



PACIFIC OAK PROPERTIES, INC

VINEYARD TOWN CENTER Morgan Hill, California

LOCATION: SWC Monterey Road at Tennant/Edmundson

ANCHOR TENANTS: Original Expansion
Nob Hill Food Starbucks Coffee
TJ-Maxx Jamba Juice
Bank of America Togo's/Baskin Robbins
McDonald's

POPULATION: 1 mile 18,000
 2 mile 38,000
 3 mile 60,000

INCOME: Average Household \$140,000
 Median Household \$100,000
 Per Capita \$40,000

TOTAL SIZE: 134,751 SF

TRAFFIC: 45,000 cars per day at intersection

WEBSITE: www.pacificoak.com

CONTACT: John P. Kent
 408-779-1600 extension 102
 jpkent@pacificoak.com

REAL ESTATE • BROKERAGE • PROPERTY MANAGEMENT

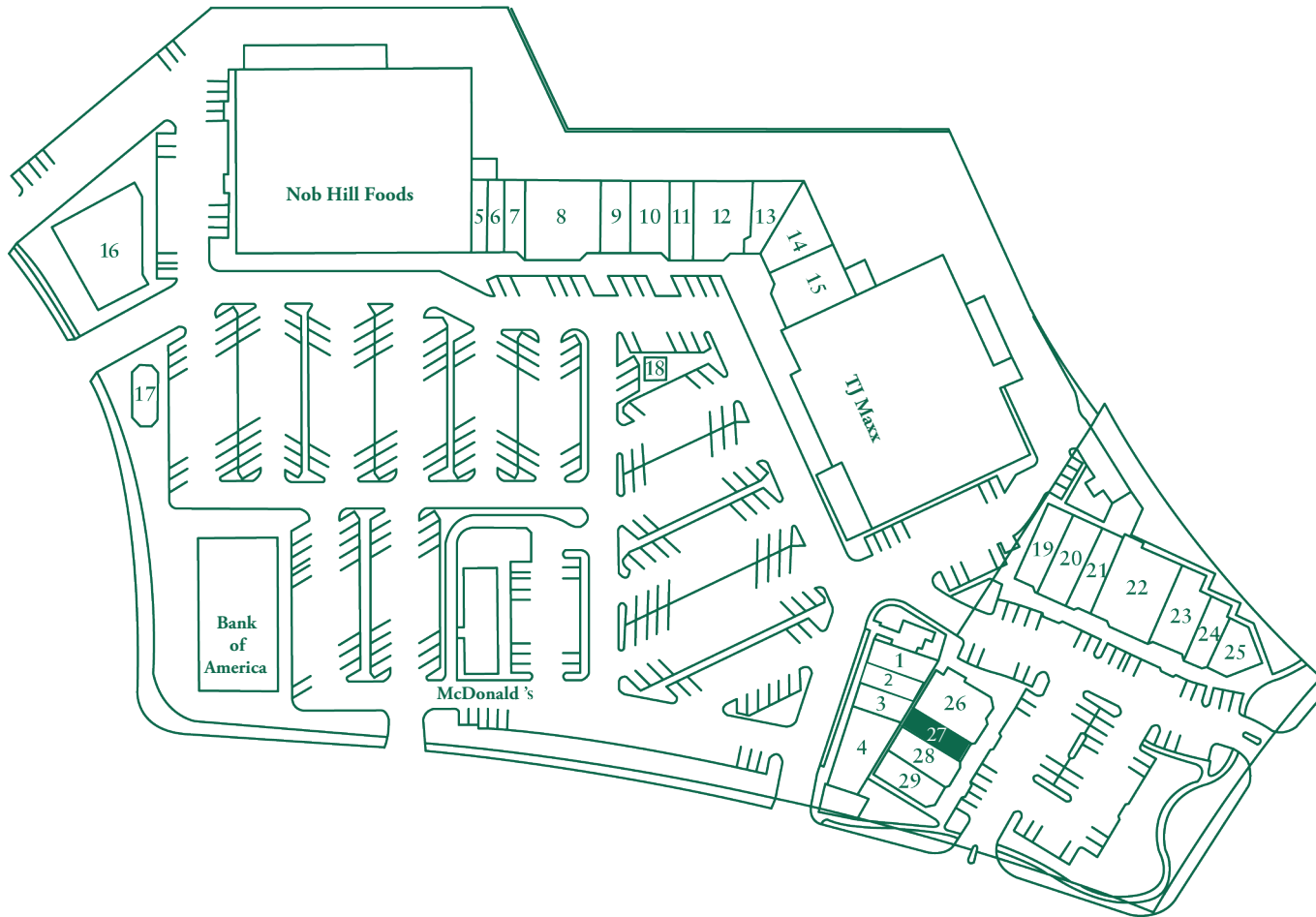
15335 CALLE ENRIQUE STE. 4 MORGAN HILL, CALIFORNIA 95037 (408)779-1600 FAX (408)779-8789



PACIFIC OAK PROPERTIES, INC

VINEYARD TOWN CENTER

Morgan Hill, California



ANCHOR TENANTS

Nob Hill	33,000 SF
TJ-Maxx	31,000 SF
Bank of America	9,200 SF
McDonald's Restaurant	3,400 SF

MONTEREY PAD

1. Erik's Deli Café	1,538 SF
2. Darya Spa	998 SF
3. UPS Store	918 SF
4. Sushi Nara	2,352 SF

IN-LINE SHOPS

5. Tryst Fashion	960 SF
6. Creative Nails	960 SF
7. Cochi's Kitchen	1,544 SF
8. Ganado Feed & Pet Supplies	4,504 SF
9. La Parisienne Hair Salon	1,280 SF
10. Stem's Floral Boutique	1,952 SF
11. Booksmart	1,584 SF
12. Your Eye's Image	3,703 SF
13. Vineyard Dental	1,657 SF
14. A French Cleaner	2,496 SF
15. Margarita's Mexican Grill	3,280 SF

VINEYARD BLDG

16. Re/Max Realty	6,050 SF
-------------------	----------

KIOSKS

17. O'Henry's Donuts	1,035 SF
18. Will Sundquist Photography	440 SF

VTC EXPANSION

19. Vanda Day Spa	2,250 SF
20. Australian Tanning Co.	2,200 SF
21. Vineyard Cleaners	1,440 SF
22. Sherwin Williams Paint	3,680 SF
23. Mooyah Burgers	2,020 SF
24. Verizon Wireless	1,200 SF
25. Starbucks Coffee	1,572 SF
26. Thinker Toys	2,494 SF
27. AVAILABLE	1,110 SF
28. Togo's/Baskin-Robbins	1,741 SF
29. Jamba Juice	1,203 SF