

# FOR SALE

DEVELOPMENT READY PADS

1770 & 1790 N 1<sup>ST</sup> STREET, SAN JOSE, CA



**OPPORTUNITY ZONE!**



TECHNOLOGY PL

PAD 2

PAD 1



N 1<sup>ST</sup> STREET

PLEASE CONTACT:

**Ralph Borelli**  
Chairman  
P: 408-521-7117  
E: ralph@ralphborelli.com  
DRE # 00465691

**Chris Anderson**  
Borelli Investment Company  
P: 408-521-7134  
E: chris@borelli.com  
DRE # 01438895

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

# OFFERING SUMMARY

Borelli Investment Company is pleased to present the opportunity to acquire two development ready pads that are approved for a combined maximum of 470 hotel rooms, located within the Opportunity Zone. Pad 1 is a 2.93 acre site, fully entitled for a 171 room Home2 Suites by Hilton. Pad 2 is a 2.16 acre site originally designed for a 10 story hotel. Conveniently located adjacent to Bay 101 Casino and minutes from Highway 101, Interstate 880, and the San Jose International Airport (SJC) - with Highway 101 visibility. Please submit offers to Ralph Borelli and Chris Anderson via email: [ralph@ralphborelli.com](mailto:ralph@ralphborelli.com) and [chris@borelli.com](mailto:chris@borelli.com).

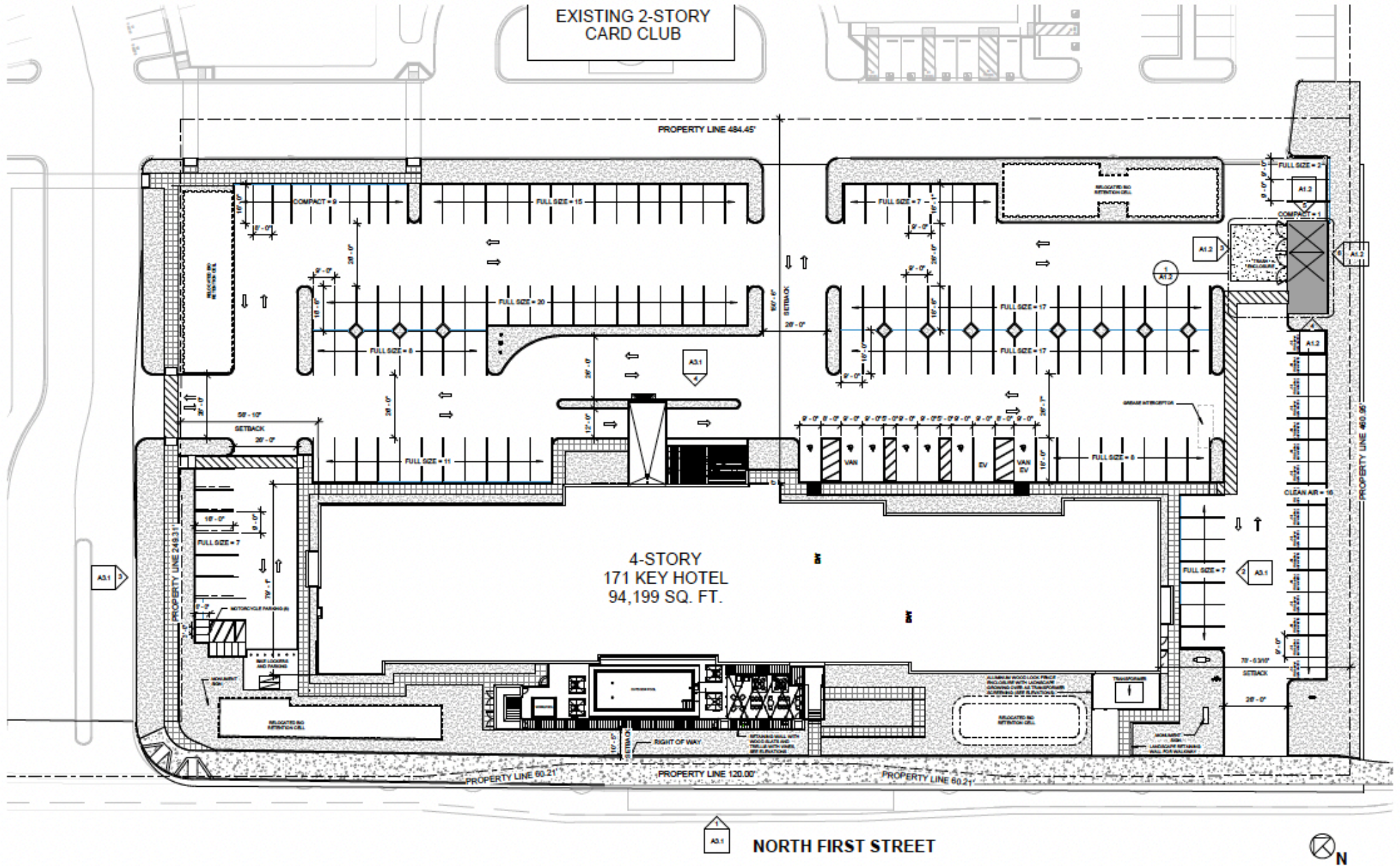
## PAD 1 - HOME 2 SUITES BY HILTON

## PAD 2 - POSSIBLE HOTEL OR ASSISTED LIVING DEVELOPMENT SITE

<b>Offering Price:</b>	\$18,000,000*	<b>Offering Price:</b>	\$12,500,000
<b>Address:</b>	1770 N 1 <sup>st</sup> Street, San Jose, CA	<b>Address:</b>	1790 N 1 <sup>st</sup> Street, San Jose, CA
<b>APN(s):</b>	235-01-029,030	<b>APN(s):</b>	235-01-026,027
<b>Site SF:</b>	± 2.93 Gross Acres	<b>Site SF:</b>	± 2.16 Gross Acres
<b>Description:</b>	<ul style="list-style-type: none"> <li>— 171 rooms, 94,199 SF, 4 stories</li> <li>— 153 parking spaces</li> <li>— Finished pad and parking lot</li> <li>— PD Permit Amendment approved</li> <li>— 100% Construction drawings will be complete July 2022</li> <li>— Existing General Plan Designation is Transit Employment Center</li> <li>— Existing Zoning Designation is CG (PD) Planned Development</li> </ul>	<b>Description:</b>	<ul style="list-style-type: none"> <li>— Height Limit 310 ft</li> <li>— 108 parking spaces</li> <li>— Finished pad</li> <li>— Parking lot</li> </ul>

\* Plus, reimbursement for pre-paid city fees, traffic impact fees, building permit fees and architectural/civil engineering drawings.

# PAD 1 SITE PLAN - HOME2 SUITES



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# HOME2 SUITES ELEVATIONS



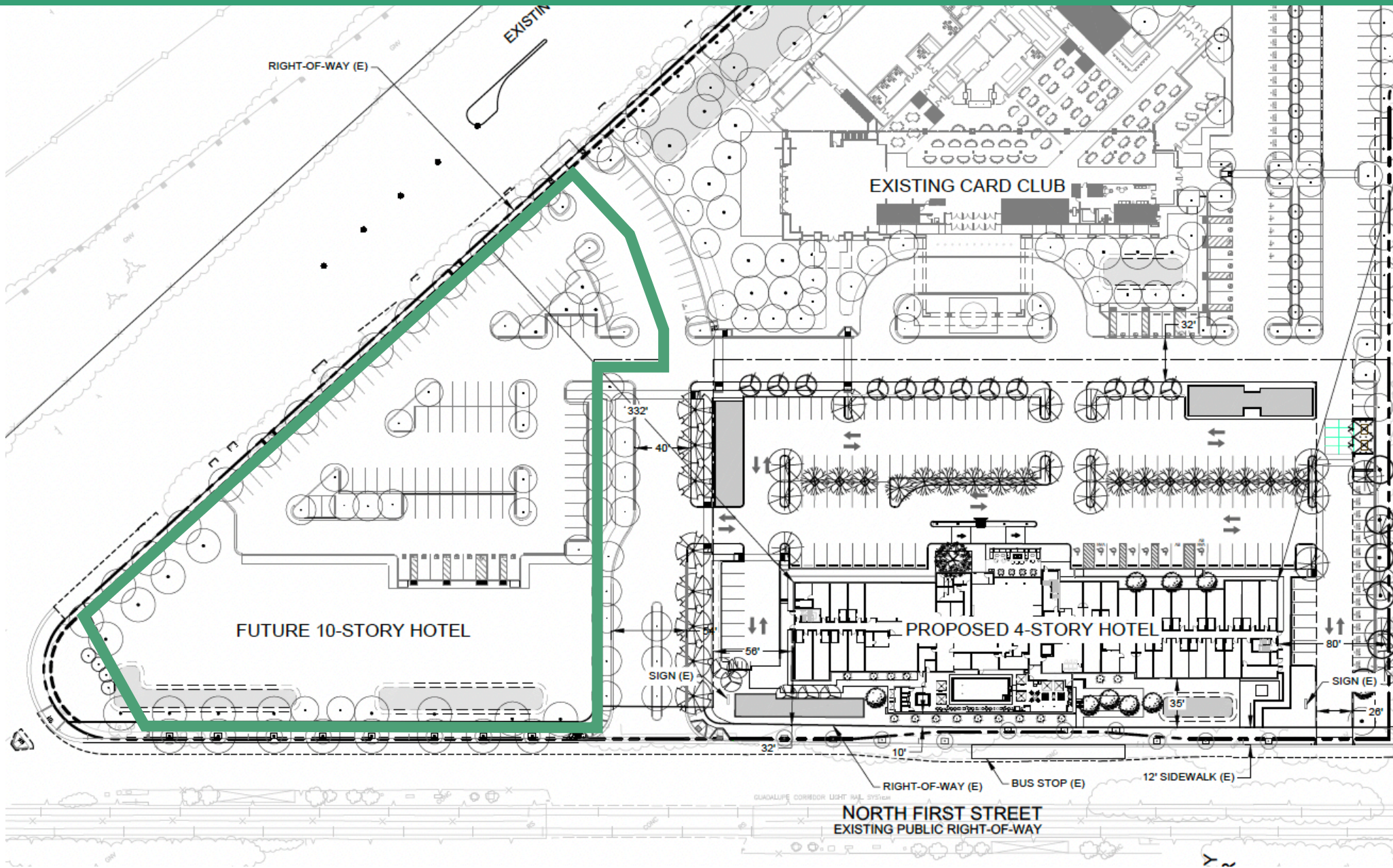
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# HOME2 SUITES ELEVATIONS



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# PAD 2 CONCEPTUAL SITE PLAN – 10 STORY HOTEL



# AERIAL MAP



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# LOCATION MAP



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# FUTURE US 101/ZANKER ROAD/SKYPORT DRIVE INTERCHANGE



- LEGEND:**
- █ PROPOSED CLASS I, II AND IV BIKEWAY
  - █ PROPOSED SIDEWALK/CROSSWALK
  - █ PROPOSED ROADWAY
  - █ DRIVEWAY
  - █ PROPOSED SHOULDER/MEDIAN
  - █ PROPOSED STRUCTURE
  - █ RESERVED ROW FOR ZANKER IC
  - CALTRANS ROW LINE
  - x x x RAMPs TO BE REMOVED
  - x x x LOCAL STREETS TO BE REMOVED

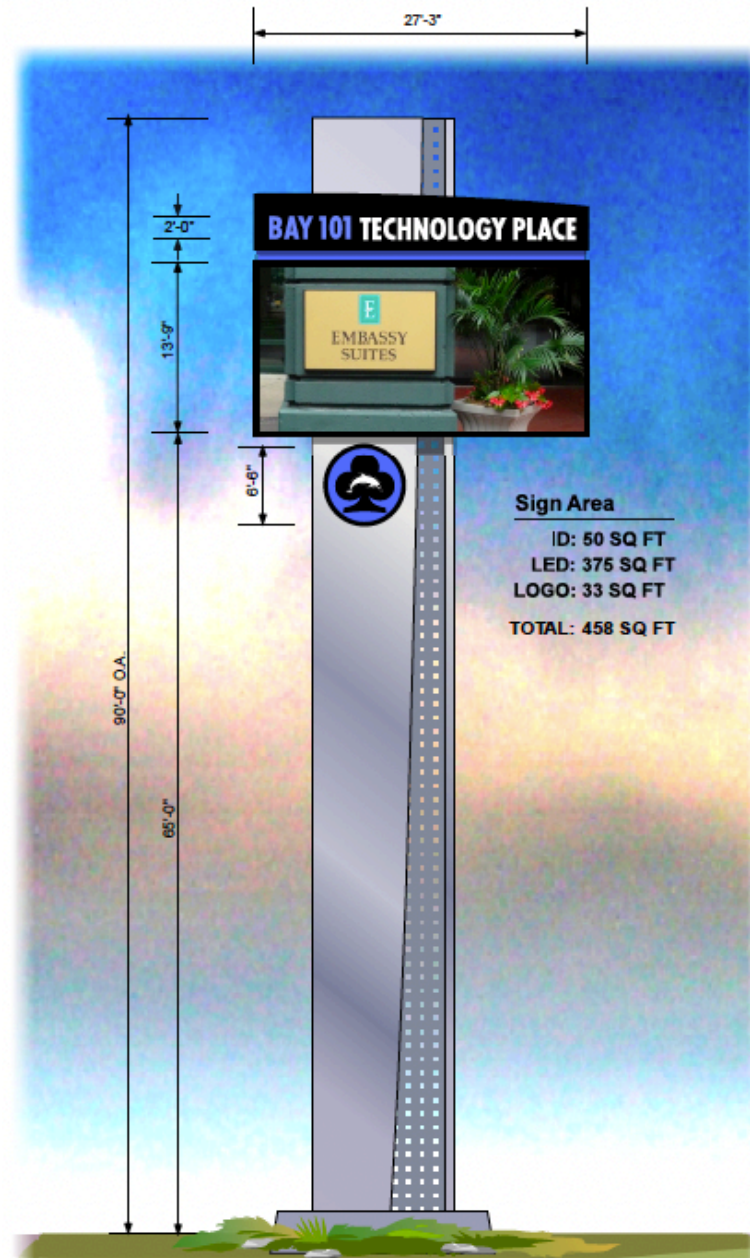
AUGUST 10, 2021



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# VIDEO PYLON – US 101 EXPOSURE

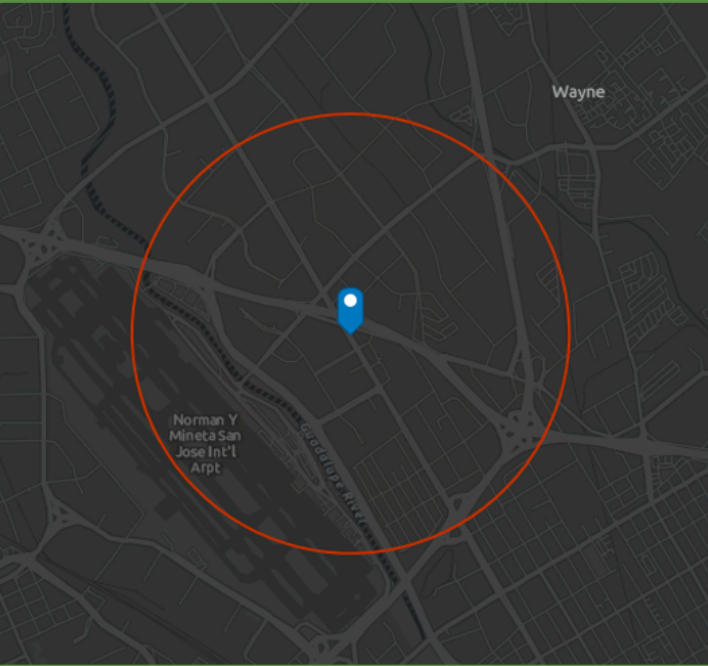


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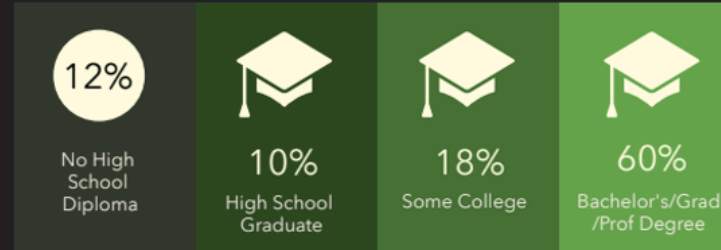
# DEMOGRAPHIC PROFILE

1770 N 1st St, San Jose, California, 95112

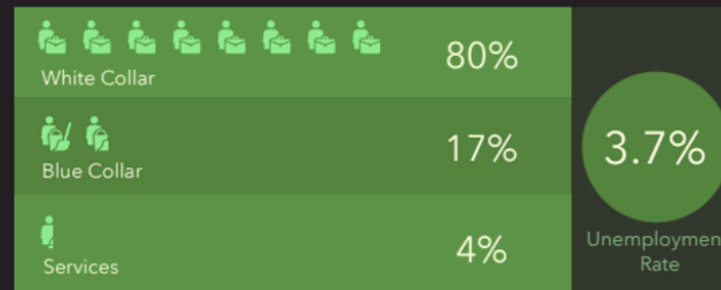
Ring of 1 mile



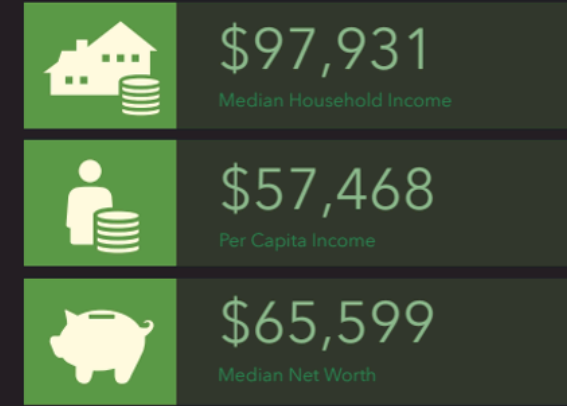
## EDUCATION



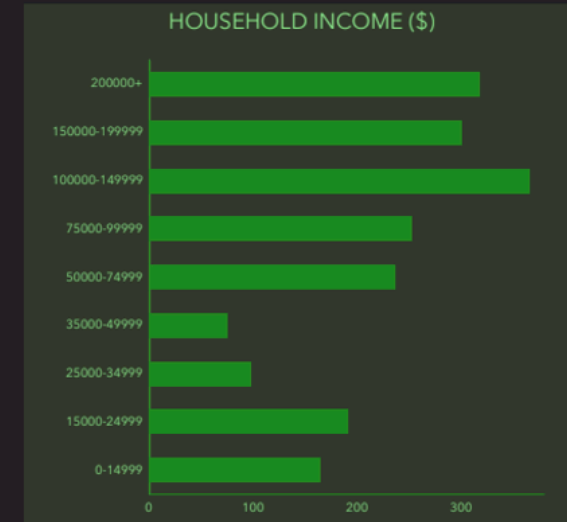
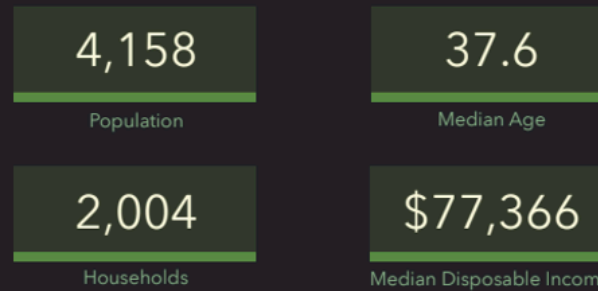
## EMPLOYMENT



## INCOME



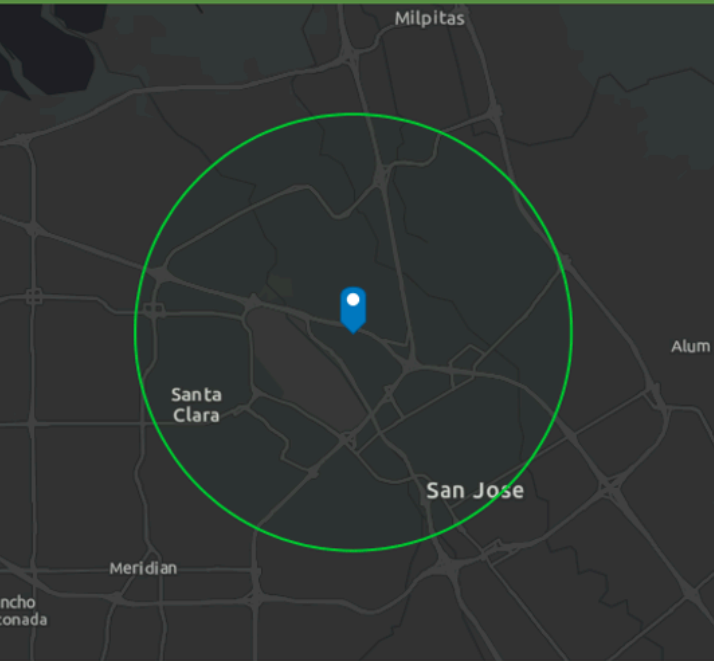
## KEY FACTS



This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.  
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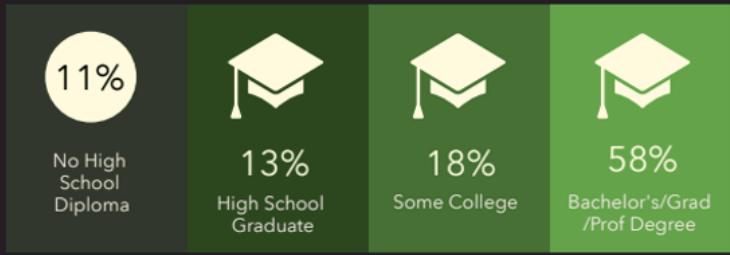
# DEMOGRAPHIC PROFILE

1770 N 1st St, San Jose, California, 95112  
 Ring of 3 miles



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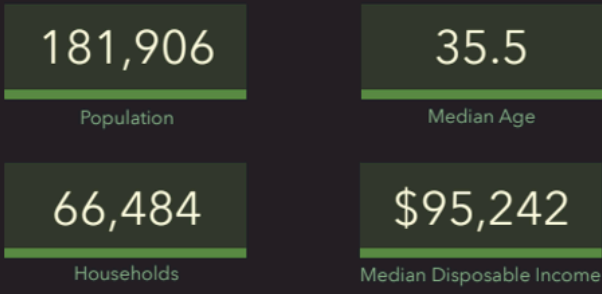
## EDUCATION



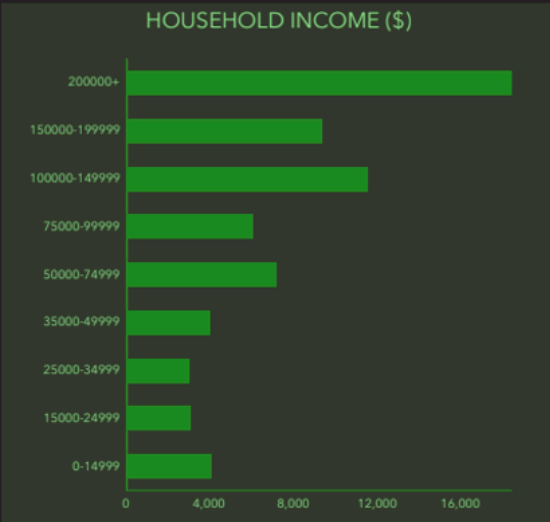
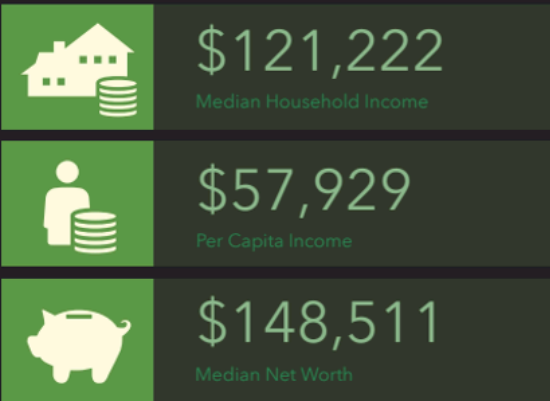
## EMPLOYMENT



## KEY FACTS



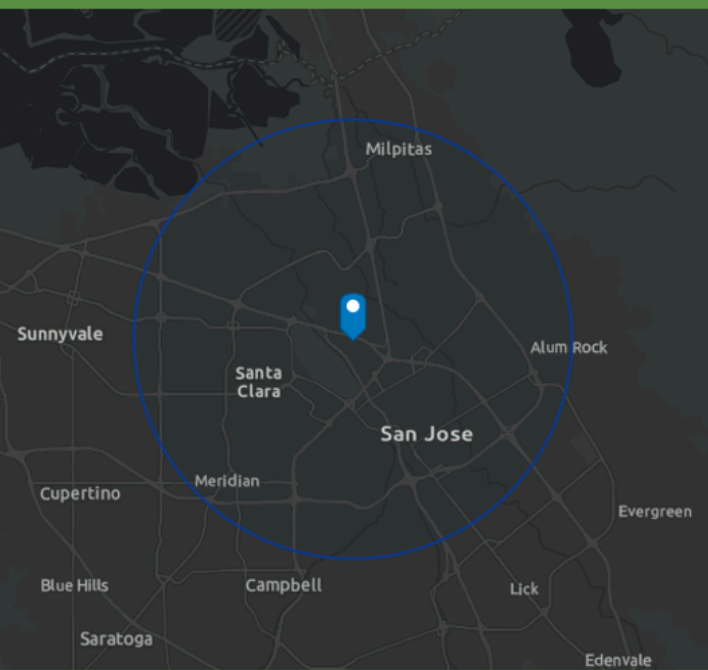
## INCOME



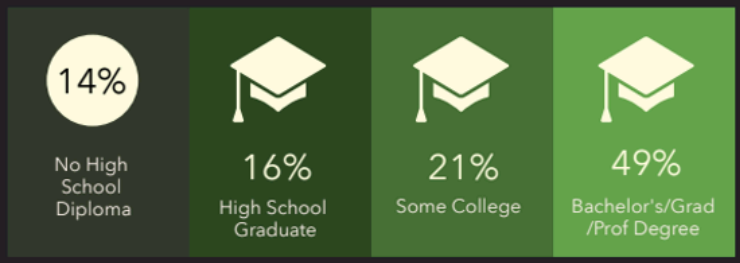
# DEMOGRAPHIC PROFILE

1770 N 1st St, San Jose, California, 95112

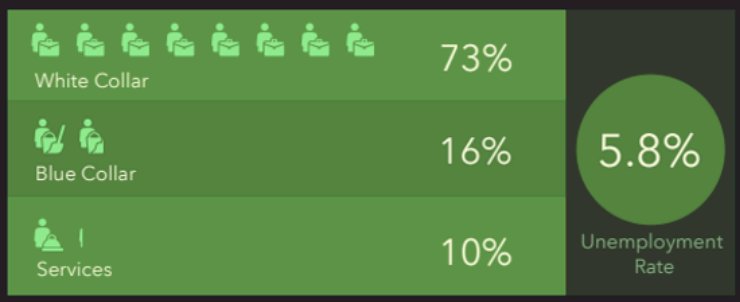
Ring of 5 miles



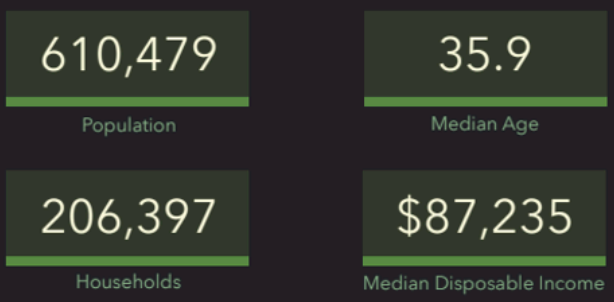
## EDUCATION



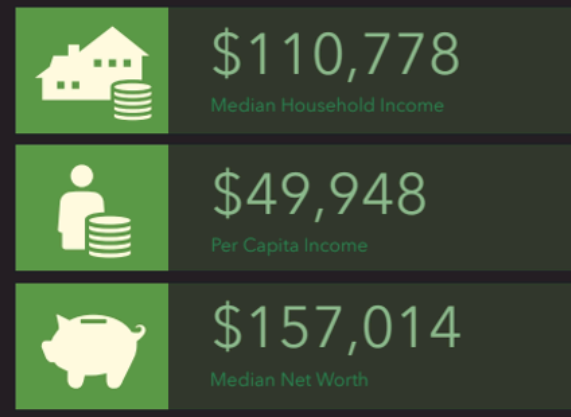
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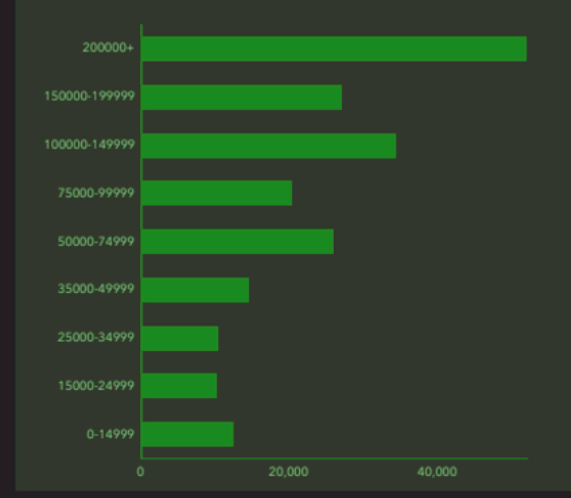
## KEY FACTS



## INCOME



## HOUSEHOLD INCOME (\$)



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**OPPORTUNITY ZONE!**



### EXCLUSIVELY LISTED BY

**Borelli Investment Company**  
2051 Junction Ave, Suite 100,  
San Jose, CA 95131  
[www.borelli.com](http://www.borelli.com)

**Ralph Borelli**  
Chairman  
P: 408-521-7117  
E: [ralph@ralphborelli.com](mailto:ralph@ralphborelli.com)  
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**Chris Anderson**  
Borelli Investment Company  
P: 408-521-7134  
E: [chris@borelli.com](mailto:chris@borelli.com)  
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