



Imagine possibility.

After decades of planning, the North 40 project has become reality. Located in the Bucolic Town of Los Gatos, California, the first phase of construction is underway.

This new, authentically Los Gatos village features a mix of housing opportunities. The residences are tied together with an open space plan that embraces the site's agricultural history through functioning community gardens and orchard treatments.

Finally, the heart of the project comes alive with a specialty market and neighborhood retail where neighbors, friends and families can gather and celebrate the Los Gatos quality of life and slow down from the frenetic Silicon Valley pace.

We are seeking a restaurant partner that can help us realize our vision. It is a once in a generation opportunity to become an anchor for this special place.





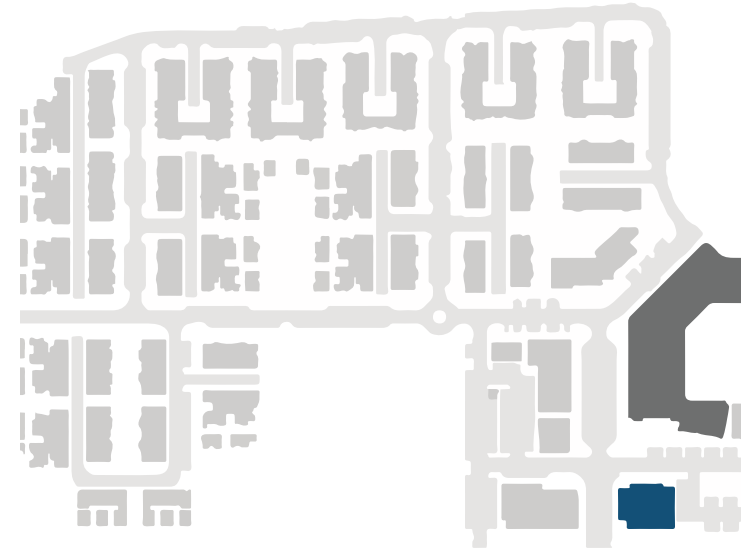
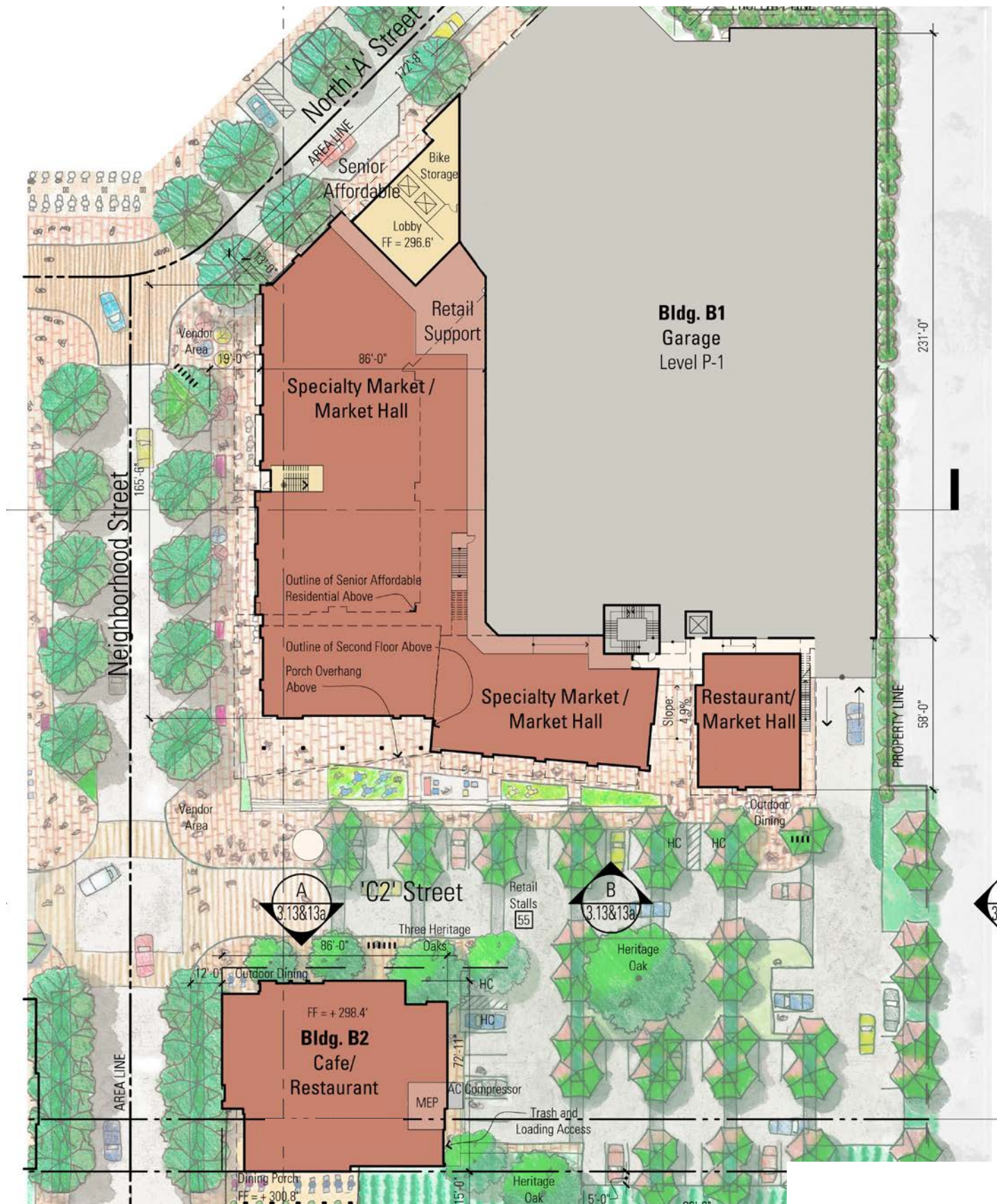
- Building B1 Market Hall
22,700 square feet
- Building B2 Restaurant
5,466 square feet
- Building C1 Restaurant / Retail
6,712 square feet, divisible
- Buildings A1 & A2 Retail
10,150 square feet, divisible
7,750 square feet, divisible

RESIDENTIAL UNITS
~97 Rowhomes
~83 Garden Clusters
~80 Condominium
~50 Senior Housing
~8 Apartments

Disclaimer: These plans are illustrative in nature, therefore the dimensions are approximate and subject to modifications.







BUILDING B1

Market Hall
est. 22,775 gross square feet
Anticipated delivery 1st/2nd Qtr 2022

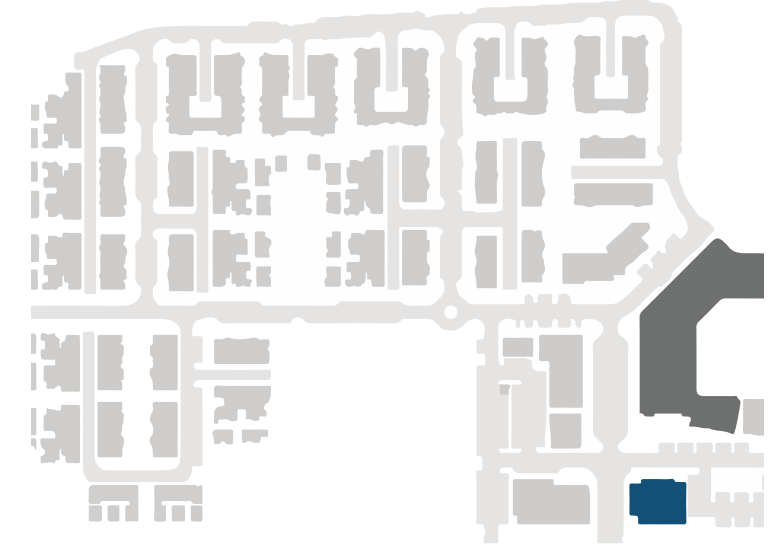
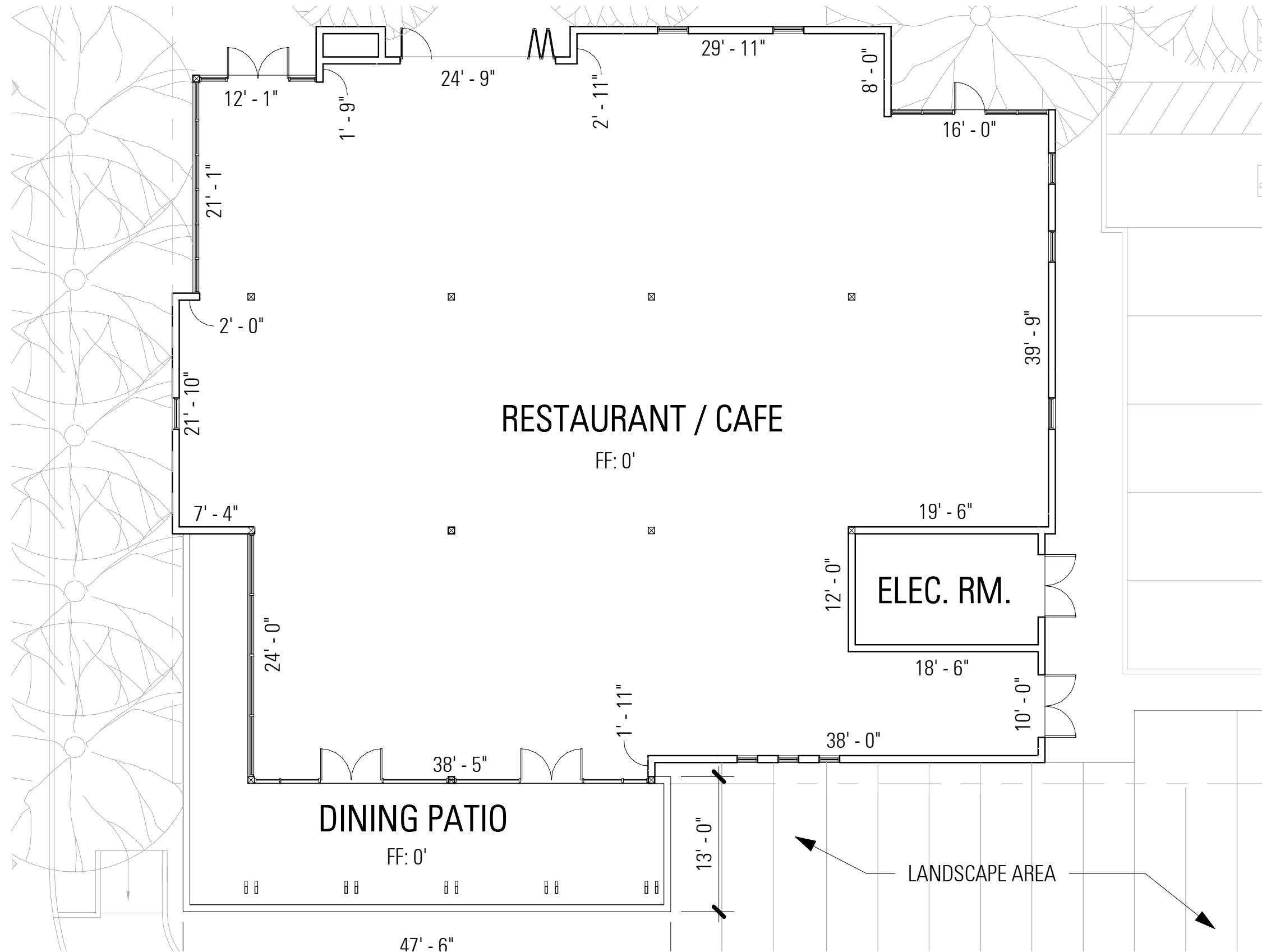
BUILDING B2

Restaurant
5,466 square feet
Anticipated delivery 1st Qtr 2022



BUILDING B2 INTERIOR

Disclaimer: These plans are illustrative in nature, therefore the dimensions are approximate and subject to modifications.

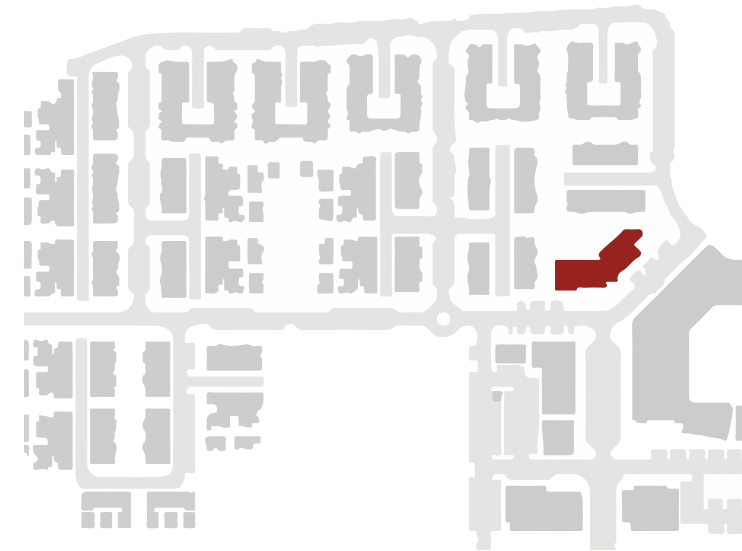
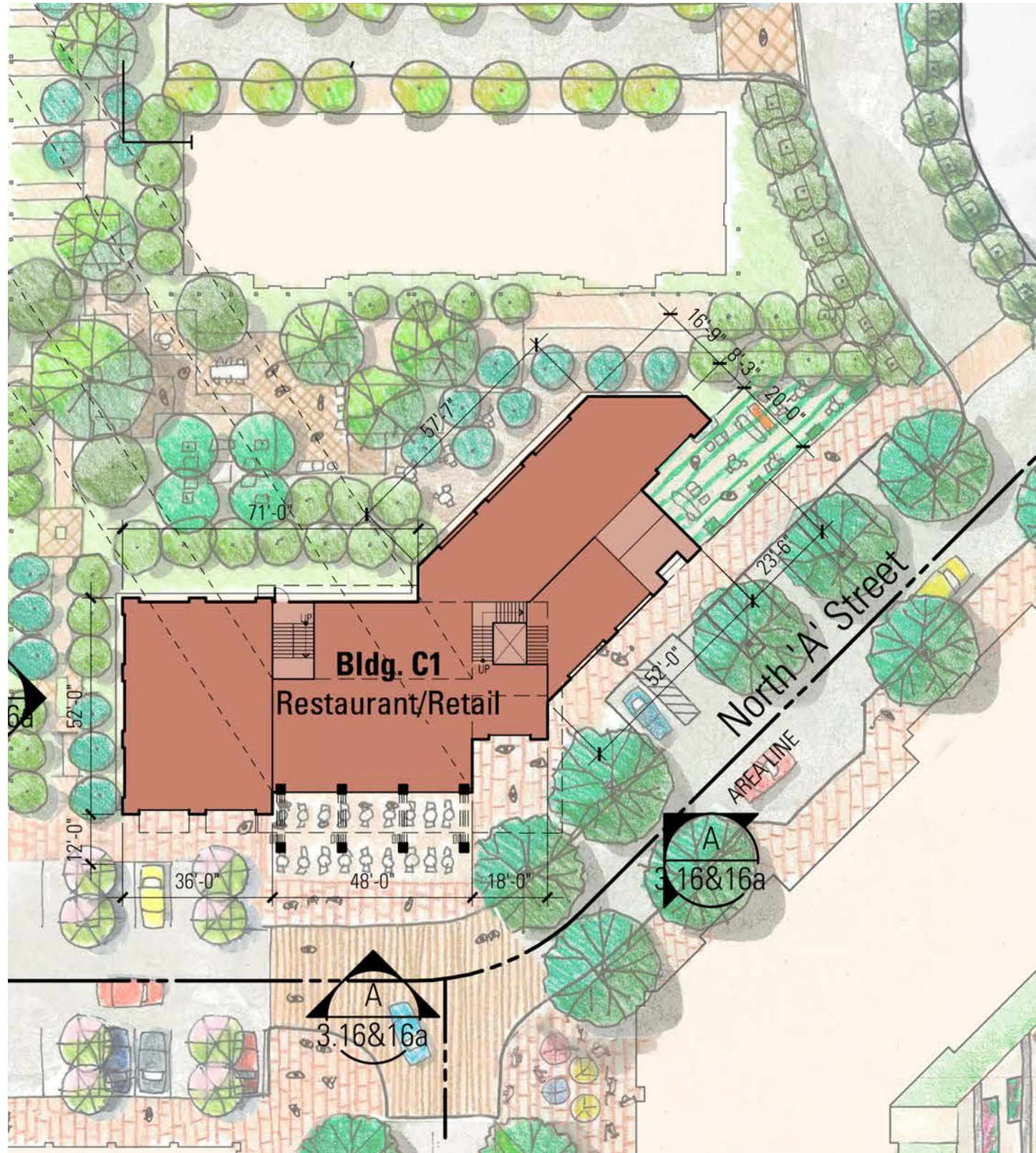


BUILDING B2

SQUARE FOOTAGE	
Restaurant	5,279
MEP Services	187
Patio	721
Total	6,187

Disclaimer: These plans are illustrative in nature, therefore the dimensions are approximate and subject to modifications.





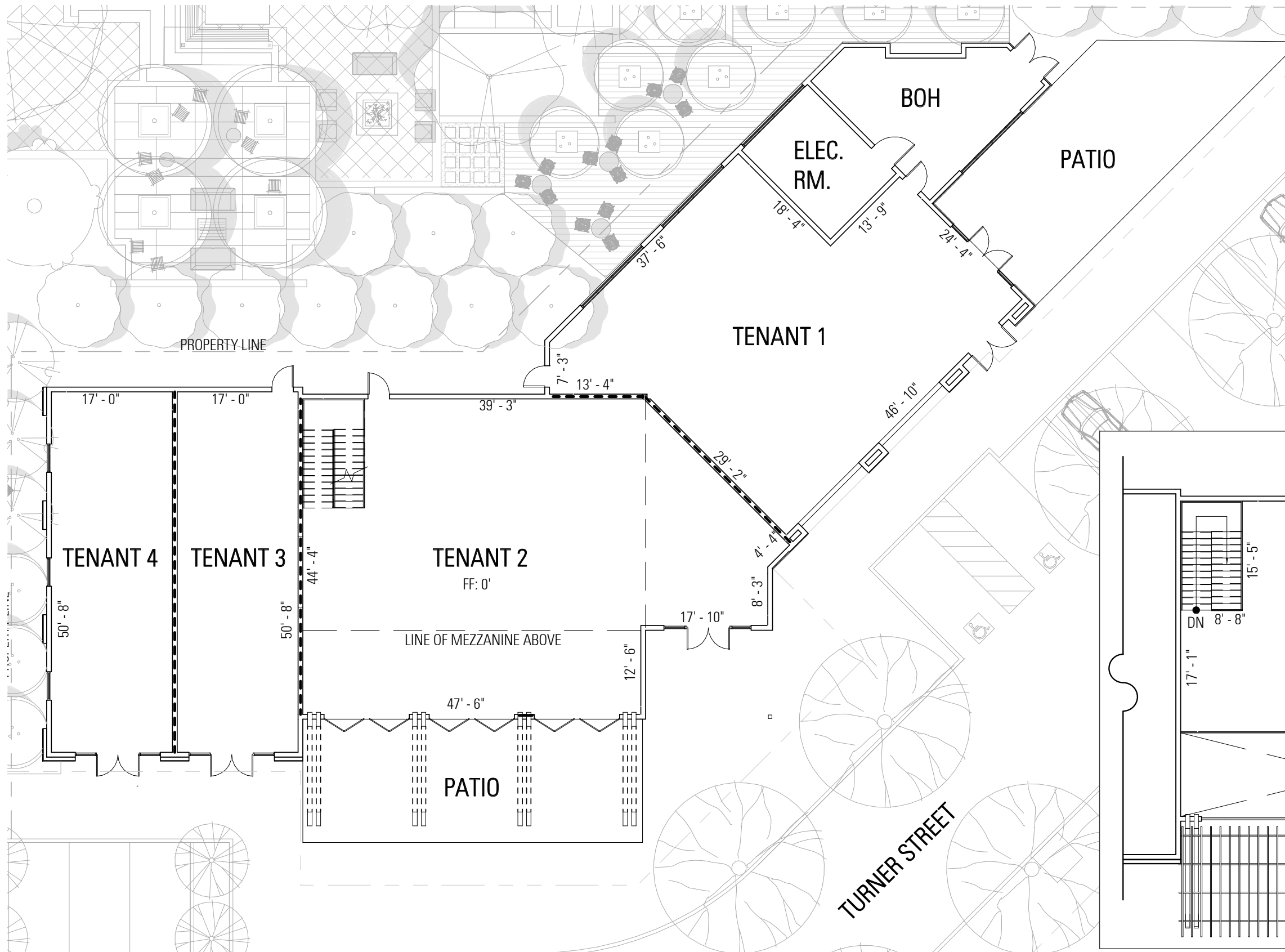
BUILDING C1

Restaurant / Retail
6,712 square feet, divisible
Anticipated delivery 1st/2nd Qtr 2022



BUILDING C1 INTERIOR

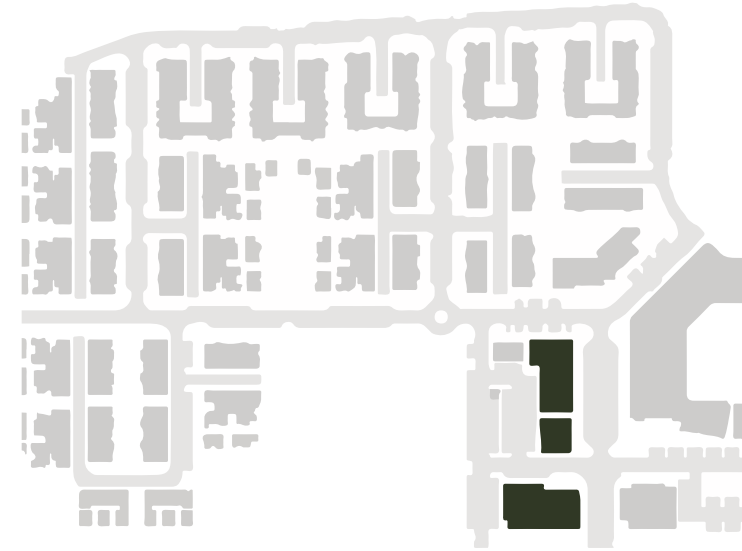
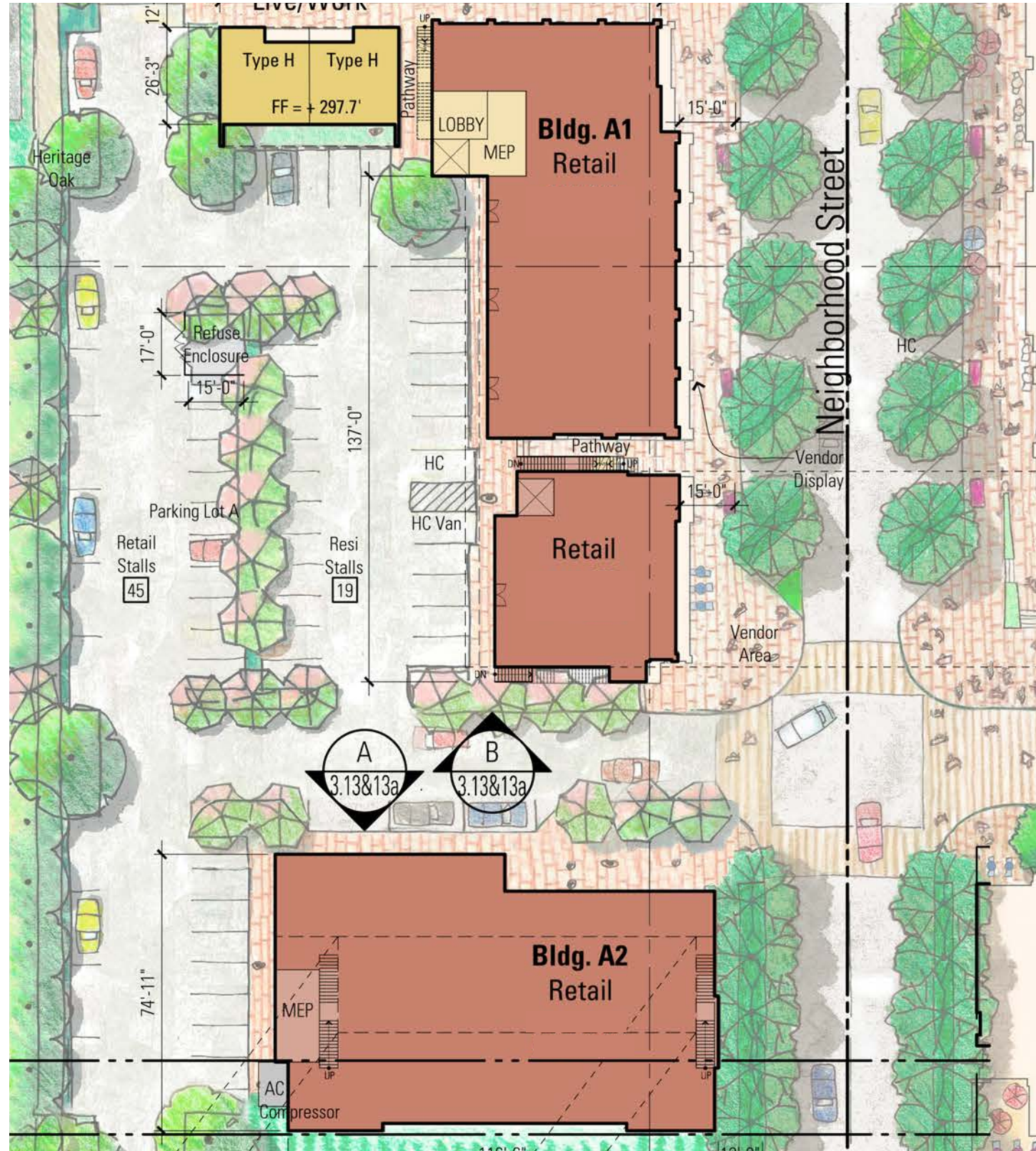
Disclaimer: These plans are illustrative in nature, therefore the dimensions are approximate and subject to modifications.



BUILDING C1

Restaurant / Retail
6,712 square feet, divisible
Space 2 has up to 3,000 sf of storage available
Anticipated delivery 1st Qtr 2022





BUILDING A1

Retail
10,150 square feet, divisible
Anticipated delivery 1st/2nd Qtr 2022

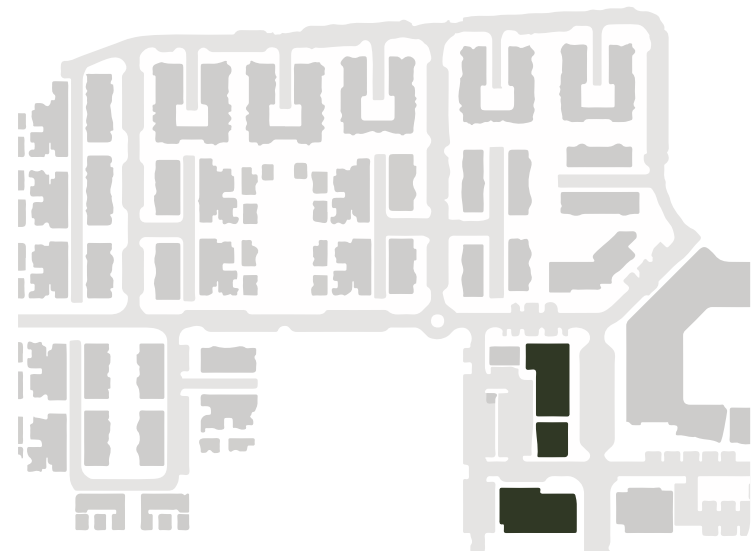
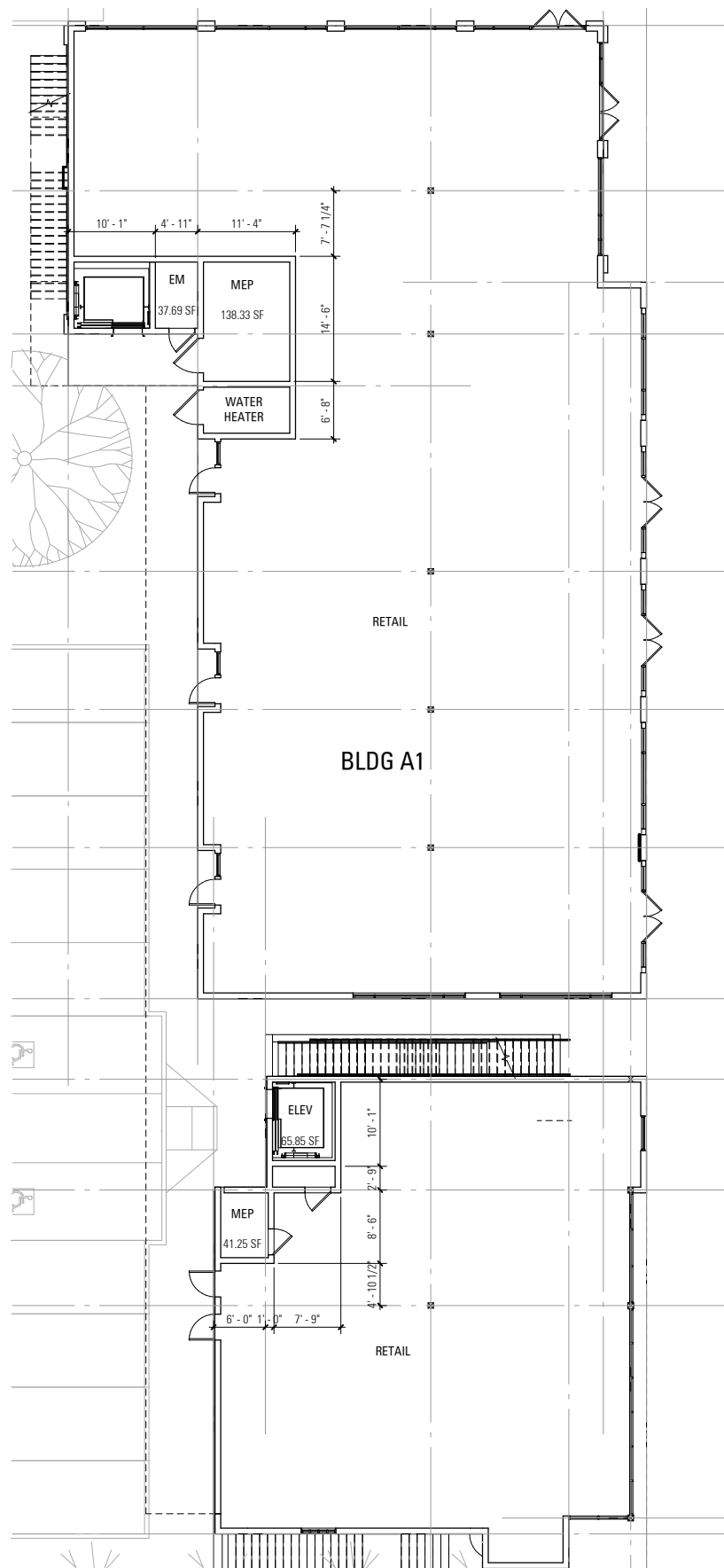
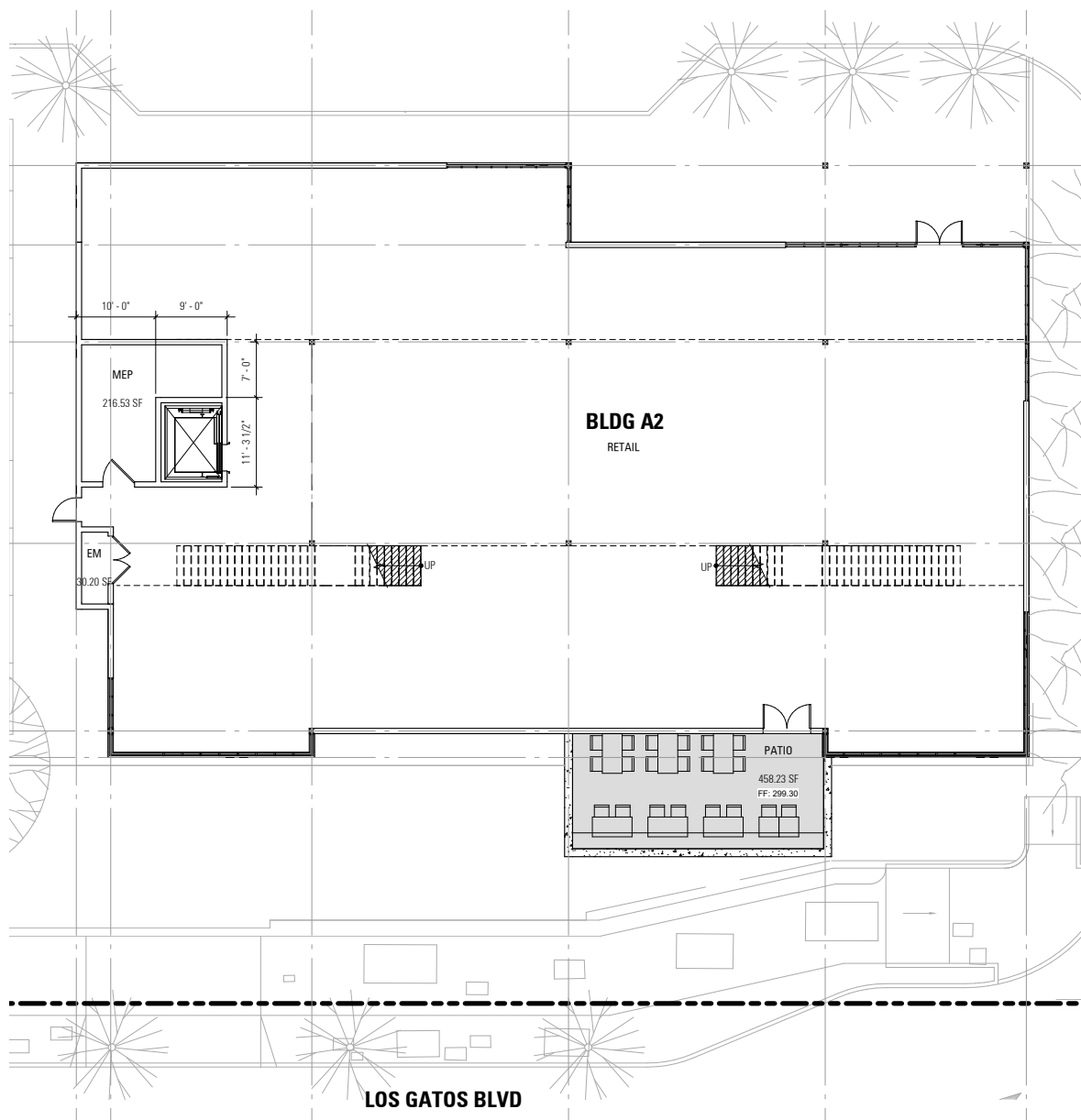
BUILDING A2

Retail
7,750 square feet, divisible
3,000 sf of mezzanine storage available
Anticipated delivery 2023



BUILDING A2 INTERIOR

Disclaimer: These plans are illustrative in nature, therefore the dimensions are approximate and subject to modifications.

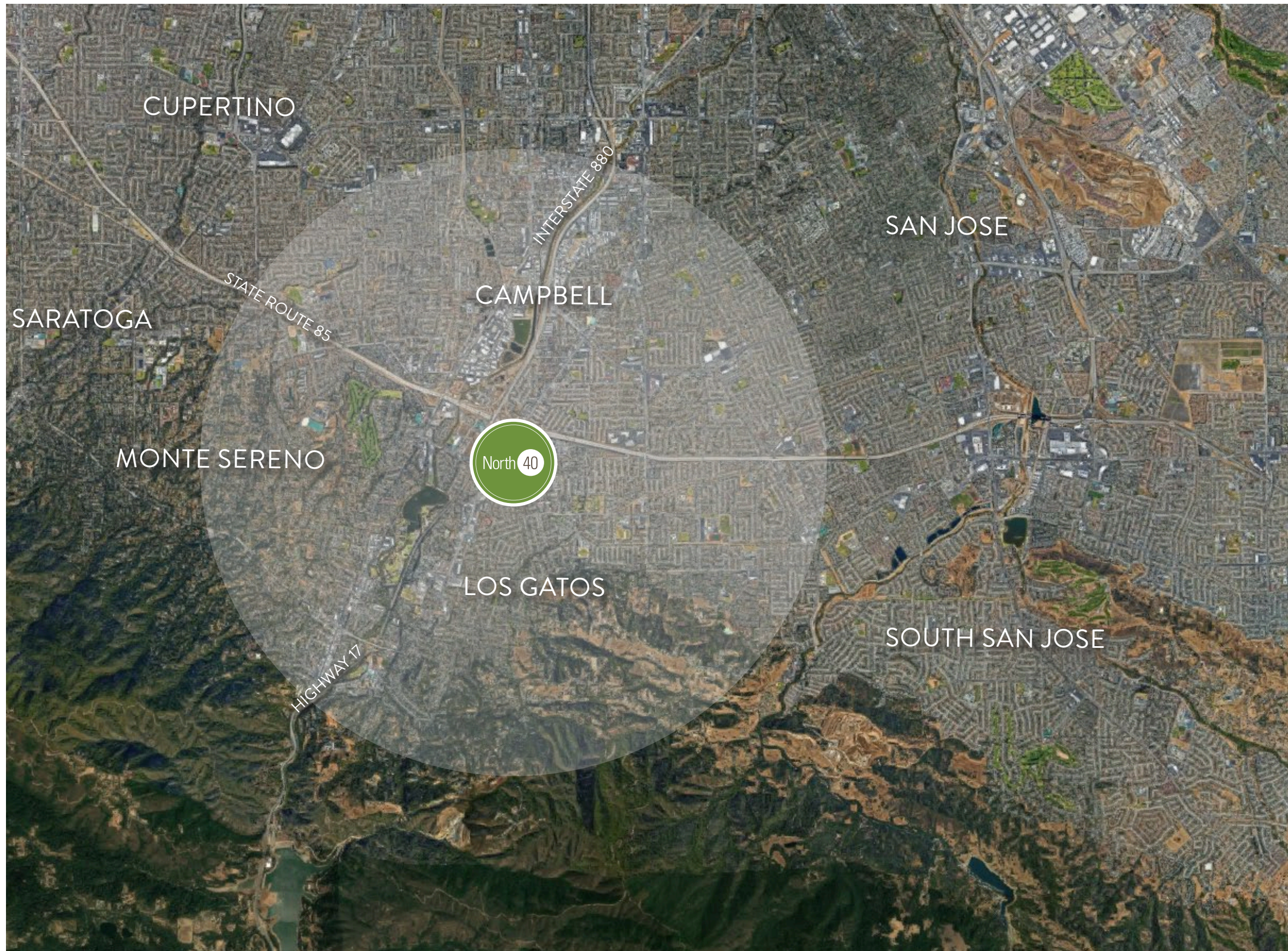


BUILDING A1

Retail
10,150 square feet , divisible
Anticipated delivery 1st/2nd Qtr 2022

BUILDING A2

Retail
7,750 square feet, divisible
3,000 sf or mezzanine storage available
Anticipated delivery 2023



3-MILE RADIUS

- Population: 142,582
- Households: 54,143
- Food & Drink Gap: \$127,758,743
- Restaurants/Other Eating Places: \$128,839,306

TOWN OF LOS GATOS

- Total Population: 30,724 (2017)
- 33rd Wealthiest Community in the U.S.
- Median Age: 45.9 years
- Median Home Value: \$1,476,700
- Median income: \$190,097

Source: esri, January 2019

HEADQUARTERED IN LOS GATOS

PLEX

Barracuda

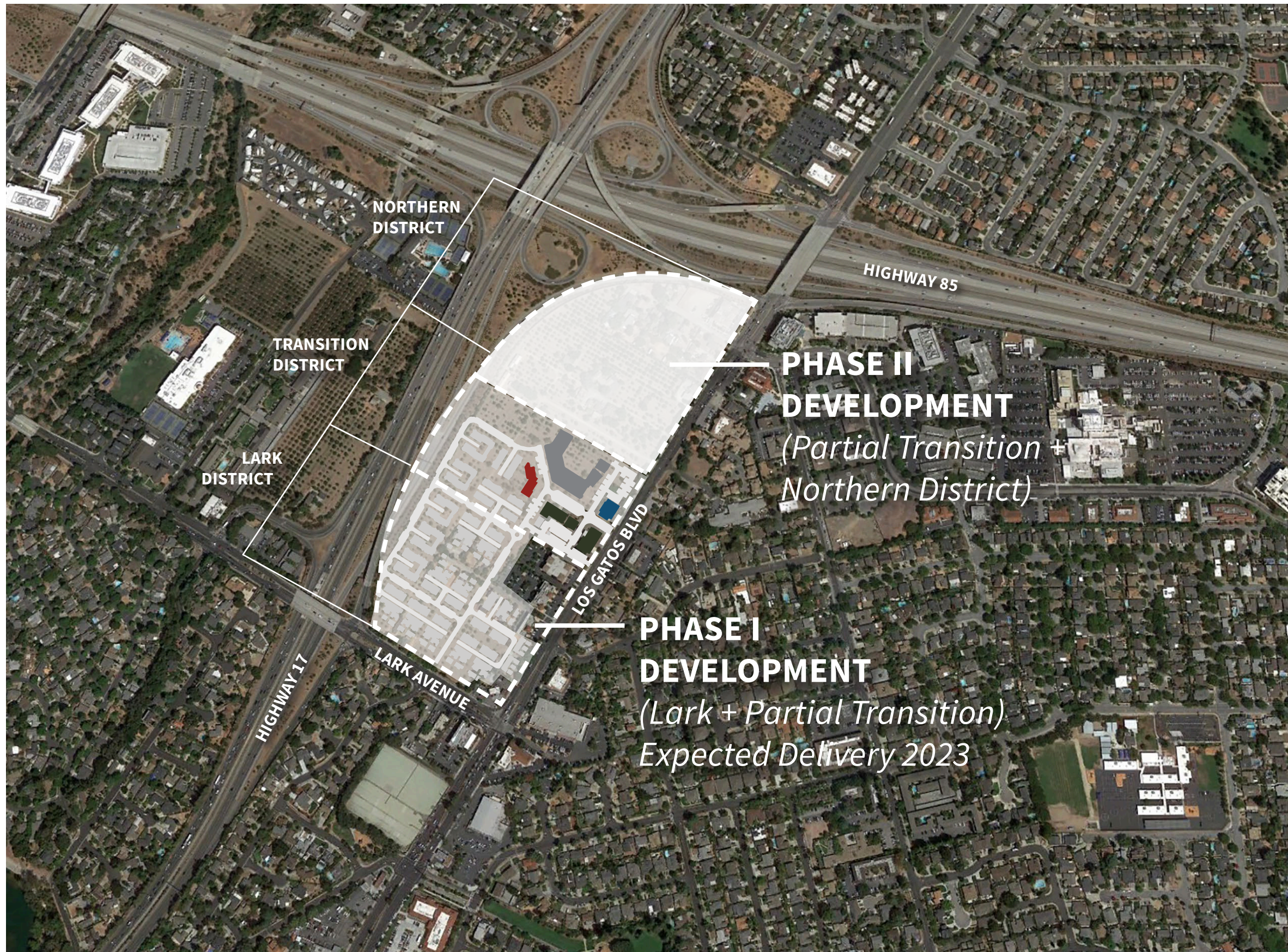
GOOD SAMARITAN HOSPITAL

NETFLIX

El Camino Hospital
THE HOSPITAL OF SILICON VALLEY

Roku

*San Jose address, less than a quarter-mile from the project site



PHASE I DEVELOPMENT

Residential portion of Lark District and portions of the Transition District (Phase I) currently under construction by SummerHill Homes. Approved restaurant and retail development includes Marketplace, Building B2, and Building C1. Expected delivery late 2022 / early 2023.

PHASE II DEVELOPMENT

Land use anticipated to include hotel, retail, and either office or additional residential to complement the Phase I project. Property will be rezoned beginning in early 2020 to determine specific uses. Construction anticipated to begin in several years.

harmonie P A R K

As a leading real estate development company in Silicon Valley, with over 10 million square feet under development management, Harmonie Park is focused on creating thriving mixed-use communities in high-barrier-to-entry, emerging secondary, and urban markets.

We have expertise in every aspect of the development process, from acquisition and partnership structuring to entitlements, design and construction coordination and leasing strategies.

PC^{INC} PRIME COMMERCIAL INCORPORATED

With over 40 years of combined experience within Northern California, we create wealth by providing winning solutions and superior service.

Prime Commercial, Inc. is a full-service commercial real estate firm specializing in the lease and sale of commercial properties. Our firm is dedicated to forging strong, long lasting relationships with property owners and developers through hard work and unmatched loyalty. We focus on a multitude of retail property types from stand alone retail buildings to land suitable for retail development.