



**AVISON
YOUNG**

**For sale - ±3.7 acres
Development Opportunity**

1563-1641 El Dorado Street, San Jose, CA



Property Summary

We are pleased to present the offering memorandum for the properties located at 1563-1641 El Dorado Street. Nestled in a vibrant neighborhood that boasts a rich blend of culture, accessibility, and growth potential, these properties represent a unique investment opportunity for discerning buyers.

El Dorado Street is strategically positioned to benefit from the area's ongoing development and revitalization initiatives. The surrounding community is characterized by its diverse demographic, burgeoning businesses, and proximity to key amenities, making it an attractive location for both residents and investors alike.

We invite you to explore the potential of this remarkable offering and envision the possibilities that await in this thriving community.

Property Details

Address: 1563-1641 El Dorado Street, San Jose, CA

APN: 015-03-041, 040, 039, 022, 021, 020

Total Size: ±3.7 acres

Zoning: Planned Development (Commercial Pedestrian Base District)

General Plan: Mixed Use Neighborhood



Located in the heart of Silicon Valley



Adjacent to restaurants, parks, community center, and high-tech business district



Close proximity to Top Golf



±3.7 acres of developable land.



San Jose Planning Department Support

Aerial View of Parcel

1563-1641 El Dorado Street, San Jose, CA



The Area

1563-1641 El Dorado Street, San Jose, CA



@FIRST

HYATT PLACE **COURTYARD** **Marriott** **Target**

Sweet Tomatoes **FIVE GUYS** **Chick-fil-A**

CVS pharmacy **PANDA EXPRESS** **Panera Bread**

NICHOLSON

Subway **Round Table PIZZA**

Mina's Korean BBQ
Greek Cafe



Microsoft

PROPOSED
City Place - ±240 Acres Mixed Use Development

Levi's
STADIUM

HomeWood Suites
by Hilton

Google

Bloomenergy
Regus

Google

TOPGOLF

Aloft
HOTELS

VERB
SURGICAL

1563-1621
El Dorado St
±3.7 Acres
for Sale

EXTENDED
STAYAMERICA

hp

Area Developments - Under Construction

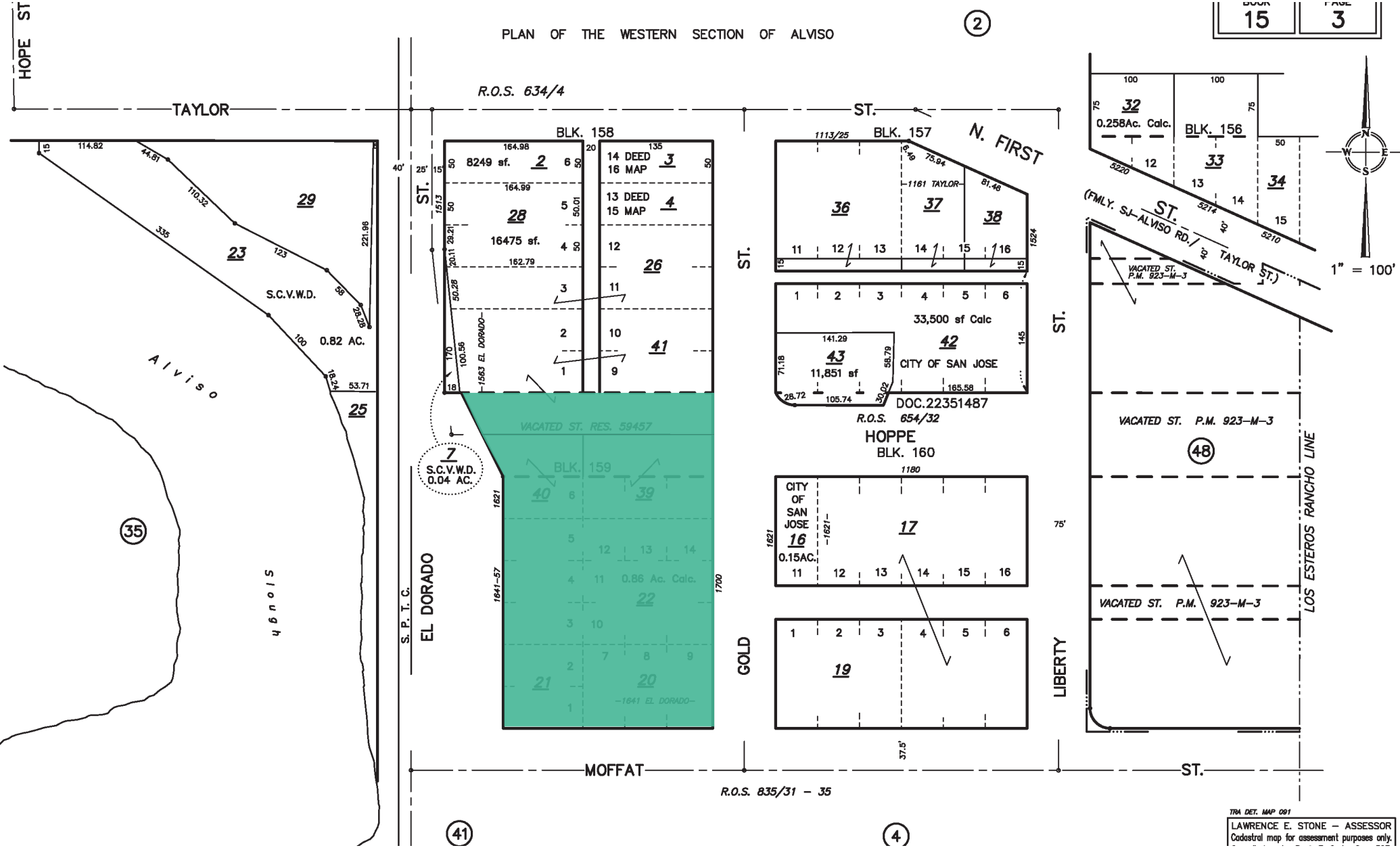


1563-1621
El Dorado St
±3.7 Acres
for Sale

- 1 2240 Calle de Luna, Santa Clara Multi-Family - Under Construction
- 2 2300 Calle de Luna, Santa Clara HealthCare/Multi Family - Under Construction
- 3 2302 - 2310 Calle de Luna, Santa Clara Multi-Family - Under Construction
- 4 2225 Calle de Luna, Santa Clara Multi-Family - Under Construction
- 5 1101 Elko Drive, Sunnyvale Hospitality - Under Construction

Tax Map

1563-1641 El Dorado Street, San Jose, CA



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PLAN OF THE WESTERN SECTION OF ALVISO

R.O.S. 634/4

(2)

1" = 100'

Z
S.C.V.W.D.
0.04 AC.

VACATED ST. RES. 59457

R.O.S. 654/32

HOPPE
BLK. 160

VACATED ST. P.M. 923-M-3

(48)

TBA DET. MAP 091
LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.

Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young' efforts to market for sale the property located at 1563-1641 El Dorado Street, San Jose, CA (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

Avison Young, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

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