

FOR SALE

1665 Alum Rock Ave.
SAN JOSE CALIFORNIA

Development Opportunity



SUBJECT SITE

EXCLUSIVELY
LISTED BY

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— Est. 1955 —

BORELLI
INVESTMENT COMPANY

OFFERING SUMMARY

PRICE

\$2,350,000

ADDRESS

1665 Alum Rock Avenue, San Jose CA 95116

APN

481-12-109

LOT SIZE

20,716 SF

PROPERTY DETAILS

Approximately 90' of frontage on Alum Rock Avenue.

Site demolition occurred Q3 of 2023, resulting in a clear and vacant site.

Primely located near US 101, Interstate 680, and 0.6 miles from the future 28th Street / Little Portugal BART Station. Nearby access to VTA local and regional bus service, including Bus Rapid Transit Route 522 and #22, #23, and #77.

Designated Urban Village ([link here](#)) and within “Area B” of the Little Portugal Urban Village Plan.

OFFERING SUMMARY

DEVELOPMENT OPPORTUNITY

The Property's Urban Village designation allows for a wide range of stand-alone commercial uses - retail, office, medical, etc. Market-rate residential requires a 0.35 FAR of commercial uses. 100% affordable housing projects could avoid the commercial requirement - presumably a Density Bonus project (15% affordable/85% market rate) could reduce or eliminate the commercial requirement.

Height limit 70 feet.

For mixed use development, UV zoning district requires a minimum density of 55 du/ac and maximum overall FAR of 10.0.

For residential development only, UV requires 55 to 250 du/ac.

The Property, along with the adjacent site to the west (1661 Alum Rock Avenue), were previously entitled for construction of a six-story, mixed-use development with 123 apartment units and 13,650 square feet of retail space with two underground parking levels on a 0.9-acre project site. [Plan set here.](#)

REGIONAL AERIAL

**SAN
FRANCISCO**

OAKLAND

OAKLAND
INTERNATIONAL
AIRPORT

SAN FRANCISCO
INTERNATIONAL
AIRPORT

SAN JOSÉ MINETA
INTERNATIONAL
AIRPORT

PALO ALTO

SAN JOSE

APPLE HQ

DOWNTOWN
SAN JOSE

**Subject
Site**



LOCATION



1665 Alum Rock Ave

San Jose Mineta
International Airport

Downtown
San Jose

Future BART
Station

Diridon
Station



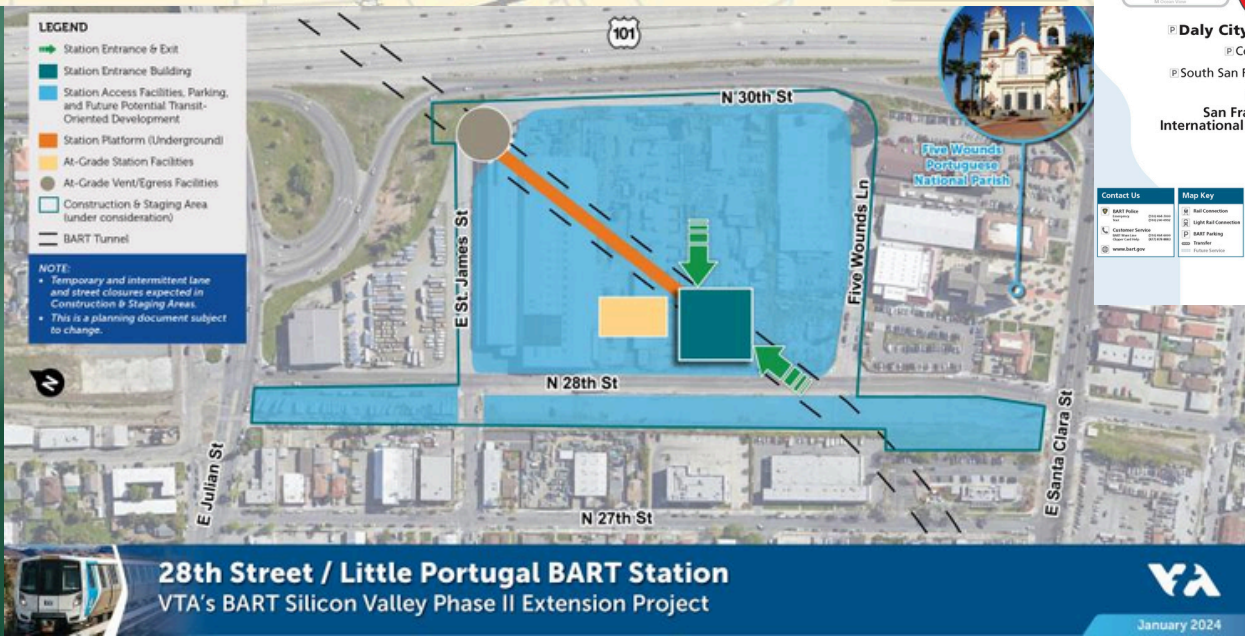
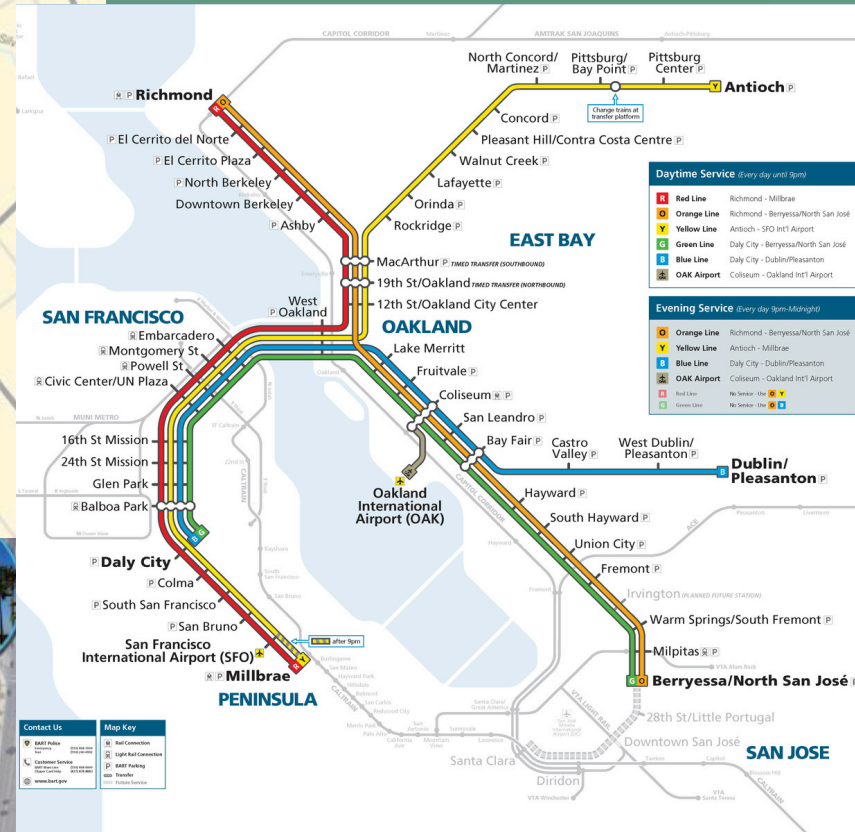
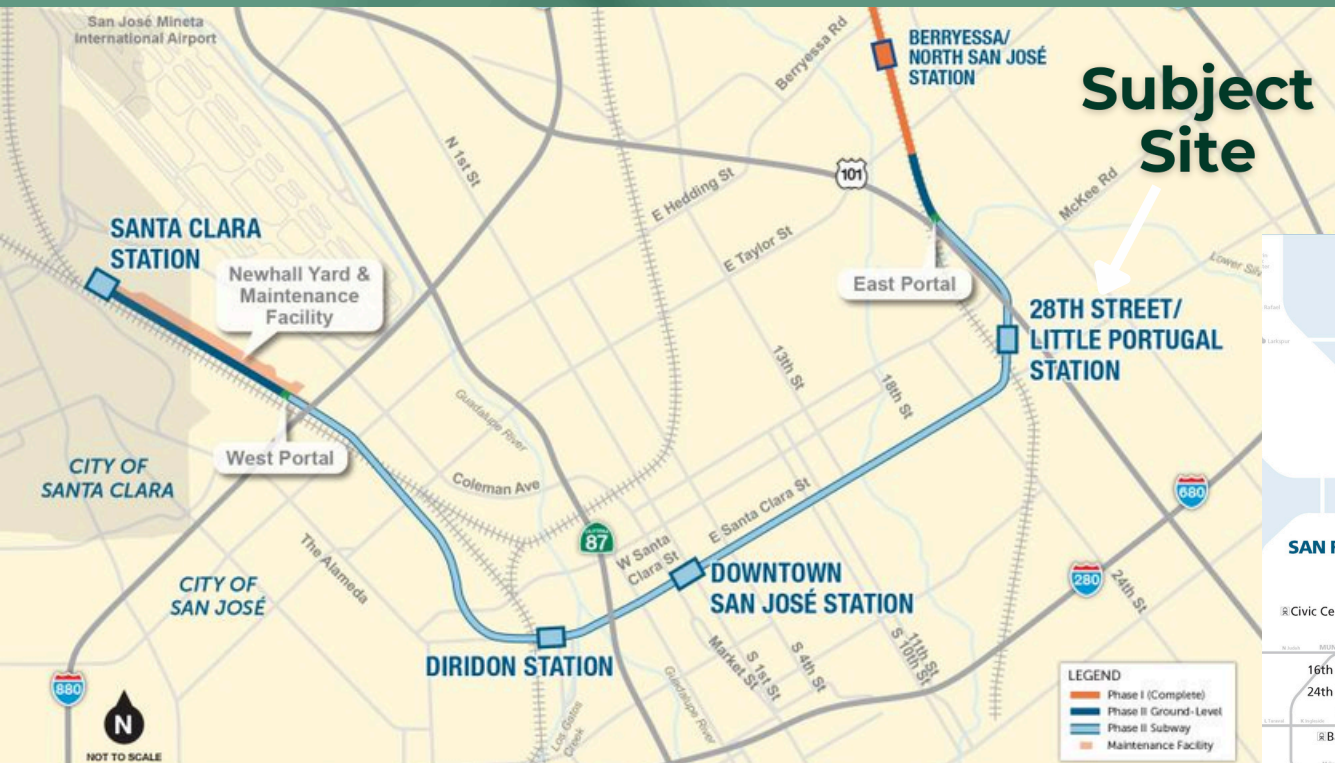
An aerial photograph of a city block. A green banner at the top contains the text 'SUBJECT SITE'. A white-bordered box in the center highlights a specific lot, which contains the text '1665 Alum Rock Ave'. The lot is a large, rectangular area with some trees and a dirt path. Surrounding the lot are various buildings, including a large multi-story building with a red roof and a smaller building with a grey roof. A street, Alum Rock Avenue, runs vertically on the right side of the image, with several cars parked along the curb. The overall scene is a typical urban environment.

SUBJECT SITE

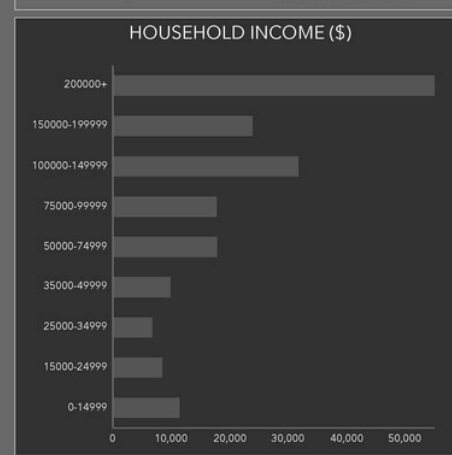
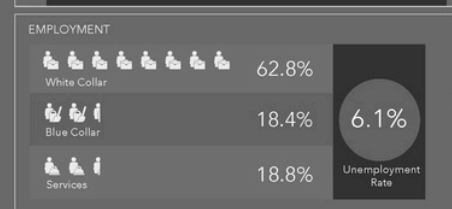
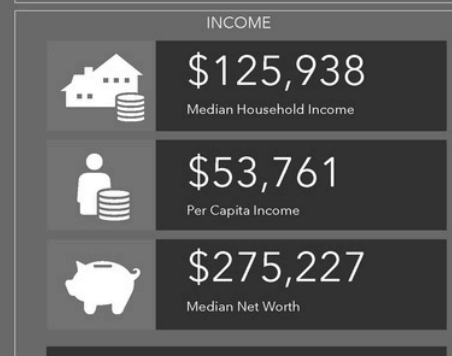
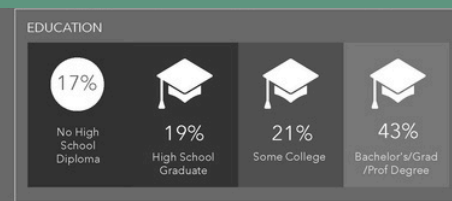
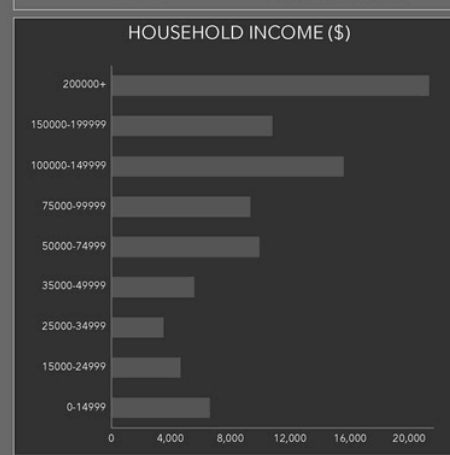
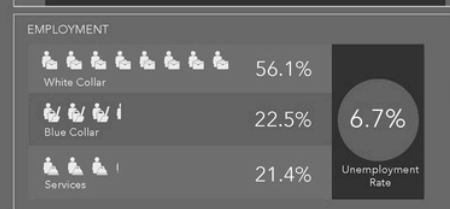
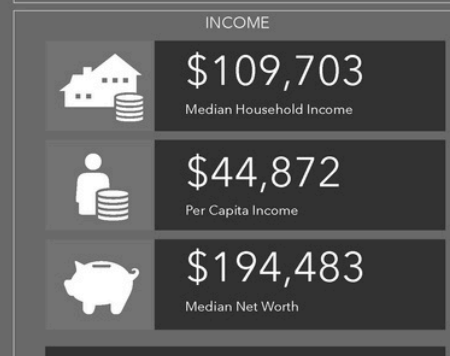
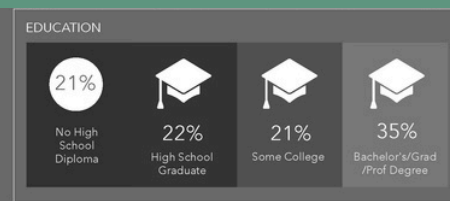
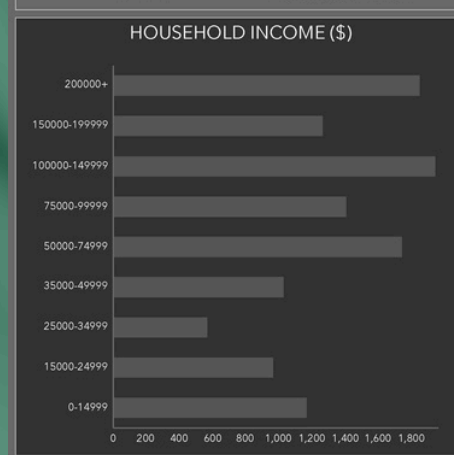
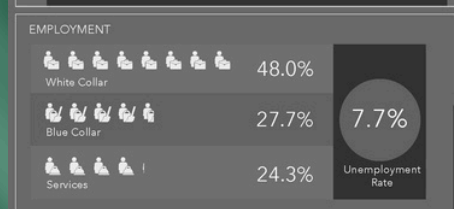
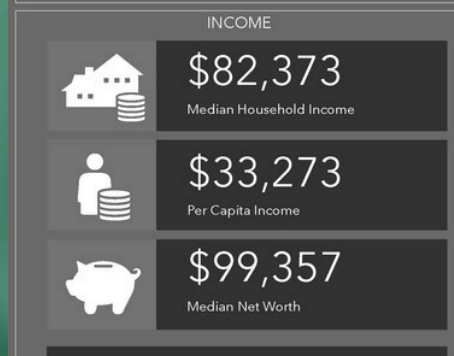
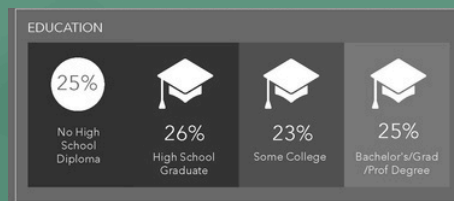
1665 Alum Rock Ave

ALUM ROCK AVENUE

BAY AREA RAPID TRANSIT (BART)



DEMOGRAPHICS



1 MILE

3 MILES

5 MILES

— *Est. 1955* —

BORELLI

INVESTMENT COMPANY

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