



SAN JOSE'S NEWEST DESTINATION RETAIL CENTER

Almaden Ranch



ANCHORED BY: | HIGHWAY 85 & ALMADEN EXPRESSWAY |



**Newmark
Cornish & Carey**
Retail

JIM RANDOLPH | JAKE RANDOLPH | MATT SWEENEY

Almaden Ranch

ALMADEN RANCH, an approved 350,000 SF shopping center development, will be built on one of the last remaining large land parcels in Silicon Valley. Anchored by Bass Pro Shops, Almaden Ranch will become the destination retail center in the San Jose metro market, pulling customers from all over the Bay Area. Located at the high traffic intersection of Almaden Expy and HWY 85, Almaden Ranch has superb visibility and access and is located in the Blossom Hill trade area, one of the most successful and established retail submarkets anywhere in the Bay Area. The project is to be developed by Hunter Properties and Arcadia Development Company, a premier retail developer, and will have opportunities for anchor retailers, full serve restaurants, hotel operators, quick serve restaurants and retail shops.

AVAILABILITY

- Box Space from 15,000 to 50,000 SF
- Restaurant / Bank Pads from 4,000 to 10,000 SF
- Shop / End-Cap Space from 1,000 to 5,000 SF
- Phase II: 1.9 Acres

PARKING

- The project is parked at approximately 5 /1000

TIMING (PROJECTED)

- Construction: Under Construction
- Delivery for Tenant Improvements: 2015
- Shopping Center Grand Opening: 2015

SIGNAGE

- 100 Ft Pylon Sign visible from HWY 85. The Sign includes 5 Major Tenant Panels and an LED Display to be shared by Tenants
- Multiple Monument Signs on Almaden Expy
- Directional Signage throughout Cherry Avenue

ACCESS

- The project is accessed via two entry points; Cherry Ave off of Almaden Expy and Sanchez Drive which connects Cherry Ave to Blossom Hill Rd.
- Almaden Ranch has a convenient interchange at HWY 85 and Almaden Expy
- Almaden Expy is a heavily trafficked commuter route from Almaden Valley into Downtown San Jose



THE ANCHOR: Bass Pro Shops

The History:

In 1971, young Johnny Morris, frustrated by the lack of tackle in local stores, rented a U-Haul trailer and took off across the country filling it with the newest premium fishing tackle he could find.

In 1974, in response to this demand, he printed and mailed his first Bass Pro Shops catalog. Today, outdoor enthusiasts around the world look forward to opening the mail and getting their favorite Bass Pro Shops catalog, while many enjoy visiting and shopping basspro.com.

In 1978, Johnny introduced the first professionally rigged boat, motor, and trailer fish-ready "package." The Bass Tracker boat package revolutionized the marine industry.

From that simple beginning, Bass Pro Shops has become one of America's premier outdoor retailers with destination outdoor retail stores across America and Canada, serving over 75 million sportsmen a year.

As the times have changed, so have we. Today, huge boat showrooms are featured in every Bass Pro Shops store...but Bass Pro Shops isn't just about fishing anymore. We're also a leading outdoor retailer in hunting, camping, nature gifts, outdoor cooking, and much more.

THE STORE AT ALMADEN RANCH

- 132,600 SF Bass Pro Shop Outdoor World
- 17,400 SF Uncle Buck's Fish Bowl Restaurant
- Outdoor Ponds for Fishing and Boat Demonstrations



Bass Pro Shops Outdoor World



A Look Inside the Store



Uncle Buck's Fish Bowl

SAN JOSE'S NEWEST DESTINATION RETAIL CENTER

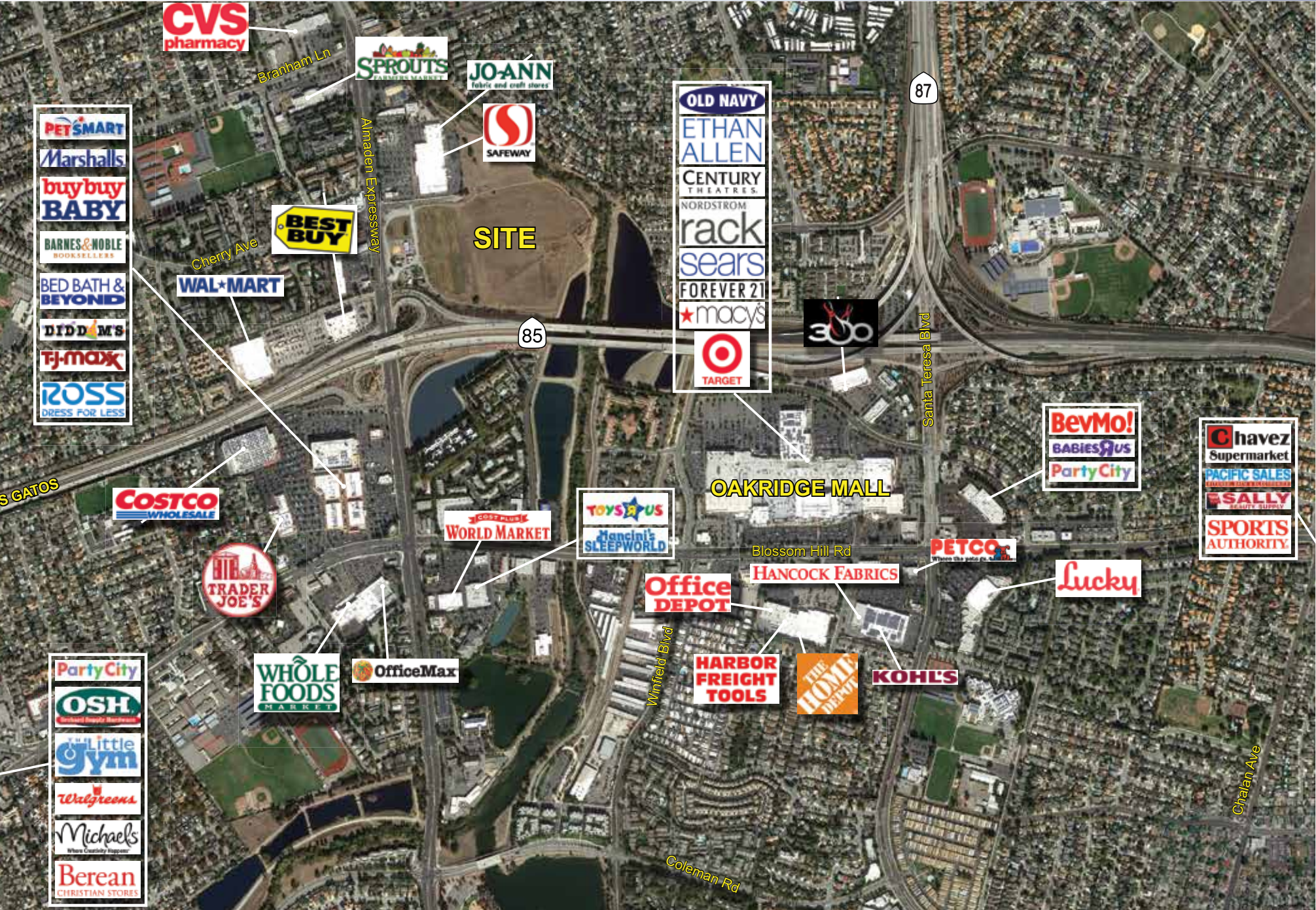
Almaden Ranch

VIEW
LOOKING
NORTH

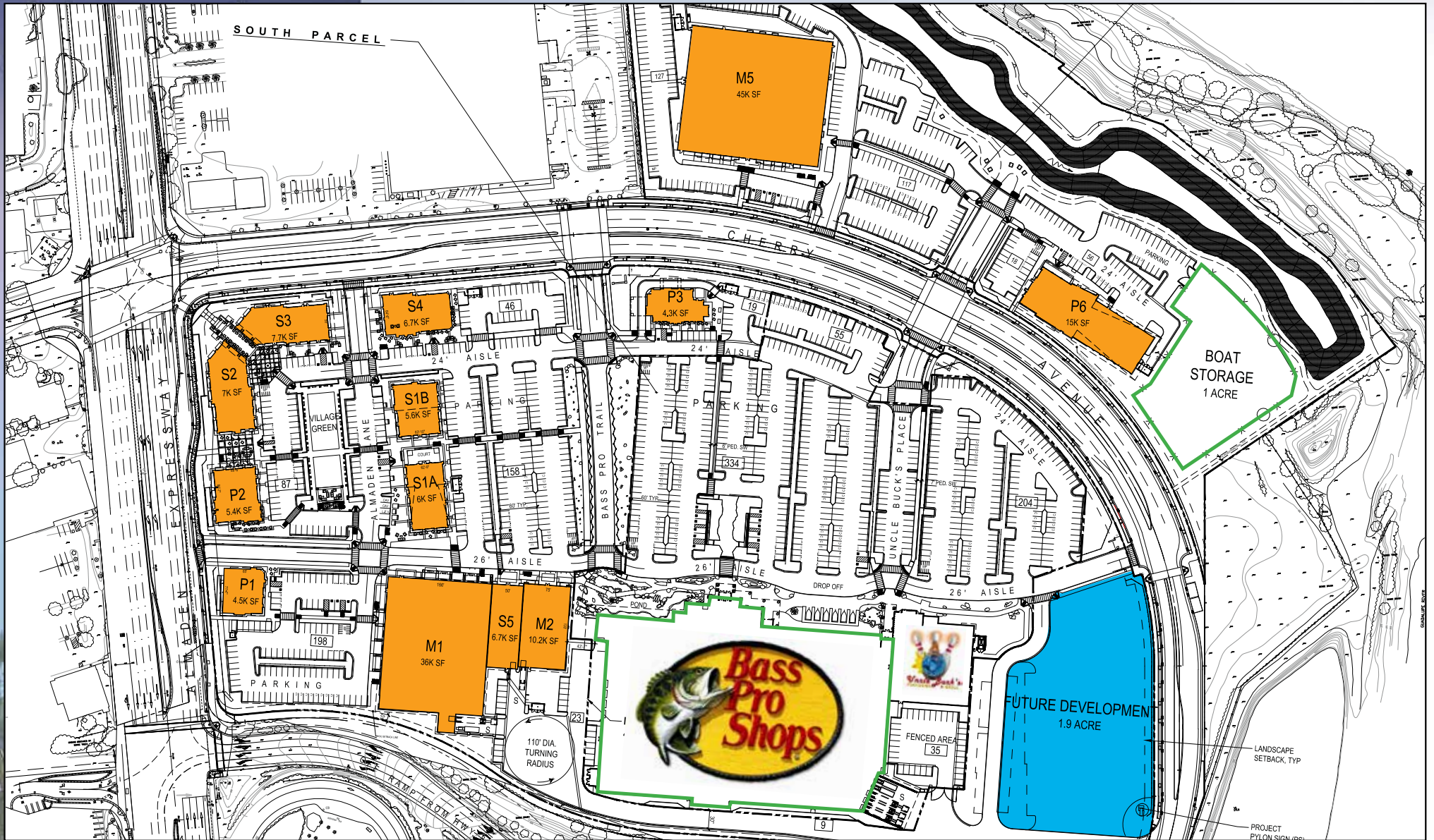


VIEW
LOOKING
SOUTH

COMPETITION AERIAL



SITE PLAN



SHOPPING CENTER TENANTS:



SITE PLAN - VILLAGE GREEN



SITE PLAN



Tree Legend

- | | | |
|---|--------------------------------------|-----------------------------|
| ● | <i>Acer rubrum</i> | Red maple |
| ● | <i>Acer rubrum 'Armstrong'</i> | Armstrong maple |
| ● | <i>Acer campestre 'Panoak'</i> | Metro Gold Maple |
| ● | <i>Carpinus betulus 'fastigiata'</i> | Fastigate European hornbeam |
| ● | <i>Olea europaea</i> | Olive |
| ● | <i>Platanus racemosa</i> | California sycamore |
| ● | <i>Populus nigra 'italica'</i> | Lombardy poplar |
| ● | <i>Quercus lobata</i> | Valley oak |
| ● | <i>Quercus robur 'fastigiata'</i> | Columnar English oak |
| ● | <i>Quercus coccoloba</i> | Scarlet Oak |
| ● | <i>Bequias sempervirens</i> | Coast Redwood |
| ● | <i>Tristania laurina</i> | Water gum |
| ● | <i>Washingtonia robusta</i> | Mexican fan palm |
| ● | <i>Acer circinatum</i> | Vine Maple |



SOFA
SPECIAL OPERATIONS
SPECIALIZED OPERATIONS
SPECIALIZED OPERATIONS



DMITHSMITH

LANDSCAPE ARCHITECTS

PROJECT NO.	11-08-02
DATE	08/20/11
SCALE	AS SHOWN
DESIGNED BY	DMITHSMITH
CHECKED BY	DMITHSMITH
APPROVED BY	DMITHSMITH

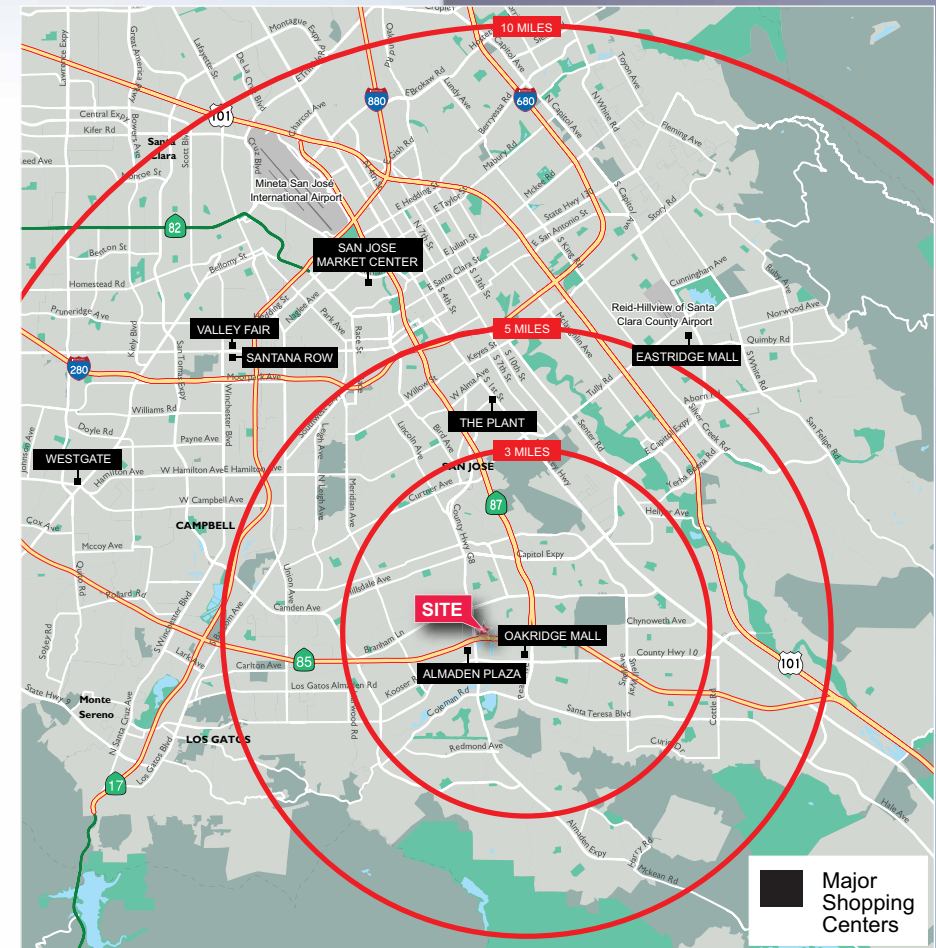
ALMADEN RANCH - PLANNED DEVELOPMENT PERMIT
 PREPARED BY: LANDSCAPE ARCHITECTS FOR JOSE GONZALEZ
 PROJECT NO. 11-08-02
 DATE: 08/20/11
 SCALE: AS SHOWN
 SHEET NO. 11-08-02-02

LANDSCAPE
 MASTERPLAN



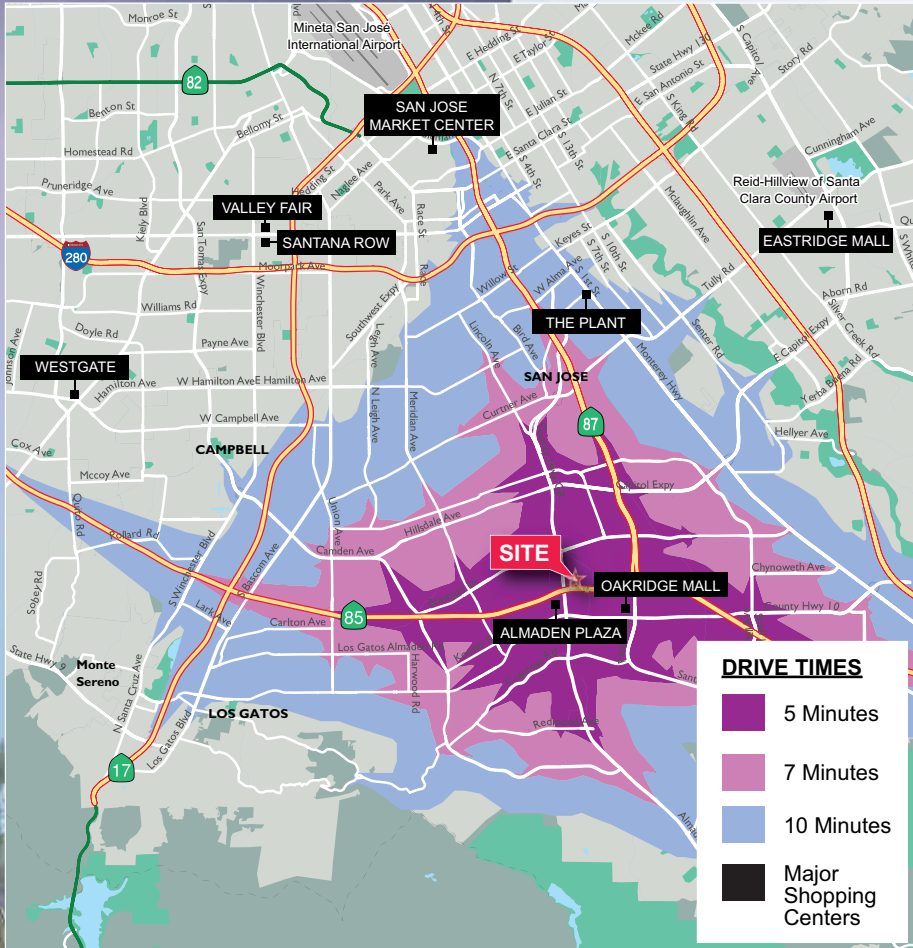
DEMOGRAPHICS (2013)	3 Miles	5 Miles	10 Miles
2012 Total Population	250,593	635,782	1,475,093
2016 Total Population	268,182	673,120	1,549,606
Total Daytime Population	242,068	552,485	1,145,976
Total Employees	154,798	340,086	683,193
Median Age Total Population	35.9	35.6	35.2
Total Households	79,370	200,872	491,682
Total Occupied Housing Units	79,368	200,874	491,675
Total Owner Occupied Housing Units	34,293	106,592	291,595
Total % Owner Occupied Housing Units	43.2%	53.1%	59.3%
Average Household Income	\$76,823	\$85,160	\$106,978
Median Household Income	\$62,314	\$71,567	\$90,803
Per Capita Income	\$26,189	\$28,030	\$36,435
Pop 25 yrs + 4+ yrs College	55,403	145,291	421,162
% Pop25 yrs + 4+ yrs College	32.3%	33.7%	42.7%
% White Collar Occupations	53.2%	59.5%	69.5%
% Blue Collar Occupations	46.8%	40.5%	30.5%
Average Household Size	3.0	3.1	3.0

MILEAGE MAP



Almaden Ranch

DRIVE TIME MAP



DEMOGRAPHICS (2013)	5 Minutes	7 Minutes	10 Minutes
2012 Total Population	176,753	421,945	879,382
2016 Total Population	187,494	444,412	924,536
Total Daytime Population	143,578	317,291	657,541
Total Employees	84,839	178,728	375,708
Median Age Total Population	35.9	35.6	35.4
Total Households	63,196	140,772	283,868
Total Occupied Housing Units	63,199	140,773	283,866
Total Owner Occupied Housing Units	33,484	73,900	161,870
Total % Owner Occupied Housing Units	53.0%	52.5%	57.0%
Average Household Income	\$92,432	\$86,595	\$91,862
Median Household Income	\$73,284	\$72,123	\$78,143
Per Capita Income	\$34,428	\$30,129	\$30,579
Pop 25 yrs + 4+ yrs College	45,041	98,647	211,347
% Pop 25 yrs + 4+ yrs College	37.5%	34.5%	35.7%
% White Collar Occupations	64.7%	61.3%	63.4%
% Blue Collar Occupations	35.3%	38.7%	36.6%
Average Household Size	2.7	2.9	3.0

TRAFFIC COUNTS

- Highway 85: 132,000 ADT
- Almaden Expwy: 67,000 ADT
- Blossom Hill Rd: 46,000 ADT



SIGNAGE



SKYLINE SIGN

120 s.f.
20' max ht. 1



ARCHITECTURAL CLUSTER SIGN

120 s.f.
20' max ht. 2

250 s.f.

120 s.f.
20' max ht. 4

120 s.f.
20' max ht. 5

ALMADEN RANCH NORTH
Signage Calculations

FRONTAGE
Cherry 1,276'
TOTAL 1,276'

AGGREGATE SIGN AREA
1 s.f./5' l.f.
255 s.f. max sign area

SIGN QUANTITY
1 sign for first 500'
1 sign for each additional 400'
3 Frstd. Signs Allowed

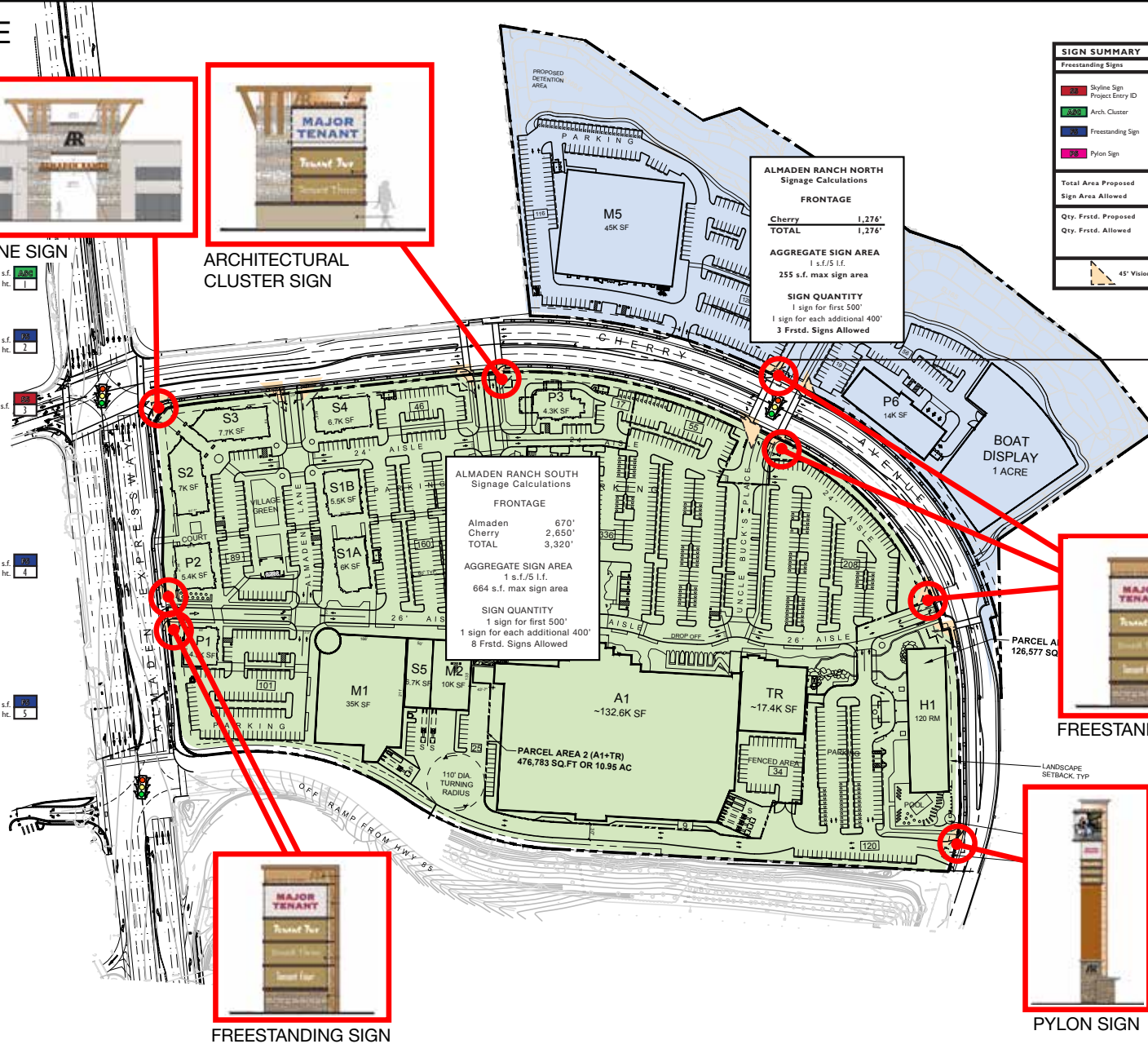
ALMADEN RANCH SOUTH
Signage Calculations

FRONTAGE
Almaden 670'
Cherry 2,650'
TOTAL 3,320'

AGGREGATE SIGN AREA
1 s.f./5' l.f.
664 s.f. max sign area

SIGN QUANTITY
1 sign for first 500'
1 sign for each additional 400'
8 Frstd. Signs Allowed

SIGN SUMMARY	A.R. SOUTH		A.R. NORTH	
	Qty.	Area	Qty.	Area
1 Skyline Sign Project Entry ID	1	350		
1 Arch. Cluster	1	120		
5 Freestanding Sign	5	600	1	120
1 Pylon Sign	1	400		
Total Area Proposed		1,370		120
Sign Area Allowed		3,320		1,276
Qty. Frstd. Proposed	7		1	
Qty. Frstd. Allowed	8		3	



FREESTANDING SIGN



FREESTANDING SIGN



PYLON SIGN

120 s.f.
20' max ht. 6

120 s.f.
20' max ht. 7

400 s.f.
100' max ht. 9

Grade elevation at sign location = 180'
Grade differential = 36'
Elevation at adjacent freeway overpass = 216'

SIGNAGE OVERVIEW:

- 6 Monument Signs on Almaden & Cherry
- 1 Almaden Ranch Sign at Corner of Almaden / Cherry
- 1 Large Freestanding Sign on Cherry
- 1 100' Foot Pylon Sign near HWY 85



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Almaden *Ranch*

