

# 995 OAKLAND ROAD SAN JOSE, CA

±1.66 Acres | Land For Sale



## Investment Highlights



Highway 101 Adjacent



In the Path of Redevelopment



Seamless Connectivity to San Jose Mineta International Airport



Most Inclusive Zoning in San Jose



Excellent Access and Visibility

# Property Overview

<b>Lot Size</b>	±1.66 Acres (±72,260 SF) - Two Parcels
<b>Delivery</b>	Demolished, Unpaved
<b>Zoning</b>	<a href="#">Combined Industrial/Commercial (CIC)</a>
<b>Planned Use</b>	<a href="#">Combined Industrial/Commercial (CIC)</a>
<b>APN</b>	235-16-011 (1.16 Acres) & 235-16-012 (0.5 Acres)

# Site Plan



# General Plan

## COMBINED INDUSTRIAL/COMMERCIAL

Density: FAR Up to 12.0 (1 to 24 stories)

This category allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities. Properties with this designation are intended for commercial, office, or industrial developments or a compatible mix of these uses. This designation occurs in areas where the existing development pattern exhibits a mix of commercial and industrial land uses or in areas on the boundary between commercial and industrial uses.

Development intensity can vary significantly in this designation based on the nature of specific uses likely to occur in a particular area. In order to maintain an industrial character, small, suburban strip centers are discouraged in this designation, although larger big-box type developments may be allowed because they mix elements of retail commercial and warehouse forms and uses.

# Transportation Map

Downtown San Jose

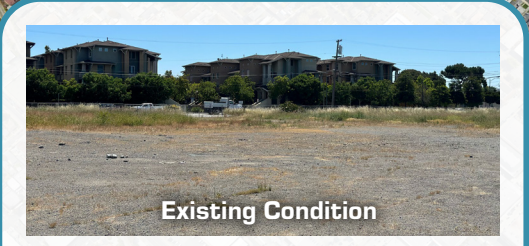
San Jose Mineta International Airport

87

880

101

**BLUEWAVE** Car Wash -  
Construction starting Fall of 2024



Existing Condition

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