

FOR SALE

213-Unit Entitled Multifamily Development

1470 W San Carlos Street, San Jose, CA

CONSULTANT

Erik Schoennauer

The Schoennauer Company
Land Use / Entitlements
Phone: 408-947-7774
Email: es@stanfordalumni.org

BROKERAGE CONTACT

Ralph Borelli

Chairman
Phone: 408-521-7117
Email: ralph@ralphborelli.com
DRE #00465691

Caleb Scherer

Associate Manager
Phone: 408-521-7126
Email: caleb@borelli.com
DRE #02018513

— Est. 1955 —

BORELLI
INVESTMENT COMPANY

Property Overview

1470 W San Carlos Street, San Jose, CA

Borelli Investment Company is pleased to present a rare opportunity to acquire a ±37,189 SF fully entitled multifamily development site comprising two contiguous parcels in one of Silicon Valley's most supply-constrained residential markets.

The site is fully entitled for a 213-unit, 7-story multifamily community with discretionary entitlements and ministerial approvals in place, allowing a buyer to proceed toward vertical development with substantially reduced entitlement risk.

Assisted living development could also be accommodated on the site, though it would require a change to the current entitlements.



Development & Entitlement Summary

213

Approved Units

7 Stories

Building Height

±139,782 SF

Residential Area

±1,490 SF

Ground-Floor Commercial



DEVELOPMENT DETAILS

FACTS

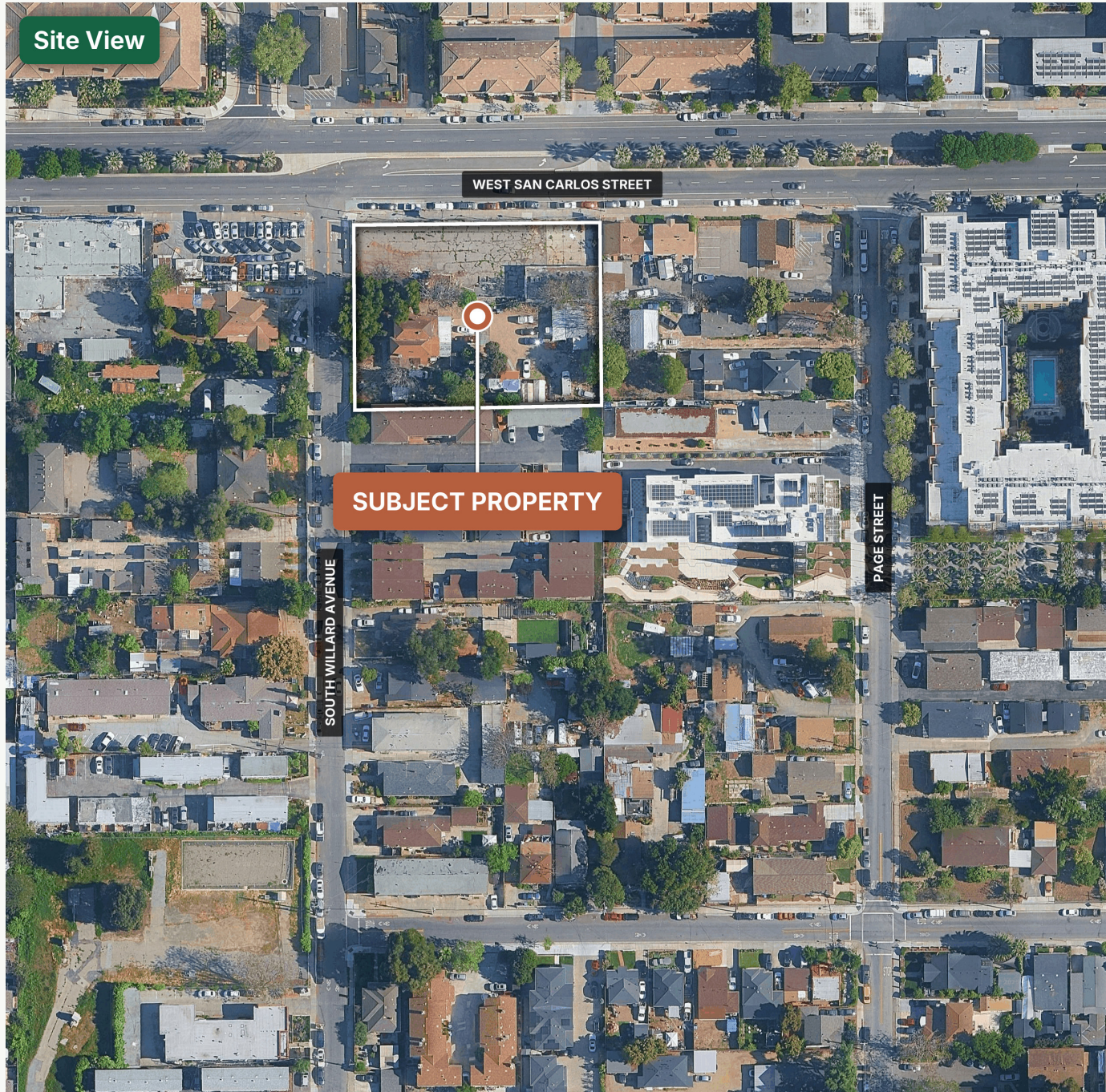
- Price: Unpriced
- Property Type: Entitled Multifamily Development Site
- Parcels: APN 277-20-035 + 277-20-034
- Site Area: ±37,189 SF (0.854 AC)
- Common Area: ±7,274 SF
- Basement Area: ±28,650 SF
- Parking: 182 Spaces

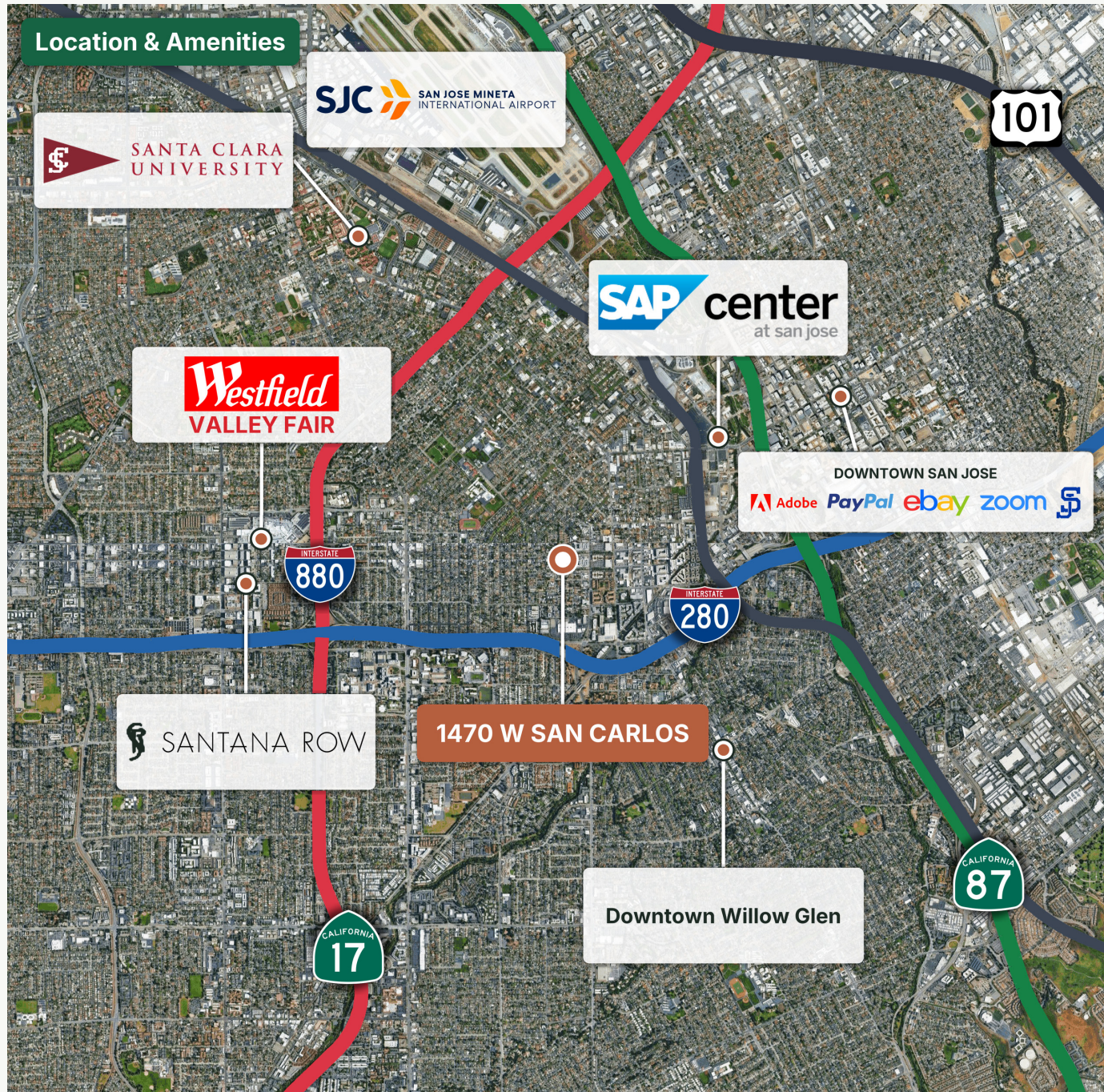
OFFERING NOTES

- Discretionary entitlements and ministerial approvals received
- Approved site plan with defined building, unit, and parking configuration
- Flexible execution — institutional rental, mixed-income, or long-term hold
- Reduced planning uncertainty and shortened timeline to vertical development

Property Renderings









Location Highlights

West San Carlos Corridor | Central San Jose

<1 mi

DIRIDON STATION

3 mi

SJC AIRPORT

1.5 mi

DOWNTOWN SJ

I-280 · CA-87

FREEWAY ACCESS

HIGHLIGHTS

- Established West San Carlos urban infill corridor
- Immediate connectivity to Interstate 280 and CA-87
- Near Diridon Station — Caltrain, VTA Light Rail, Amtrak, ACE, future BART
- Convenient access to San Jose Mineta International Airport
- Minutes from Santana Row and Westfield Valley Fair
- Surrounded by established residential neighborhoods and daily services
- Proximity to educational institutions and medical facilities
- One of the nation's most supply-constrained housing markets

DRIVE TIMES & NEARBY DESTINATIONS

Diridon Station

<1 mi · 5 min

I-280 / CA-87

<1 mi · 3 min

Downtown San Jose

1.5 mi · 6 min

Santana Row

1.5 mi · 6 min

SJC Airport

3 mi · 8 min

Westfield Valley Fair

2 mi · 7 min

Demographics Overview

Category	1 Mile	3 Mile	5 Mile
Population (2025)	37.9K	255K	658.7K
Population (2030 Proj.)	39.2K	262.5K	673.8K
Avg Household Income	\$155.1K	\$155.7K	\$161.8K
Daytime Employees	13.2K	161.8K	349.2K
Businesses	2.2K	19.9K	41.1K
Housing Median Home Value	\$1.1M	\$1.1M	\$1.1M
Households (2025)	15.2K	97.4K	229.1K
Households (2030 Proj.)	15.7K	100.4K	234.7K

Source: CoStar, 2025 · Rings measured from 1470 W San Carlos Street

MARKET TAKEAWAY

The 5-mile trade area around 1470 W San Carlos captures one of Silicon Valley's most densely employed and highly compensated submarkets — 349,000+ daytime workers, 41,000+ businesses, and projected growth of ~15,100 residents by 2030 — a supply-constrained urban infill housing market that continues to outpace new multifamily delivery.

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Request Due Diligence Materials

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