

San Jose Redevelopment Agency downtown project **fact sheet**



Construction:
January 2003

Completion:
January 2004

Project: PF Chang's China Bistro

Description: PF Chang's China Bistro, is a stylish full service bistro restaurant featuring contemporary Chinese cuisine and American hospitality. Nationally acclaimed, the company operates 99 bistros in 29 states and owns 65 full-service restaurants.

Location: 98 South Second Street

Benefit: The opening of PF Chang's at Second and San Fernando Streets will revitalize and reactivate one of the most prominent street corners in Downtown. The newly rehabilitated historic building strengthens and preserves the character of the Downtown San Jose Historic District and offers PF Chang's an architecturally unique restaurant space. PF Chang's, a high-profile national restaurant tenant, maximizes the potential of this key corner through its customer drawing power and sizeable clientele base.

Features:

- 6,000 square feet – PF Chang's site
- 7,700 square feet – Knights of Pythias (bldg next door)

Total Costs: \$4,800,000 - Owner/Private financing*:
\$ 2.9 million Agency Assistance*:
 \$ 2.1 million Commercial Rehabilitation Loan provided by San Jose Redevelopment Agency
 \$ 100,000 from San Jose Redevelopment Agency for structural and façade improvements
 \$ 600,000 from non-reinforced Masonry Grant

- Reflects rehabilitation of both the historic Knights of Pythias and Foto Mexico building, now PF Chang's.

Project Team: Council District: 3
Developer: Genesis Group
Architect: Barry Swenson Builder & MBH Architects (PF Chang's architect)
Owner: Genesis Group