

741 AUZERAIS AVE

SAN JOSE CA 95126

Land for Sale

Current Zoning | Urban Residential (UR)

Diridon Station Area Plan | 37,897sf (.87 acre)

Within Opportunity Zone



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EXECUTIVE SUMMARY

Compass Commercial as Exclusive Brokers, is pleased to offer For Sale 741 Auzerais Avenue ("The Property") in the City of San Jose, California. The Property presents an exciting opportunity to acquire ±37,897 square feet of developable land located within close proximity to the proposed Google Campus development.

The Property is located in the City's Diridon Station Area Plan, which is comprised of ±22 Acres of land to be developed in the transit oriented location. The current general plan for The Property is Urban Residential, which allows for multifamily development with a density of up to 30-95 units per acre.

Residential/Commercial Mixed-Use minimum of 50 DU/AC with maximum FAR of 4.0 The Urban Residential designation allows for medium density residential development and a fairly broad range of commercial uses, including retail, offices, hospitals, and private community gathering facilities. The Urban Residential designation is also used to identify areas where the density of new development should be limited to a medium intensity in order to provide for a gradual transition between surrounding low-density neighborhoods and other areas suitable for greater intensification.

The allowable density/intensity for commercial projects is a FAR of 1.0 to 4.0 with a minimum FAR of 1.0. Residential/commercial mixed-use development shall require a minimum of 30 DU/AC with a maximum FAR of 4.0.

EXCLUSIVELY OFFERED BY:

CYRUS YAZDANI

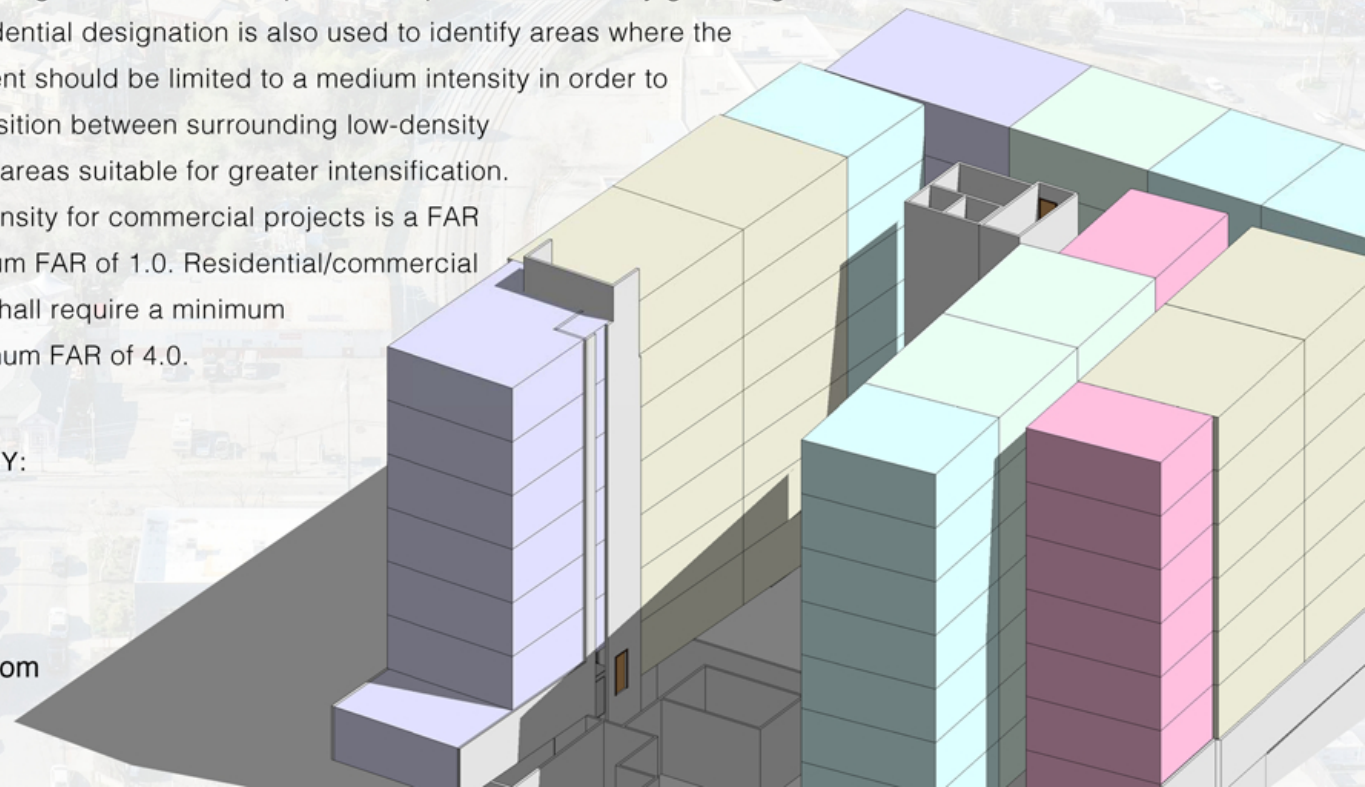
Broker Associate

Compass Commercial

+ 1 408 600 8061

cyrus.yazdani@compass.com

dre lic# 01956456



PROPERTY SUMMARY



Address | 741 Auzerais Avenue San Jose CA 95126

APN | 264-15-033 01

Site Area | .87 acre or 37,897 SF

General Plan Designation | Urban Residential (UR)

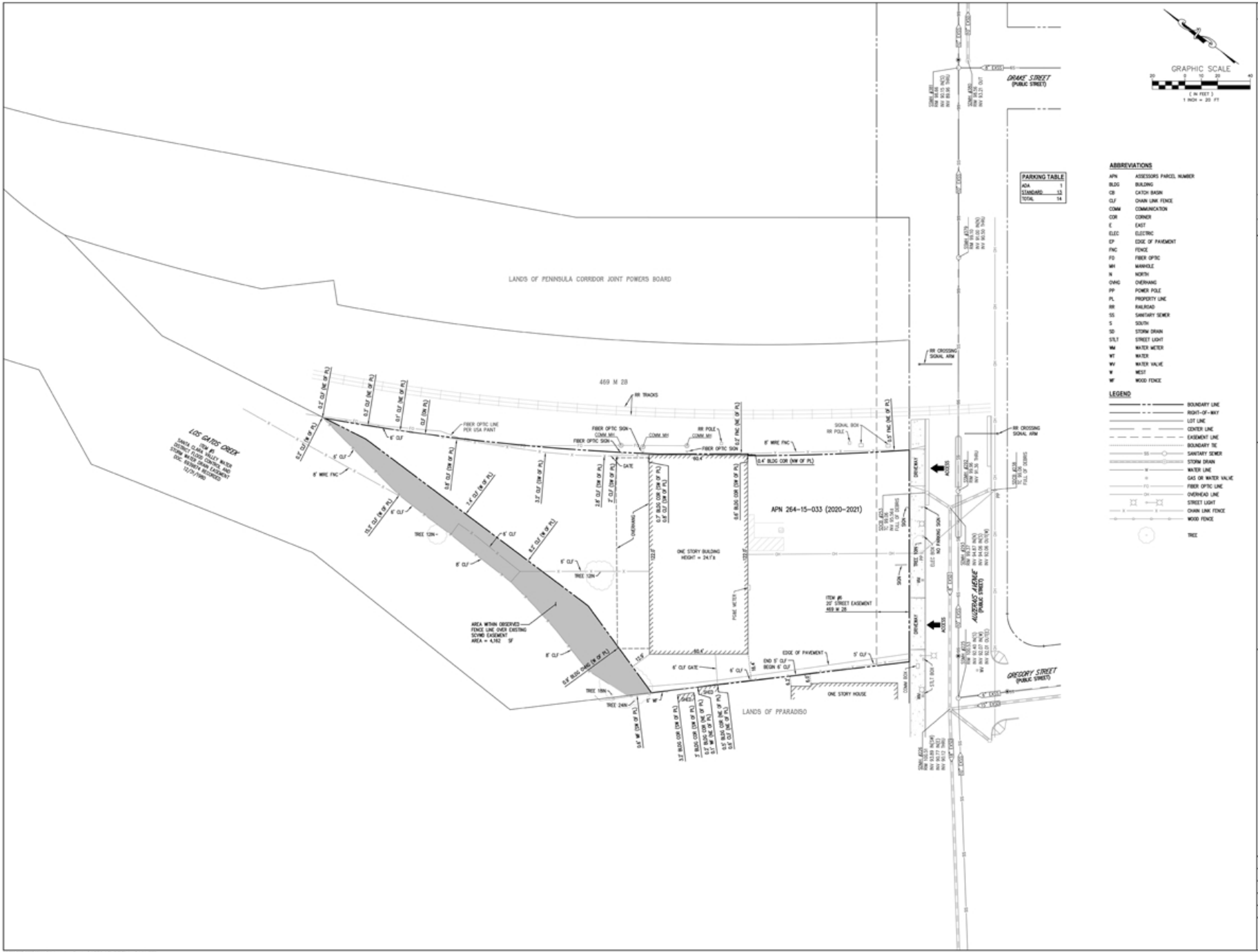
Zoning | Urban Residential (UR) Converted 12/13/22

Utilities | To the site

Current Use | Two (2) separate automotive Tenants on mon-to-mon leases

Current Building Size | 14,000 sf commercial building (Automotive)

Price | Call for Pricing



PARKING TABLE	
ADA	1
STANDARD	13
TOTAL	14

ABBREVIATIONS

- APN ASSESSORS PARCEL NUMBER
- BLDG BUILDING
- CB CATCH BASIN
- CLF CHAIN LINK FENCE
- COMM COMMUNICATION
- COR CORNER
- E EAST
- ELEC ELECTRIC
- EP EDGE OF PAVEMENT
- FNC FENCE
- FO FIBER OPTIC
- MF MANHOLE
- N NORTH
- ONG OVERHANG
- PP POWER POLE
- PL PROPERTY LINE
- RAILROAD RAILROAD
- RR SANITARY SEWER
- S SOUTH
- SD STORM DRAIN
- SLL STREET LIGHT
- WM WATER METER
- WT WATER
- WV WATER VALVE
- W WEST
- WF WOOD FENCE

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LIST LINE
- COVER LINE
- EXEMPT LINE
- BOUNDARY IN
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- GAS OR WATER VALVE
- FIBER OPTIC LINE
- OVERHEAD LINE
- STREET LIGHT
- CHAIN LINK FENCE
- WOOD FENCE
- TREE

PREPARED FOR:
ALTANSPS LAND TITLE SURVEY
741 AUZERAS AVENUE
 CALIFORNIA

DATE	10/24/2020
SCALE	1"=20'
DRAWN	OK
DESIGNED	AT
JOB	20-144
SHEET	2
OF	2 SHEETS

Civil Engineers + Planners + Surveyors

Civil Engineering Associates

2020 Century Park East, Suite 100
 Irvine, CA 92618
 Tel: (949) 453-8888

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INVESTMENT HIGHLIGHTS



Location | Less than 1-mile to Diridon Station

Proximity | 5-minute drive to Downtown San Jose business district

Close proximity to Google Campus Development

Access | Convenient access to 280 and 87 freeways

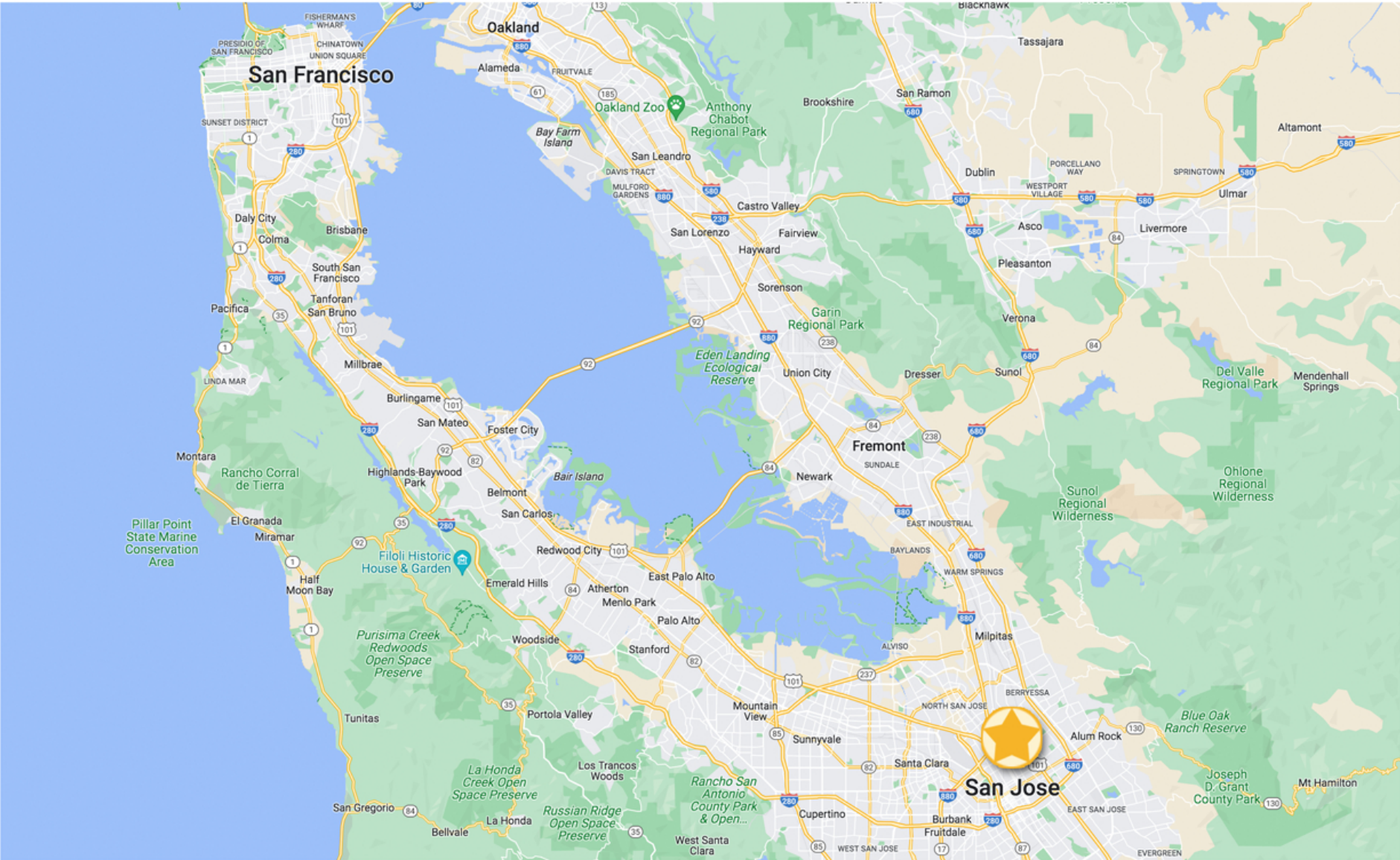
Surroundings | Less than 1-mile to San Jose SAP Center



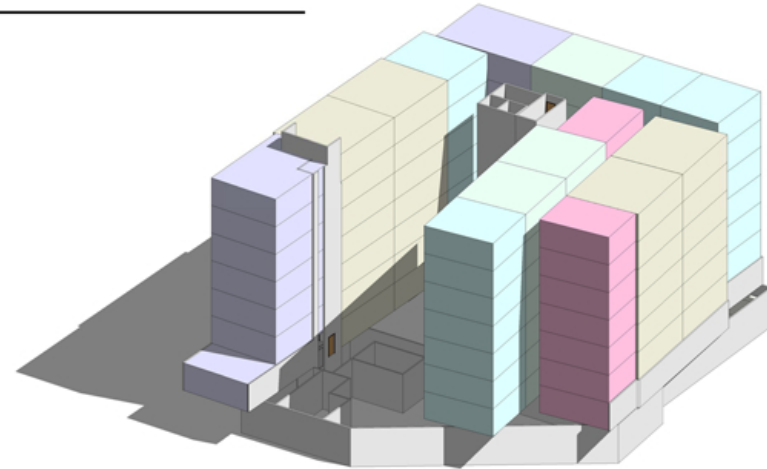
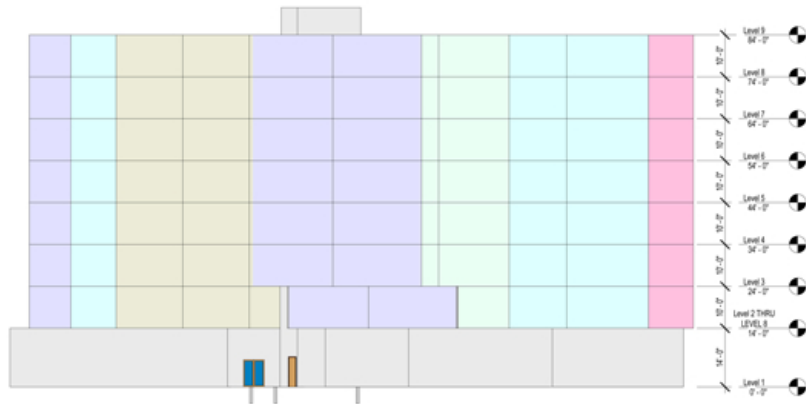
DIRIDON STATION ACTIVITY



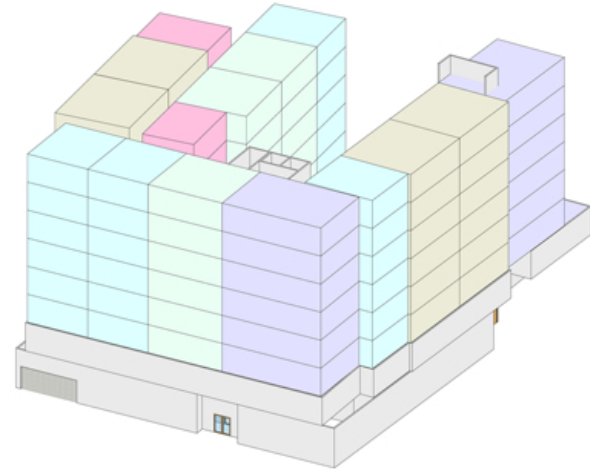
REGIONAL MAP



AFFORDABLE HOUSING CONCEPT



2 VIEW FROM LOS GATOS CREEK (BACK SIDE OF BUILDING)
SCALE:



3 FRONT VIEW FROM AUZERAIS AVE
SCALE:



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