

Join URBAN PUTT and EOS and NYX



PASEO

DOWNTOWN SAN JOSE

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San Jose, CA
receives 973,500
international visitors
in 2023 who spent \$2.4B

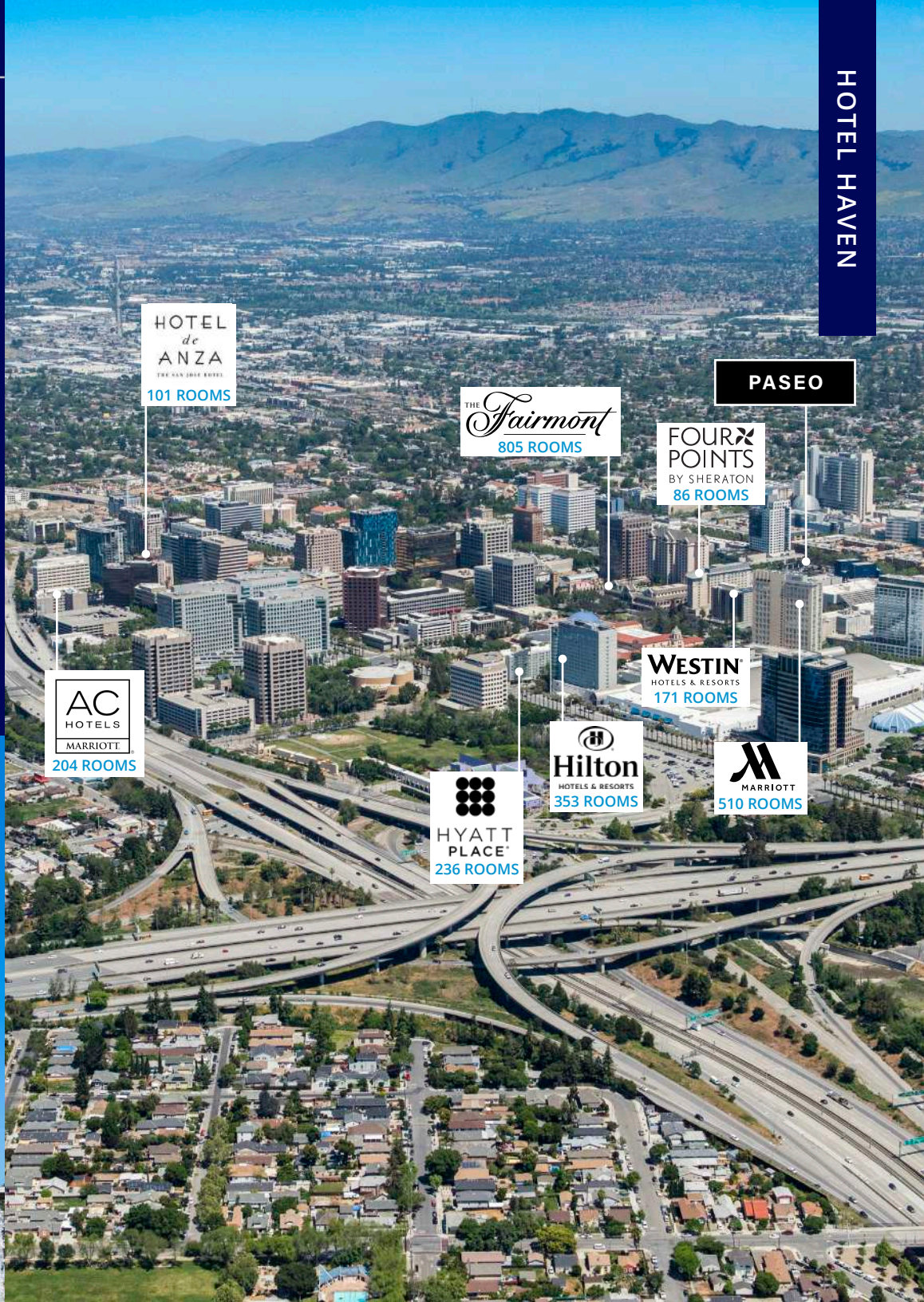


The dramatic repositioning of this former movie theater offers a striking visibility over the heavily trafficked pedestrian Paseo and 2nd Street. Soaring 20' high ceilings and full height glass provide bright airy interiors looking out over bustling patios.

Set in the vibrant heart of Downtown San Jose, this is central to the Convention Center, All of the 2,238 hotel rooms, the 40,000 students of SJSU one block away, the employees of the 10 million square feet of office space and the millions of visitors to the Tech Museum, Christmas in the Park, the SAP Center, SJSU Event Center, Convention Center, and Music in the Park.



According to an article released by Silicon Valley Business Journal, there is currently 2,328 rooms in 8 hotels in Downtown San Jose. There are plans to add 279 rooms with the addition of The Tribute Hotel, an expansion of the historic Montgomery Hotel, and 220 rooms in the planned 19-story hotel at 8 Almaden Ave. These 2 additions would increase the number of rooms by 21% to 2,827 rooms if approved. There are also plans for hotels to be added with the Diridon Station redevelopment.



4 BUILDINGS UNDERWAY Total 371 Units

SJSU SAN JOSÉ STATE
UNIVERSITY

SJSU graduate student enrollment was the highest of any campus in the CSU system. The student population is one of the most ethnically diverse in the nation. SJSU's website boasts approximately 36,000+ students and nearly 3,700 employees.

- | | |
|------------------------------------|---------------------------------------|
| 1. City Heights (124 units) | 1. Park View Towers |
| 2. Axis (329 units) | 2. San Pedro Tower 3 |
| 3. One South Market (312 units) | 3. The Carlyle |
| 4. The Globe (76 units) | 4. Post & San Pedro Tower |
| 5. The 88 (197 units) | 5. Fountain Alley |
| 6. 360 Residences (213 units) | 6. Sobrato Block 3 |
| 7. Centerra (347 units) | 7. SJ Rep |
| 8. 27 North (119 units) | 8. Valley Title |
| 9. Donner Lofts (102 units) | 9. Greyhound |
| 10. The Pierce (232 units) | 10. Gateway Tower |
| 11. Modera the Alameda (132 units) | 11. Railyard Place |
| 12. The James (190 units) | 12. 147 E. Santa Clara St |
| 13. 180 Balbach Street (100 Units) | 13. Davidson Plaza Towers |
| 14. SparQ (105 Units) | 14. 6th Street Flats |
| 15. Villa on the Park (79 Units) | 15. Invicta Towers |
| 16. Silvery Towers | 16. Garden Gate |
| 17. The Firestone | 17. The Aviato @ North San Pedro |
| 18. The Modera | 18. Fourth Street and St. John Street |
| 19. Miro | 19. 27 West |
| 20. The Graduate | 20. Chevron |
| 21. Vespaio | |
| 22. SP78 | |
| 23. 171 West Julian | |
| 24. North San Pedro Studios | |

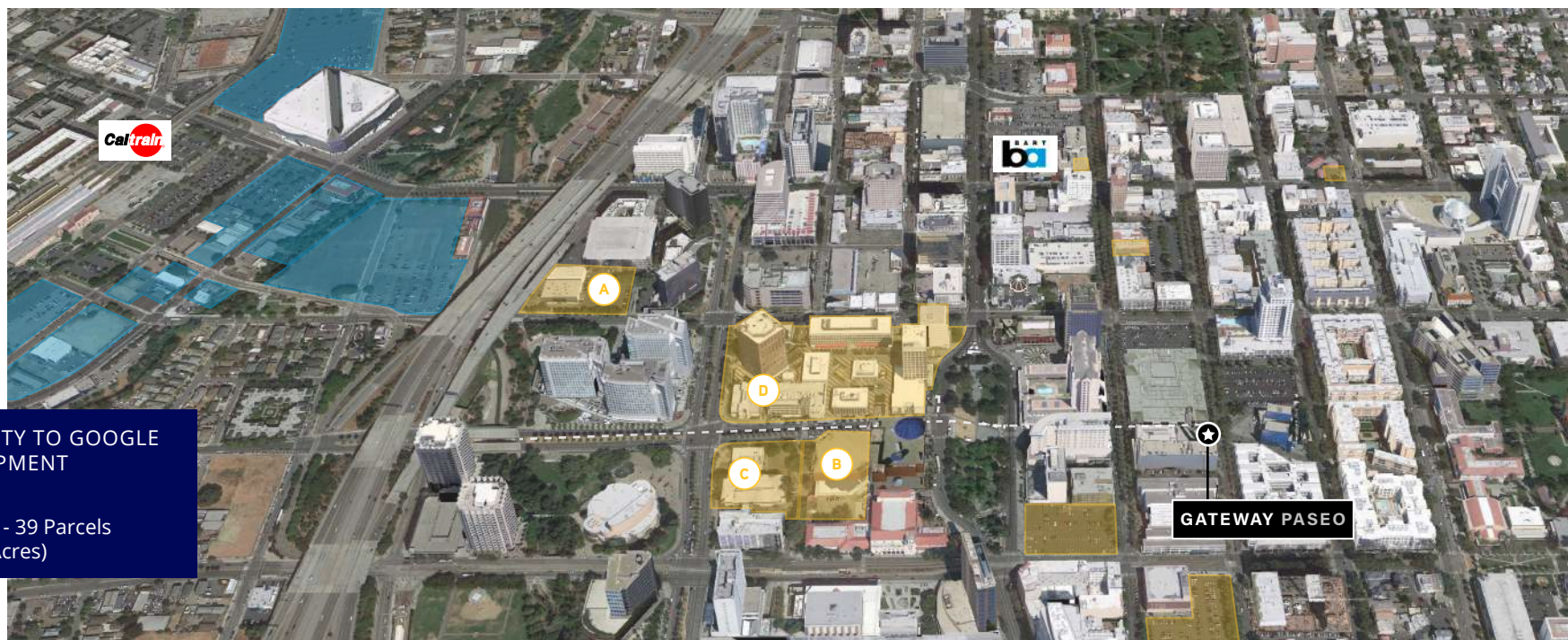


■ Completed Projects

■ Proposed Projects

■ Federal Opportunity Zone

Projects Under Construction



PROXIMITY TO GOOGLE
DEVELOPMENT
~ 1 mile

Google - 39 Parcels
(±49.6 Acres)

COMMERCIAL PROJECTS THAT ARE GREEN LIGHTED:

22,297,054 SF
Entitled

390,000 SF
Under Construction

5,503,658 SF
Planned

A PLANNED
MUSEUM PLACE
850,000 SF

B PLANNED
CITY VIEW - JAY PAUL
3,400,000 SF

C PLANNED
ORCHARD WORKPLACE
1,330,000 SF

D PLANNED
1000 New Residential Units
1.2M SF





Insidesource

COHESITY

sage Intacct

EY

Adobe

UnionBank

LANGAN

ellucian

SAP center at san jose

paycom

zoom

BERLINER COHEN LLP
Celebrating 50 Years

Shutterfly

Morgan Stanley

Deloitte

ThreatMetrix

UNITED STATES
POSTAL SERVICE

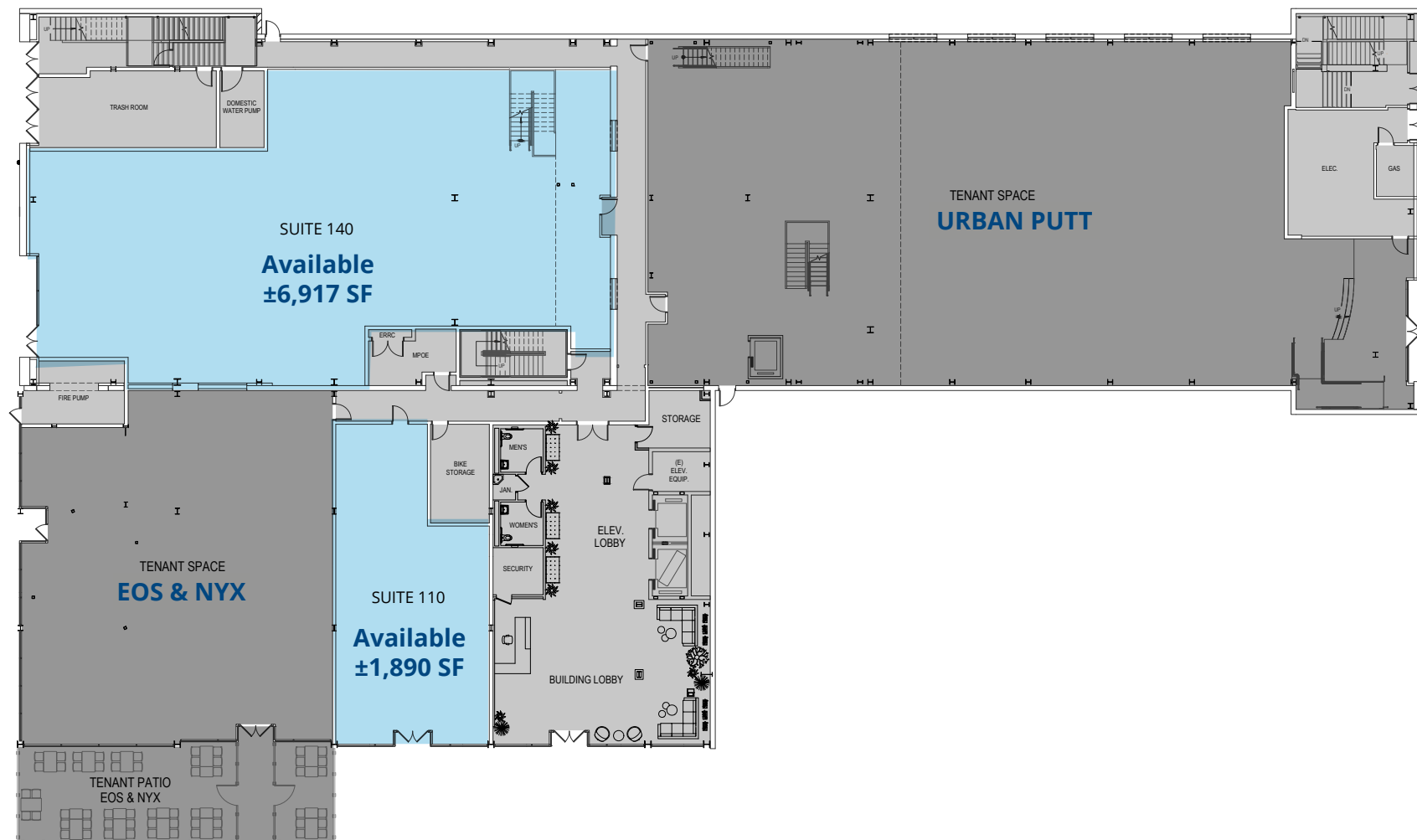
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PASEO

SJSU
SAN JOSÉ STATE
UNIVERSITY

SAN JOSE
CITY HALL

JOIN URBAN PUTT AND EOS AND NYX LEVEL 01 FLOORPLAN



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