

PRELIMINARY PROJECT



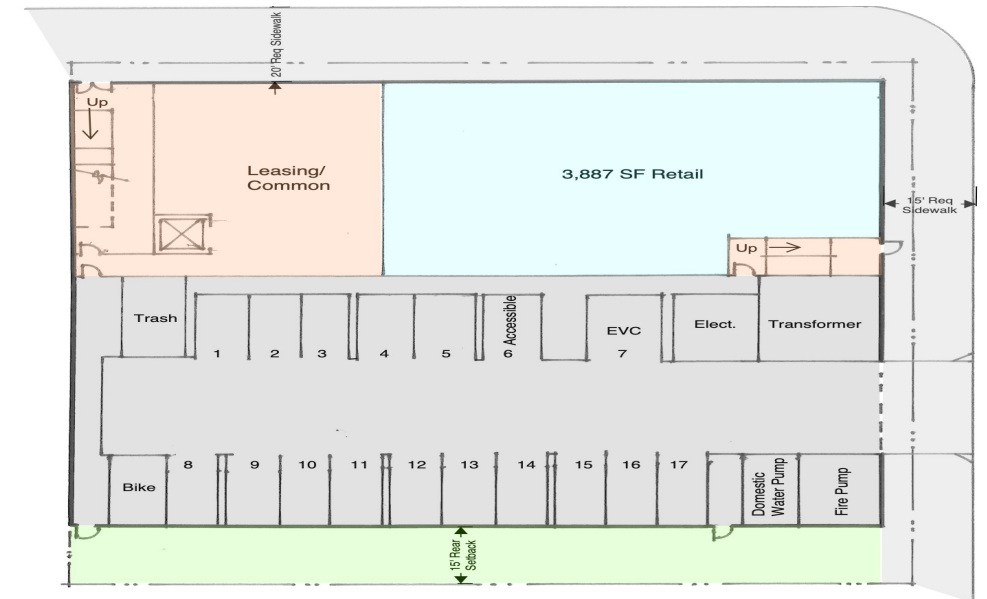
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SITE AERIAL



**478 E SANTA CLARA,
SAN JOSE, CA 95112**

**PRELIMINARY PROJECT
STUDENT HOUSING OPPORTUNITY
0.435 ACRES / 44 UNITS / 156 BEDS**



11th Street



THE OFFERING

Prime Student Housing Development Opportunity in San Jose

We are excited to offer investors the opportunity to acquire 478 E Santa Clara Street in San Jose, CA. This 0.43-acre property presents a prime investment opportunity.

Our development team, in collaboration with the architect, is studying the site for a 44-unit, 156-bed student housing project, which offers significant potential in a high-demand area.

Located in Urban Village and mixed-use Zoning Districts.
Existing zoning: General Commercial.

This property just minutes from downtown San Jose and major transportation. Its prime location near San Jose State University (SJSU), with over 36,000 students and limited on-campus housing, makes it an ideal to invest in San Jose's growth and meet the housing demand of one of California's largest universities.

Don't miss this exceptional opportunity. Contact us today to learn more . Please Call our Development Team at 650-906-7788

SITE DETAIL

Address: 478 E Santa Clara Street San Jose, CA 95112

APN: 467-25-075

Site Size: 18,936 Sq. Ft. / 0.43 Acres

General Plan: Commercial

Zone: Commercial General

Max Floor Ratio: 6 stories

Current Use: Mixed-use office/commercial

Project Details:

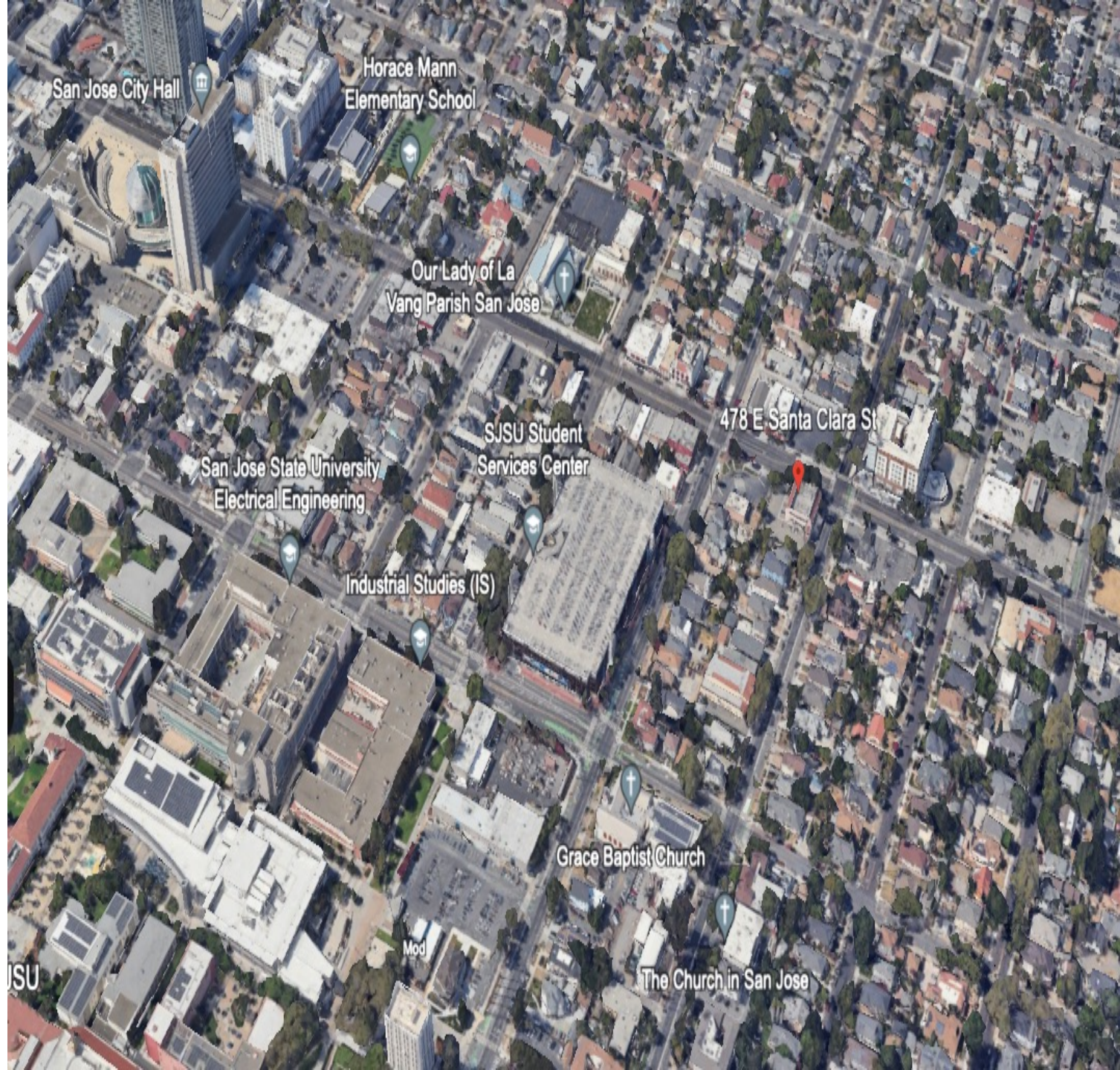
Gross Sq. Ft.: 75,074

Net Sq. Ft.: 18,936

Unit Count: 44 Units

Bed Count: 156 Beds

Parking: 18 (17 parking spaces, 12 bike parking spaces)



INVESTMENT HIGHLIGHTS



Prime Location: Situated in the heart of San Jose, minutes from downtown and major transportation hubs, with close to San Jose State University (SJSU), offering unparalleled access to a large student population.



Urban Village and Mixed-Used Zoning District: Located within an Opportunity Zone, providing substantial tax incentives and benefits for investors, enhancing the project's overall returns.



High Demand: With SJSU's student enrollment exceeding 36,000 and limited on-campus housing options, there is a significant demand for off-campus student housing, ensuring high occupancy rates and steady rental income.



Student Housing Project: Study to develop a 44-unit, 156-bed student housing project,



Potential for Upside: San Jose's dynamic market presents potential for appreciation and long-term capital growth, offering investors an opportunity to capitalize on the city's thriving economy and real estate market.



Prime Location in Silicon Valley: Positioned in the heart of San Jose, the capital of Silicon Valley, this property offers proximity to the region's tech giants, fostering an environment ripe for innovation and economic growth.

SAN JOSE STATE UNIVERSITY



SILICON VALLEY



CONTACT INFORMATION

JOHN WYNN

Imperial Investment & Development, Inc.

(650) 906-7788

