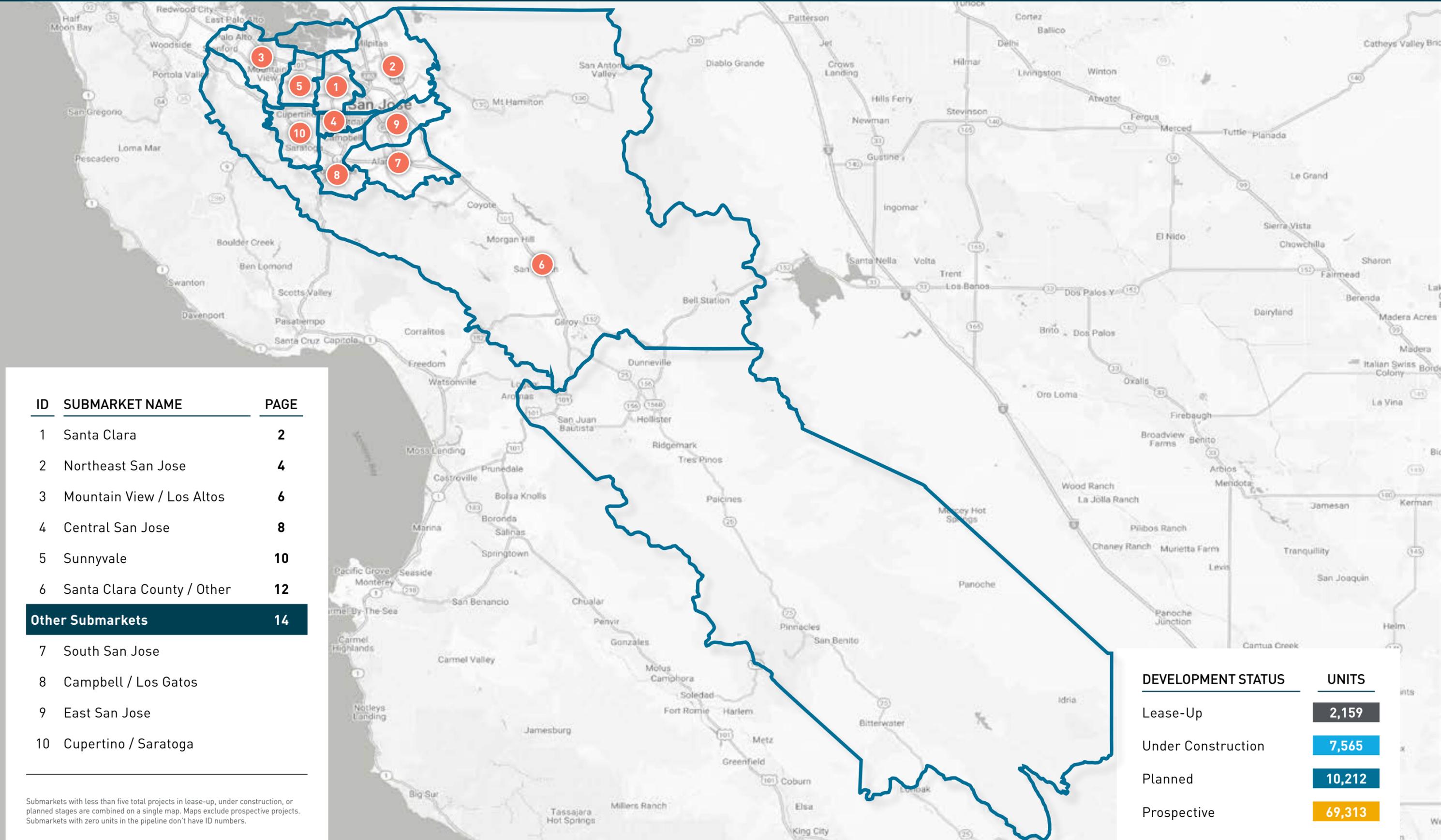


# SAN JOSE | MULTIFAMILY QUARTERLY PIPELINE MAP

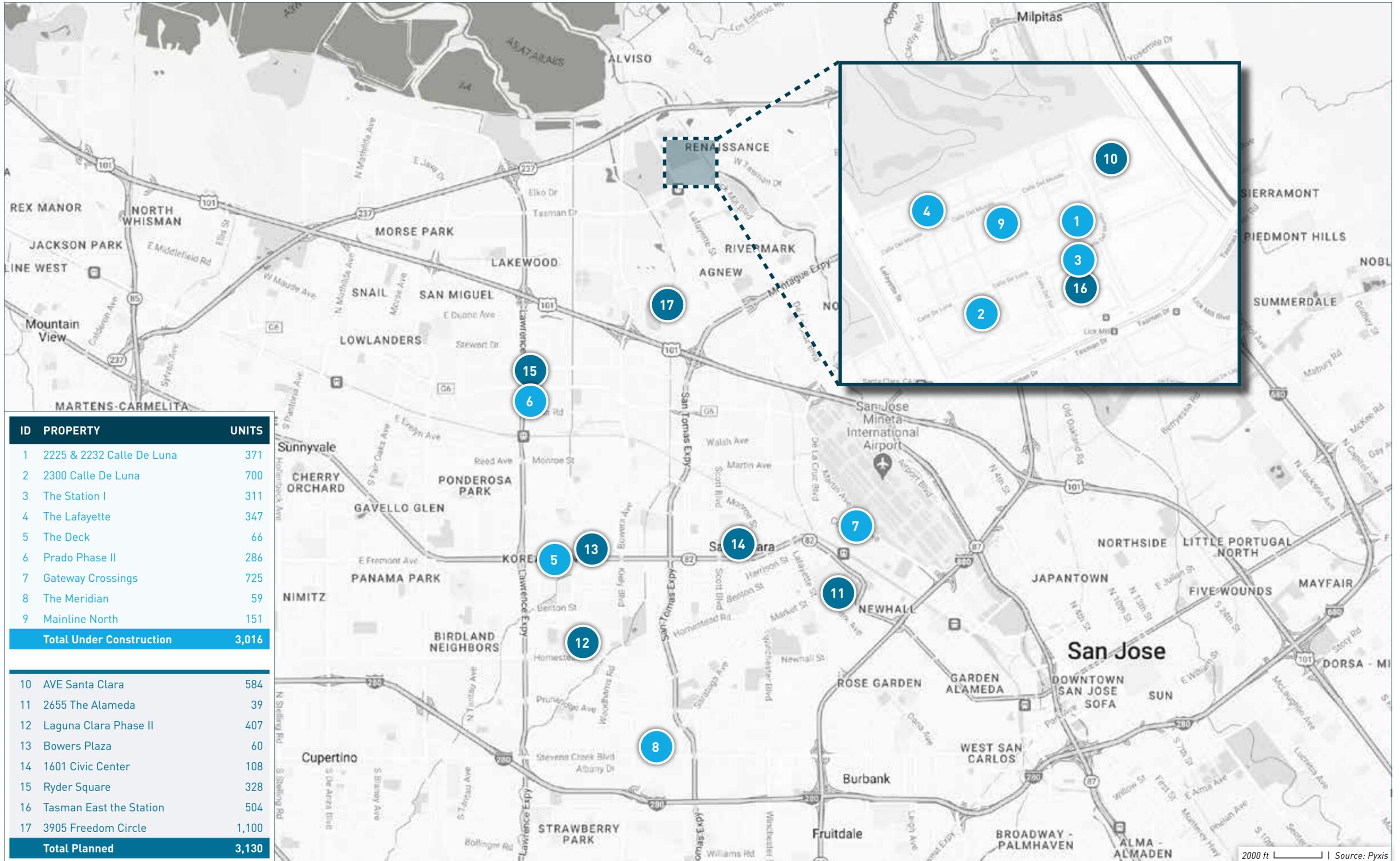
# 3Q23



ID	SUBMARKET NAME	PAGE
1	Santa Clara	2
2	Northeast San Jose	4
3	Mountain View / Los Altos	6
4	Central San Jose	8
5	Sunnyvale	10
6	Santa Clara County / Other	12
<b>Other Submarkets</b>		<b>14</b>
7	South San Jose	
8	Campbell / Los Gatos	
9	East San Jose	
10	Cupertino / Saratoga	

Submarkets with less than five total projects in lease-up, under construction, or planned stages are combined on a single map. Maps exclude prospective projects. Submarkets with zero units in the pipeline don't have ID numbers.

DEVELOPMENT STATUS	UNITS
Lease-Up	2,159
Under Construction	7,565
Planned	10,212
Prospective	69,313



ID	PROPERTY	UNITS
1	2225 & 2232 Calle De Luna	371
2	2300 Calle De Luna	700
3	The Station I	311
4	The Lafayette	347
5	The Deck	66
6	Prado Phase II	286
7	Gateway Crossings	725
8	The Meridian	59
9	Mainline North	151
<b>Total Under Construction</b>		<b>3,016</b>
10	AVE Santa Clara	584
11	2655 The Alameda	39
12	Laguna Clara Phase II	407
13	Bowers Plaza	60
14	1601 Civic Center	108
15	Ryder Square	328
16	Tasman East the Station	504
17	3905 Freedom Circle	1,100
<b>Total Planned</b>		<b>3,130</b>

2000 ft | Source: Pyxis

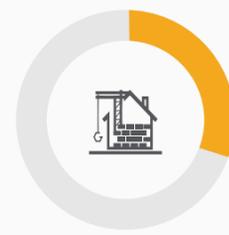
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	2225 & 2232 Calle De Luna	2225 & 2232 Calle De Luna	Santa Clara	CA	95054	Under Construction	371	Santa Clara	07/01/2025	11/01/2024	01/01/2025
2	2300 Calle De Luna	2300 Calle De Luna	Santa Clara	CA	95054	Under Construction	700	Santa Clara	06/30/2025	07/01/2024	09/01/2024
3	The Station I	2278 Calle Del Luna	Santa Clara	CA	95054	Under Construction	311	Santa Clara	11/01/2024	04/01/2024	06/01/2024
4	The Lafayette	2343 Calle Del Mundo	Santa Clara	CA	95054	Under Construction	347	Santa Clara	01/31/2025	03/01/2024	05/01/2024
5	The Deck	3402 El Camino Real	Santa Clara	CA	95051	Under Construction	66	Santa Clara	12/31/2023	12/01/2023	02/01/2024
6	Prado Phase II	3560 Rambla Place	Santa Clara	CA	95051	Under Construction	286	Santa Clara	09/30/2024	12/01/2023	01/01/2024
7	Gateway Crossings	1205 Coleman Avenue	Santa Clara	CA	95050	Under Construction	725	Santa Clara	01/31/2025	11/01/2023	03/01/2025
8	The Meridian	3941 Stevens Creek Blvd	Santa Clara	CA	95051	Under Construction	59	Santa Clara	11/30/2024		
9	Mainline North	2302 Calle Del Mundo	Santa Clara	CA	95054	Under Construction	151	Santa Clara	06/30/2025		
10	AVE Santa Clara	2200 Calle De Luna	Santa Clara	CA	95054	Planned	584	Santa Clara	08/01/2026	10/01/2025	12/01/2025
11	2655 The Alameda	2655 The Alameda	Santa Clara	CA	95050	Planned	39	Santa Clara	09/01/2025	06/01/2025	08/01/2025
12	Laguna Clara Phase II	3131 Homestead Road	Santa Clara	CA	95051	Planned	407	Santa Clara	01/01/2025	08/01/2024	10/01/2024
13	Bowers Plaza	3077 El Camino Real	Santa Clara	CA	95051	Planned	60	Santa Clara			
14	1601 Civic Center	1601 Civic Center Drive	Santa Clara	CA	95050	Planned	108	Santa Clara			
15	Ryder Square	3517 Ryder Street	Santa Clara	CA	95051	Planned	328	Santa Clara			
16	Tasman East the Station	5123 Calle Del Sol	Santa Clara	CA	95054	Planned	504	Santa Clara			06/01/2024
17	3905 Freedom Circle	3905 Freedom Circle	Santa Clara	CA	95054	Planned	1,100	Santa Clara			

**TOTAL UNDER CONSTRUCTION AND PLANNED 6,146**

## SUBMARKET AT A GLANCE



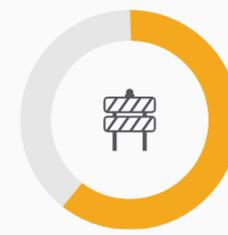
**Lease-Up**  
0 Units



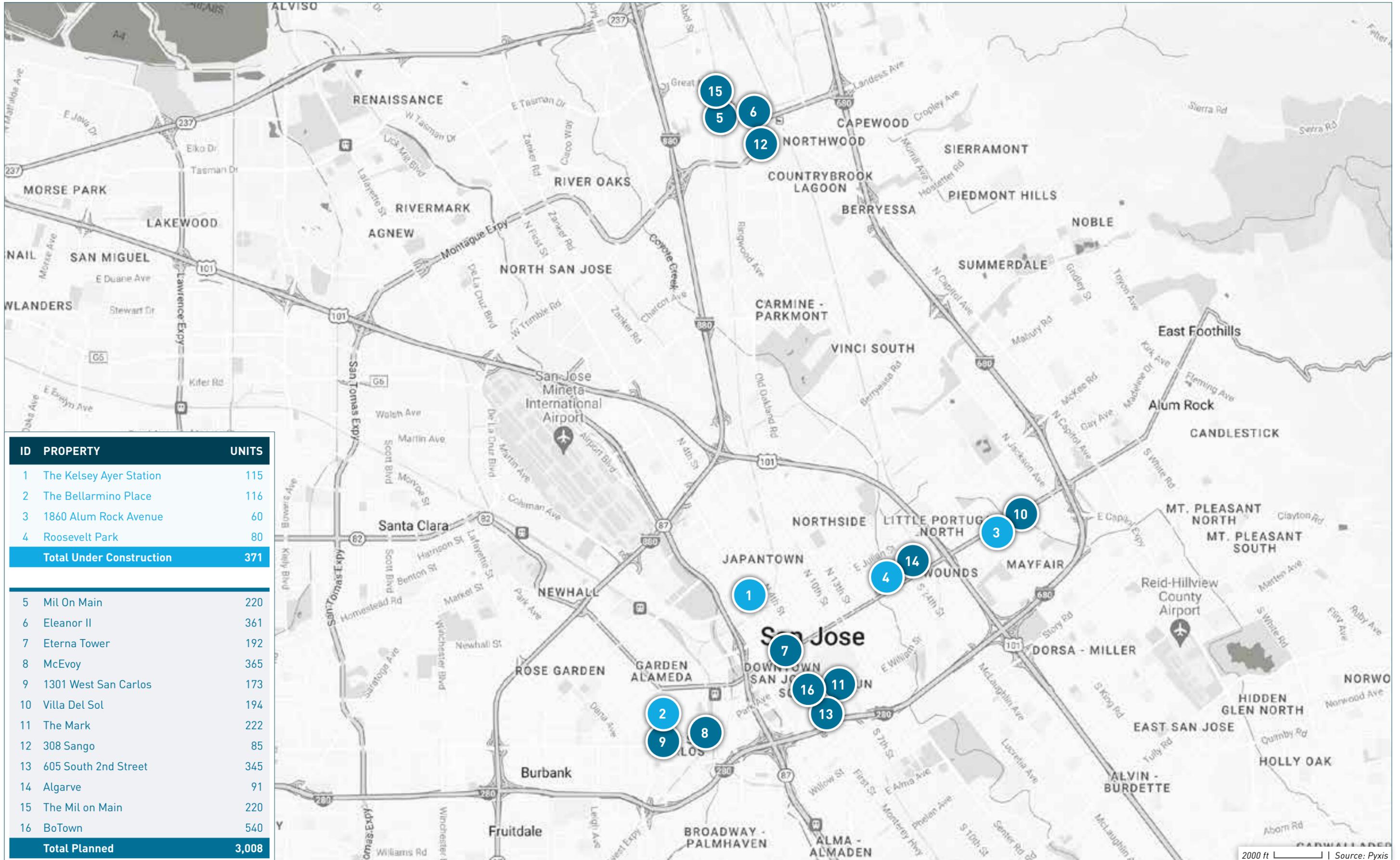
**Under Construction**  
3,016 Units



**Planned**  
3,130 Units



**Prospective**  
6,252 Units



ID	PROPERTY	UNITS
1	The Kelsey Ayer Station	115
2	The Bellarmino Place	116
3	1860 Alum Rock Avenue	60
4	Roosevelt Park	80
<b>Total Under Construction</b>		<b>371</b>
5	Mil On Main	220
6	Eleanor II	361
7	Eterna Tower	192
8	McEvoy	365
9	1301 West San Carlos	173
10	Villa Del Sol	194
11	The Mark	222
12	308 Sango	85
13	605 South 2nd Street	345
14	Algarve	91
15	The Mil on Main	220
16	BoTown	540
<b>Total Planned</b>		<b>3,008</b>

2000 ft | Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
1	The Kelsey Ayer Station	447 North 1st Street	San Jose	CA	95112	Under Construction	115	Northeast San Jose	08/31/2024			
2	The Bellarmino Place	253 Race Street	San Jose	CA	95126	Under Construction	116	Northeast San Jose	06/30/2025			
3	1860 Alum Rock Avenue	1860 Alum Rock Avenue	San Jose	CA	95116	Under Construction	60	Northeast San Jose	04/30/2025			
4	Roosevelt Park	21 North 21st Street	San Jose	CA	95116	Under Construction	80	Northeast San Jose	08/31/2024			
5	Mil On Main	1380 S Main St	Milpitas	CA	95035	Planned	220	Northeast San Jose	12/01/2025	06/01/2025	08/01/2025	
6	Eleanor II	301 Gates Dr	Milpitas	CA	95035	Planned	361	Northeast San Jose	11/01/2025	03/01/2025	05/01/2025	
7	Eterna Tower	17 East Santa Clara Street	San Jose	CA	95113	Planned	192	Northeast San Jose				
8	McEvoy	280 McEvoy Street	San Jose	CA	95126	Planned	365	Northeast San Jose				
9	1301 West San Carlos	1301 West San Carlos Street	San Jose	CA	95126	Planned	173	Northeast San Jose				
10	Villa Del Sol	1936 Alum Rock Avenue	San Jose	CA	95116	Planned	194	Northeast San Jose				
11	The Mark	475 South 4th Street	San Jose	CA	95112	Planned	222	Northeast San Jose				
12	308 Sango	308 Sango Court	Milpitas	CA	95035	Planned	85	Northeast San Jose				
13	605 South 2nd Street	605 South 2nd Street	San Jose	CA	95112	Planned	345	Northeast San Jose				
14	Algarve	1135 East Santa Clara Street	San Jose	CA	95116	Planned	91	Northeast San Jose				
15	The Mil on Main	1388 South Main Street	Milpitas	CA	95035	Planned	220	Northeast San Jose				
16	BoTown	409 South 2nd Street	San Jose	CA	95113	Planned	540	Northeast San Jose			11/01/2025	
<b>TOTAL UNDER CONSTRUCTION AND PLANNED</b>							<b>3,379</b>					

## SUBMARKET AT A GLANCE



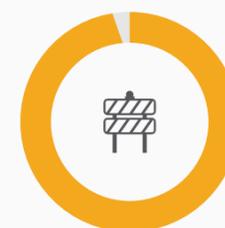
**Lease-Up**  
0 Units



**Under Construction**  
371 Units



**Planned**  
3,008 Units



**Prospective**  
29,323 Units



ID	PROPERTY	UNITS
1	Village Lake Redevelopment	716
2	The Residences @ Shoreline Gateway	203
3	Crestview Hotel Redevelopment	66
4	La Avenida	100
5	1255 Pear Avenue	635
<b>Total Under Construction</b>		<b>1,720</b>
6	4898 El Camino Real	28
7	1020 Terra Bella	108
8	Link Alto	102
9	North Bayshore	100
10	231 Grant Avenue	110
11	The Residences at Matadero Creek	382
12	Middlefield Park	100
13	96 West El Camino Real	79
<b>Total Lease-Up</b>		<b>1,009</b>

2000 ft | Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
1	Village Lake Redevelopment	777 West Middlefield Road	Mountain View	CA	94043	Under Construction	716	Mountain View / Los Altos	05/31/2025	04/01/2024	08/01/2024	
2	The Residences @ Shoreline Gateway	1001 North Shoreline Blvd	Mountain View	CA	94043	Under Construction	203	Mountain View / Los Altos	09/30/2025	02/01/2024	04/01/2024	
3	Crestview Hotel Redevelopment	901 East El Camino Real	Mountain View	CA	94040	Under Construction	66	Mountain View / Los Altos	07/31/2024			
4	La Avenida	1100 La Avenida Street	Mountain View	CA	94043	Under Construction	100	Mountain View / Los Altos	05/31/2025			
5	1255 Pear Avenue	1255 Pear Avenue	Mountain View	CA	94043	Under Construction	635	Mountain View / Los Altos	07/31/2024		03/01/2024	
6	4898 El Camino Real	4898 El Camino Real	Los Altos	CA	94022	Planned	28	Mountain View / Los Altos	10/01/2025	07/01/2025	09/01/2025	
7	1020 Terra Bella	1020 Terra Bella Avenue	Mountain View	CA	94043	Planned	108	Mountain View / Los Altos				
8	Link Alto	788 San Antonio Road	Palo Alto	CA	94303	Planned	102	Mountain View / Los Altos				
9	North Bayshore	Charleston Road & North Shoreline Blvd	Mountain View	CA	94043	Planned	100	Mountain View / Los Altos				
10	231 Grant Avenue	231 Grant Avenue	Palo Alto	CA	94306	Planned	110	Mountain View / Los Altos				
11	The Residences at Matadero Creek	3400 El Camino Real	Palo Alto	CA	94306	Planned	382	Mountain View / Los Altos				
12	Middlefield Park	Ellis Street & Fairchild Drive	Mountain View	CA	94043	Planned	100	Mountain View / Los Altos				
13	96 West El Camino Real	96 West El Camino Real	Mountain View	CA	94040	Planned	79	Mountain View / Los Altos				
<b>TOTAL UNDER CONSTRUCTION AND PLANNED</b>							<b>2,729</b>					

## SUBMARKET AT A GLANCE



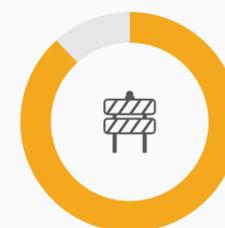
**Lease-Up**  
0 Units



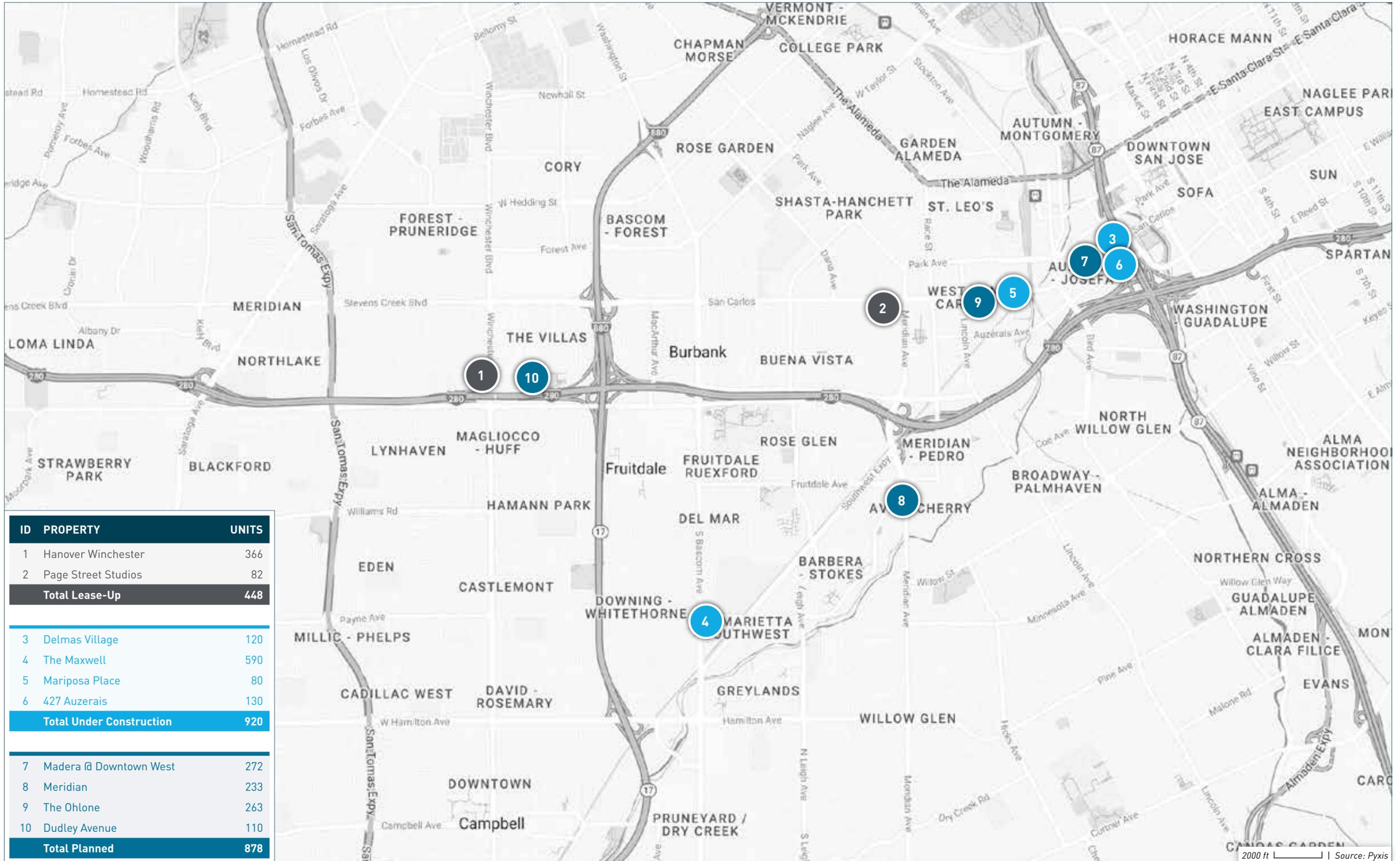
**Under Construction**  
1,720 Units



**Planned**  
1,009 Units



**Prospective**  
13,992 Units



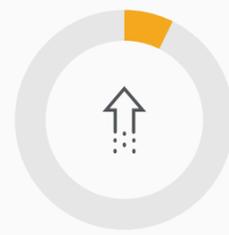
ID	PROPERTY	UNITS
1	Hanover Winchester	366
2	Page Street Studios	82
<b>Total Lease-Up</b>		<b>448</b>
3	Delmas Village	120
4	The Maxwell	590
5	Mariposa Place	80
6	427 Auzerais	130
<b>Total Under Construction</b>		<b>920</b>
7	Madera @ Downtown West	272
8	Meridian	233
9	The Ohlone	263
10	Dudley Avenue	110
<b>Total Planned</b>		<b>878</b>

2000 ft | Source: Pyxis

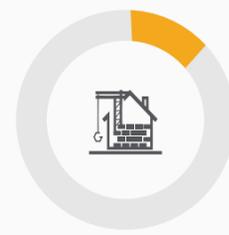
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Hanover Winchester	585 South Winchester Blvd	San Jose	CA	95128	Lease-Up	366	Central San Jose	12/31/2023	05/10/2023	07/01/2023
2	Page Street Studios	333 Page Street	San Jose	CA	95126	Lease-Up	82	Central San Jose	10/30/2023	08/25/2022	
3	Delmas Village	363 Delmas Avenue	San Jose	CA	95126	Under Construction	120	Central San Jose	12/31/2024	04/01/2024	06/01/2024
4	The Maxwell	1330 South Bascom Avenue	San Jose	CA	95128	Under Construction	590	Central San Jose	12/31/2024	01/01/2024	03/01/2024
5	Mariposa Place	750 West San Carlos Street	San Jose	CA	95126	Under Construction	80	Central San Jose	11/30/2024		
6	427 Auzerais	425 Auzerais Avenue	San Jose	CA	95126	Under Construction	130	Central San Jose	01/31/2024		
7	Madera @ Downtown West	498 West San Carlos Street	San Jose	CA	95110	Planned	272	Central San Jose	07/01/2024	02/01/2024	05/01/2024
8	Meridian	961 Meridian Avenue	San Jose	CA	95126	Planned	233	Central San Jose			
9	The Ohlone	860 West San Carlos Street	San Jose	CA	95126	Planned	263	Central San Jose			
10	Dudley Avenue	544 Dudley Avenue	San Jose	CA	95128	Planned	110	Central San Jose			

**TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED      2,246**

## SUBMARKET AT A GLANCE



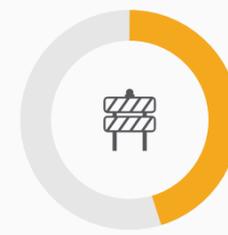
**Lease-Up**  
448 Units



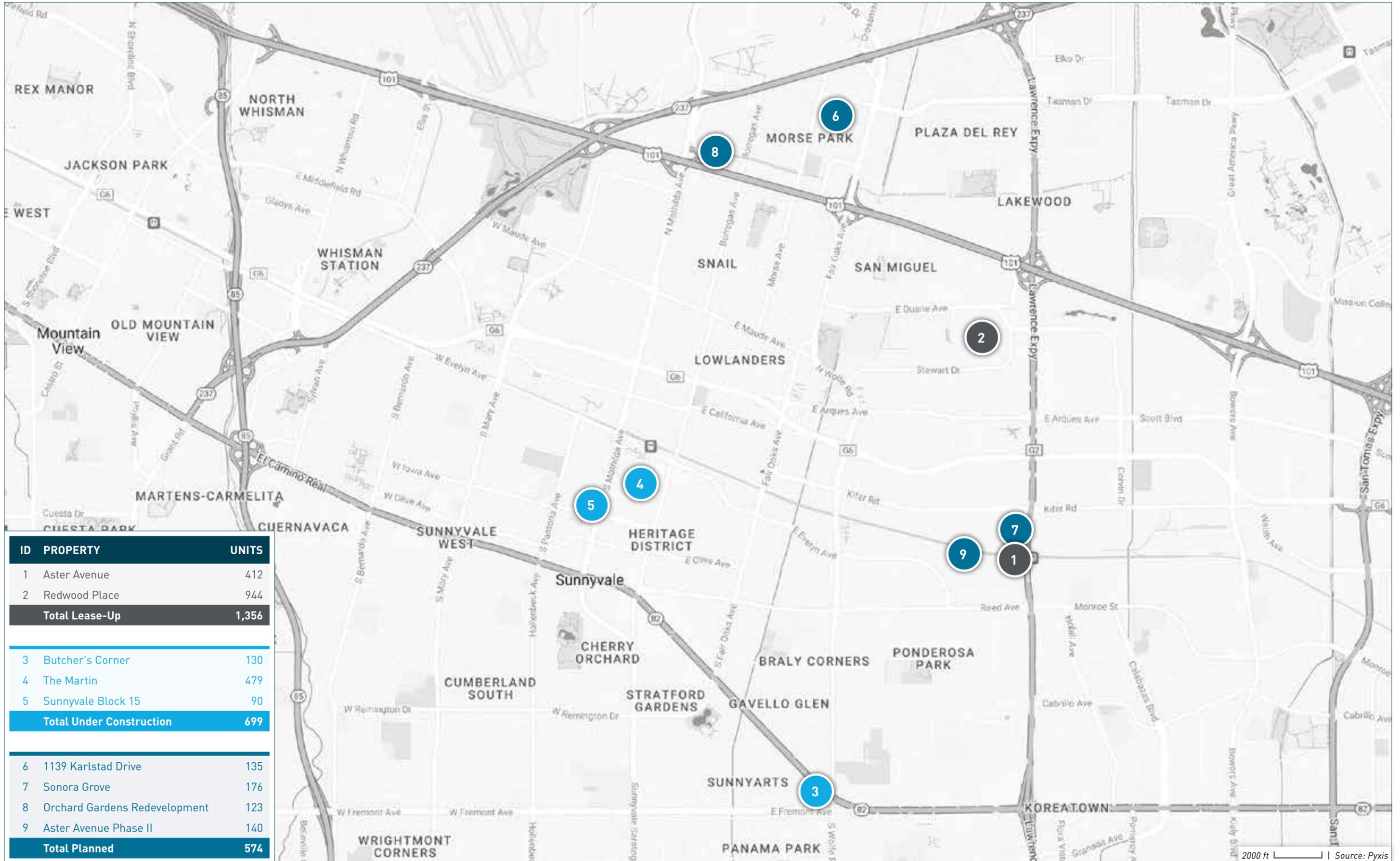
**Under Construction**  
920 Units



**Planned**  
878 Units



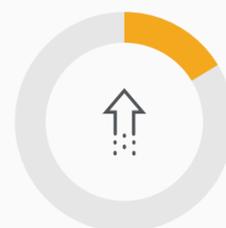
**Prospective**  
4,423 Units



2000 ft | Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
1	Aster Avenue	1155 Aster Avenue	Sunnyvale	CA	94086	Lease-Up	412	Sunnyvale	05/31/2024	08/01/2023	03/01/2024	
2	Redwood Place	1030 Indian Wells Ave	Sunnyvale	CA	94085	Lease-Up	944	Sunnyvale	01/01/2024	06/01/2022	06/02/2022	
3	Butcher's Corner	871 East Fremont Avenue	Sunnyvale	CA	94087	Under Construction	130	Sunnyvale	12/31/2025	06/01/2024	09/01/2024	
4	The Martin	240 South Taaffe Street	Sunnyvale	CA	94086	Under Construction	479	Sunnyvale	07/31/2024	03/01/2024	05/01/2024	
5	Sunnyvale Block 15	402 Charles Street	Sunnyvale	CA	94086	Under Construction	90	Sunnyvale	11/30/2023			
6	1139 Karlstad Drive	1139 Karlstad Drive	Sunnyvale	CA	94089	Planned	135	Sunnyvale				
7	Sonora Grove	1178 Sonora Court	Sunnyvale	CA	94086	Planned	176	Sunnyvale				
8	Orchard Gardens Redevelopment	245 West Weddell Drive	Sunnyvale	CA	94089	Planned	123	Sunnyvale				
9	Aster Avenue Phase II	1155 Aster Avenue	Sunnyvale	CA	94086	Planned	140	Sunnyvale			03/01/2024	
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>2,629</b>					

## SUBMARKET AT A GLANCE



**Lease-Up**  
1,356 Units



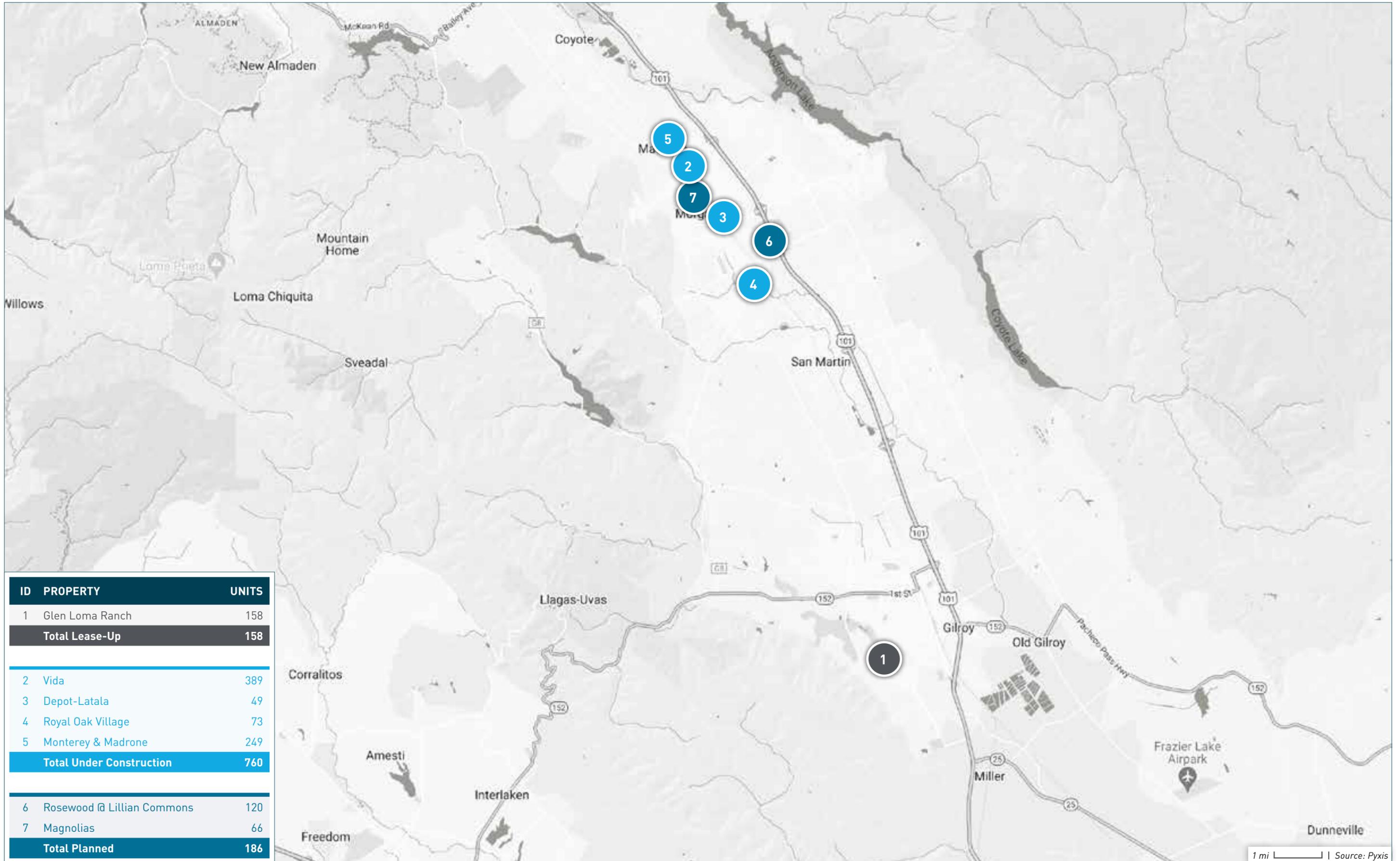
**Under Construction**  
699 Units



**Planned**  
574 Units

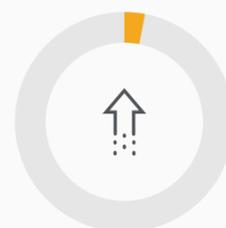


**Prospective**  
3,262 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Glen Loma Ranch	1335 West Luchessa Avenue	Gilroy	CA	95020	Lease-Up	158	Santa Clara County / Other	10/31/2023	01/21/2022	07/01/2022
2	Vida	SEC Jarvis Drive & Monterey Road	Morgan Hill	CA	95037	Under Construction	389	Santa Clara County / Other	07/31/2025	12/01/2023	02/01/2024
3	Depot-Latala	Depot St & E 5th St	Morgan Hill	CA	95037	Under Construction	49	Santa Clara County / Other	05/01/2024	11/01/2023	01/01/2024
4	Royal Oak Village	15440 Monterey Road	Morgan Hill	CA	95037	Under Construction	73	Santa Clara County / Other	03/31/2025		
5	Monterey & Madrone	18960 Monterey Hwy	Morgan Hill	CA	95037	Under Construction	249	Santa Clara County / Other	12/31/2024		
6	Rosewood @ Lillian Commons	16130 Juan Hernandez Drive	Morgan Hill	CA	95037	Planned	120	Santa Clara County / Other	11/01/2024	02/01/2024	04/01/2024
7	Magnolias	17965 Monterey Road	Morgan Hill	CA	95037	Planned	66	Santa Clara County / Other			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>1,104</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
158 Units



**Under Construction**  
760 Units



**Planned**  
186 Units

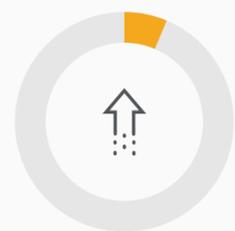


**Prospective**  
2,514 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
1	Blossom Hill	397 Blossom Hill Road	San Jose	CA	95123	Lease-Up	147	South San Jose	10/31/2023	2/15/2023		
2	Walnut Grove	14235 Walker Street	Los Gatos	CA	95031	Lease-Up	50	Campbell / Los Gatos	10/31/2023	12/01/2022		
3	Vitalia	3100 South Bascom Avenue	San Jose	CA	95124	Under Construction	79	Campbell / Los Gatos	12/31/2023			
4	Blossom Hill Station	605 Blossom Hill Road	San Jose	CA	95123	Planned	328	South San Jose	06/01/2026	01/01/2026	04/01/2026	
5	Tamien Station	1197 Lick Avenue	San Jose	CA	95110	Planned	569	EaSt.San Jose	7/1/2025	8/1/2024	11/1/2024	
6	555 Keyes Street	555 Keyes Street	San Jose	CA	95112	Planned	99	EaSt.San Jose				
7	The View at Blossom Hill	1007 Blossom Hill Road	San Jose	CA	95123	Planned	271	South San Jose				
8	The Rise	10123 North Wolfe Road	Cupertino	CA	95014	Planned	100	Cupertino / Saratoga				
9	The Franciscan Phase II	601 Almarida Drive	Campbell	CA	95008	Planned	60	Campbell / Los Gatos				
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>1,703</b>					

## OTHER SUBMARKETS AT A GLANCE



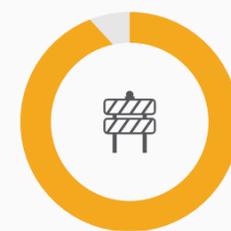
**Lease-Up**  
197 Units



**Under Construction**  
79 Units



**Planned**  
1,427 Units



**Prospective**  
9,547 Units