

APPROVED 298 UNIT STUDENT HOUSING DEVELOPMENT OPPORTUNITY

152 North 4th Street
San Jose, California



Marcus & Millichap



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EXECUTIVE SUMMARY

Student Housing Development
Downtown San Jose, California



100-152 North 4th Street - San Jose, CA 95112



Price: \$15,000,000



Project Size: 298 Units



Site Size: ±0.98 Acres



Unit Mix: 2 Bed/2 Bath - 135
3 Bed/3 Bath - 95
4 Bed/4 Bath - 68



PROJECT DETAILS

Student Housing Development
Downtown San Jose, California



100-152 North 4th Street - San Jose, CA



Price: \$15,000,000

SCOPE OF PROJECT

Site Development Permit to allow for the construction of a 23-story building (with a maximum height of 250 feet) containing up to 298 residential units and up to 8,423 sf of retail on a +/-0.98 acre site in the Downtown area. Permit will also allow for the relocation of two single-family homes on 146 & 152 N. 4th Street and the removal of 7 trees (6 ordinance-sized).



APNs	467-20-019, 467-20-020, 467-20-021 & 476-20-040
Existing General Plan	Downtown
Existing Zoning	Commercial General
Proposed Use	Mixed-Use Retail & Multi-Family - Student Preferred
Type of Construction	Type IA
Occupancy Group	M, B, A-3 and R-2
Gross Site Area	± 0.98 Acres
Proposed Site Coverage	± 42,770 SF (100%)
Buildings	± 35,258 SF (82%)
Private Circulation	± 486 SF (1%)
Landscape/Hardscape	± 7,026 SF (17%)
Proposed FAR	15.18; 649,197 SF
Proposed Density	298 Du/0.98 Ac = 304 Du/Ac
Proposed Unit Mix	135 2 Bed / 2 Bath 95 3 Bed / 3 Bath 68 4 Bed / 4 Bath
Proposed Height	23 Stories 250' to Top of Architectural Features
Proposed Parking	287 Cars (0.96 Car/Du) 426 Bikes (1.43 Bike/Du)
Proposed Common Open Space	73 SF/Du

PROJECT DETAILS

Floor #	2BR Units (50% 3 bed; 50% 4 bed)	3BR Units (5 bed)	4BR Units (7 bed)	Total DU	Retail (SF)	Parking (Cars)	Parking (Bikes)	Building Floor Area (SF)	Outdoor Common Open Space (SF)	Indoor Common Open Space (SF)
1-Retail + Garage	0	0	0	0	8,423	21	426	35,258		5,516
2-Garage	0	0	0	0	0	88		35,258		
3-Garage	0	0	0	0	0	88		35,258		
4-Garage	0	0	0	0	0	90		35,256		
5-Residential	7	5	4	16				27,790	7,174	
6-Residential	7	5	4	16				27,854		339
7-Residential	7	5	4	16				27,854		
8-Residential	7	5	4	16				27,854		
9-Residential	7	5	4	16				27,093		339
10-Residential	7	5	4	16				26,886		
11-Residential	7	5	4	16				26,886		339
12-Residential	7	5	4	16				26,886		
13-Residential	9	5	2	16				26,654		339
14-Residential	7	5	4	16				26,760		
15-Residential	7	5	4	16				26,760		339
16-Residential	7	5	4	16				26,760		
17-Residential	7	5	4	16				26,760		339
18-Residential	7	5	4	16				26,760		339
19-Residential	7	5	3	15				26,219		1,227
20-Residential	7	5	3	15				26,219		1,566
21-Residential	7	5	2	14				24,705		1,887
22-Residential	7	5	2	14				24,705		1,887
23-Residential	7	5	2	14				24,705		1,887
Grand Total	135	95	68	298	8,423	287	426	649,197	7,174	14,456
Unit Mix (%)	45%	32%	23%	100%						
No. of Beds	473	475	476	1424						

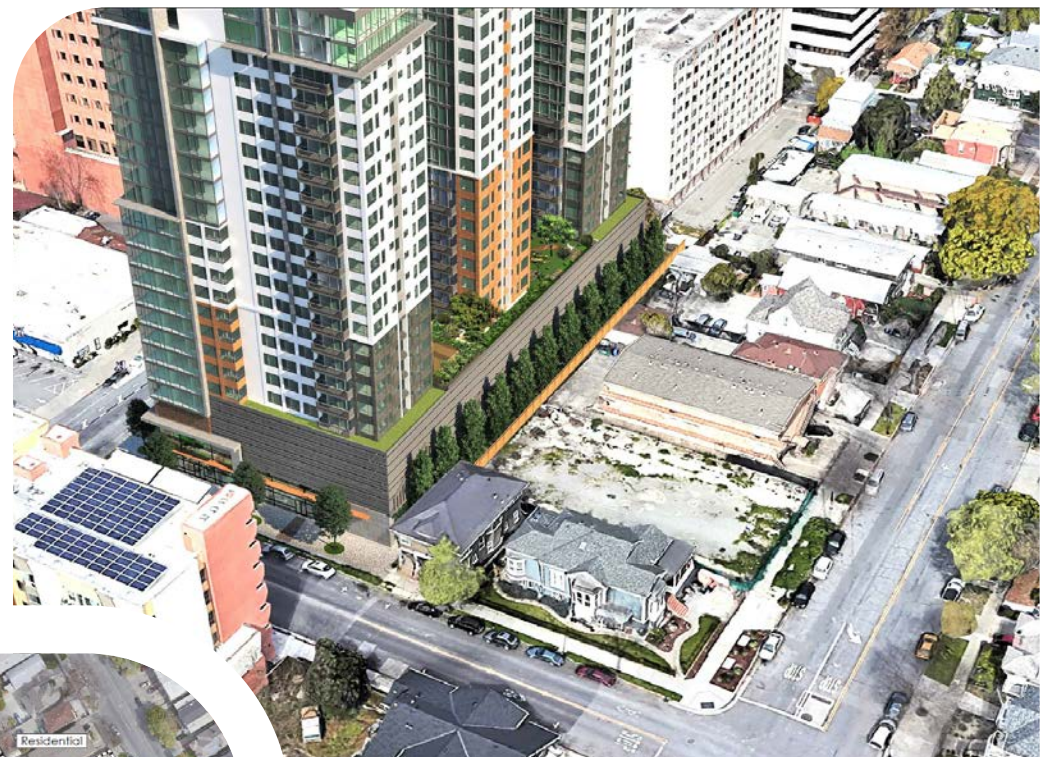
Parking Ratio per Unit	0.96 Cars 1.43 Bikes
Parking Ratio per Bed	0.2 Cars 0.3 Bikes
F.A.R.	15.18
Common Area per unit (SF)	24 Outdoor 49 Indoor

SITE LOCATION

Student Housing Development
Downtown San Jose, California



FRONT

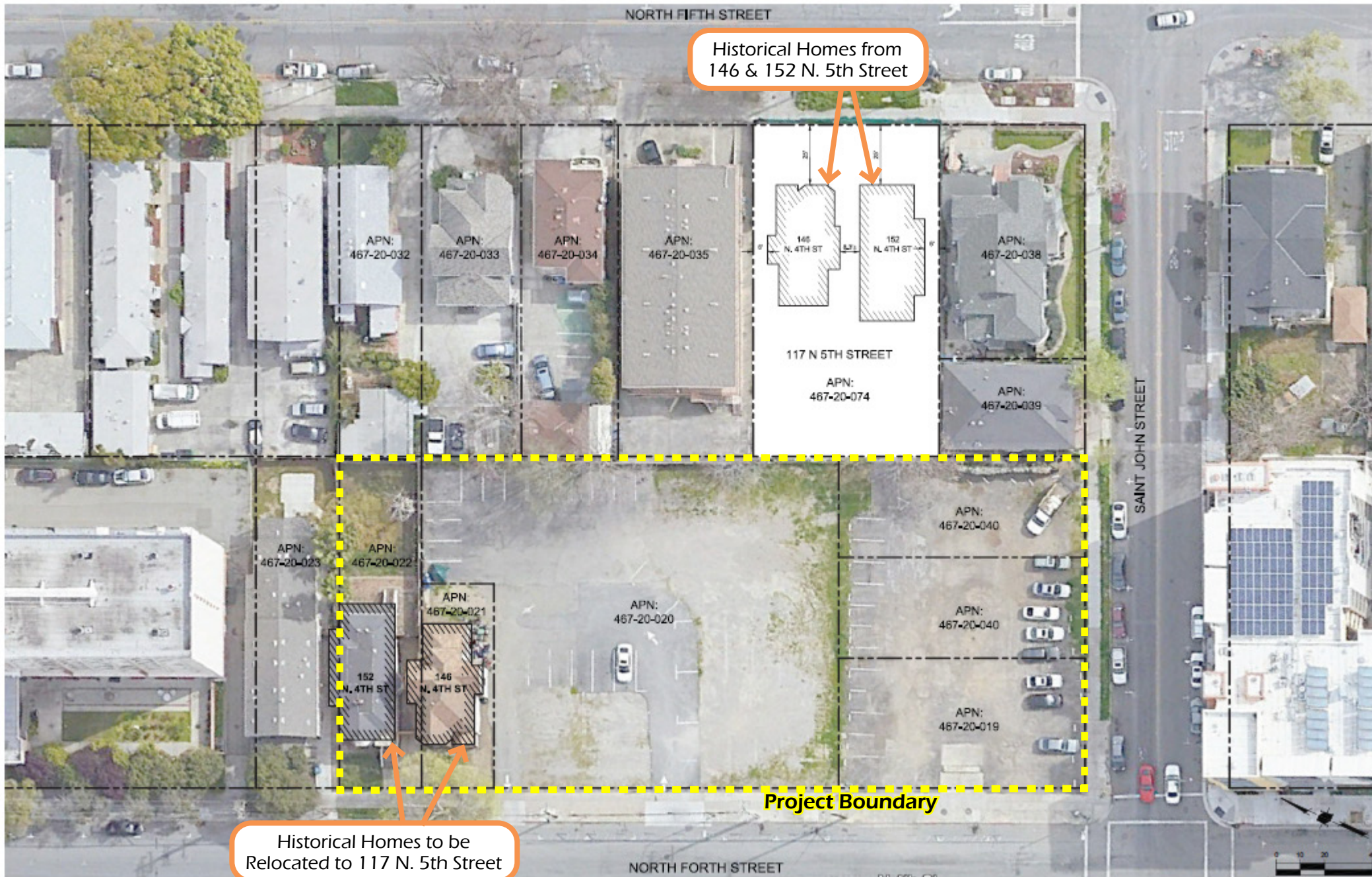


REAR

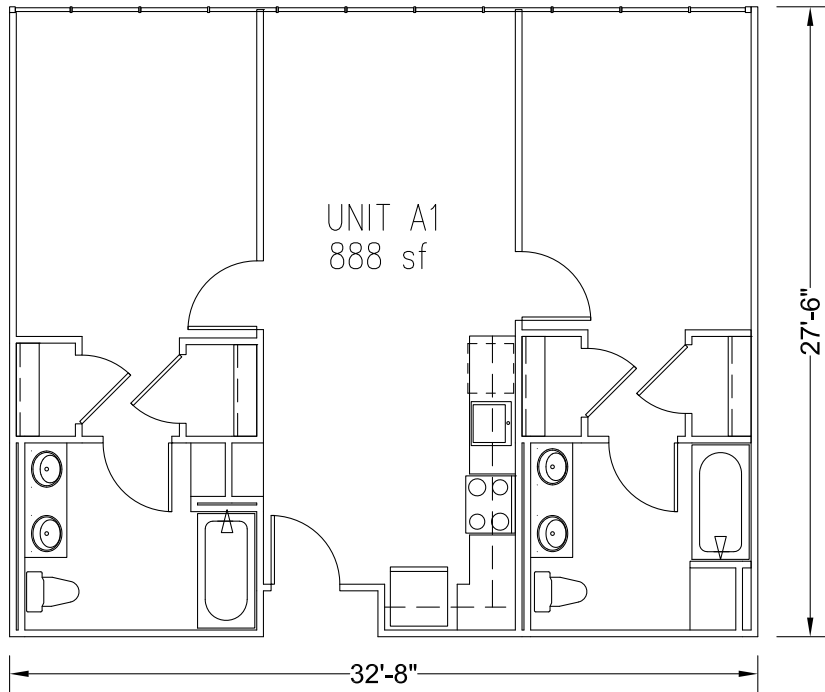


RELOCATION SITE PLAN

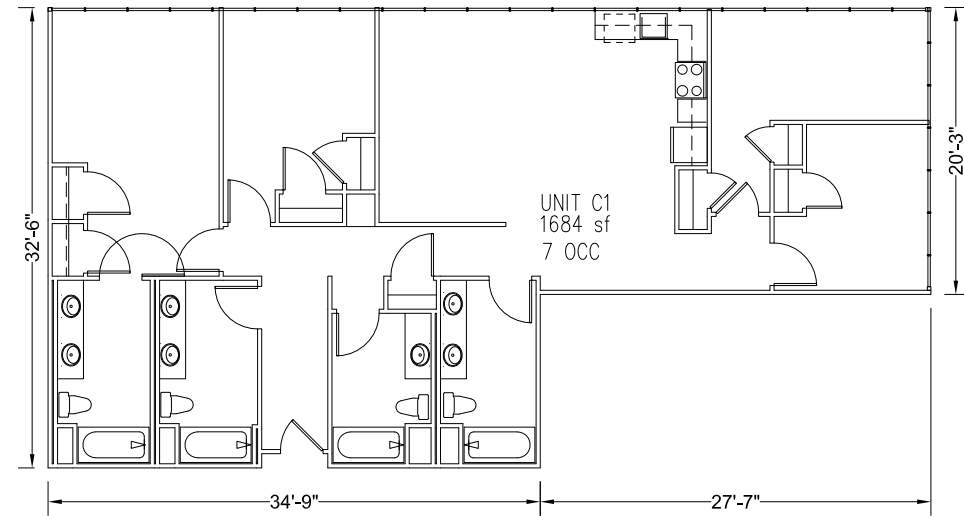
Student Housing Development
Downtown San Jose, California



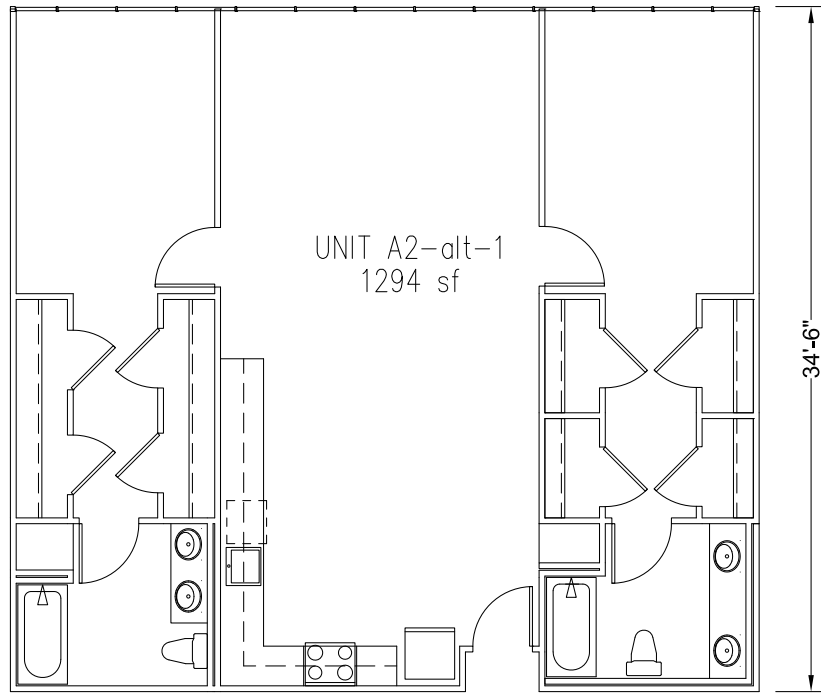
FLOOR PLANS



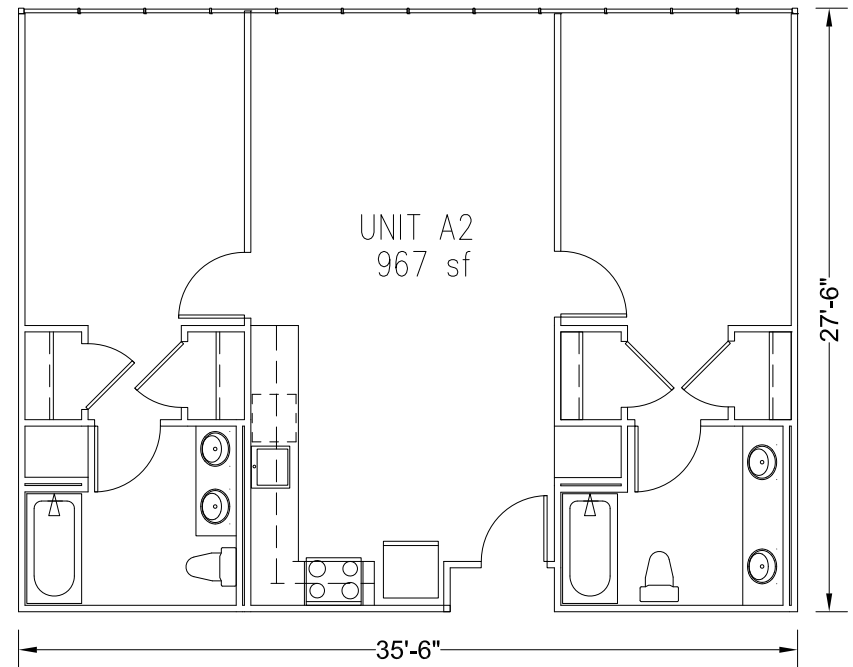
UNIT A1
UNIT G1



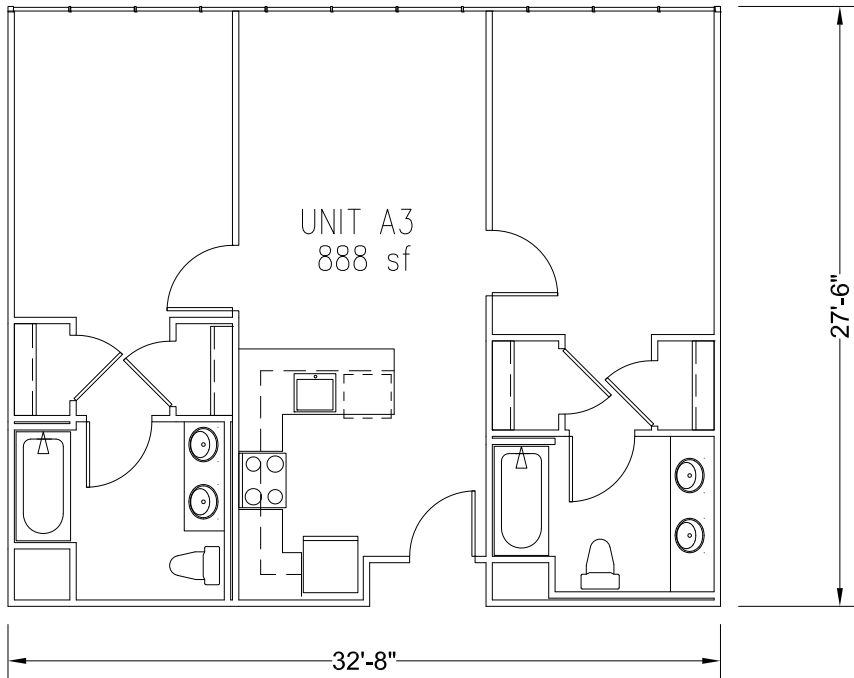
FLOOR PLANS



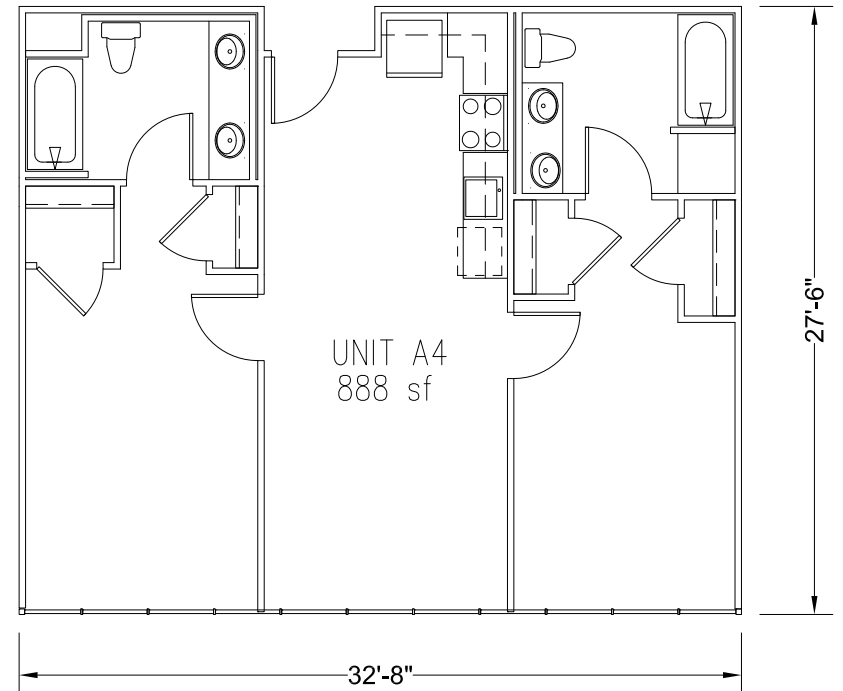
UNIT A2-ALT-1
UNIT A2



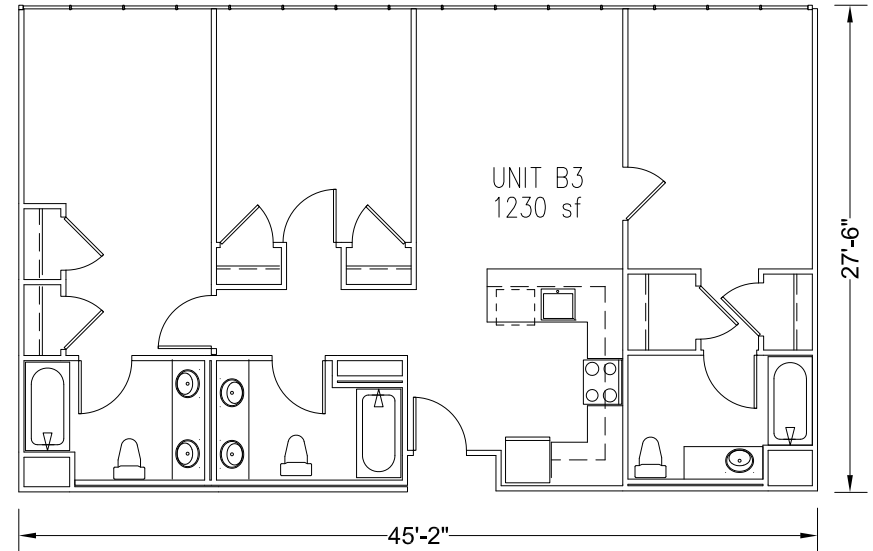
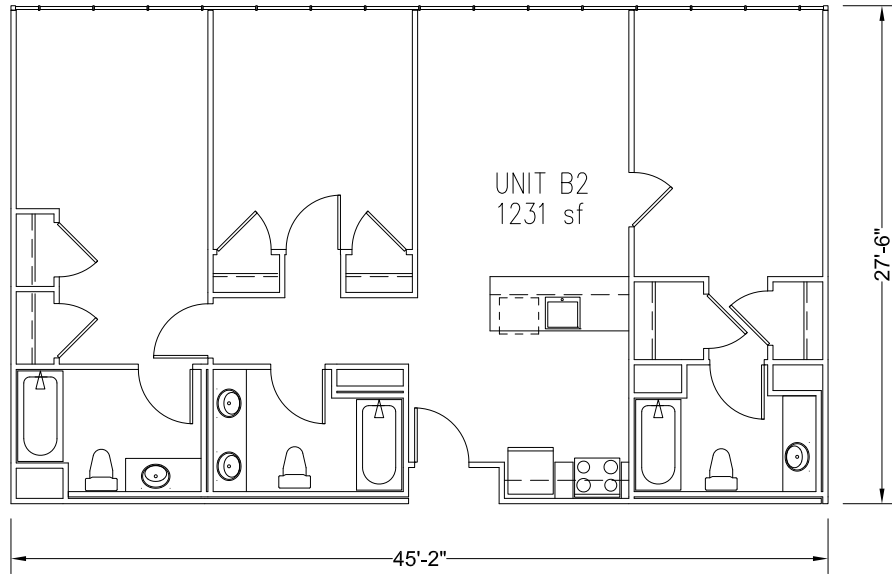
FLOOR PLANS



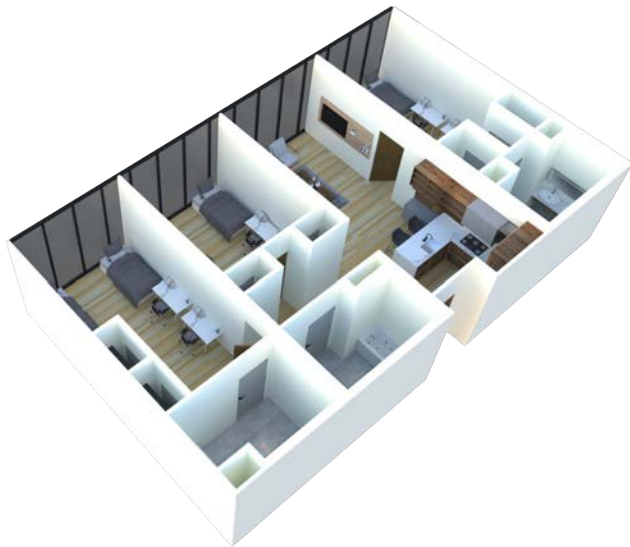
UNIT A3
UNIT A4



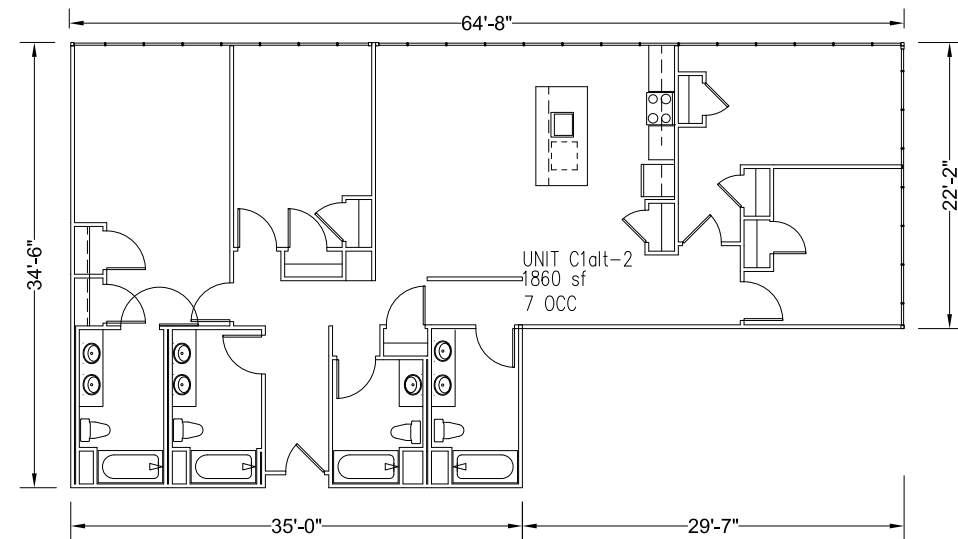
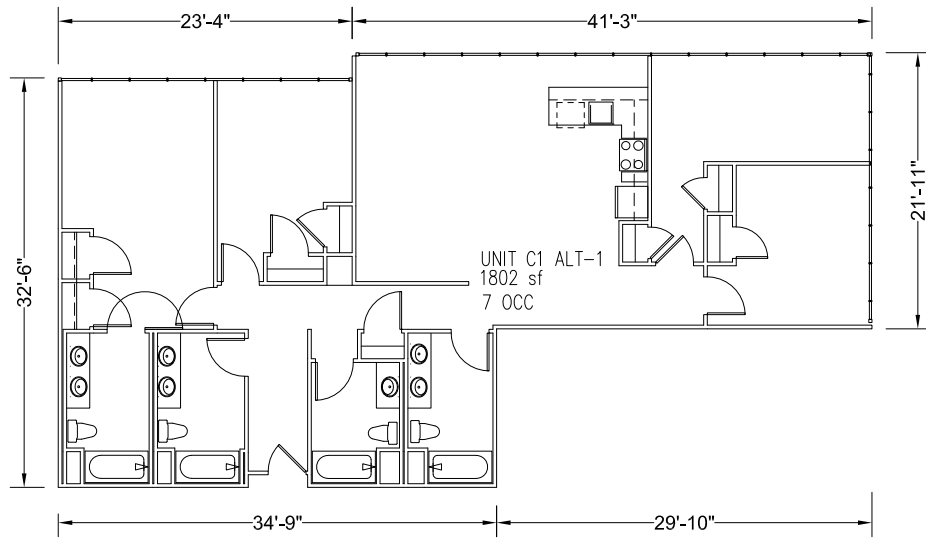
FLOOR PLANS



UNIT B2
UNIT B3



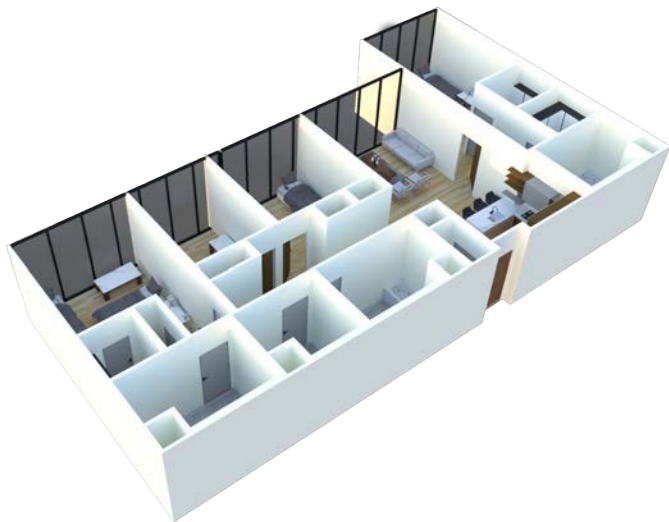
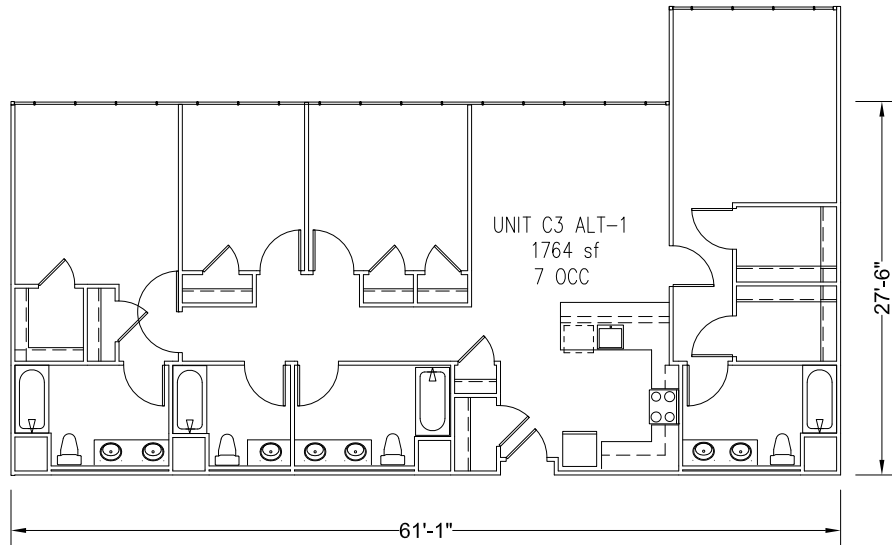
FLOOR PLANS



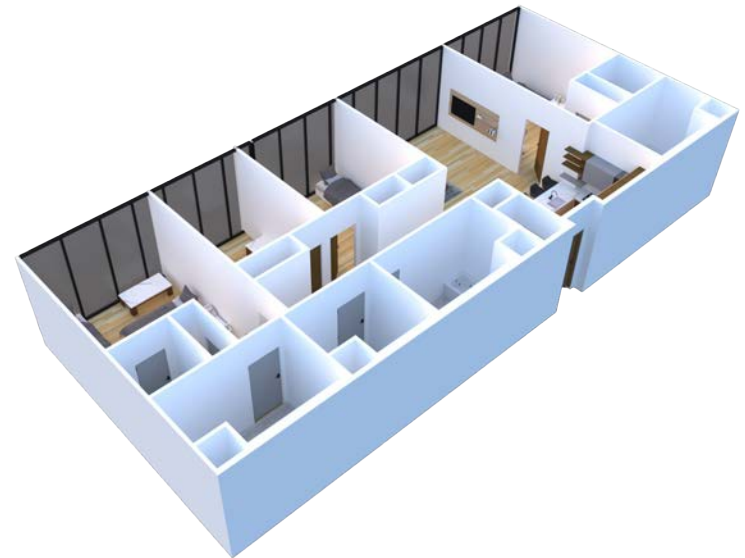
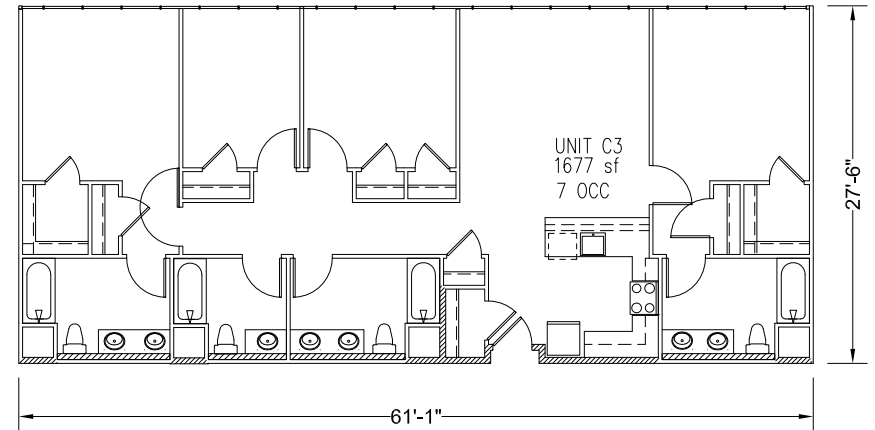
UNIT C1-ALT-1
UNIT C1-ALT-2



FLOOR PLANS



UNIT C3-ALT-1
UNIT C3



POINTS OF INTEREST

Student Housing Development
Downtown San Jose, California



SANTA CLARA
UNIVERSITY



SAN JOSE
MINETA
INTERNATIONAL
AIRPORT

SUBJECT SITE



DOWNTOWN
SAN JOSE

SAN PEDRO
SQUARE

SAN JOSÉ STATE
UNIVERSITY





San Jose State University (SJSU), a cornerstone of the California State University system, stands as a vital institution in the heart of Silicon Valley. Established in 1857, it is the oldest public university on the West Coast, boasting a rich history of academic excellence and community engagement. SJSU is renowned for its diverse student body, fostering an inclusive environment that reflects the multicultural fabric of the region. The university offers a comprehensive range of undergraduate and graduate programs across various disciplines, with particular strength in engineering, computer science, business, and the arts. Its strategic location provides students with unparalleled access to internships, research opportunities, and career pathways within the dynamic tech industry that surrounds the campus. SJSU's commitment to hands-on learning, coupled with its close ties to industry leaders, equips graduates with the skills and experience necessary to thrive in today's competitive workforce.

Currently, SJSU is experiencing notable student population growth, hosting over 37,500 students, with a diverse demographic and strong graduate and international presence. The university is projecting an increase to approximately 44,000 students by 2045. This growth is fueled by high demand for its technology-focused programs, the region's thriving tech industry, and a rise in transfer, graduate, out-of-state, and international students. To accommodate this expansion, SJSU's Campus Master Plan includes significant campus development, focusing on expanding academic spaces and increasing student housing capacity, with efforts to promote on-campus living. The university's strategic location and program offerings are key factors driving this projected growth, solidifying SJSU's role as a critical pipeline for talent in Silicon Valley and beyond.



Known to the world as Silicon Valley, the San Jose metro is located at the southern end of the San Francisco Bay and encompasses Santa Clara and San Benito counties. A large portion of the area's 1,315 square miles is unincorporated ranch and farmland. The metro contains roughly 1.95 million inhabitants, and roughly half of the region's residents reside in the city of San Jose. It is the metro's largest city with 983,000 residents, followed by Sunnyvale and Santa Clara. Venture capital funds received in the 1990s helped turn the area into the world's most prominent technology hub — a distinction that still stands to day, despite recent volatility in the office sector.



SAN JOSE HIGHLIGHTS



TOP HIGH-TECH CENTER

Silicon Valley's dense concentration of high-tech jobs is world renowned, attracting a variety of large employers and startups.



HIGH INCOMES

Well-paying jobs in the tech sector contribute to a median annual household income level that is more than double the U.S. median.



HIGHLY-EDUCATED WORKFORCE

A pro-business environment and affordability will continue to lure new companies to Atlanta.

DEMOGRAPHICS

POPULATION

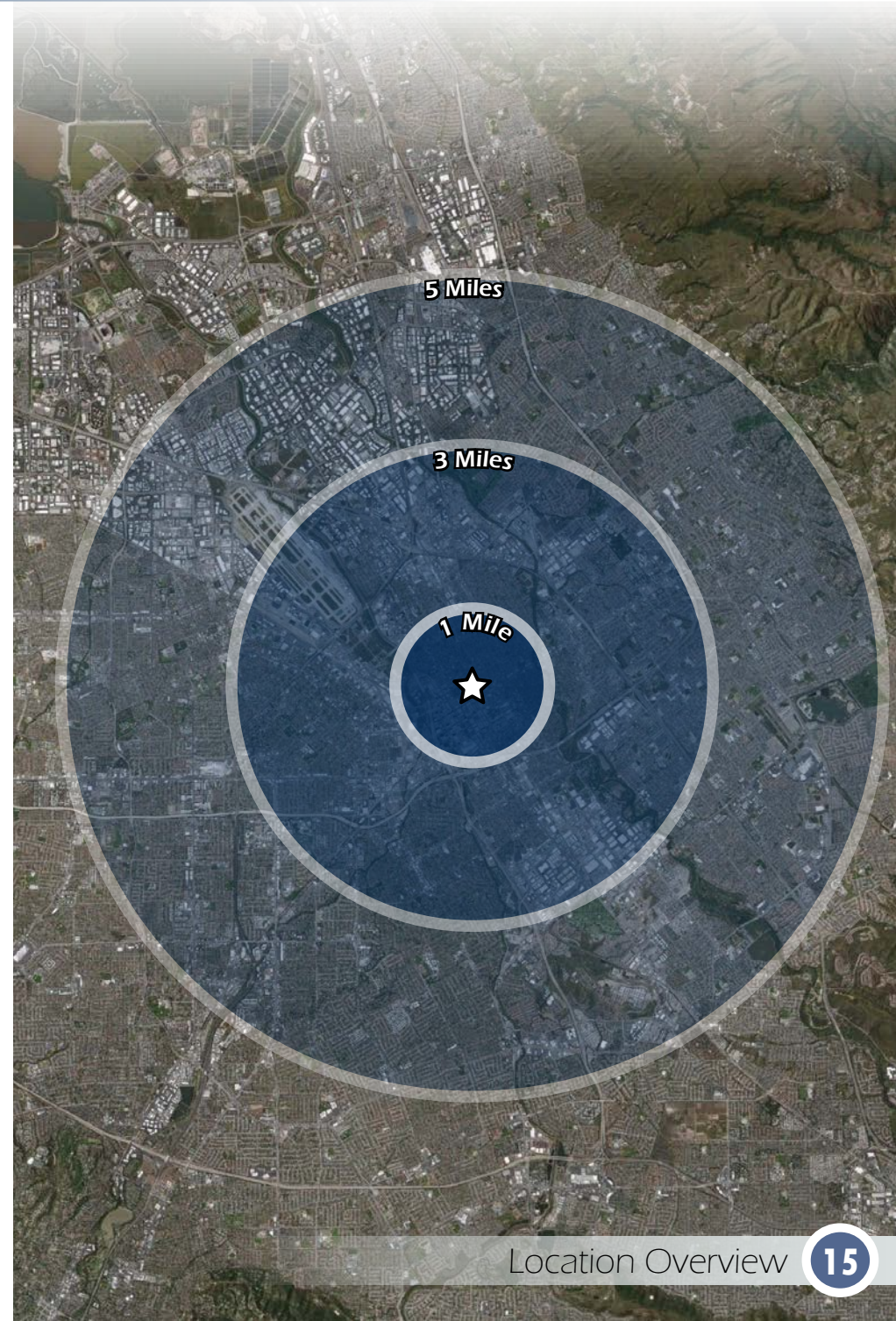
	1 Mile	3 Miles	5 Miles
2029 Projection	43,584	251,461	656,829
2024 Estimate	42,246	248,981	649,471
Growth 2024 - 2029	3.17%	1.00%	1.13%
2010 Census	37,280	236,921	625,456
2020 Census	41,579	255,837	671,864
Growth 2010 - 2020	11.53%	7.98%	7.42%

INCOME

	1 Mile	3 Miles	5 Miles
\$200,000 or More	23.51%	24.81%	28.88%
\$150,000 - \$199,999	11.71%	12.45%	13.59%
\$100,000 - \$149,999	14.08%	15.63%	16.19%
\$75,000 - \$99,999	10.36%	10.41%	9.87%
\$50,000 - \$74,999	10.05%	11.23%	10.39%
\$35,000 - \$49,999	6.85%	7.12%	5.98%
\$25,000 - \$34,999	5.48%	4.81%	4.31%
\$15,000 - \$24,999	7.04%	5.56%	4.51%
\$10,000 - \$14,999	4.65%	3.63%	2.75%
Under \$9,999	6.28%	4.35%	3.53%
2024 Est. Average HHI	\$130,787	\$143,138	\$157,602
2024 Est. Median HHI	\$103,919	\$115,021	\$130,309
2024 Est. Per Capita Income	\$56,981	\$52,106	\$55,611

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2029 Projections	17,362	88,776	227,238
2024 Estimate	16,751	87,517	224,073
Growth 2024 - 2029	3.65%	1.44%	1.41%
2010 Census	13,736	75,928	199,253
2020 Census	15,915	85,788	219,726
Growth 2010 - 2020	15.86%	12.99%	10.28%



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