

# FULLY ENTITLED 8-STORY ±138-UNIT MIXED-USE PROJECT

Builder's-Remedy; HAA-Protected Vesting: Approval under California's Housing Accountability Act

2470 ALVIN AVE, SAN JOSE





## PROPERTY OVERVIEW

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**PRICE:** Contact Listing Agents

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**# OF UNITS:** ±138 Total

**Studio:** 24

**1 Bed/1 Bath:** 83

**2 Bed/2 Bath:** 26

**3 Bed/2 Bath:** 5

**Ground Floor Retail:** ±5,000 SF

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**LOT SIZE:** ±0.93 AC

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**# OF STORIES:** 8 (65' Maximum)

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**ZONING:** Commercial General

**GENERAL PLAN:** Neighborhood/Community Commercial

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**PROPOSED FAR:** Up to 3.5

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**PROPOSED DENSITY:** 148.4 DU/AC

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**APN:** 670-02-021

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# FULLY APPROVED 8-STORY ±138-UNIT MIXED-USE PROJECT

- **Fully Approved (H23-031):** Mixed-use infill with ±138 unit, and approx. ±5,000 SF ground floor retail; proceed directly to construction documents/plan-check.
- **Site Development Permit** to allow demolition of an existing ±13,275 SF medical building and construction of an eight-story mixed-use building consisting of ±138 multifamily residential units and about ±4,992 sf of commercial space on a ±0.93-acre site.
- **The project is strategically located on a ±0.93-acre corner site at the intersection of Alvin Avenue and Burdette Drive.** The development features a modern 8-story structure with ground-floor retail, three-level podium parking, and residential units on floors 4-8. The design incorporates terraced landscaping and rooftop amenities.
- **Builder's-Remedy; HAA-Protected Vesting:** Approval under California's Housing Accountability Act; buyer to verify scope of vesting and conditions. With Builder's Remedy approvals recorded, **no further Council vote or rezoning is required.** The developer may proceed straight to construction drawings and **plan-check submittal**; only standard demo and building permits remain.
- **The 85-foot-tall structure will yield** roughly ±209,500 square feet, including ±98,250 square feet for housing, nearly ±5,000 square feet for retail, and ±55,500 square feet for the three-story podium garage. Of the ±138 residences, there will be 24 studios, 83 one-bedrooms, 26 two-bedrooms, and 5 three-bedrooms. Parking will be included for 142 cars and 72 bicycles.
- Approved via California's **"Builder's Remedy"** (Gov. Code § 65589.5(d)), the City **cannot disapprove, down-zone, or shrink** the ±138-unit plus ±5,000 SF retail project—even if local zoning conflicts remain. The entitlement is **statutorily protected** because it vested while the City's housing element was non-compliant.
- **Parking Flexibility Signals:** AB 2097 & San José policy may reduce minimums where transit eligibility is met.
- **Prime Corner Site:** Dual frontage (Alvin Ave & Burdette Dr), efficient studio/1BR-forward mix, podium parking with EV-ready distribution.



# AERIAL VIEW OF PROPERTY







2470  
ALVIN AVE

2470  
ALVIN AVE

LEASING OFFICE

PARKING

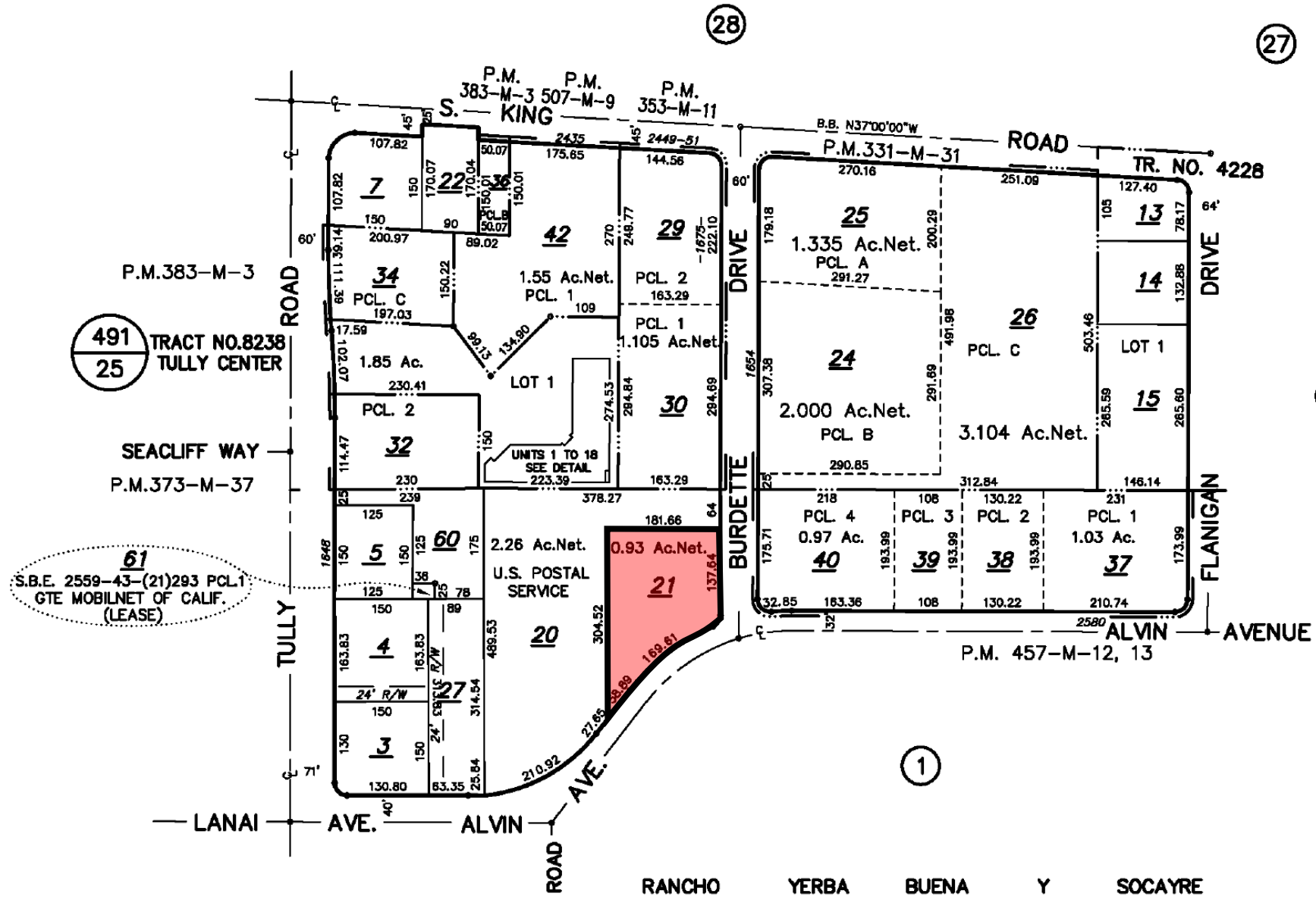








# PARCEL MAP





# DEMOGRAPHICS

## 2025 SUMMARY

## 1-MILE

## 5-MILE

## 10-MILE

### Population

35,924

581,649

1,292,174

### Households

8,747

176,327

427,622

### Average Household Size

3.8

3.1

2.9

### Owner Occupied Housing Units

4,831

94,199

228,551

### Renter Occupied Housing Units

3,995

85,438

207,929

### Median Age

38.9

38.7

39.2

### Median Household Income

\$105,911

\$121,867

\$147,884

### Average Household Income

\$134,436

\$153,699

\$173,582



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