

Village Oaks

5760 Cottle Road, San Jose, CA 95123

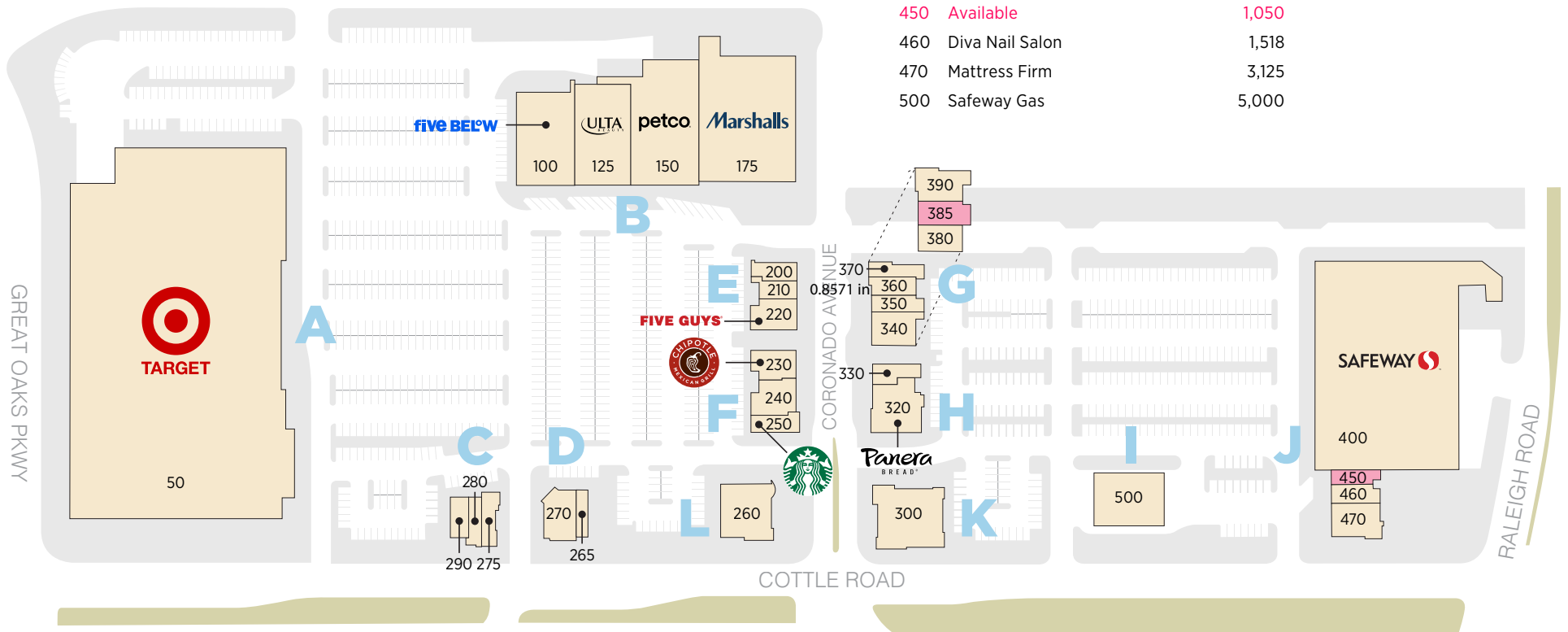


VILLAGE OAKS

SITE PLAN

NO	RETAILERS	SF
50	Target	139,182
100	Five Below	10,944
125	Ulta	10,147
150	Petco	14,500
175	Marshall's	23,000
200	Vitality Bowls	1,023
210	AT&T	1,800
220	Five Guys Burgers and Fries	2,508
230	Chipotle Mexican Grill	2,208
240	MOD Super Fast Pizza	2,644
250	Starbucks Coffee	1,600
260	Applebee's	5,600
265	T Mobile	1,241

NO	RETAILERS	SF
270	Chase Bank	3,859
275	Yogurtland	1,400
280	Supercuts	1,187
290	European Wax Center	1,430
300	Bank of America	4,500
320	Panera Bread	4,501
330	Panda Express	1,504
340	Senro Sushi	2,755
350	L & L Hawaiian Barbeque	1,500
360	Wingstop	1,501
370	Fed Ex Office	1,318
380	Jumpstart MD	1,419
385	Available	2,036
390	EZ Dental	2,210
400	Safeway	54,804
450	Available	1,050
460	Diva Nail Salon	1,518
470	Mattress Firm	3,125
500	Safeway Gas	5,000



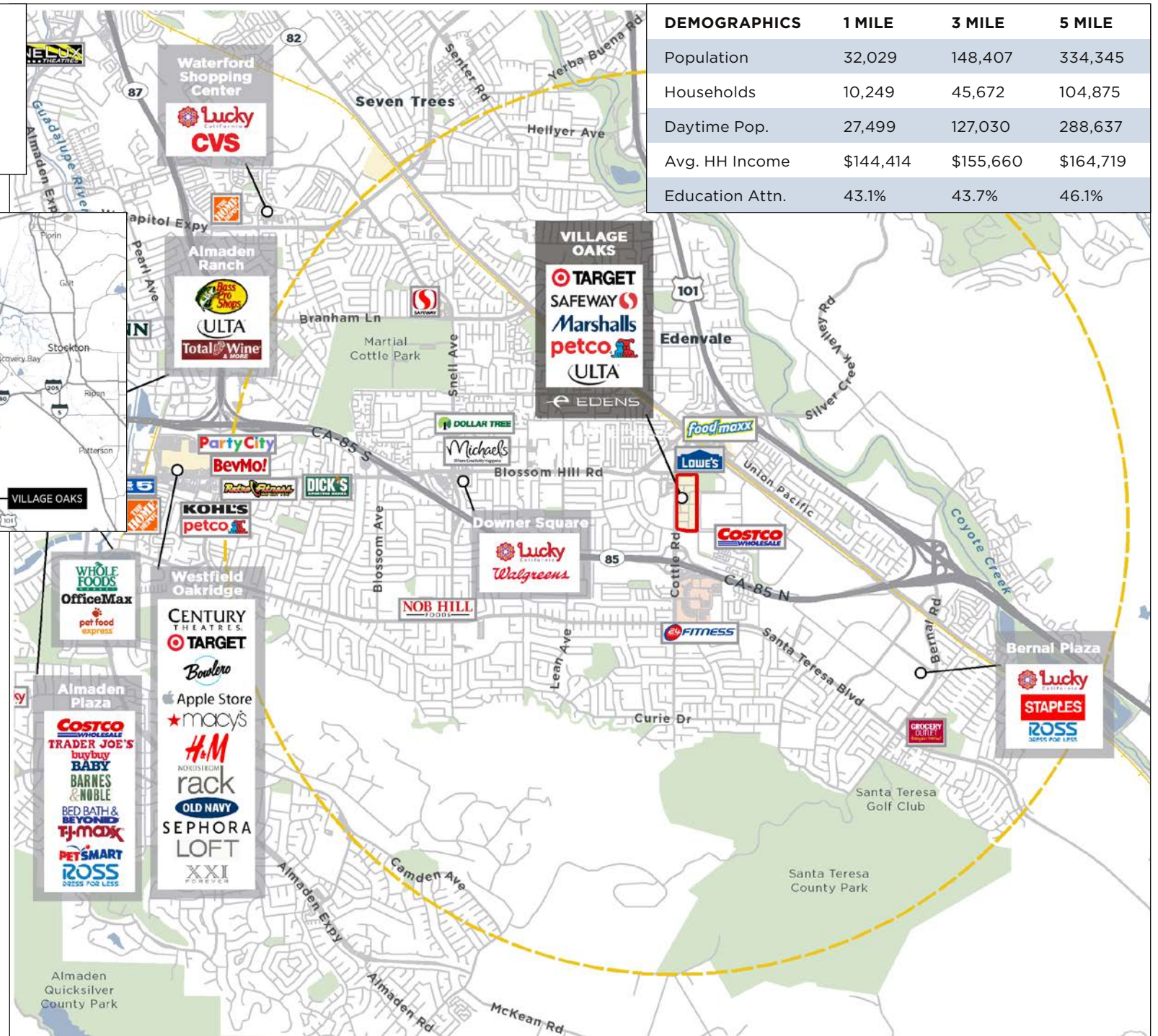
VILLAGE
OAKS
CENTER PHOTOS

CENTER HIGHLIGHTS

- Target and Safeway anchored shopping center with regional access off of Highway 85
- Retail hub opportunity with Blossom Hill corridor 4 miles away
- Major linear street sidelines offering substantial signature property qualities
- Immediate trade area is significantly under served void of dining, shopping and entertainment uses



VILLAGE OAKS TRADE AREA



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	32,029	148,407	334,345
Households	10,249	45,672	104,875
Daytime Pop.	27,499	127,030	288,637
Avg. HH Income	\$144,414	\$155,660	\$164,719
Education Attn.	43.1%	43.7%	46.1%