

845  
PARK  
AVENUE  
SAN JOSE, CA  

---

FOR SALE



### POTENTIAL 14-16 UNIT TOWNHOME DEVELOPMENT OPPORTUNITY

- SB 330 HOUSING PROJECT PRELIMINARY APPLICATION HAS BEEN SUBMITTED
- APPROXIMATE 0.58 ACRE CORNER PARCEL
- CURRENTLY IMPROVED WITH APPROXIMATE 8,567 SF FREESTANDING BUILDING
- OUTSTANDING LOCATION, WALKING DISTANCE TO: SAP CENTER, WHOLE FOODS, CAHILL PARK, DIRIDON STATION, PLANNED GOOGLE VILLAGE; 1 MILE TO ADOBE WORLD HQ IN DOWNTOWN SAN JOSE





### CURRENT CONDITIONS

- Approximate 8,567 Square Foot Free-Standing Building
- Approximate 0.58 Acre Corner Parcel of Land
- Santa Clara County APN: 261-36-064
- Originally Constructed 1978
- Zoning and General Plan: MUN (Mixed Use Neighborhood District)
  - Possible Day Care Location, Subject to SUP
- Newly Remodeled Storefront
- New HVAC Servicing Showroom/Office Area
- Approximately 1,000 SF “Bonus” Mezzanine - Buyer to Verify Code Compliance and Permit Status
- Pole Sign in Place (Buyer to Confirm Compliance with City)
- Fire Sprinklered
- 2 Grade Level Roll-Up Doors
- ±7,500 SF Fenced Outdoor Area
- Irreplaceable Location: Nearby to Downtown (1 mile to Adobe HQ), Westfield Valley Fair, Santa Row, Rose Garden, San Jose Mineta International Airport, Major Freeways; Walking Distance to: SAP Center, Diridon Station, Cahill Park, Whole Foods, Planned Google Village

### POTENTIAL TOWNHOME DEVELOPMENT

- Possible 14-16 Unit Project
- SB 330 Housing Project Preliminary Application Has Been Submitted
- Initial Support from City Planning for Conceptual Project Has Been Indicated
- Inquire for Further Details

# AERIAL MAP

845 PARK AVENUE

SAN JOSE, CALIFORNIA

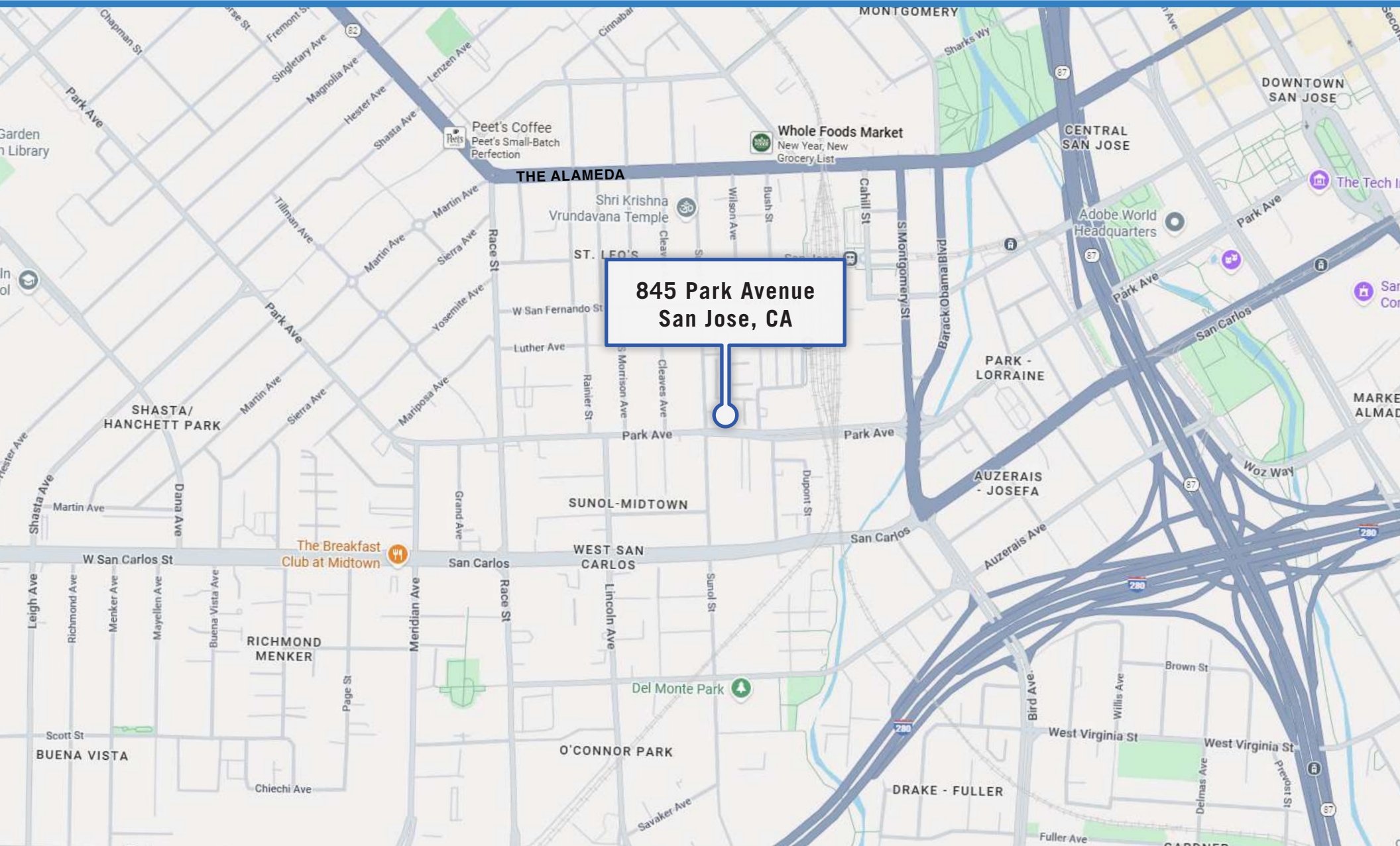




# LOCATION MAP

## 845 PARK AVENUE

SAN JOSE, CALIFORNIA





# CONCEPTUAL TOWNHOME ELEVATIONS

845 PARK AVENUE  
SAN JOSE, CALIFORNIA



UNIT B  
RIGHT ELEVATION



UNIT B      UNIT A      UNIT A      UNIT B      UNIT A      UNIT B      UNIT A      UNIT B  
REAR ELEVATION



UNIT B  
LEFT ELEVATION



UNIT B      UNIT A      UNIT B      UNIT A      UNIT B      UNIT A      UNIT A      UNIT B  
FRONT ELEVATION



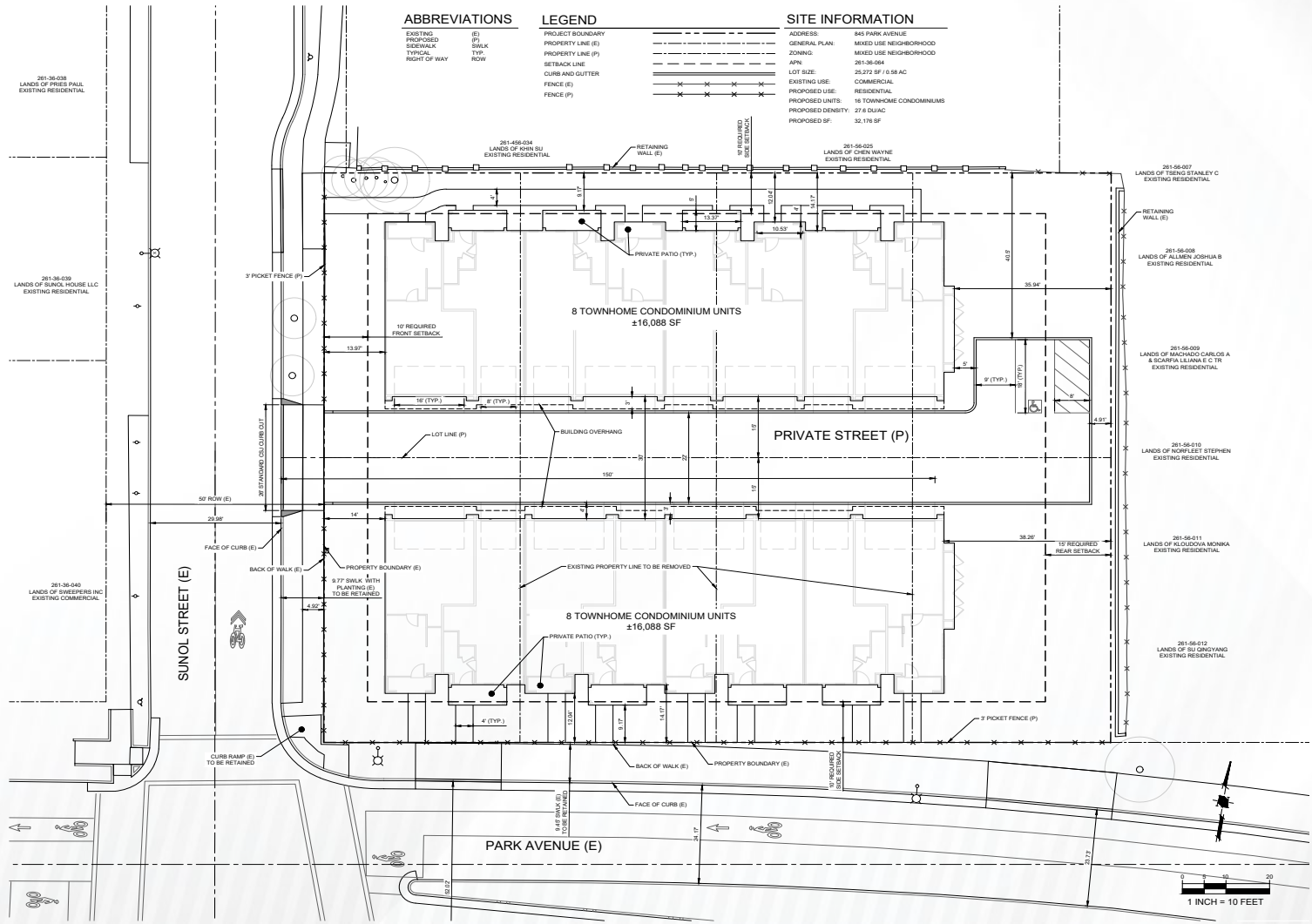
# CONCEPTUAL TOWNHOME ELEVATIONS

845 PARK AVENUE  
SAN JOSE, CALIFORNIA



# CONCEPTUAL SITE PLAN

845 PARK AVENUE  
SAN JOSE, CALIFORNIA

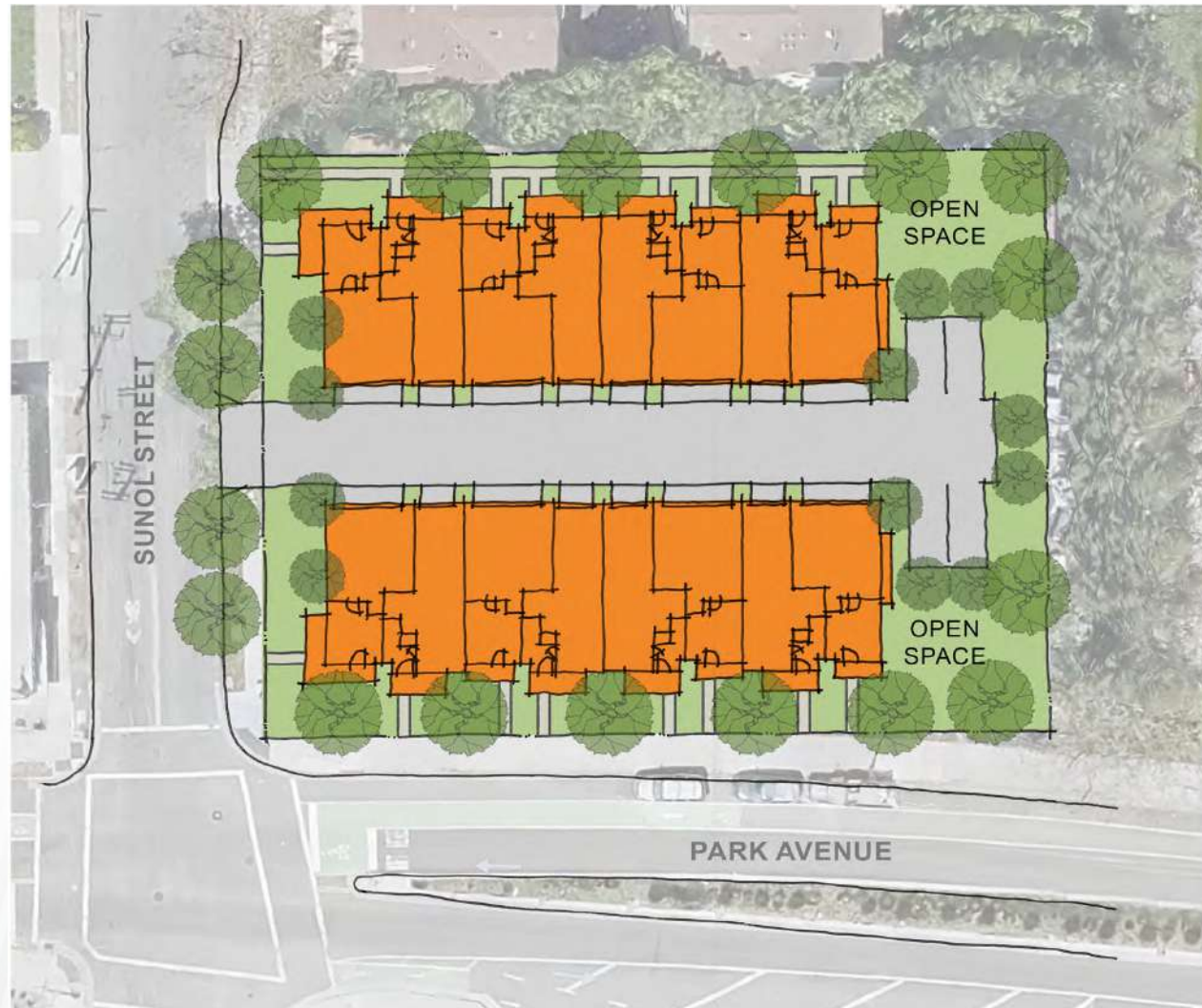




# CONCEPTUAL SITE PLAN

845 PARK AVENUE

SAN JOSE, CALIFORNIA

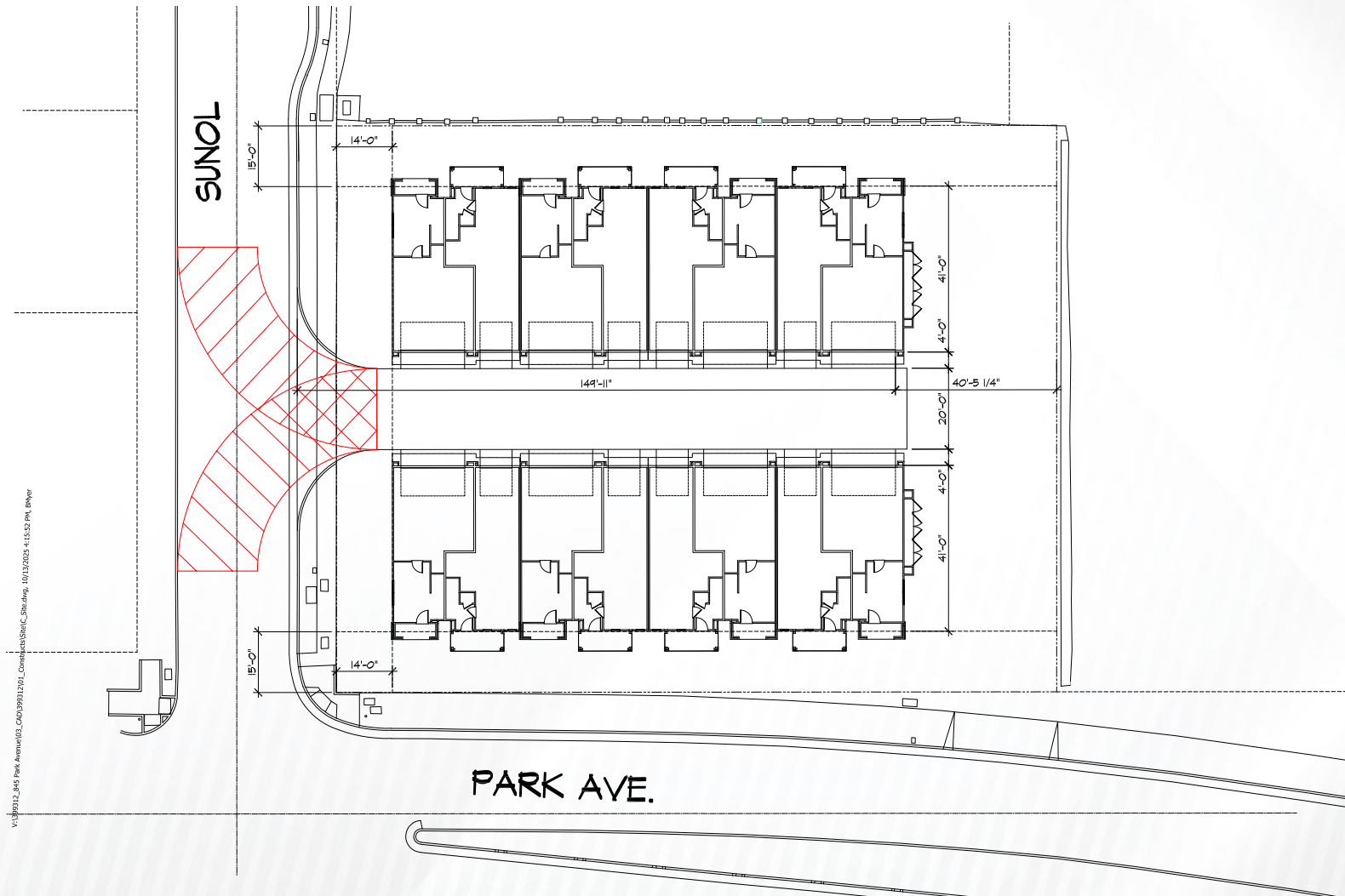




## CONCEPTUAL INGRESS/EGRESS

# 845 PARK AVENUE

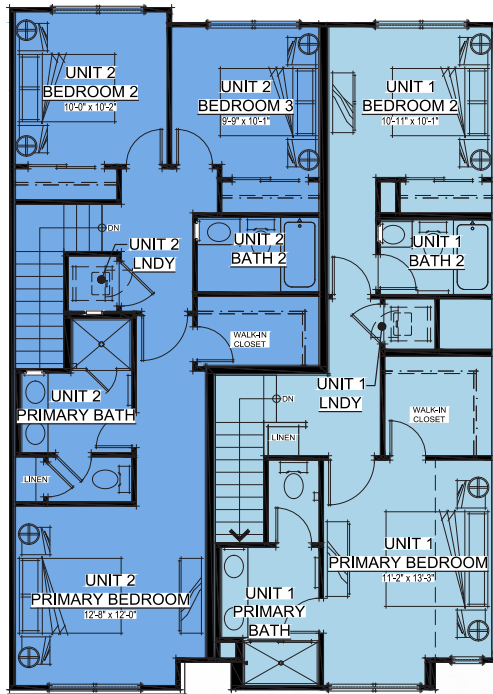
SAN JOSE, CALIFORNIA



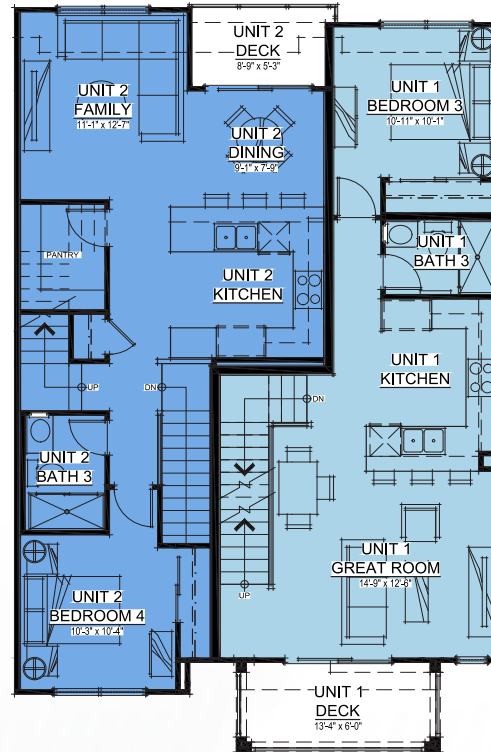
# CONCEPTUAL FLOORPLANS

845 PARK AVENUE

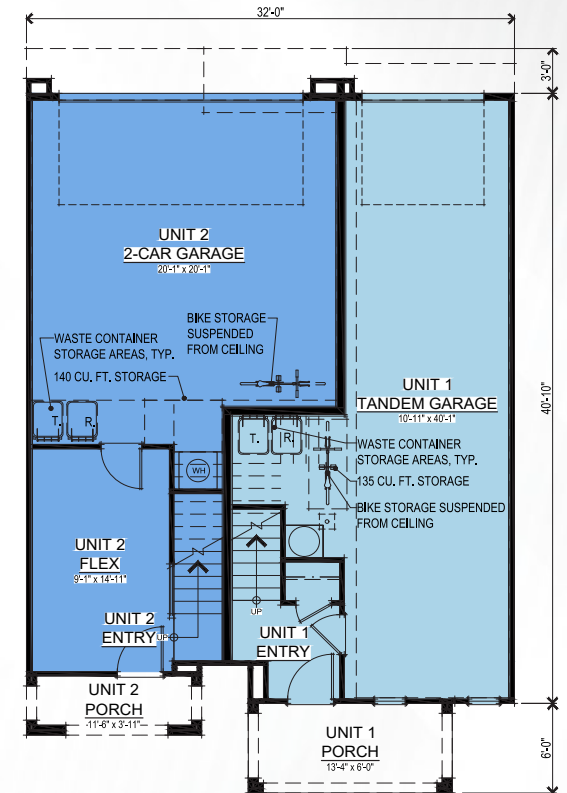
SAN JOSE, CALIFORNIA



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 1 SQUARE FOOTAGES		UNIT 2 SQUARE FOOTAGES	
FIRST FLOOR	85 SQ. FT.	FIRST FLOOR	191 SQ. FT.
SECOND FLOOR	636 SQ. FT.	SECOND FLOOR	711 SQ. FT.
THIRD FLOOR	641 SQ. FT.	THIRD FLOOR	756 SQ. FT.
TOTAL LIVING	1362 SQ. FT.	TOTAL LIVING	1658 SQ. FT.
TANDEM GARAGE	524 SQ. FT.	2-CAR GARAGE	478 SQ. FT.
UNIT 1 PORCH	80 SQ. FT.	UNIT 2 PORCH	45 SQ. FT.
UNIT 1 DECK	74 SQ. FT.	UNIT 2 DECK	47 SQ. FT.



# AMENITIES GALLERY





# 845 PARK AVENUE

SAN JOSE, CALIFORNIA

**William Steele**

(408) 230-4180

[bill.steele@nmrk.com](mailto:bill.steele@nmrk.com)

CA RE Lic. #00938326

**NEWMARK**

3055 Olin Avenue, Suite 2200, San Jose, CA 95128 | The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. WP\_NS - 01/26