

845
PARK
AVENUE
SAN JOSE, CA

FOR SALE
\$3,850,000



POTENTIAL 14-16 UNIT TOWNHOME DEVELOPMENT OPPORTUNITY

- SB 330 HOUSING PROJECT PRELIMINARY APPLICATION HAS BEEN SUBMITTED
- APPROXIMATE 0.58 ACRE CORNER PARCEL
- CURRENTLY IMPROVED WITH APPROXIMATE 8,567 SF FREESTANDING BUILDING
- OUTSTANDING LOCATION, WALKING DISTANCE TO: SAP CENTER, WHOLE FOODS, CAHILL PARK, DIRIDON STATION, PLANNED GOOGLE VILLAGE; 1 MILE TO ADOBE WORLD HQ IN DOWNTOWN SAN JOSE



CURRENT CONDITIONS

- Approximate 8,567 Square Foot Free-Standing Building
- Approximate 0.58 Acre Corner Parcel of Land
- Santa Clara County APN: 261-36-064
- Originally Constructed 1978
- Zoning and General Plan: MUN (Mixed Use Neighborhood District)
 - Possible Day Care Location, Subject to SUP
- Newly Remodeled Storefront
- New HVAC Servicing Showroom/Office Area
- Approximately 1,000 SF “Bonus” Mezzanine - Buyer to Verify Code Compliance and Permit Status
- Pole Sign in Place (Buyer to Confirm Compliance with City)
- Fire Sprinklered
- 2 Grade Level Roll-Up Doors
- ±7,500 SF Fenced Outdoor Area
- Irreplaceable Location: Nearby to Downtown (1 mile to Adobe HQ), Westfield Valley Fair, Santa Row, Rose Garden, San Jose Mineta International Airport, Major Freeways; Walking Distance to: SAP Center, Diridon Station, Cahill Park, Whole Foods, Planned Google Village

POTENTIAL TOWNHOME DEVELOPMENT

- Possible 14-16 Unit Project
- SB 330 Housing Project Preliminary Application Has Been Submitted
- Initial Support from City Planning for Conceptual Project Has Been Indicated
- Inquire for Further Details

AERIAL MAP

845 PARK AVENUE

SAN JOSE, CALIFORNIA



LOCATION MAP

845 PARK AVENUE

SAN JOSE, CALIFORNIA



CONCEPTUAL TOWNHOME ELEVATIONS

845 PARK AVENUE
SAN JOSE, CALIFORNIA



UNIT B
RIGHT ELEVATION



UNIT B UNIT A UNIT A UNIT B UNIT A UNIT B UNIT A UNIT B
REAR ELEVATION



UNIT B
LEFT ELEVATION



UNIT B UNIT A UNIT B UNIT A UNIT B UNIT A UNIT A UNIT B
FRONT ELEVATION

CONCEPTUAL TOWNHOME ELEVATIONS

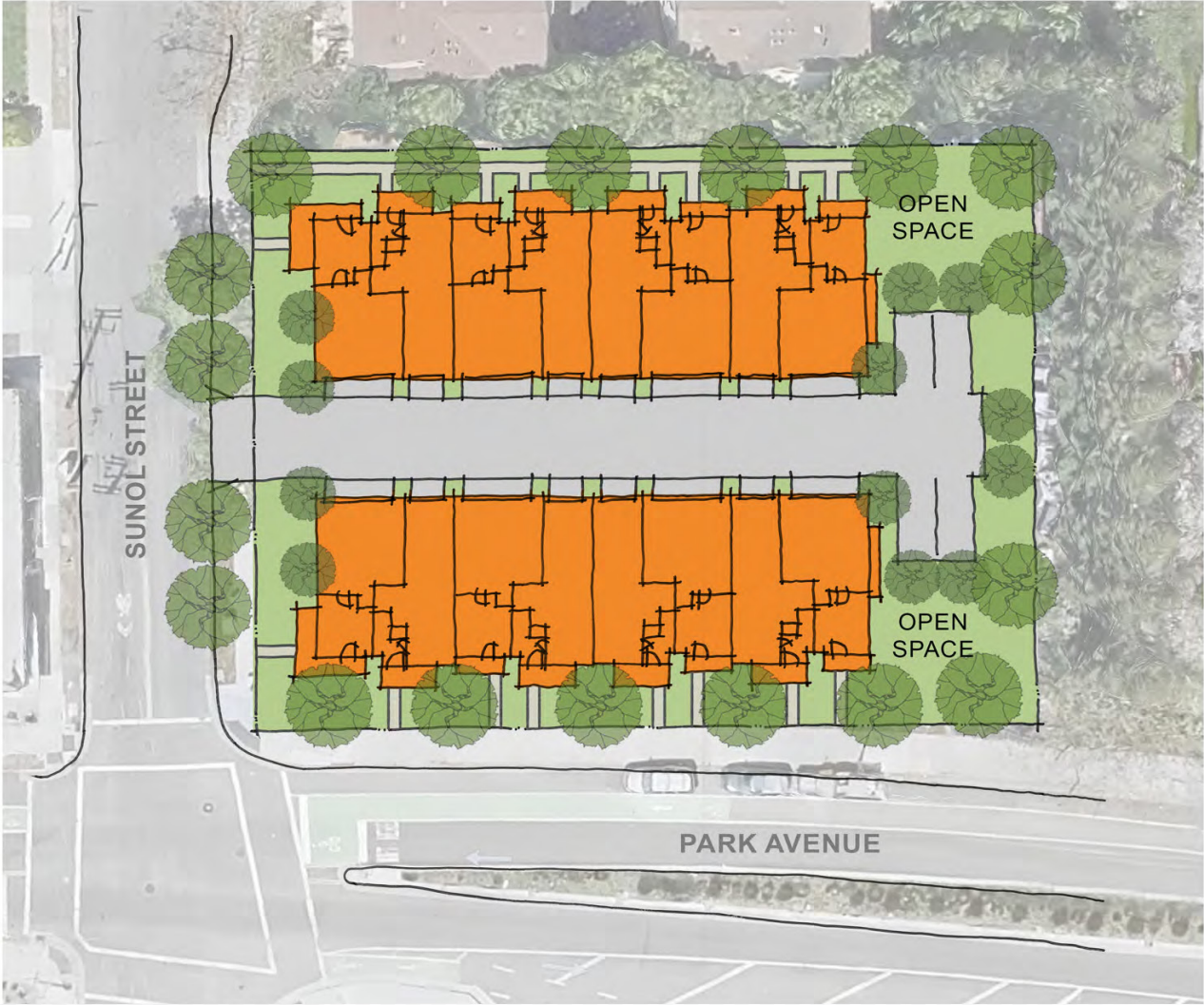
845 PARK AVENUE
SAN JOSE, CALIFORNIA



CONCEPTUAL SITE PLAN

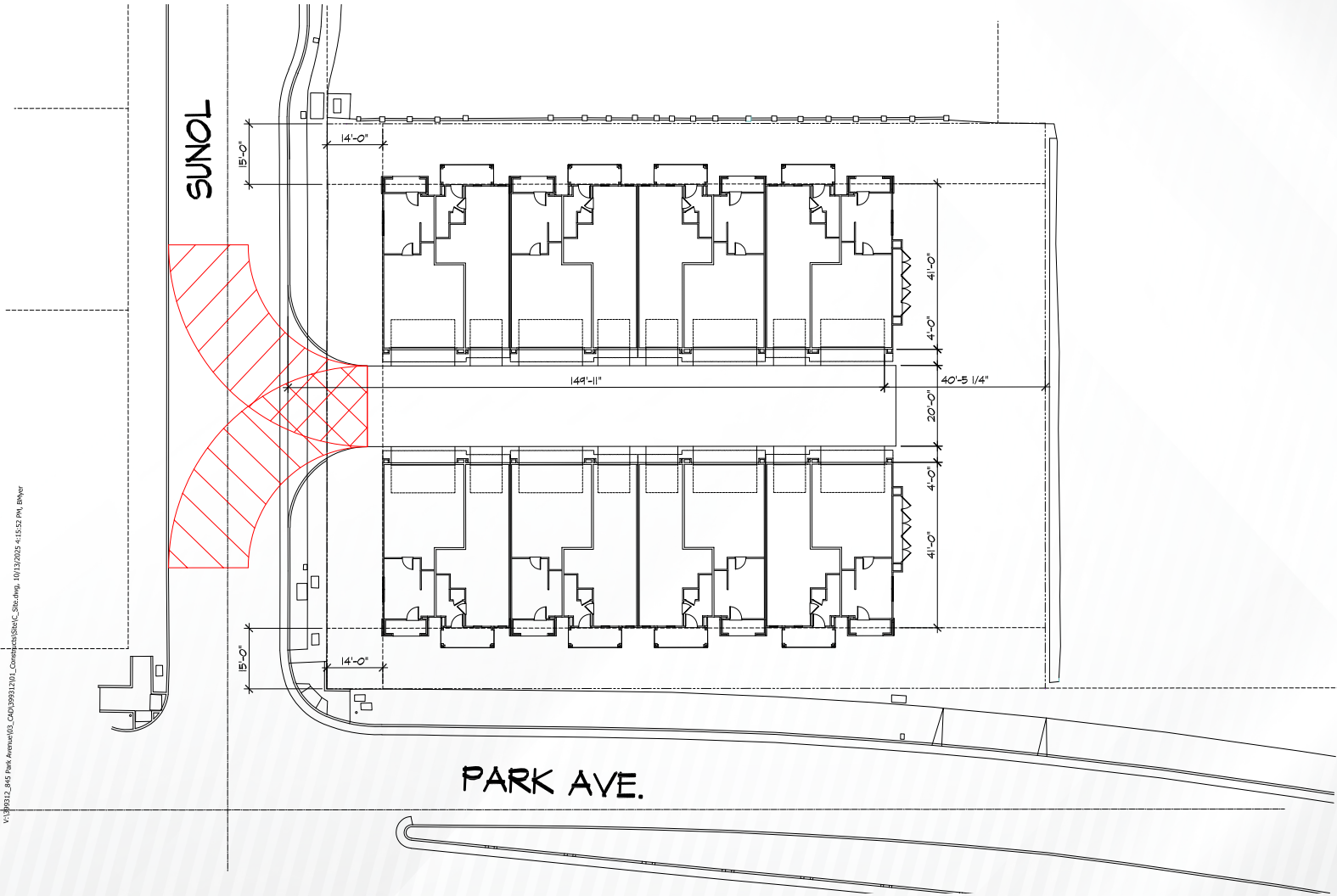
845 PARK AVENUE

SAN JOSE, CALIFORNIA



CONCEPTUAL INGRESS/EGRESS

845 PARK AVENUE
SAN JOSE, CALIFORNIA

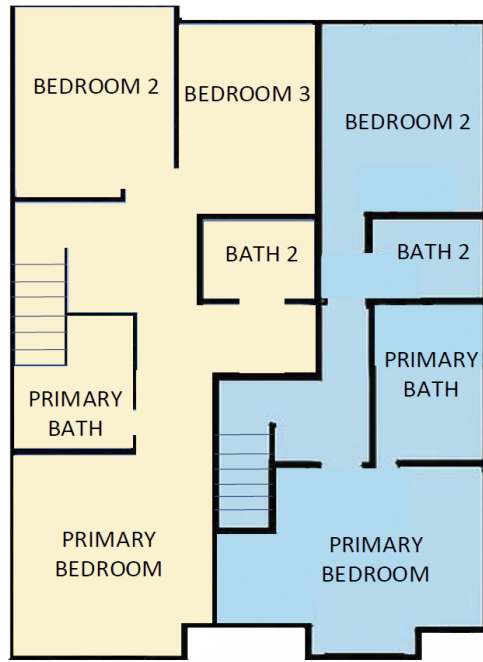


V:\180912_845 Park Avenue\03_CAD\38931201_Concept\0861_C_Site.dwg, 10/13/2025 4:15:52 PM, BNYer

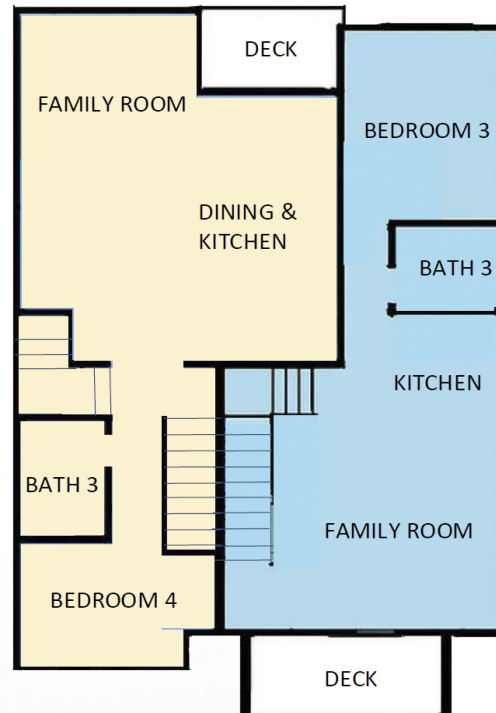
CONCEPTUAL FLOORPLANS

845 PARK AVENUE

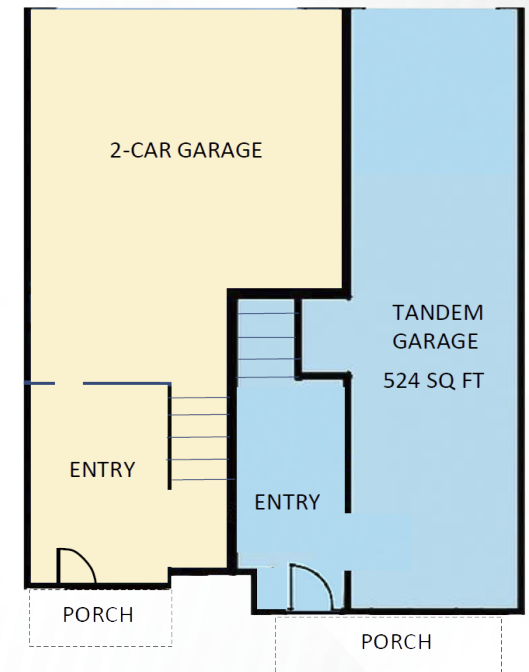
SAN JOSE, CALIFORNIA



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



AMENITIES GALLERY



SAN PEDRO SQUARE



SAN PEDRO SQUARE MARKET



SAP CENTER



SANTANA ROW



WHOLE FOODS



SAN JOSE MINETA AIRPORT



MUNICIPAL ROSE GARDEN



LITTLE ITALY



DIRIDON STATION

845 PARK AVENUE

SAN JOSE, CALIFORNIA

William Steele

(408) 230-4180

bill.steele@nrmk.com

CA RE Lic. #00938326

NEWMARK

3055 Olin Avenue, Suite 2200, San Jose, CA 95128 | The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. WP_NS - 03/26