

FOR SALE

Evans Ranch

00 Cinnabar Hills Road, San Jose, CA 95120



OXBRIDGE
INTERNATIONAL CO.

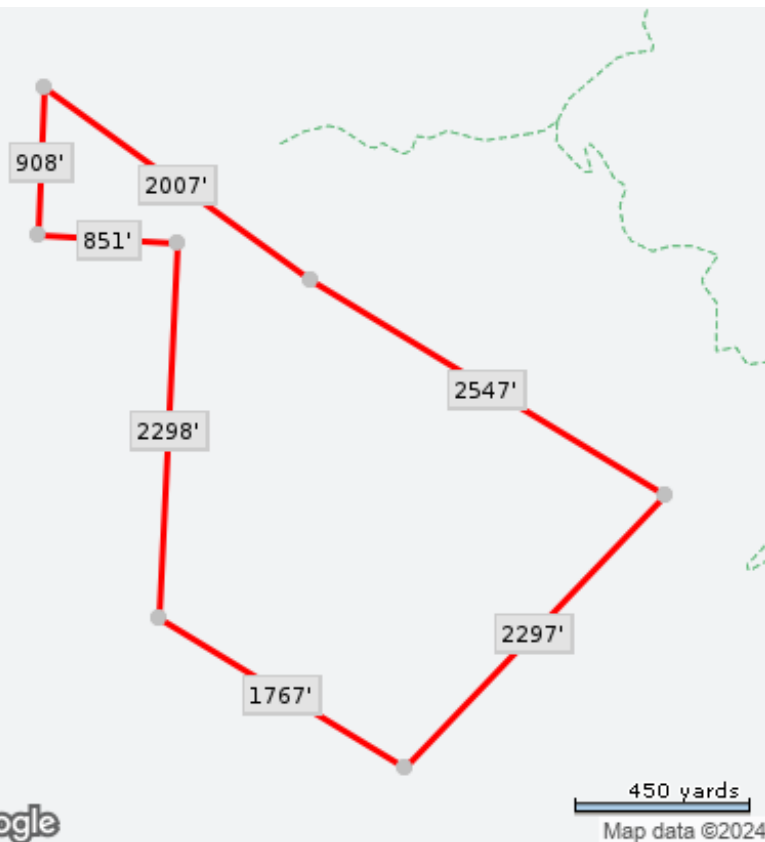
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INVESTMENT OVERVIEW

EVANS RANCH PROPERTY INFORMATION:

- Address: 00 Cinnabar Hills Road, San Jose, CA 95120
- Asking Price: \$3,100,000
- APN: 742-14-009



EXECUTIVE SUMMARY

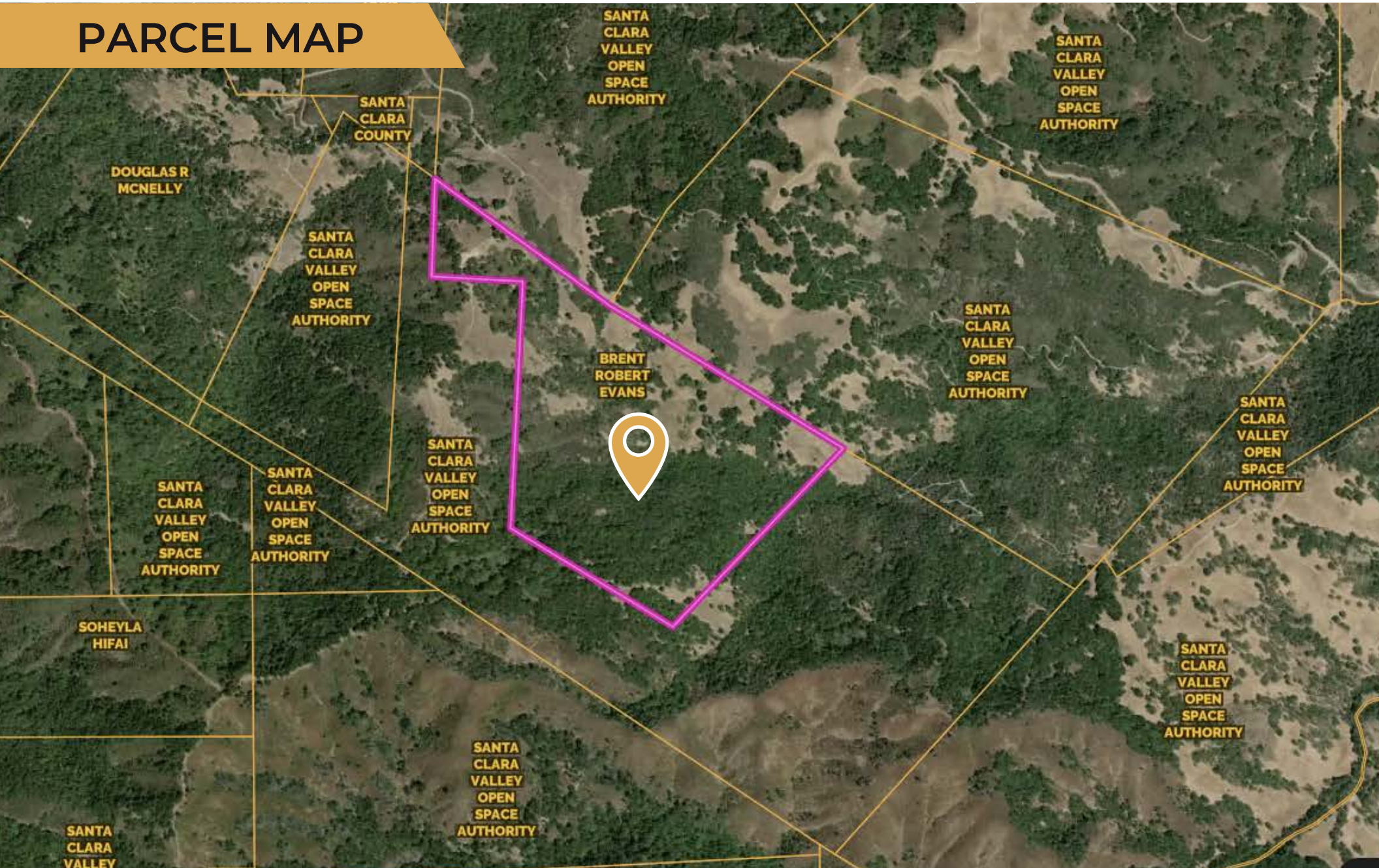
Situated on Cinnabar Hills Road, Evans Ranch is nestled in the picturesque New Almaden area of San Jose. The property boasts stunning views of the surrounding hills and the renowned Quicksilver County Park, offering a tranquil and scenic environment.

The ranch covers approximately 146 acres of diverse terrain, including rolling hills, open meadows, and wooded areas. This vast space provides ample opportunities for various uses, from residential development to recreational ventures. The property is enveloped by Open Space Land, ensuring unobstructed views and a natural setting. Its proximity to Quicksilver County Park offers direct access to outdoor activities such as hiking, biking, and nature observation. The New Almaden district is known for its rich mining history, adding a layer of historical charm and cultural significance to the property.

PROPERTY HIGHLIGHTS

- Approximately 146 acres
- Zoned: HS
- Surrounded by Open Space Land
- Views of New Almaden
- Abundant Wild Life
- Multiple Areas for Single Family Home

PARCEL MAP



San Jose, California

DEMOGRAPHICS

Population
58,983

Median Household Income
\$200,001

Median Age
44.1

Unemployment Rate
3.7%

Per Capita Income
\$83,851

Total Businesses
1,421

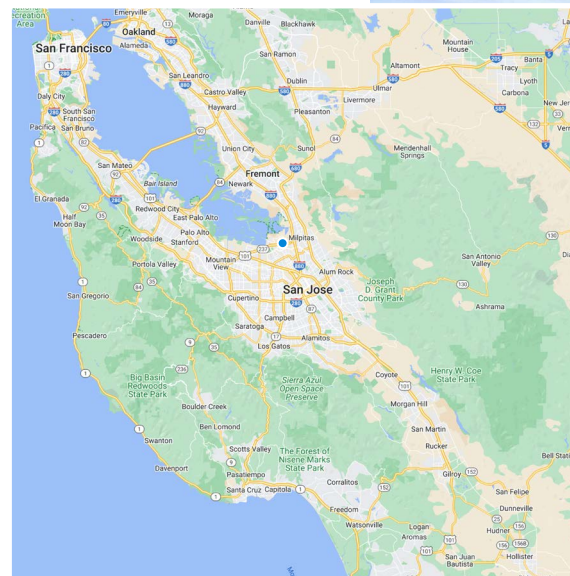


AREA OVERVIEW SAN JOSE

San Jose, officially the City of San José is the largest city in Northern California by both population and area. With a 2022 population of 971,233, it is the most populous city in both the Bay Area and the San Jose–San Francisco–Oakland Combined Statistical Area—which in 2022 had a population of 7.5 million and 9.0 million respectively—the third-most populous city in California after Los Angeles and San Diego, and the 13th-most populous in the United States. Located in the center of the Santa Clara Valley on the southern shore of San Francisco Bay, San Jose covers an area of 179.97 sq mi (466.1 km²). San Jose is the county seat of Santa Clara County and the main component of the San Jose–Sunnyvale–Santa Clara Metropolitan Statistical Area, with an estimated population of around two million residents in 2018.

San Jose is notable for its innovation, cultural diversity, affluence, and sunny and mild Mediterranean climate. Its connection to the booming high tech industry phenomenon known as Silicon Valley prompted Mayor Tom McEnery to adopt the city motto of "Capital of Silicon Valley" in 1988 to promote the city. Major global tech companies including Cisco Systems, eBay, Adobe Inc., PayPal, Broadcom, and Zoom maintain their headquarters in San Jose. San Jose is one of the wealthiest major cities in the world, with the third-highest GDP per capita (after Zürich and Oslo) and the fifth-most expensive housing market.

After California achieved statehood two years later, San Jose was designated as the state's first capital. Following World War II, San Jose experienced an economic boom, with a rapid population growth and aggressive annexation of nearby cities and communities carried out in the 1950s and 1960s. The rapid growth of the high-technology and electronics industries further accelerated the transition from an agricultural center to an urbanized metropolitan area. Results of the 1990 U.S. census indicated that San Jose had officially surpassed San Francisco as the most populous city in Northern California. By the 1990s, San Jose had become the global center for the high tech and internet industries and was California's fastest-growing economy for 2015–2016.



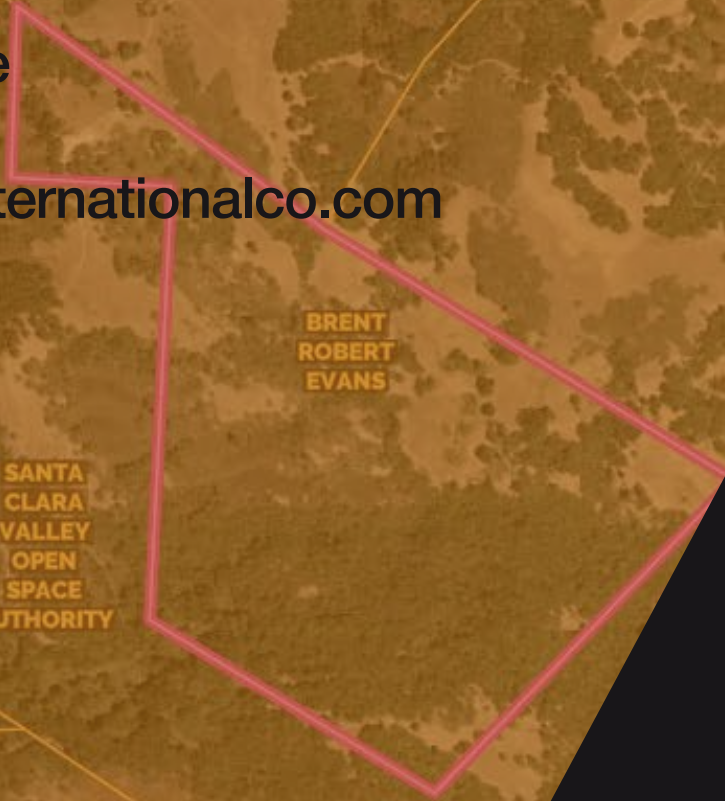
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SANTA CLARA VALLEY OPEN SPACE AUTHORITY

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SANTA CLARA

DOUGLAS R MCNELLY

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BRENT ROBERT EVANS

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