



COYOTE  
CREEK  
VILLAGE



PART OF A  
**1,430-UNIT**  
LUXURY RESIDENTIAL COMMUNITY



**±5,181 SF**  
**Retail Space Available**  
Montague @ Seely | San Jose

**HANOVER**  
PARKSIDE



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## PROPERTY HIGHLIGHTS

- ▶ ±5,181 SF of New Retail Opportunity
- ▶ New Mixed-Use Community in San Jose
- ▶ Serve Residents Living Just Steps Away
- ▶ Capture Everyday Neighborhood Visits
- ▶ Join the First Retail Phase of a Growing Community
- ▶ Modern Storefronts Designed for Visibility & Access
- ▶ Walkable, Amenity-Rich Community Setting
- ▶ OpEx Estimated at ±\$20 Per SF



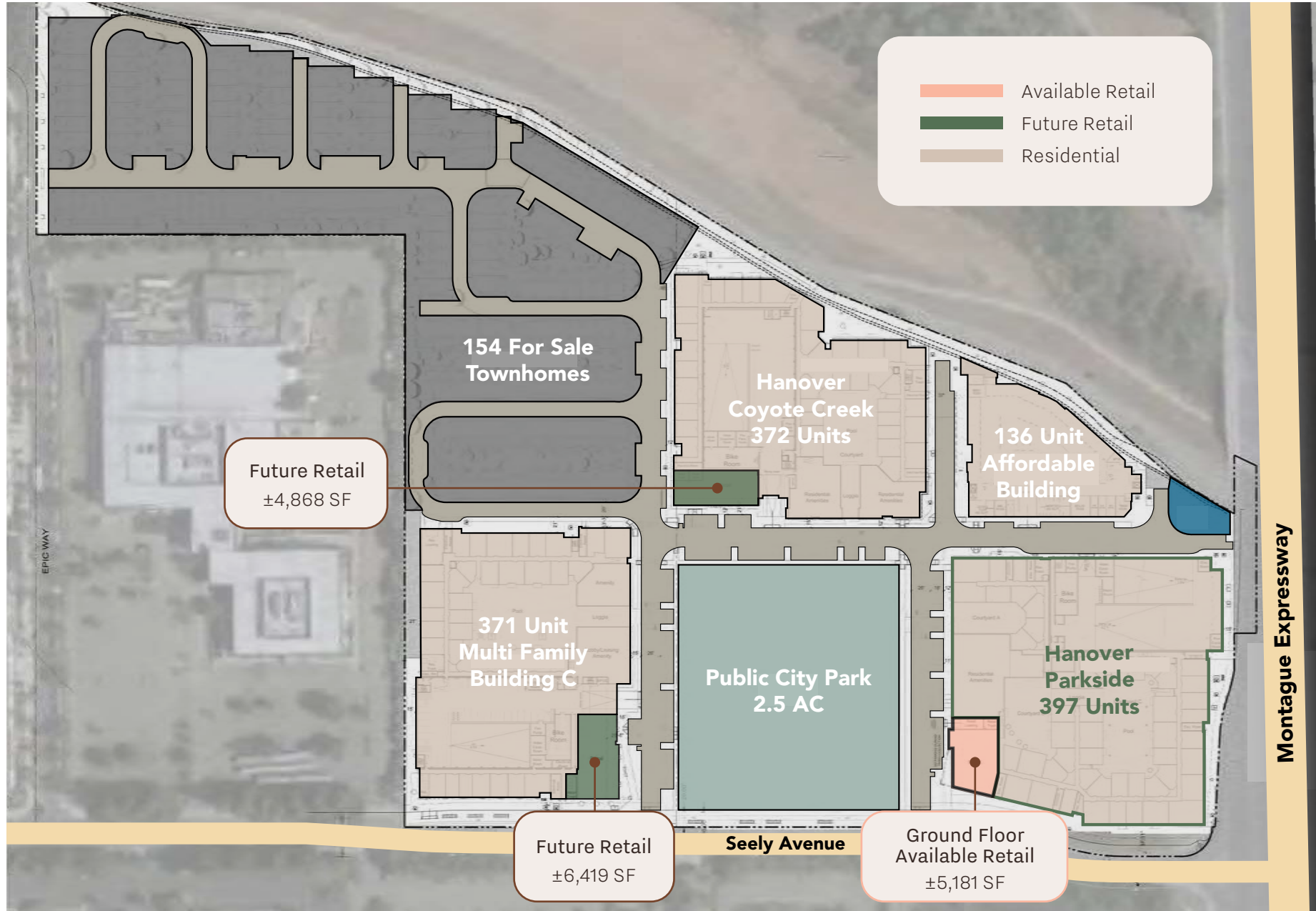
**A Built-In Customer Base.  
Right Outside Your Door.**

**1,430 Residential Units At Full Buildout.**



# RESIDENTIAL SITE PLAN

COYOTE CREEK VILLAGE





# SITE PLAN

## COYOTE CREEK VILLAGE





Surrounded by  
Major Retail  
& Freeway Access

### MCCARTHY RANCH MARKETPLACE



### BERESFORD SQUARE SHOPPING CENTER



### MILPITAS TOWN CENTER



### GREAT MALL



### NORTHWOOD SQUARE



### @First Shopping Center



### MERCADO SHOPPING MALL



TRADER JOE'S®



### BROKAW SHOPPING CENTER



### CAPITOL SQUARE MALL



San Jose  
International  
Airport

Source: Sites USA REGIS Online, 09.16.26

## MAJOR EMPLOYERS

cadence

DHL

CISCO

SAMSUNG

PayPal

KLA  
Keep Looking Ahead

NVIDIA

Adobe

zoom

Google

SJC  
SAN JOSE MINETA  
INTERNATIONAL AIRPORT

ASPEED

TESLA

comet

Rambus

MEDIATEK

SIGMA



225,399 Employees Within 3 Miles

A substantial daytime population supports lunch traffic, team dining and catering opportunities.



San Jose

Source: Sites USA REGIS Online, 09.18.26



# PROJECT TIMELINE

**JULY**  
**2027**

**PHASE 2**  
**136 Units**  
▶ 136 Units

**Q3**  
**2028**

**PHASE 3**  
**372 Units**  
▶ Retail Delivery

**OCTOBER**  
**2029**

**PHASE 1**  
**397 Units**

- ▶ Retail Delivery
- ▶ Park Construction Completion

**2028**  
**JUNE**

- ▶ Townhome Full Buildout  
*Confirmation pending*

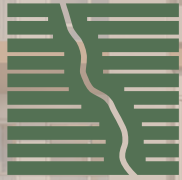
**2028**  
**OCTOBER**

**PHASE 4**  
**371 Units**  
▶ Retail Delivery



Monument  
Signage  
Available





# DEMOGRAPHICS



## 2031

PROJECTED  
POPULATION

- ▶ 1 Mile
- ▶ 3 Mile
- ▶ 5 Mile

- ▶ 15,165
- ▶ 158,214
- ▶ 470,864

## 2031

PROJECTED  
AVERAGE HOUSEHOLD INCOME

- ▶ \$236,241
- ▶ \$246,368
- ▶ \$224,873

## 2026

TOTAL  
EMPLOYEES

- ▶ 45,238
- ▶ 225,399
- ▶ 430,380

## 2026

TOTAL RETAIL  
EXPENDITURES

- ▶ \$375.02 M
- ▶ \$3.58 B
- ▶ \$10.02 B



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MAGLIGHT