

Silver Creek Valley Country Club Proposed Retail Center

(PRE-2000) DATED -

SITE: 50,000 to 65,000 sf, proposed **REF ONLY.**
DEVELOPER: Twenty Second Century Development

Shopping Centers

1. Eastridge Mall - Macy's, Sears, JC Penney, Circuit City, Michael's Arts & Crafts
2. Evergreen Plaza - Savemart
3. Evergreen Valley Plaza - Lucky, Longs
4. Evergreen Valley Center - Taco Bell, Chicago Title
5. San Felipe Plaza - Wells Fargo, EZ Mart
6. Shappell Proposed Retail - 115,000 sf
7. Evergreen College Proposed Retail - 6 acres
8. The Villages Plaza - Bonfare Market, Bank of America
9. Monterey Plaza - Lucky, Walgreens, Walmart
10. Silver Creek Marketplace - Hollywood Video, Pedro's
11. Target
12. Silver Creek Plaza - Safeway, Orchard Supply, Walgreens
13. Aborn Square - Ross

Major Employers & Proposed Future Employers

1. Mirrasou Winery - approximately 30 employees
2. Evergreen College - 2,200 employees
3. Behring Diagnostics - approximately 1,300 employees
4. Electrogas - Fall 1998 - 500 employees, Fall 2000 - 900 employees, Phase 2 - Future 400 additional employees
5. IBM - 5,100 employees
6. Cisco Systems - 1,55 estimated employees
7. Litton - 1080 employees
8. Chips & Technologies - Proposed
9. Zylog - Proposed
10. Ionics - Proposed

Proposed Homes

1. Evergreen Specific Plan
Of the total 2,990 homes planned, 500 are recently built and currently constructing 300 per year.
2. Greystone
51 homes, estimated completion in Spring 1998
3. Hillstone Phase 2
246 homes, estimated start in Fall 1997
4. Cerra Plata
Proposed 550 homes and 18 hole golf course
5. South San Felipe Corridor
3,825 homes, estimated completion in Spring 1998
6. Silver Creek Valley Country Club
Of the total 1,550 homes planned, 1,100 are recently built and 200 homes are currently being built per year. Estimated completion in Fall 1999.

The remaining areas show zoning for another 472 homes. Total area housing is 14,806 homes as indicated on the aerial. Based on studies done by Evergreen Valley School District, the Evergreen area residential occupancy is 3.3 persons per household. This equates to 48,860 in planned total population in the trade area outlined on the attached demographic report.

Rev 8/97
The above information has been prepared from sources believed reliable by the undersigned. It is not to be construed as a representation or warranty, expressed or implied, as to the accuracy of the information. Reference to business names and company size is approximate. You should conduct an independent investigation of all information presented. No liability is assumed for any errors or omissions.

BACKGROUND ONLY REF. < PRE-2000 MAP >



**PROPOSED SUPERMARKET SITE
SEC SAN FELIPE RD/PASEO DE ARBOLES
SAN JOSE, CA**



Site

Future/Proposed Competition

-  P. Manilla Market
-  P. Lion Market

Competition

-  Cosentino's
-  Lunardi's
-  Albertsons
-  Save Mart
-  Safeway
-  Maxim
-  Food Maxx
-  Lion

-  Trade Area and Map Sectors

Major Roads

-  Limited Access
-  Primary
-  Secondary
-  Ramp
-  Ferry
-  Minor Roads
-  Railroads
-  Parks
-  Water



MI #1588-001
1/11/06



0.2 0 0.2 0.4 0.6 0.8 Miles

