

# FULLY ENTITLED 8-STORY $\pm$ 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



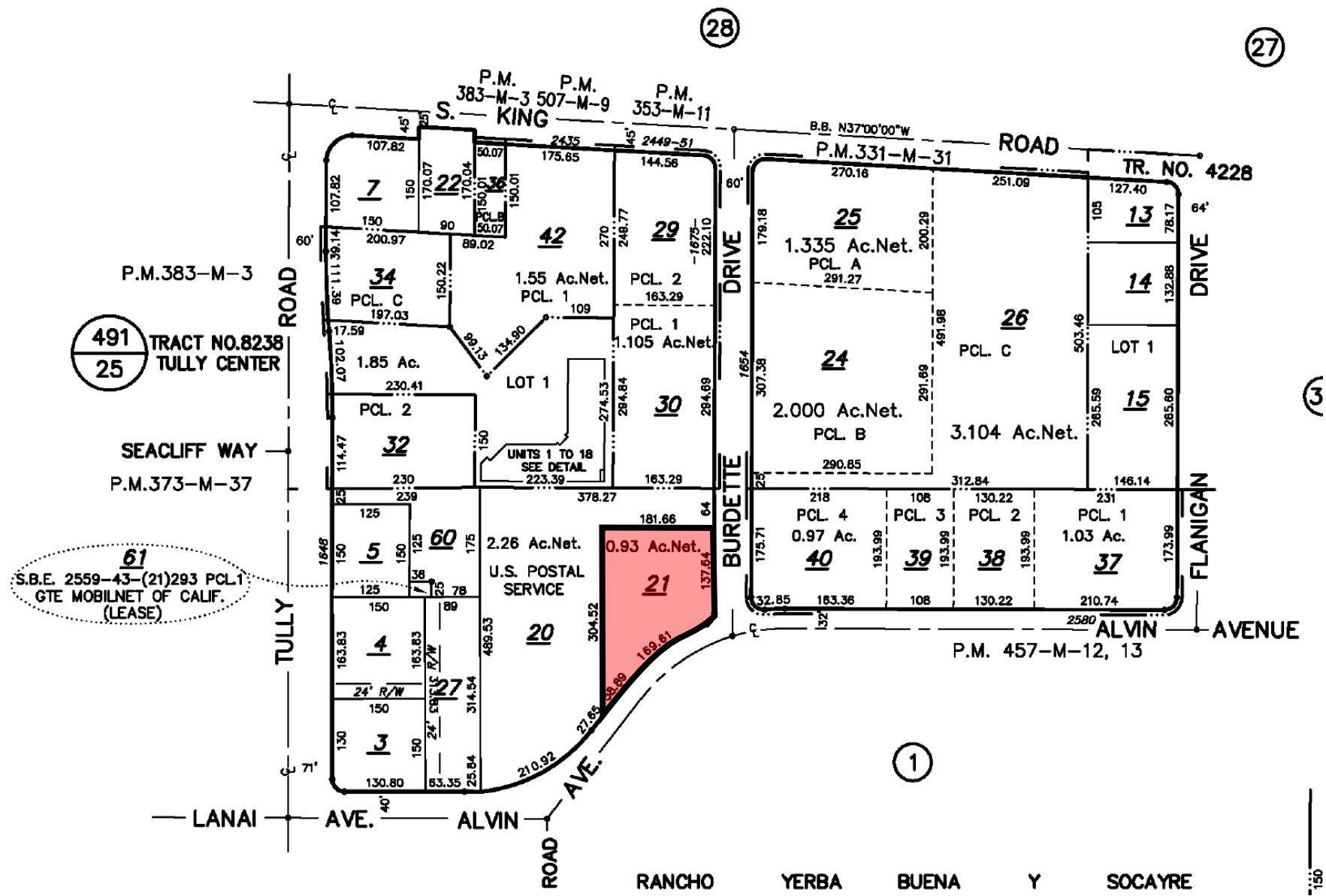


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# PARCEL MAP



# 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

# 2470 ALVIN AVE, SAN JOSE



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