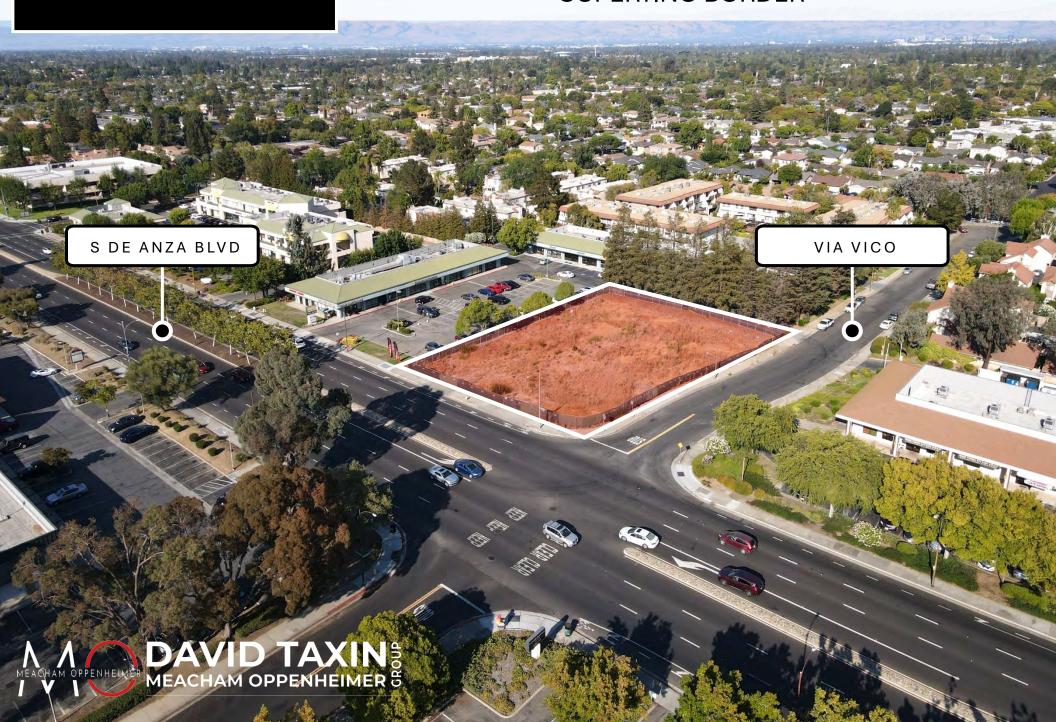
1090 S DE ANZA BLVD
SAN JOSE

±0.60 AC INFILL LAND FOR SALE ON DE ANZA BLVDCUPERTINO BORDER







PRICE: \$6,990,000

ZONING: CP (PD) – Planned Development (Commercial Pedestrian Base District)

LOT SIZE: ±0.60 AC | ±26,440 SF

GENERAL PLAN: NCC – Neighborhood/Community Commercial

APN: 372-25-015

URBAN VILLAGE: S. De Anza Blvd



±0.60 ACRE INFILL LAND FOR SALE ON S DE ANZA BLVD

- 1090 S De Anza Boulevard is an opportunity to purchase a rare ± 0.60 AC corner parcel in the high barrier to entry market on South De Anza Boulevard, 1 block from the City of Cupertino.
- The property is fully entitled for a **4 story (89 Room) Hampton Inn Hotel by Hilton**. The site was previous a Chevron Gas Station and is now fenced and shovel ready. Seller has received all clearance documents from the Santa Clara County Health and Environmental Department, and as well the San Jose Fire Department.
- The site is in the S De Anza Urban Village Designation.
- Cupertino School District.
- The property is strategically positioned on S De Anza Boulevard, 0.3 miles from Hwy 85 and only
 2.2 Miles from The Cupertino Crossroads Shopping Center on the corner of Stevens Creek Blvd
 and S De Anza Blvd.

ENTITLEMENTS - 89 UNIT HAMPTON INN BY HILTON



APN: 37225015

ADDRESS: 1090 SOUTH DE ANZA BOULEVARD

SAN JOSE, CALIFORNIA, 95129-3529

PROJECT DESCRIPTION: PROPOSED 4 STORY, 90 GUESTROOM

HOTEL.

TYPES OF OCCUPANCY: R-1/A-2/A-3/B

NO. OF STORIES: HOTEL: 4 LEVELS ABOVE GRADE

1 LEVEL UNDERGROUND GARAGE

SITE AREA: 26,502 SF

TOTAL BLDG AREA: 1ST FLOOR = 12,297 SF

2ND FLOOR = 12,936 SF

3RD FLOOR = 13,023 SF

4TH FLOOR = 13,023 SF

= 51,279 SF

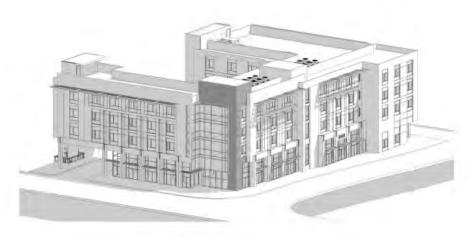
PROPOSED F.A.R.: 1.93 (MAX. ALLOWED 2.0)

BLDG. FOOTPRINT: 12,297 SF 46%

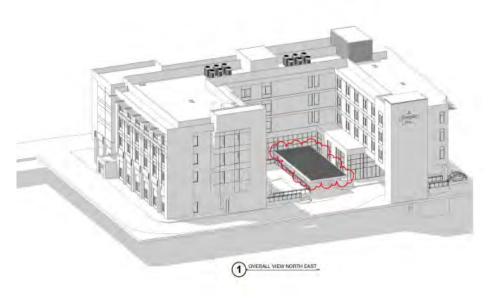
ROOMS: 89

MAX BLDG. HT': 55'-3" PARAPET ON DE ANZA AND VIA VICO

61' AT TOWER









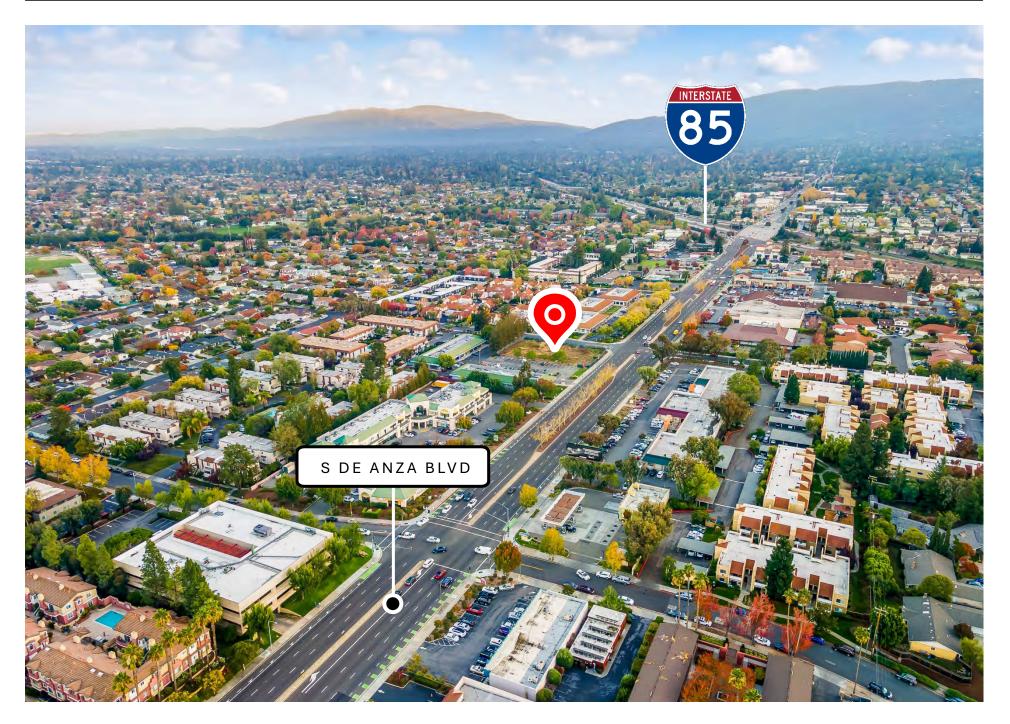
The Information contained herein has been obtained from sources we'c em reliable. We cannot, however, assume responsibility for its accuracy.













2025 SUMMARY	1-MILE	5-MILE	10-MILE
Population	27,092	535,067	1,459,662
Households	11,075	197,068	494,974
Average Household Size	2.4	2.6	2.8
Owner Occupied Housing Units	3,504	95,887	244,540
Renter Occupied Housing Units	7,110	93,757	231,151
Median Age	38.8	40.2	38.9
Median Household Income	\$106,274	\$143,554	\$143,790
Average Household Income	\$138,544	\$169,623	\$170,163



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