

324-338 SHARKS WAY, SAN JOSE, CA

±11,543 SF DEVELOPMENT SITE AVAILABLE FOR SALE IN LITTLE ITALY



PROPERTY OVERVIEW

ADDRESS	324-338 Sharks Way, San Jose, CA
SITE AREA	4 vacant lots totaling 11,543 SF
APN NO.	259-36-036, 037, 038, & 067
COUNTY	Santa Clara County
LANDING USE ZONING	DC, Downtown Commercial
NEIGHBORHOOD	Little Italy

AARON FRITZ, CCIM

Senior Vice President
408.588.2398
aaron.fritz@kidder.com

LIC N° 01216555

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





MULTI-FAMILY DEVELOPMENT OPTIONS

ZONING	DC
SITE AREA	11,543
PROPOSED USE	Mult-Family Residential
ALLOWABLE BLDG HEIGHT	212 ft-FAA Limit

OPTION A

PROPOSED CONSTRUCTION TYPE	Type IIIA
----------------------------	-----------

Unit Mix

STUDIO (514 SF)	6
1 BED 1 BATH (717 SF)	29
2 BED 1 BATH (1,090 SF)	21
TOTAL UNITS	58
UNITS/ACRE	219
TOTAL AREA (SF)	48,010
PARKING @ 1/DU	29

Unit parking in basement using mechanized stackers

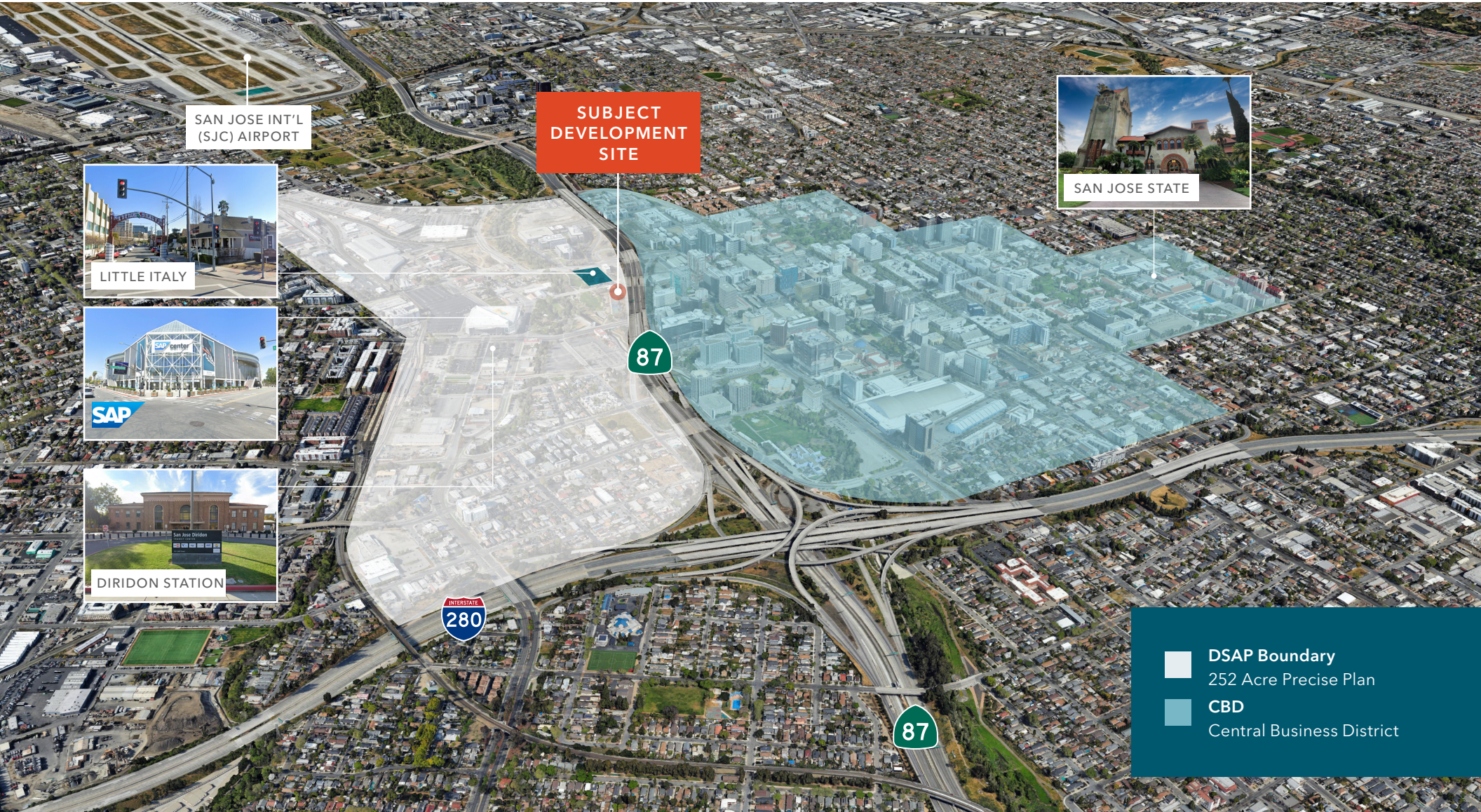
OPTION B

PROPOSED CONSTRUCTION TYPE	Type IA
----------------------------	---------

Unit Mix

STUDIO (514 SF)	17
1 BED 1 BATH (717 SF)	33
2 BED 1 BATH (1,090 SF)	49
TOTAL UNITS	99
UNITS/ACRE	374
TOTAL AREA (SF)	83,105
PARKING @ 1/DU	99

Unit parking in basement using mechanized stackers



SAN JOSE INT'L
(SJC) AIRPORT

SUBJECT
DEVELOPMENT
SITE



- DSAP Boundary
- 252 Acre Precise Plan
- CBD
- Central Business District