

1090 S DE ANZA BLVD
SAN JOSE

±0.60 AC INFILL LAND FOR SALE ON DE ANZA BLVD
CUPERTINO BORDER





PRICE: \$6,990,000

ZONING: CP (PD) – Planned Development (Commercial Pedestrian Base District)

LOT SIZE: ±0.60 AC | ±26,440 SF

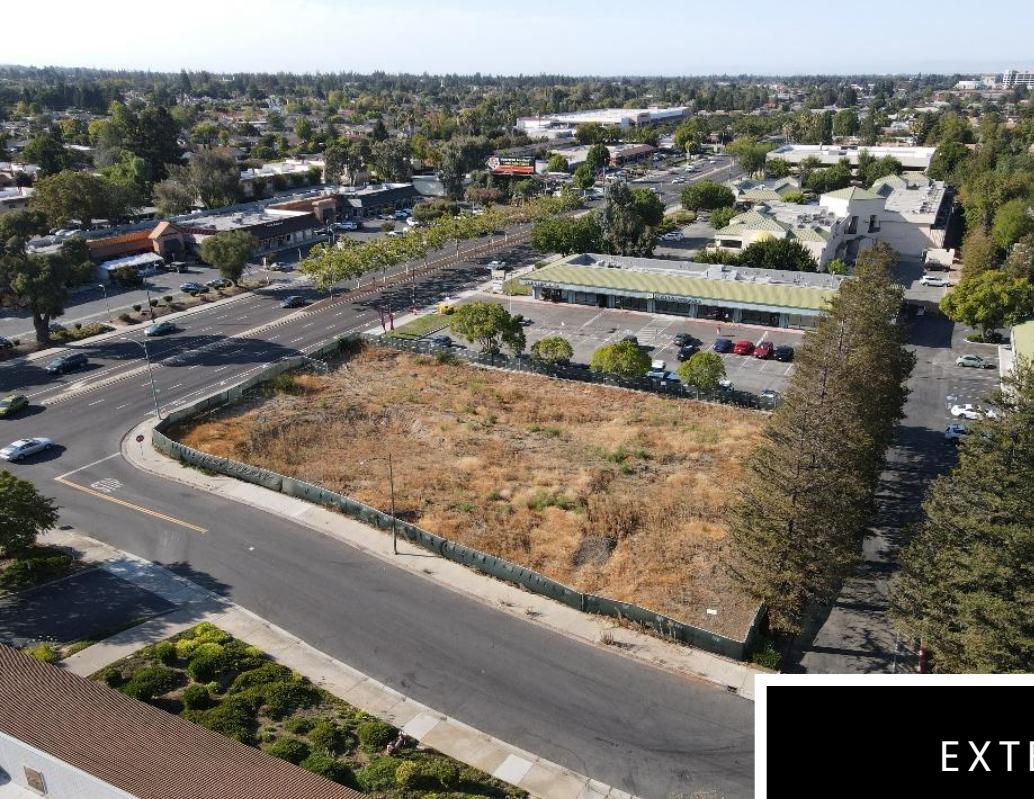
GENERAL PLAN: NCC – Neighborhood/Community Commercial

APN: 372-25-015

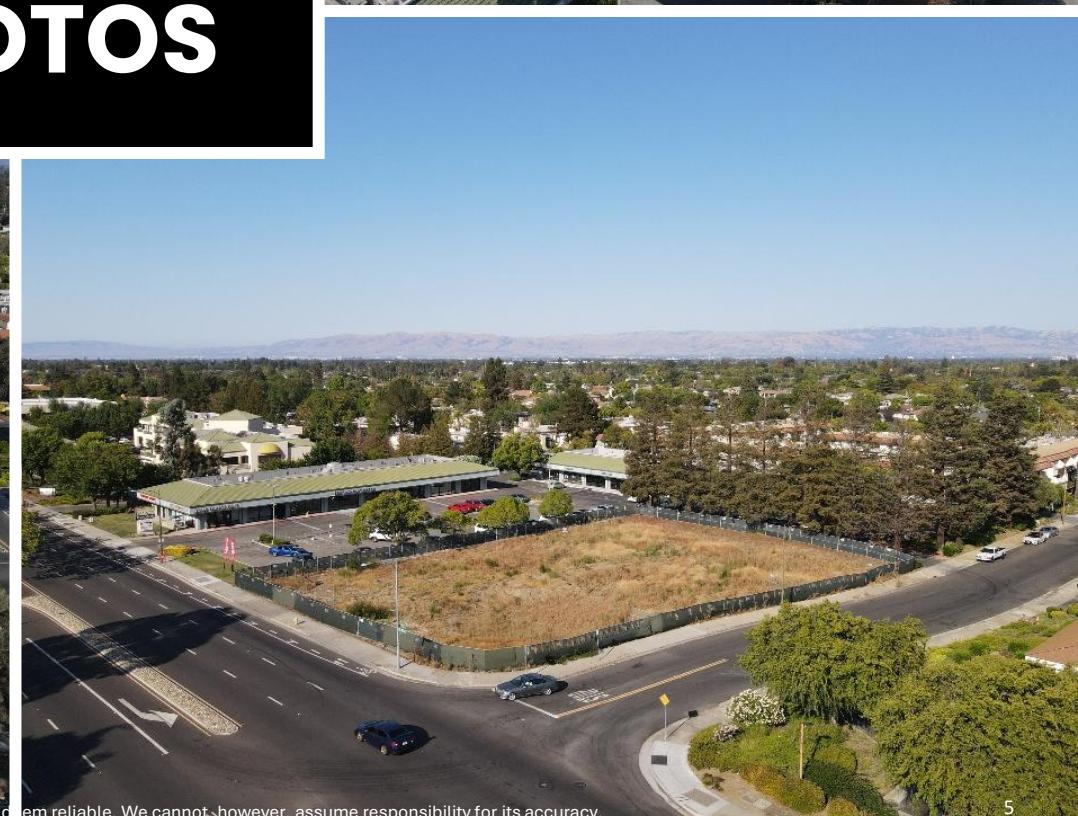
URBAN VILLAGE: S. De Anza Blvd

±0.60 ACRE INFILL LAND FOR SALE ON S DE ANZA BLVD

- **1090 S De Anza Boulevard** is an opportunity to purchase a rare ±0.60 AC corner parcel in the high barrier to entry market on South De Anza Boulevard, 1 block from the City of Cupertino.
- The property is in the CP (PD) – Planned Development (Commercial Pedestrian Base District) zoning designation and in the NCC – Neighborhood/Community Commercial general plan designation. The site is also in the S De Anza Urban Village Designation.
- Flexible zoning and general plan which allow retail, office, hospitality, or mixed-use (subject to planning approval). Nearby property was just approved for a 7-story residential project via Builder's Remedy. The NCC general plan encourages mixed-use development with residential above ground floor commercial space subject to planning approval.
- The property was recently entitled for a **4 story (89 Room) Hampton Inn Hotel by Hilton**. The site was previous a Chevron Gas Station and is now fenced and shovel ready. Seller has received all clearance documents from the Santa Clara County Health and Environmental Department, and as well the San Jose Fire Department.
- Cupertino School District.
- The property is strategically positioned on S De Anza Boulevard, **0.3 miles from Hwy 85 and only 2.2 Miles from The Cupertino Crossroads Shopping Center on the corner of Stevens Creek Blvd and S De Anza Blvd.**



EXTERIOR PHOTOS













2026 SUMMARY	1-MILE	5-MILE	10-MILE
Population	27,092	535,067	1,459,662
Households	11,075	197,068	494,974
Average Household Size	2.4	2.6	2.8
Owner Occupied Housing Units	3,504	95,887	244,540
Renter Occupied Housing Units	7,110	93,757	231,151
Median Age	38.8	40.2	38.9
Median Household Income	\$106,274	\$143,554	\$143,790
Average Household Income	\$138,544	\$169,623	\$170,163



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