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# THE PLANT

NWC Monterey Highway and Curtner Avenue, San Jose, CA



## PROPERTY FEATURES

- City of San Jose's largest power center.
- 650,000 square foot power center featuring 10 national anchors: Target, Home Depot, Best Buy, Ross, Toys R Us, Babies R Us, PetSmart, Off Broadway Shoes, Office Max and ULTA.
- Features unique Town Square with inviting open space and outdoor seating.
- Art Moderne architectural style based on The Plant's rich history.
- Located ± 7 minutes from Downtown San Jose and San Jose State University.
- Situated amidst two new communities of Communications Hill and Dairy Hill totaling over 6,000 residential units, and near the affluent Willow Glen Neighborhood.
- Easy Access to Hwy 85, 87 and US 101.

### TRAFFIC COUNTS

Monterey Hwy.	44,000 cars per day
Curtner Ave.	45,000 cars per day
Little Orchard St.	11,000 cars per day
Highway 87	95,000 cars per day

### TRADE AREA DEMOGRAPHICS

	2 mile	3 mile	5 mile
Population	103,149	263,698	685,805
Daytime Population	87,700	233,516	600,093
Household Income (Avg.)	\$80,276	\$82,422	\$88,341

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**WESTRUST**

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## SUMMARY

<b>SITE AREA</b>	±55.37 acres	<b>TOTAL PARKING PROVIDED</b>	2,967 Cars
<b>BUILDING COVERAGE</b>	650,532 sf	<b>PARKING RATIO</b>	4.6/1000 sf

 Retail



## TENANT LEGEND

TENANT	SIZE (sf)	BLDG #	USE
Home Depot	141,021	1	Home Improvement
Toys R Us	64,850	2	Toys
Office Max	18,045	4	Office Supplies
Target	137,800	5	Discount Department
Best Buy	45,168	6	Electronics
PetSmart	20,166	7	Pet Supplies
Sleep Train	4,337	9-30	Mattresses
Planet Beach	1,581	9-40	Tanning Salon
Autozone	8,384	9-60	Automotive
Cheyvs	6,622	13	Mexican Restaurant
Starbucks	1,800	14-30	Coffee
Int'l Gourmet Buffet	4,367	14-60	International QSR
Wing Stop	1,539	15-30	American QSR
Foresight Optometry	1,136	15-50	Optometrist
Five Guys Burgers & Fries	2,767	15-60	American QSR
Happy Nails & Spa	1,543	16-50	Nail Salon
GNC	1,000	17-40	Nutrition
Jamba Juice	1,380	17-80	Juice / Smoothies
Candles, Scents & Décor	1,249	18-20	Gifts
Whimsical Yogurt	1,250	18-30	Frozen Yogurt
Rubio's	2,684	18-60	Mexican QSR
The Boiling Crab	3,904	19-20	Seafood Restaurant
Famous Dave's BBQ	7,824	20	American Restaurant
Applebee's	6,740	21	American Restaurant
ULTA	9,852	22	Beauty Supplies/Salon
Off Broadway	20,472	23	Shoes
Ross	25,821	24	Discount Department
T-Mobile	2,607	25-30	Cellular
Subway	1,230	25-50	Sandwiches
Supercuts	1,011	25-60	Hair Salon
L&L Hawaiian BBQ	1,594	25-80	Hawaiian QSR
Scottrade	1,685	25-90	Financial Services
WAMU/Chase	3,889	26-30	Bank
See's Candies	1,249	26-40	Chocolate
FedEx/Kinko's	1,726	26-50	Print & Copy Services
Panera Bread	4,585	26-80	Bakery Café
Geico	1,460	27-20	Insurance Services
AV Family Dental	1,451	27-30	Dentist
Xceed Financial	3,015	27-50	Bank
McDonald's	3,773	29	American QSR
El Pollo Loco	3,014	30-20	Mexican QSR
Radio Shack	1,993	30-40	Electronics
Panda Express	2,145	30-60	Asian QSR
Anna's Linens	6,268	32-10	Home Accessories
Styles For Less	2,788	32-30	Women & Junior Apparel
Payless ShoeSource	2,998	32-40	Shoes
Bath & Body Works	2,940	32-60	Bath & Body Products
Justice for Girls	4,010	32-80	Teen Apparel

**TOTAL: 598,733 sf**

### Available Space

TENANT	SIZE (sf)	BLDG #
Available	1,223	9-50
Available	6,590	12
Available	3,019	15
Available	10,636	16
Available	2,898	17
Available	6,466	18
Available	4,616	19
Available	3,145	25
Available	7,191	28 (1st Floor)
Available (Offices)	3,858	28 (2nd Floor)

**TOTAL: 49,642 sf**

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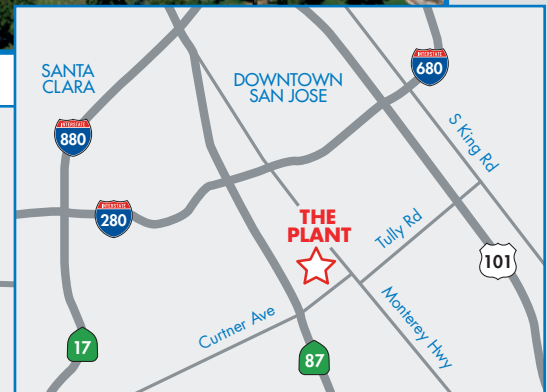
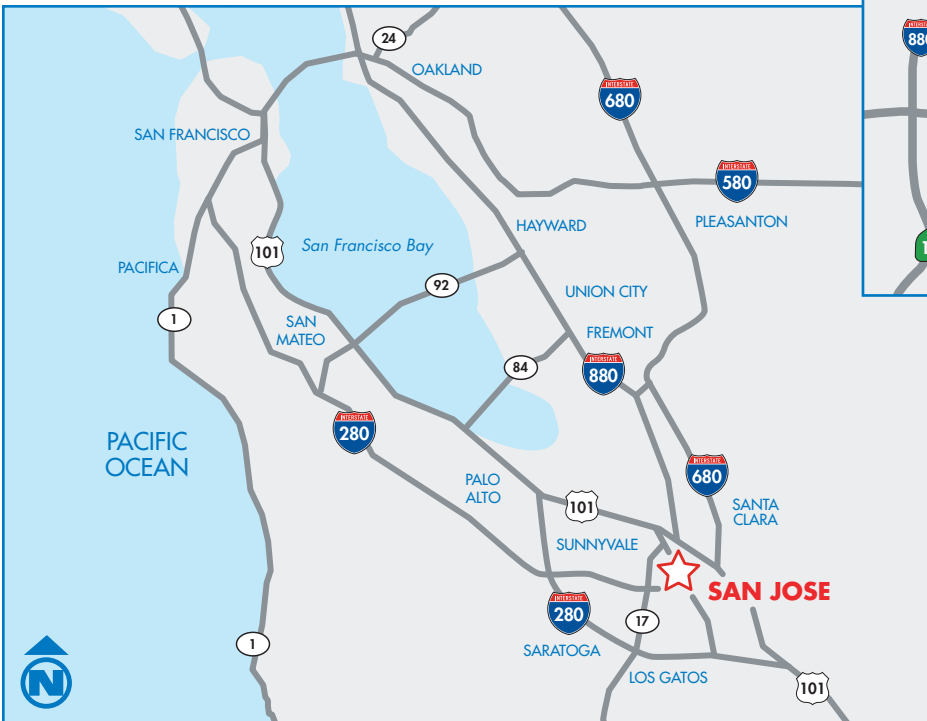


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