

# FOR SALE

1665 Alum Rock Ave.  
SAN JOSE CALIFORNIA

Development Opportunity



SUBJECT SITE

EXCLUSIVELY  
LISTED BY

**RALPH BORELLI**

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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
DETAILS	<p>Approximately 90' of frontage on Alum Rock Avenue.</p> <p>Site demolition occurred in Q3 of 2023, resulting in a clear and vacant site.</p> <p>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.</p> <p>Designated Urban Village (<a href="#">link here</a>) and within "Area B" of the Little Portugal Urban Village Plan.</p> <p>This 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.</p> <p>Height limit 70 feet.</p> <p>For mixed use development, UV zoning district requires a minimum density of 55 du/ac and maximum overall FAR of 10.0.</p> <p>For residential development only, UV requires 55 to 250 du/ac.</p>

# REGIONAL AERIAL



SAN FRANCISCO

OAKLAND

OAKLAND INTERNATIONAL AIRPORT

SAN FRANCISCO INTERNATIONAL AIRPORT

SAN JOSÉ MINETA INTERNATIONAL AIRPORT

PALO ALTO

SAN JOSE

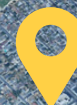
Subject Site

APPLE HQ

DOWNTOWN SAN JOSE

# LOCATION

1665 Alum Rock Ave



San José Mineta  
International Airport



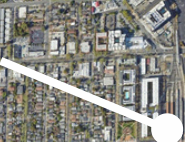
Downtown  
San Jose



Future BART  
Station



Diridon  
Station



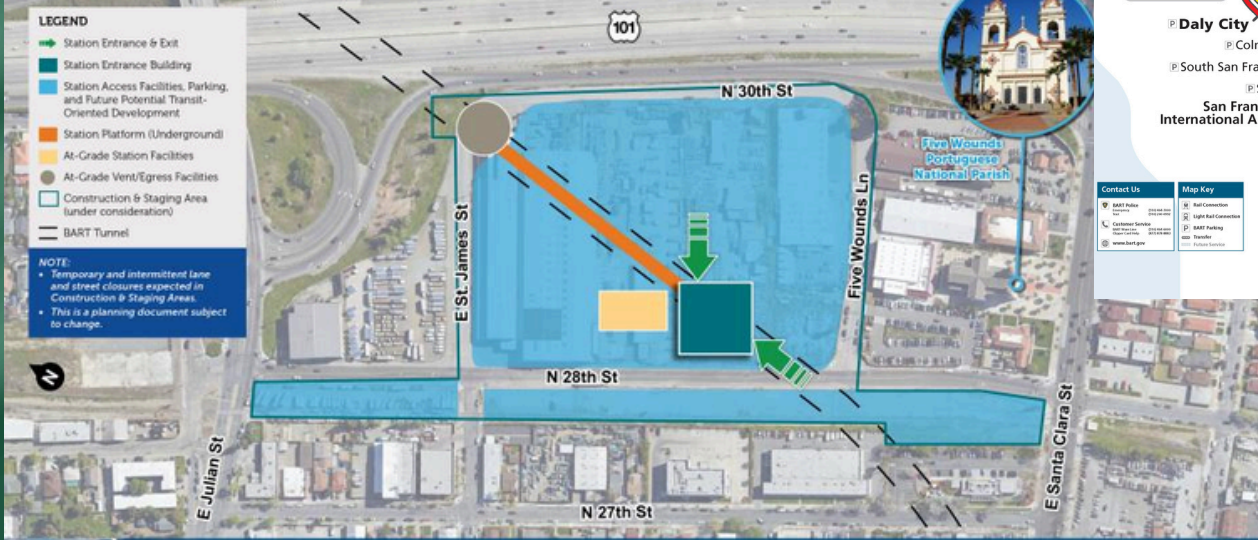
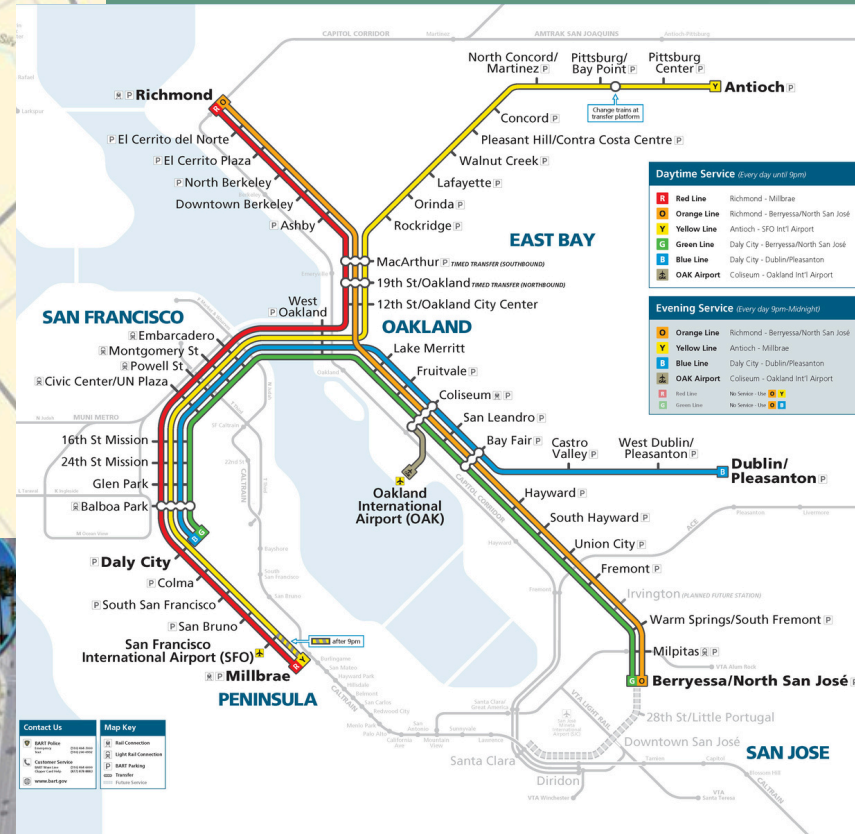
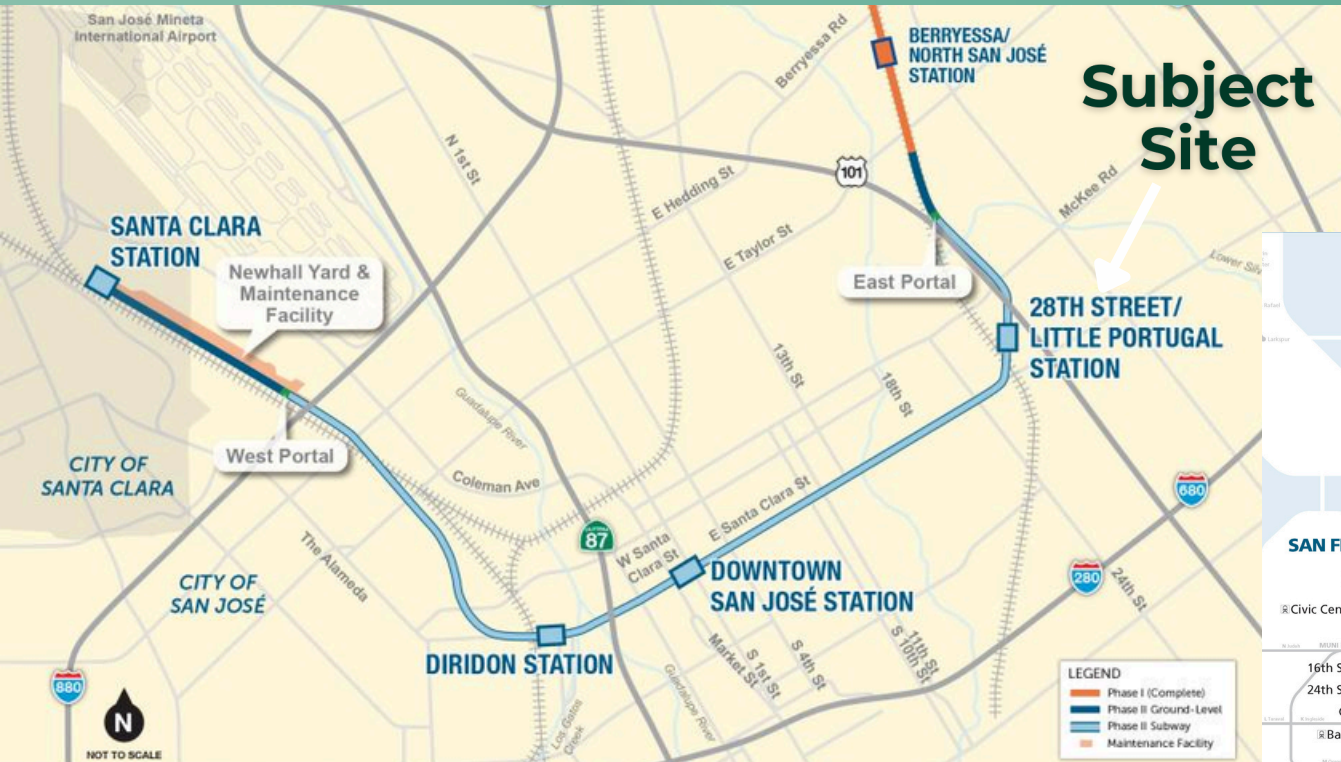
SUBJECT SITE

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ALUM ROCK AVENUE

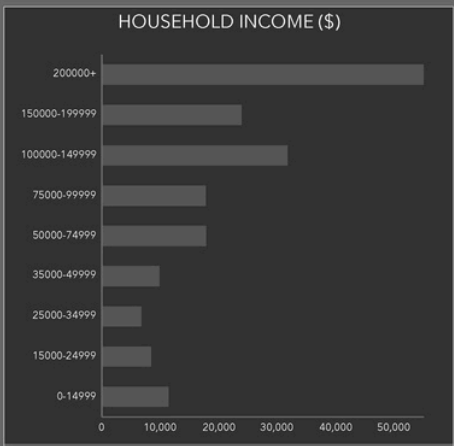
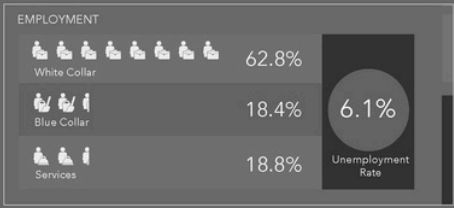
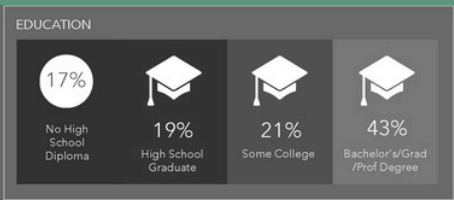
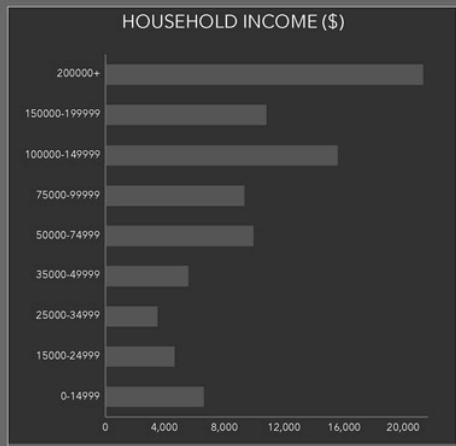
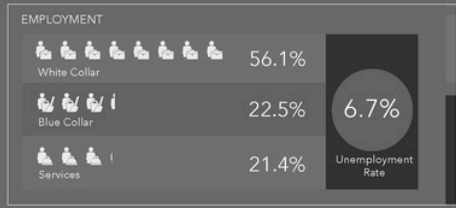
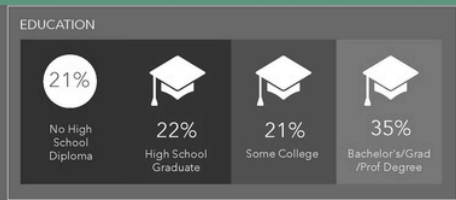
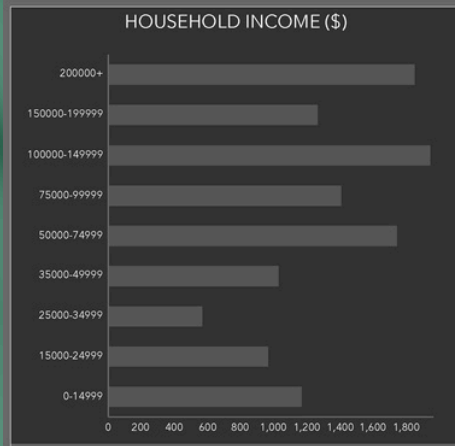
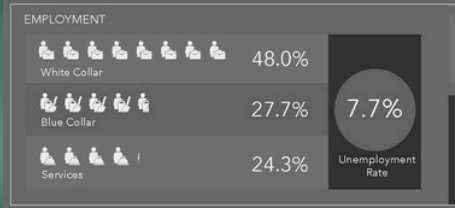
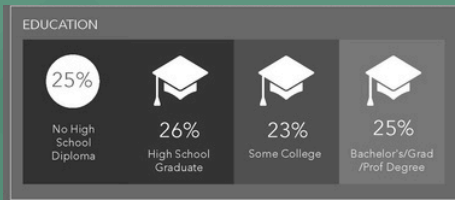
ONLY  
BUS

# BAY AREA RAPID TRANSIT (BART)



**28th Street / Little Portugal BART Station**  
VTA's BART Silicon Valley Phase II Extension Project

# DEMOGRAPHICS



**1 MILE**

**3 MILES**

**5 MILES**

— Est. 1955 —

# BORELLI

INVESTMENT COMPANY

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