

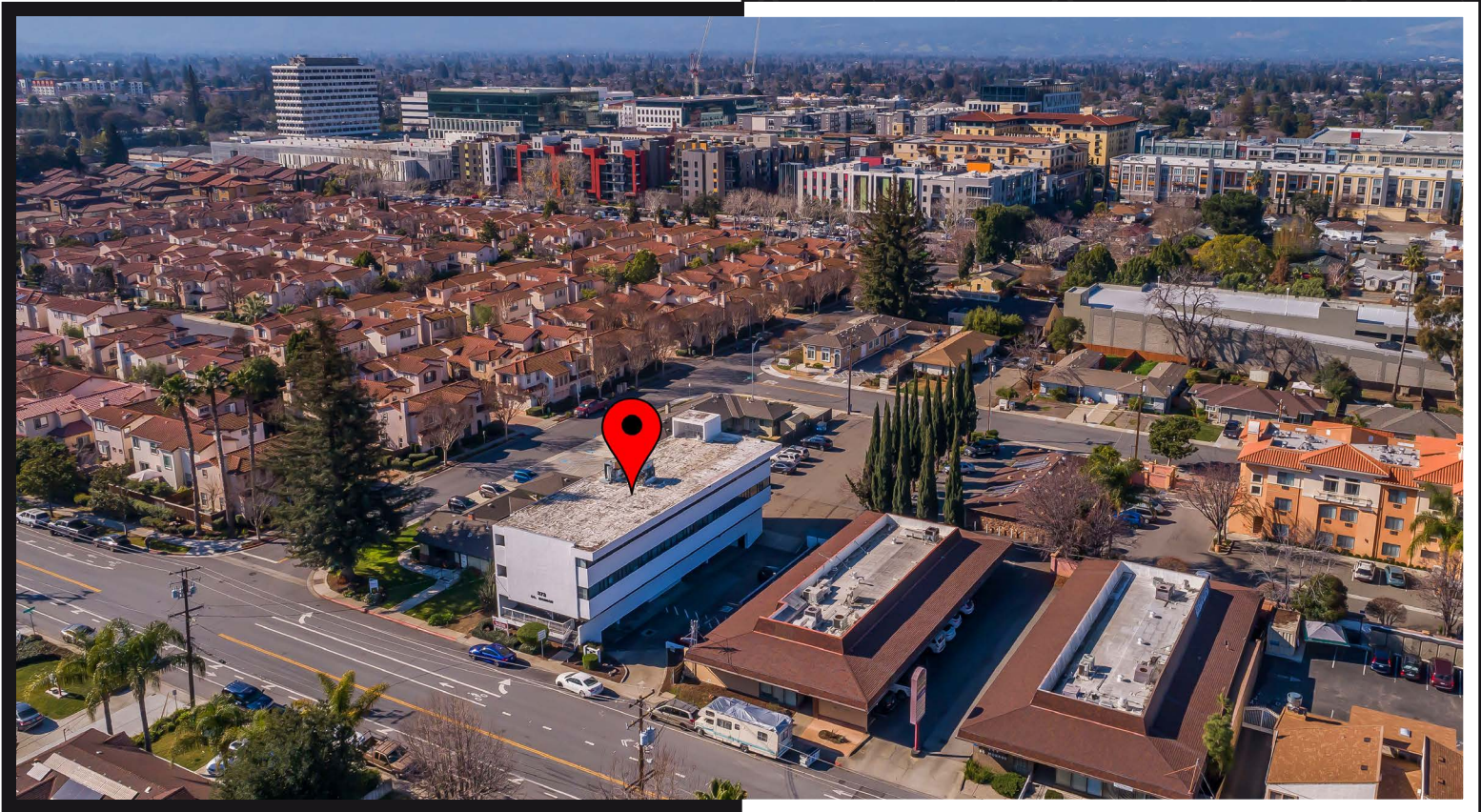


OXBRIDGE
INTERNATIONAL CO.

AVAILABLE
**REDEVELOPMENT
PROJECT**

OXBRIDGE MEDICAL

373 S Monroe St. | San Jose, CA 95218



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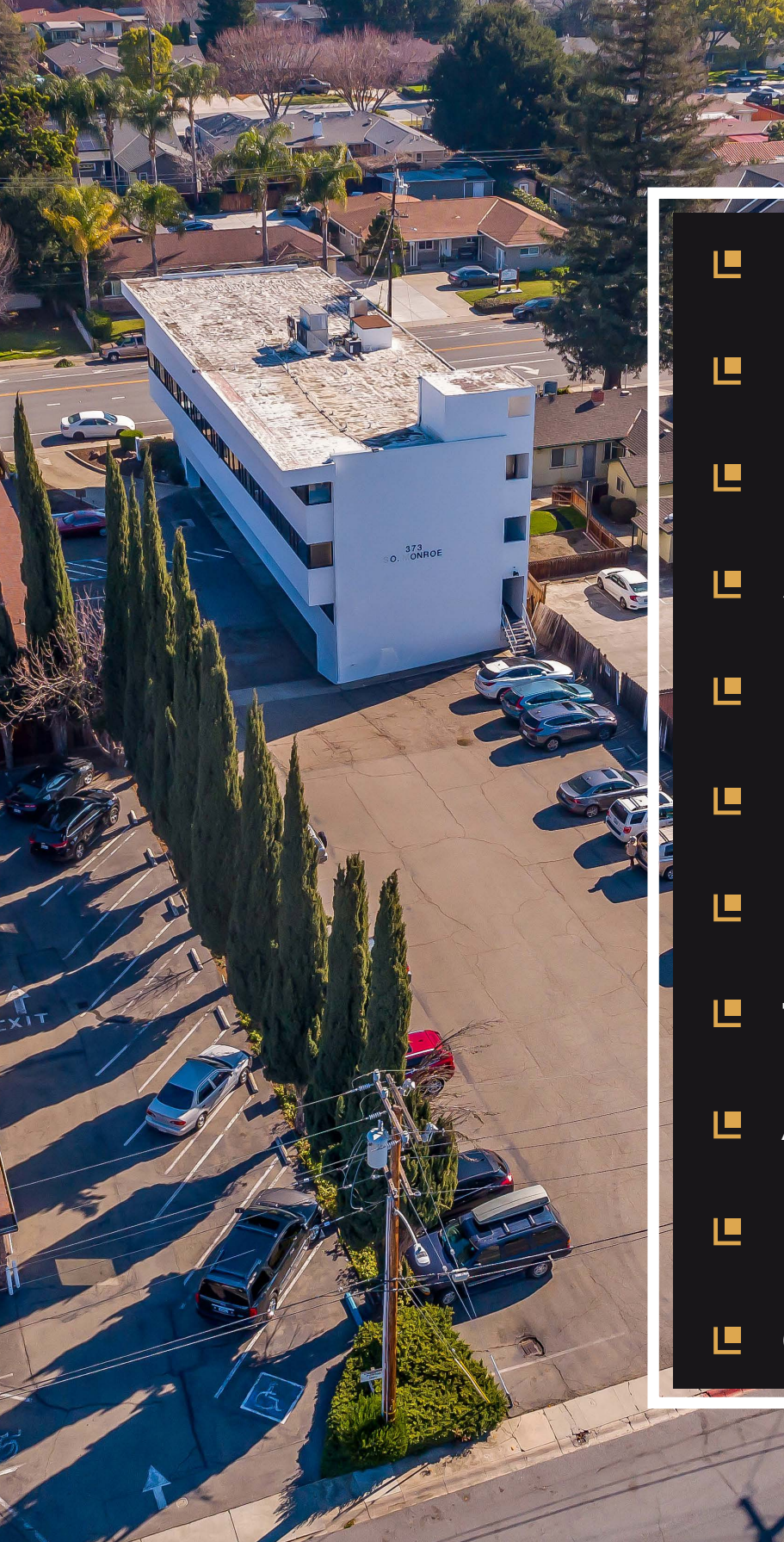
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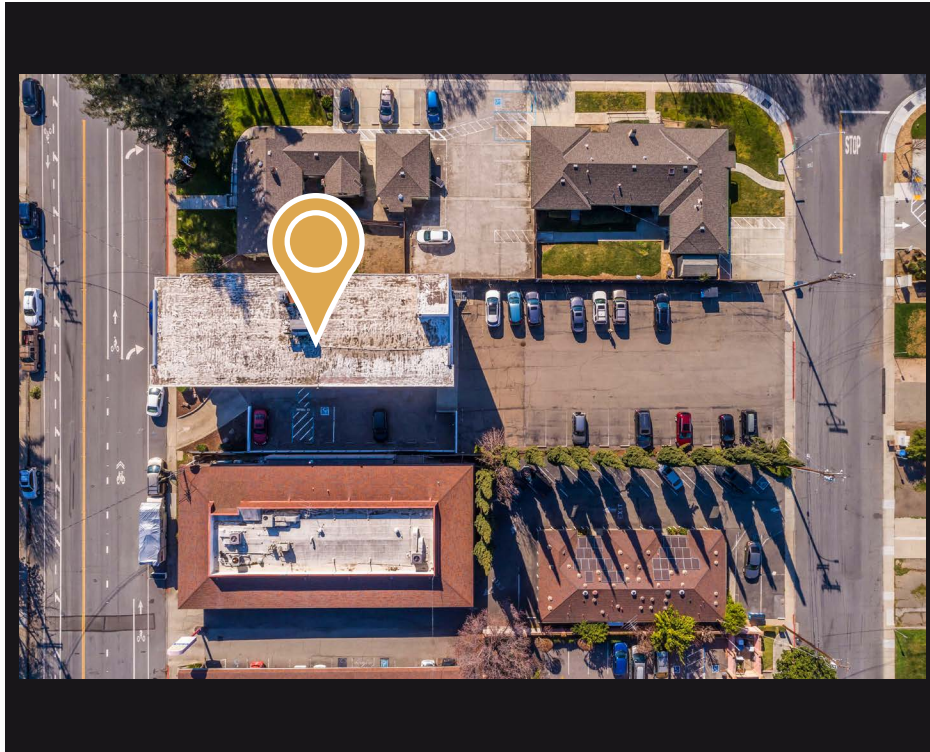


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EXECUTIVE SUMMARY

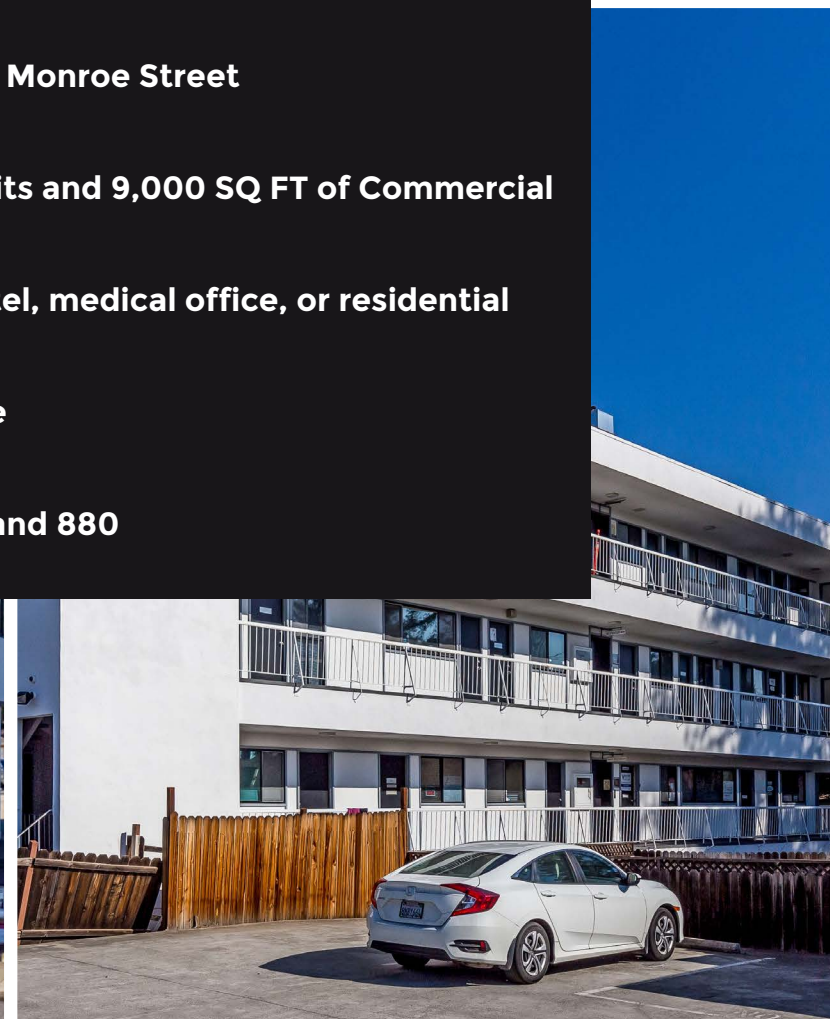
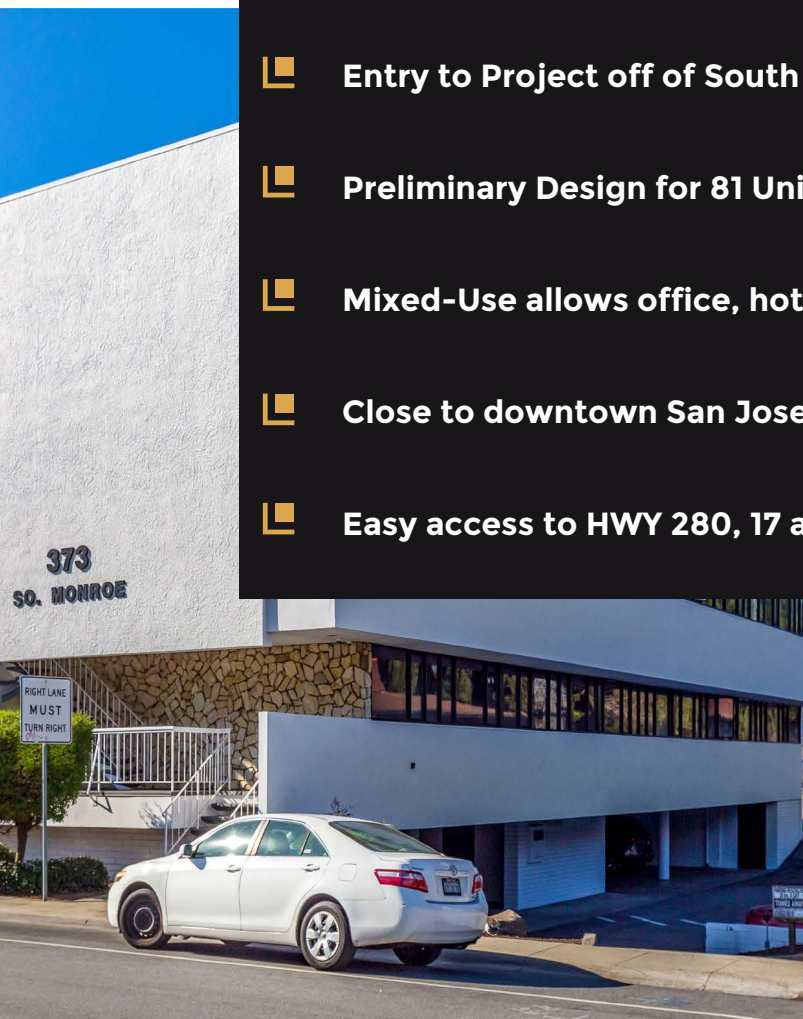
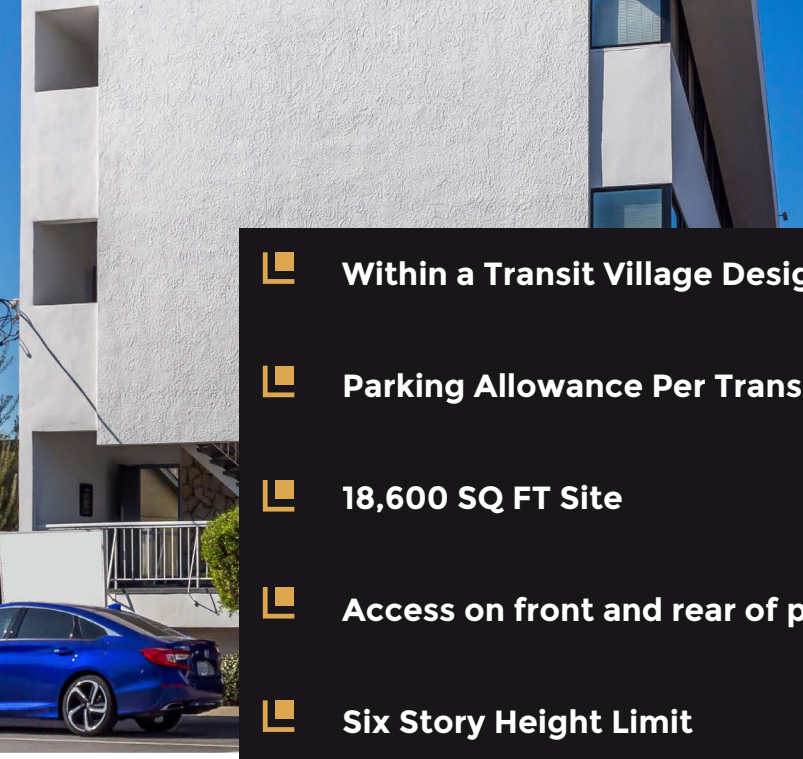


EXECUTIVE SUMMARY

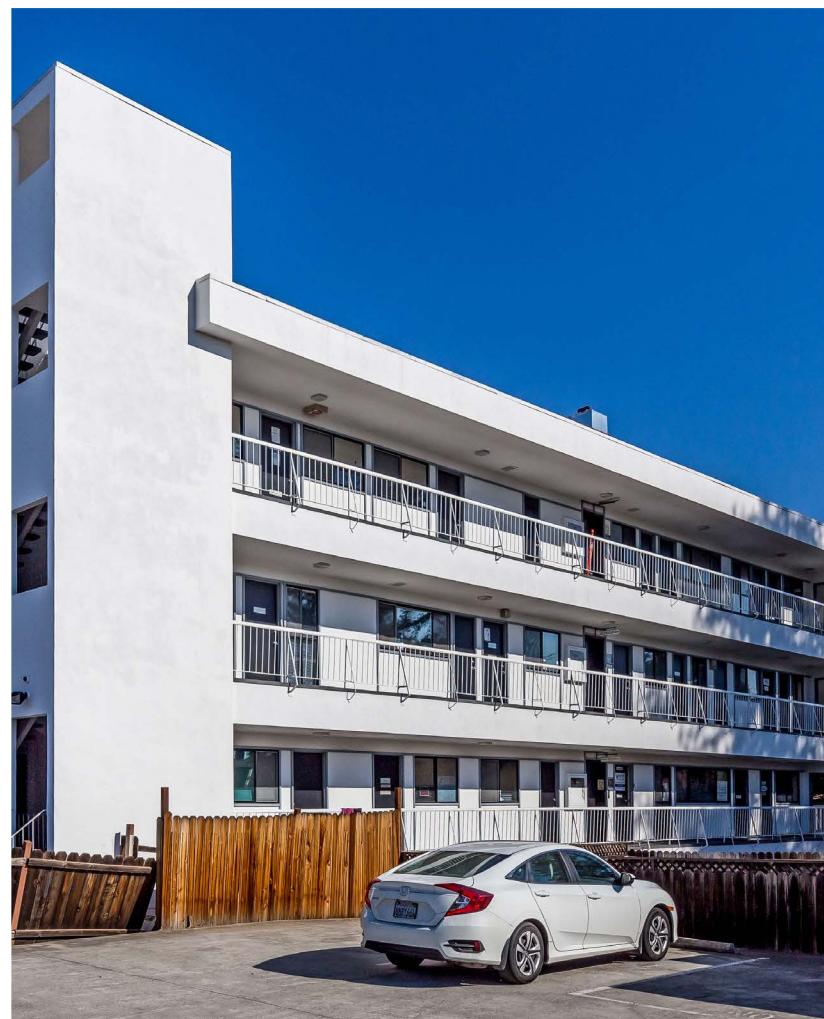
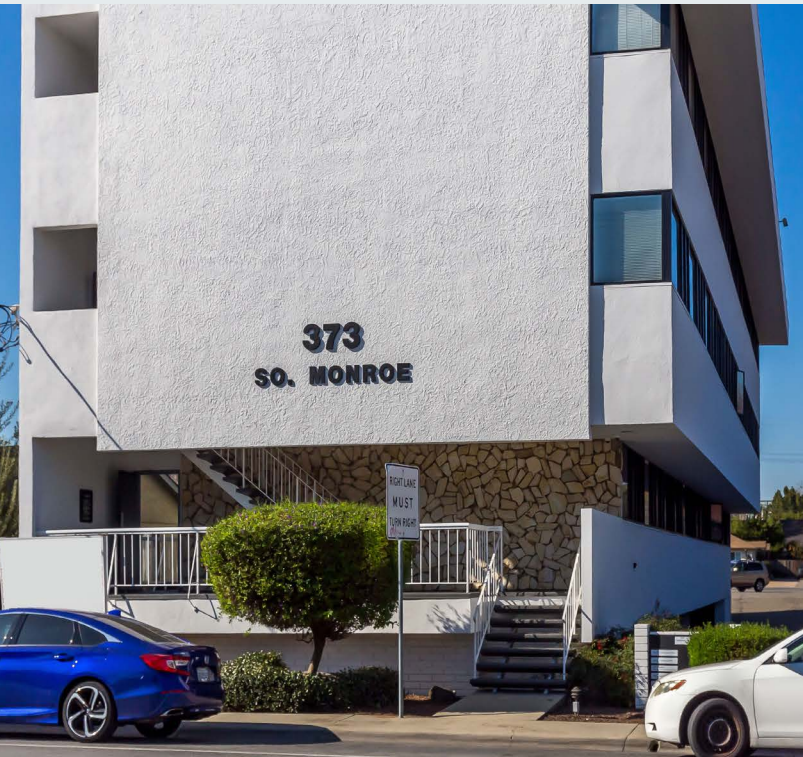
Redevelopment within a Transit Village. This 18,600 sq ft site is within the city of San Jose, Santana Row and Valley Fair Transit Village designation. Current zoning allows for mixed-use of office, residential, retail or medical office. Height limit of six stories. The project is within one block of both Santana Row and Valley Fair mall. Initial plans propose residential units over 9,000 sq ft of class A office space. Ownership will allow closing at tentative map.

PROPERTY HIGHLIGHTS

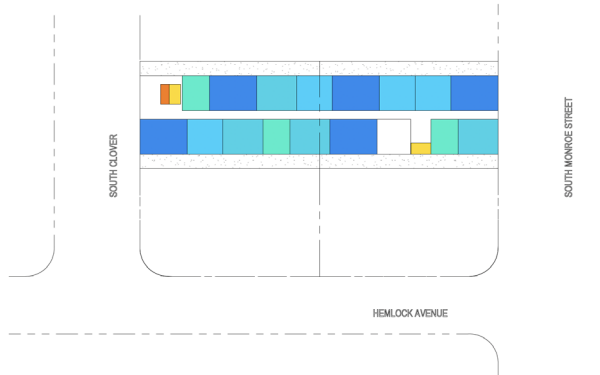
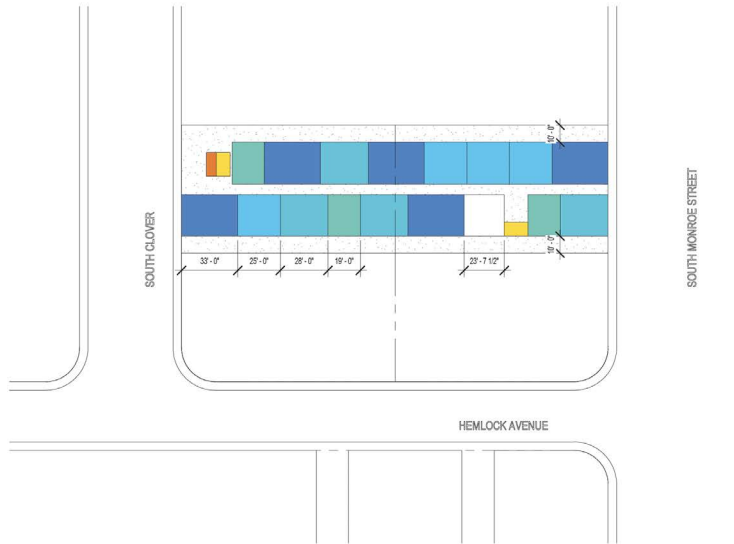
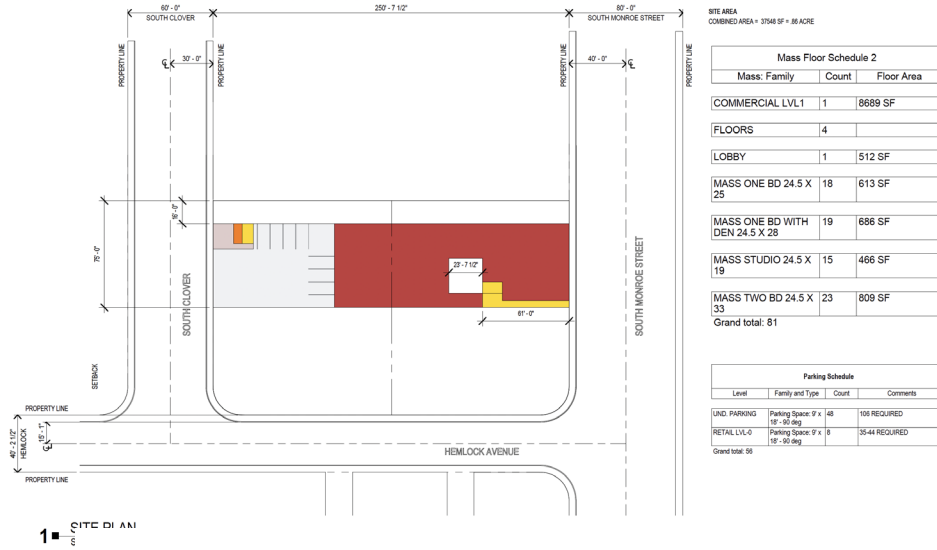
- Within a Transit Village Designation
- Parking Allowance Per Transit Village Designation
- 18,600 SQ FT Site
- Access on front and rear of property via city streets
- Six Story Height Limit
- Entry to Project off of South Monroe Street
- Preliminary Design for 81 Units and 9,000 SQ FT of Commercial
- Mixed-Use allows office, hotel, medical office, or residential
- Close to downtown San Jose
- Easy access to HWY 280, 17 and 880



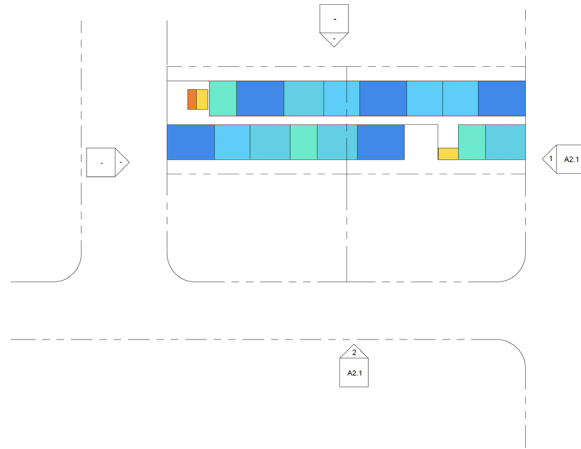
PROPERTY PHOTOS



STACKING PLANS



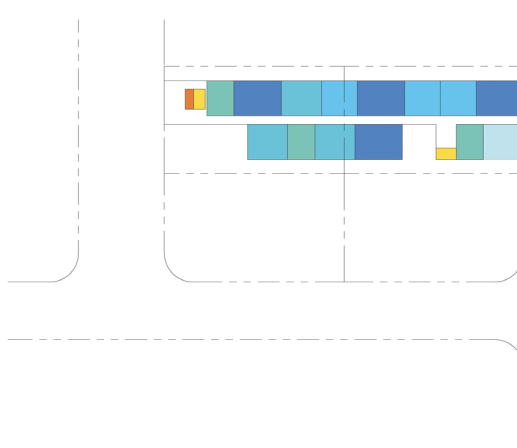
STACKING PLANS



1 ■ RES-LVL-3
Scale: 1" = 40'-0"

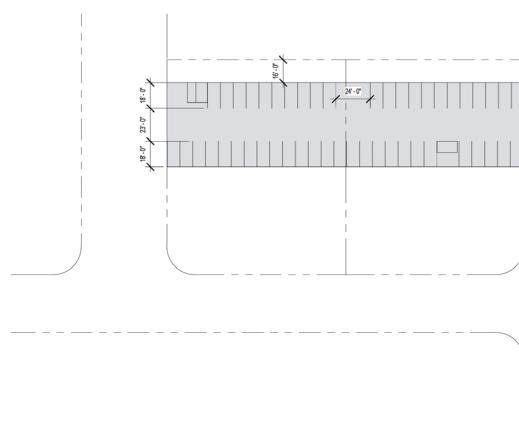


1 ■ RES-LVL-4
Scale: 1" = 40'-0"

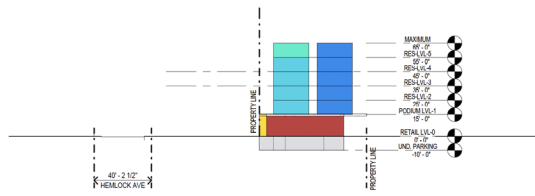


1 ■ RES-LVL-5
Scale: 1" = 40'-0"

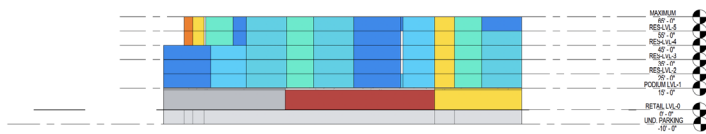
STACKING PLANS



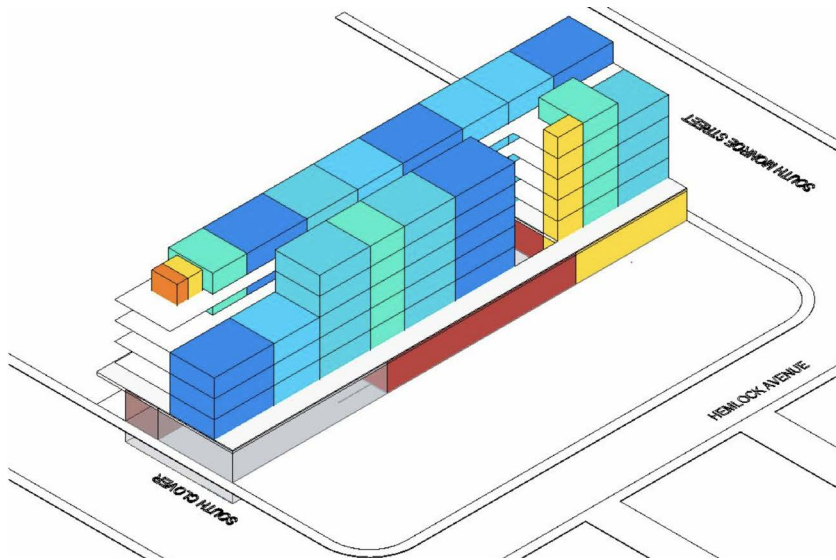
1 ■ UND. PARKING
Scale: 1" = 40'-0"



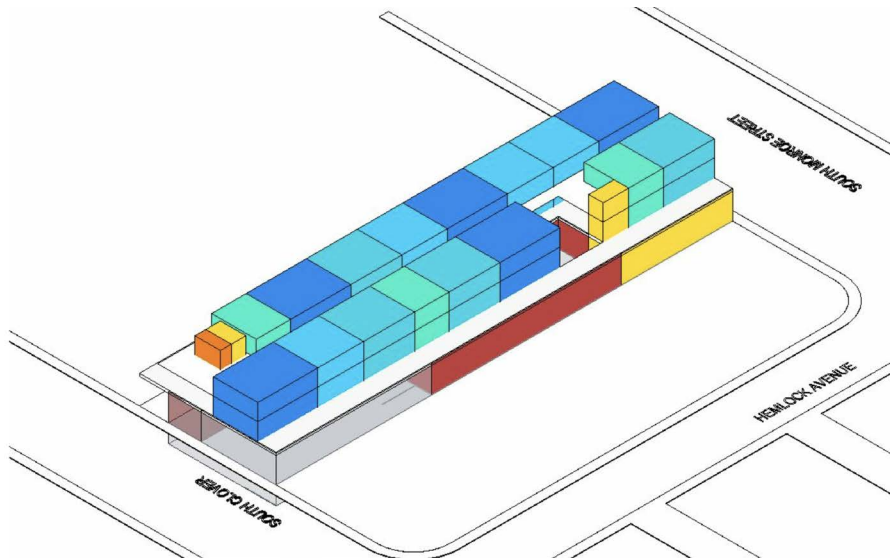
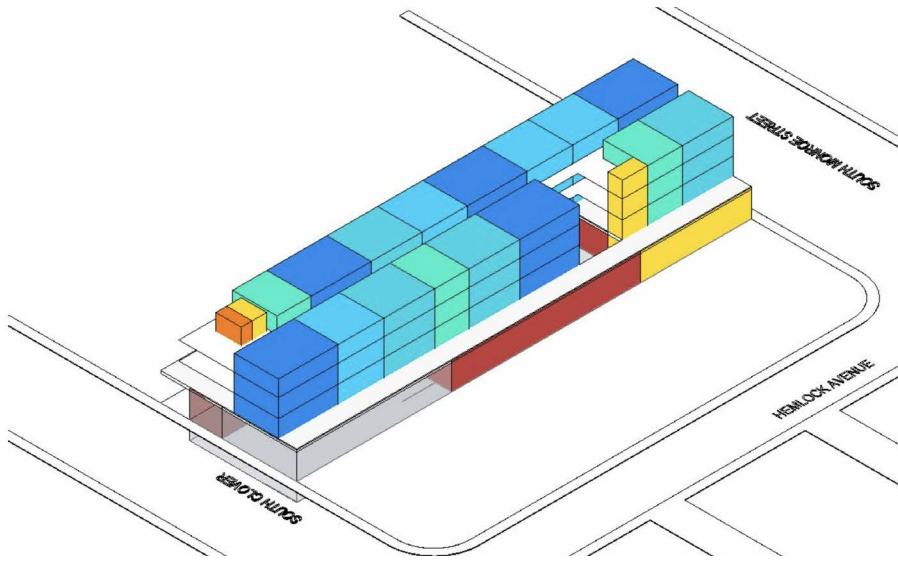
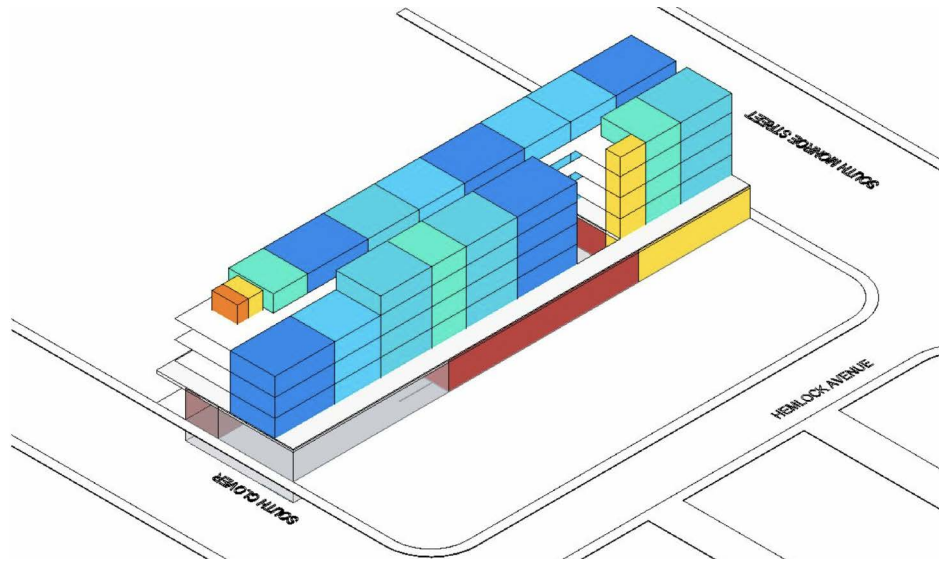
1 ■ VIEW FROM SOUTH MONROE STREET
Scale: 1" = 40'-0"



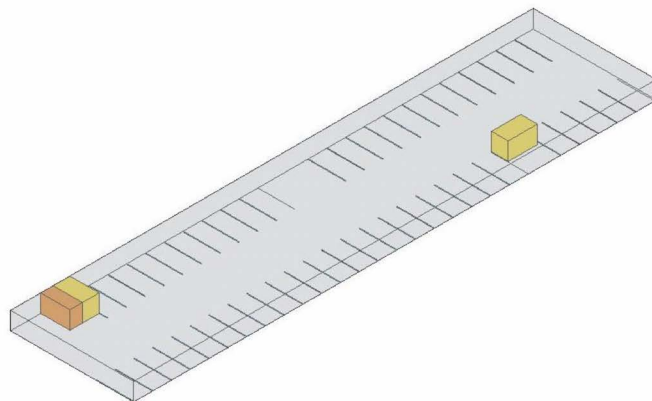
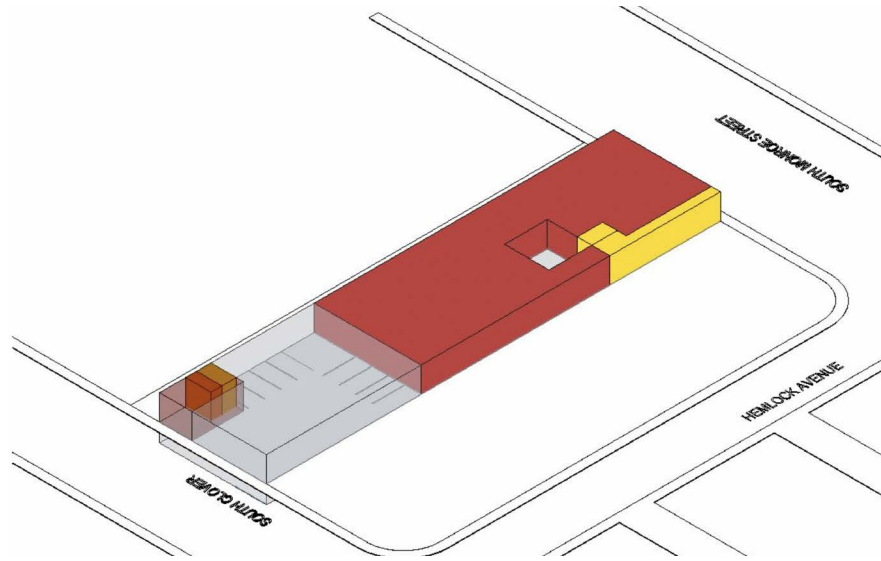
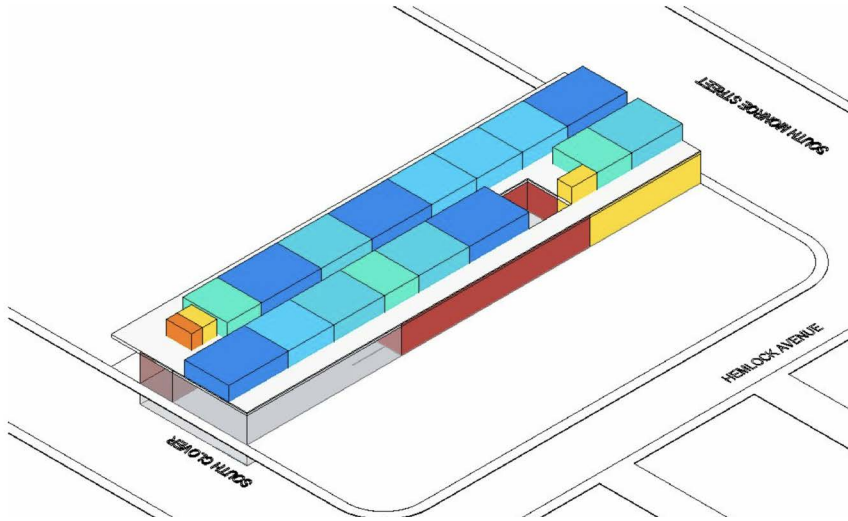
2 ■ VIEW FROM HEMLOCK
Scale: 1" = 40'-0"



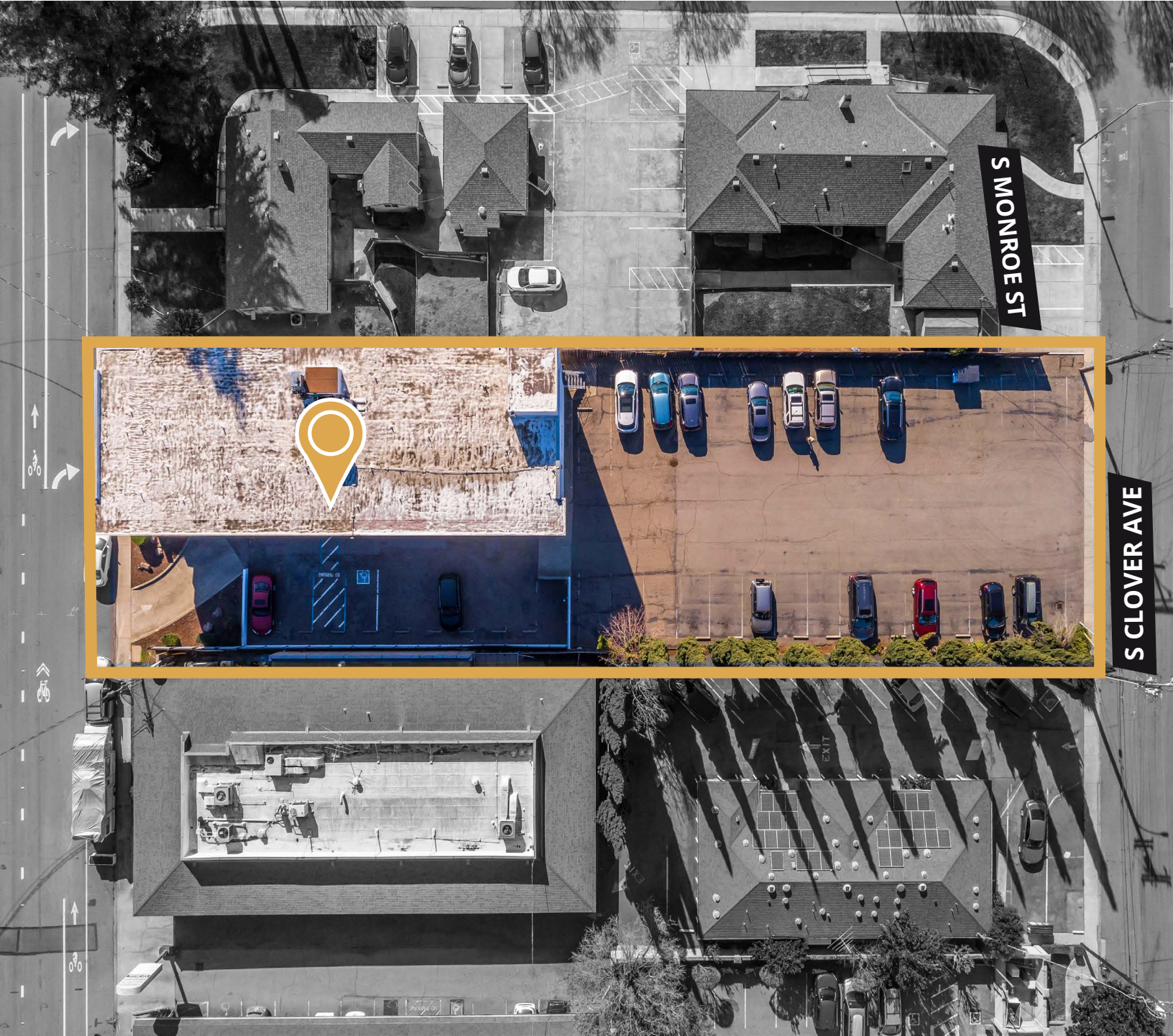
STACKING PLANS



STACKING PLANS



PROPERTY AERIAL



TRADE MAP





AREA OVERVIEW

San Jose is known as the heart of Silicon Valley, and the technology industry is a major component of the city. As the third-largest city in California, it is a culturally diverse area with scenic views and affluent neighborhoods. San Jose offers family-friendly activities ranging from hiking trails to shopping centers.

The Light Rail system is one of the most popular modes of transportation in San Jose along with VTA buses and the free DASH Downtown Area Shuttle.

The Mineta San Jose International Airport is only 2 miles from downtown San Jose.

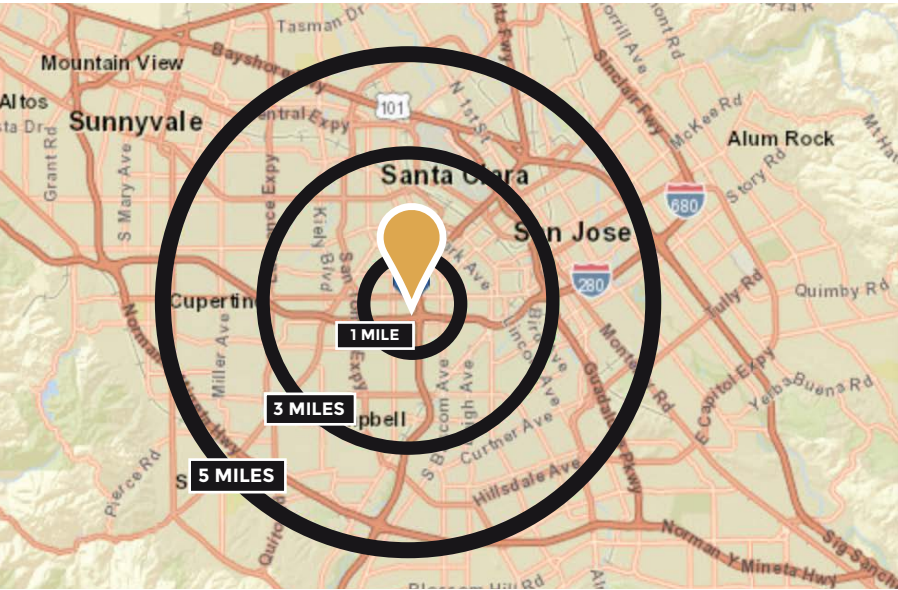


PROPERTY PROXIMITY

Walk Score:	75
San Jose International Airport:	4.4 miles
College Park Commuter Rail:	6 min drive
Santa Clara Commuter Rail:	6 min drive

DEMOGRAPHICS

San Jose, CA



5 MILE RADIUS

KEY FACTS

598,940
Population

37.2

Median Age

2.7
Average
Household Size

\$92,530
Median Household
Income

BUSINESS



30,668
Total Businesses



391,376
Total Employees

INCOME



\$126,954
Avg Household
Income



\$46,897
Per Capital Income



\$120,748
Median Net Worth

2018 Summary	1 mile	3 miles	5 miles
Population	24,350	251,977	598,940
Households	9,852	97,204	218,171
Families	5,652	58,106	140,538
Average Household Size	2.44	2.53	2.68
Owner Occupied Housing Units	4,661	41,003	106,175
Renter Occupied Housing Units	5,191	56,201	111,996
Median Age	38.9	36.8	37.2
Median Household Income	\$86,561	\$85,115	\$92,530
Average Household Income	\$118,898	\$117,859	\$126,954

2023 Summary	1 mile	3 miles	5 miles
Population	25,588	265,344	631,294
Households	10,314	101,967	228,918
Families	5,929	60,965	147,520
Average Household Size	2.45	2.54	2.70
Owner Occupied Housing Units	5,190	45,800	117,087
Renter Occupied Housing Units	5,125	56,167	111,831
Median Age	39.3	37.3	37.7
Median Household Income	\$103,242	\$102,414	\$107,958
Average Household Income	\$144,252	\$142,409	\$150,069





CONTACT

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