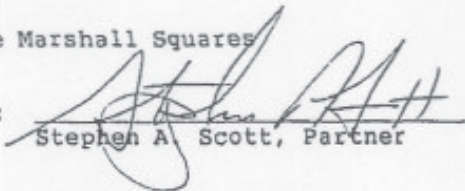


M944 PAGE 0039

G. These covenants and agreements run with the land and are binding upon the heirs, administrators, executors, successors and assigns of the Grantors, and for the purpose of this instrument, the Real Property described in paragraph "B" above is the servient tenement and said San Jose International Airport is the dominant tenement.

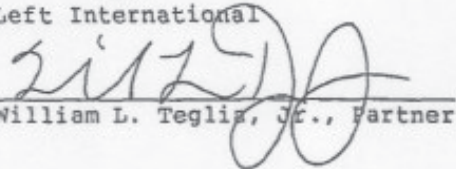
The Marshall Squares

By:

  
Stephen A. Scott, Partner

G.W. Left International

By:

  
William L. Teglia, Jr., Partner

50-90

NORTH FIRST

M944 PAGE 0040

STATE OF CALIFORNIA )  
COUNTY OF SAN MATEO ) ss

On MAY 19, 1993 before me, PENINA SPINNEY, NOTARY PUBLIC  
(date) (name and title of officer)

personally appeared STEPHEN A. SCOTT,  
personally known to me (or proved to me on the basis of satisfactory  
evidence) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s), or the  
entity upon behalf of which the person(s) acted, executed the  
instrument.

WITNESS my hand and official seal.

Penina Spinney  
Notary's Signature



M944PAGE0041

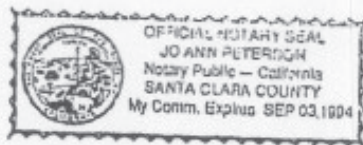
STATE OF California )  
COUNTY OF Santa Clara ) ss

On 5/13/93 before me, Jo Ann Peterson Notary Public,  
(date) (name and title of officer)

personally appeared William H. Teplia Jr. Gen Ptn. C.W. Lat International  
personally known to me (or ~~proved to me on the basis of satisfactory~~  
evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the  
within instrument and acknowledged to me that he/~~she~~/they executed  
the same in his/~~her~~/their authorized capacity(ies), and that by  
his/~~her~~/their signature(s) on the instrument the person(s), or the  
entity upon behalf of which the person(s) acted, executed the  
instrument.

WITNESS my hand and official seal.

Jo Ann Peterson  
Notary's Signature





50-90 NORTH FIRST


M944 PAGE 0042



N. SECOND ST.



N. FIRST ST.

 <p><b>SAN JOSE INTERNATIONAL AIRPORT</b></p> <p><small>State Public Corporation</small></p>	<b>EXHIBIT A-1</b>		<p><small>Orval A. Welch Deputy Director of Airfield Development Division</small></p> <p><i>Orval A. Welch</i></p>		
	AE NO. 92-01	GRANTOR: THE MARSHALL SQUARES/ S.V. LEFT INTERNATIONAL			
Scale: NDC	Date: 12-1-82	Proj. Dept:	Drawn By: DM	Chk. By:	Sheet No. of Drawing No.

50-90  
NORTH FIRST


M944 PAGE 0042



N. SECOND ST.



N. FIRST ST.

 <p><b>SAN JOSE INTERNATIONAL AIRPORT</b> <small>Silicon Valley Dispatch</small></p>	<b>EXHIBIT A-1</b>		<p>Orval A. Welch Deputy Director of Aviation Airport Development Division <i>Orval A. Welch</i></p>	
	AE NO. 92-01	GRANTOR: THE MARSHALL SQUARES/ G. V. LEFT INTERNATIONAL		
Scale: NONE	Date: 12-1-82	Proj. Cont:	Drawn By: DW	Chk. By:
Sheet No. of		Drawing No.		