

The Belmont Village at 440 S. Winchester Blvd., has its grand-opening from 1 to 5 p.m. today and 1 to 5 p.m. Sunday. The development for seniors offers 125 assisted living units and 12 dementia-support units for people older than 60. **See story, Page 7G.**

REAL ESTATE SATURDAY, JUNE 1, 2002 SAN JOSE MERCURY NEWS

Retirement tower opens near S.J. project

By Teresa Acosta

Special to the Mercury News

A swank neighborhood in the heart of an urban center is not the average location for a retirement community, but Belmont Village opens today next to the under-construction Santana Row in San Jose.

"We are a community within a community," said Patricia Will, chief executive of developer Belmont Corp., a Houston-based affiliate of Security Capital Group. "The ideal location for us is one where seniors can stay connected to life around them."

Grand-opening events are 1 to 5 p.m. today and 1 to 5 p.m. Sunday.

The Belmont Village at 440 S. Winchester Blvd., Belmont's eighth community, offers 125 assisted living units and 12 dementia-support units for people older than 60.

"San Jose's premium land costs created the opportunity to build a mid-rise," said Will. "And we're taking advantage of San Jose's leadership in technology to expand our computer facilities and programs in our Center for Learning."

The 97,000-square-foot complex is next door to Santana Row, which will open with stores, restaurants and townhouses. Across the street is the Winchester Mystery House, and Westfield Shoppingtown Valley Fair is nearby.

"There is a growing trend, for all ages, to move back into the city," said Will. "We view Santana Row as a cornerstone to San Jose's urban renaissance and are delighted to be part of it."

The Belmont Village concept was born when Will's mother-in-law, Josephine — namesake for Belmont Villages' restau-



BELMONT CORP.

Belmont Village on Winchester Boulevard in San Jose offers a variety of retirement housing options in an urban location.

rants — needed care her family couldn't provide. Dissatisfied with her search for a suitable facility, Will drew from her experience as a commercial real estate agent to launch her own development company to build urban living centers for seniors.

"Our seniors want to be in the middle of things," said Will. "By simply walking down the street, residents can enjoy a variety of activities from shopping to reading a book under a shaded tree in one of the area's many green spaces."

Belmont Village residence plans are either month-to-month or leases with longer terms. New residents pay a one-time, non-refundable \$2,000 community fee. Monthly rates range from \$3,000 monthly for a studio to \$6,800 for a larger one-bedroom unit. A second occupant costs an additional \$400 a month.

For the dementia neighborhood, rates range from \$2,400 to \$3,000 a month. A fee of \$1,600 a month covers all per-

sonal and medication management services.

The rents include three meals a day served restaurant-style in Josephine's Kitchen. Other services are included with the rent, most notably the Center for Life Enhancement with its physical fitness programs and Center for Learning designed for those who want to surf the Web, learn software or e-mail family and friends.

The company plans to open Belmont Villages in Burbank and at 1039 E. El Camino Real in Sunnyvale. Opening later this year, 100,000-square-foot Sunnyvale community will have 136 units and 22 units with dementia support. Belmont Villages are currently open in seven U.S. cities: Los Angeles, San Diego, Chicago, Houston, Louisville, Ky., Memphis and Nashville.

IF YOU'RE INTERESTED

For information about Belmont Village, call (408) 984-4767 or go on the Web to www.belmontvillage.com.