

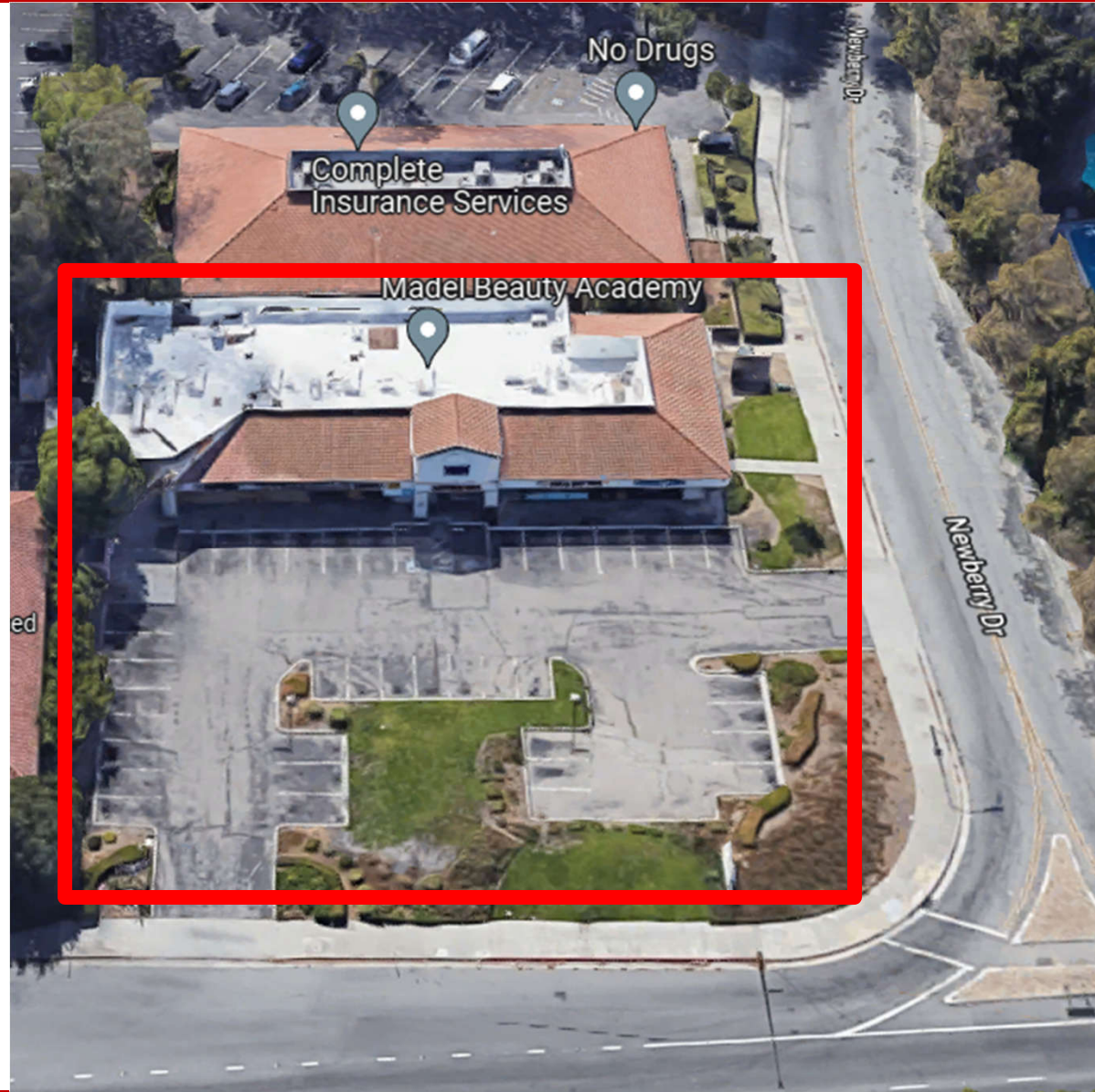
For Sale Land 35,719 +/- ~ \$3,150,000

1190 Hillside Avenue, San Jose, CA 95125



Property Highlights

- Redevelopment Project ~ Retail or Mixed-Use HDR Residential & Retail
- Great Southern San Jose Location, Surrounded by Development
- Flat 35,719 +/- SF Parcel, Zoned Commercial Pedestrian
- 190+ Unit Senior Development On an Adjacent Property
- Zoning Permits Mixed Use High Density Residential Development
- Located at the Hillside Interchange on the Almaden Expressway
- Near Restaurants, Shopping and Amenities
- Fire Damaged Building



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Zoning and Planning

1. **Departmental Jurisdiction:** The property is located within the jurisdiction of the City of San Jose
2. **Zoning:** The property is zoned Commercial Pedestrian District (CP)

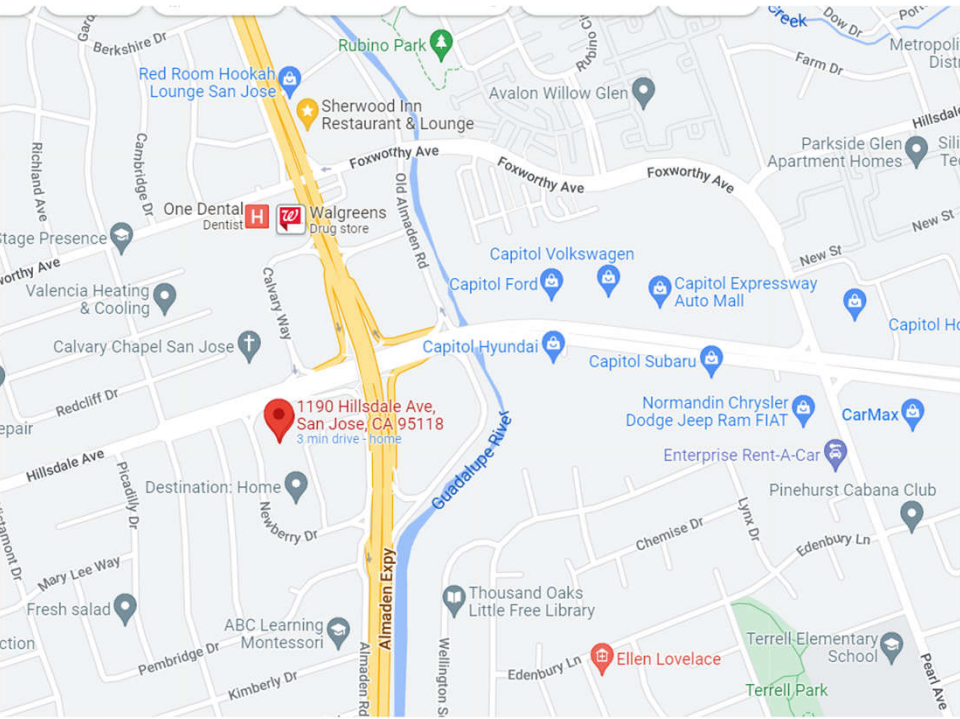
CP Commercial Pedestrian District. The CP Commercial Pedestrian District is a district intended to support pedestrian-oriented retail activity at a scale compatible with surrounding residential neighborhoods. This district is designed to support the goals and policies of the general plan related to Neighborhood Business Districts. The CP Commercial Pedestrian District also encourages mixed residential/ commercial development where appropriate, and is designed to support the commercial goals and policies of the general plan in relation to Urban Villages. This district is also intended to support intensive pedestrian-oriented commercial activity and development consistent with general plan urban design policies.

This district may be located, in addition to areas of the city that have a commercial land use designation in the general plan, in areas that have an Urban Village land use designation. In these locations, the uses and development in this district are intended to be in conformance with applicable approved Urban Village Plans. The type of development supported by this district includes Neighborhood Business Districts, neighborhood centers, multi-tenant commercial development along city connector and main streets as designated in the general plan, and small corner commercial establishments. New development should orient buildings towards public streets and transit facilities and include features to provide an enhanced pedestrian environment.

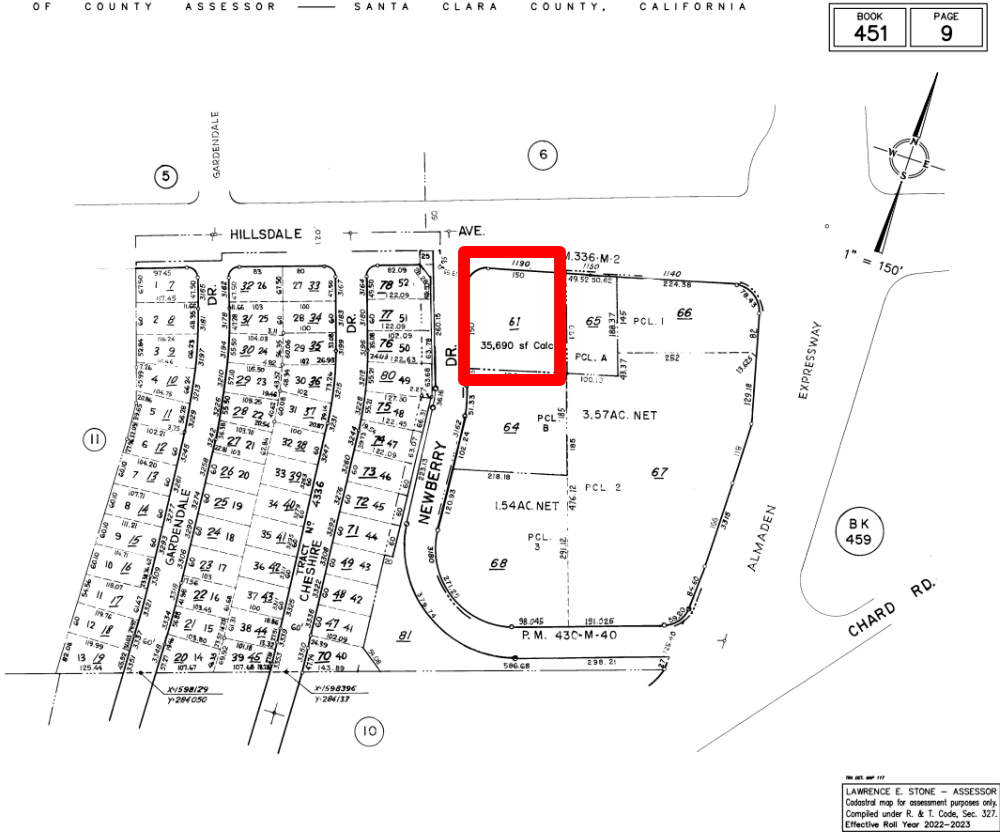
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Area Map



Plat Map




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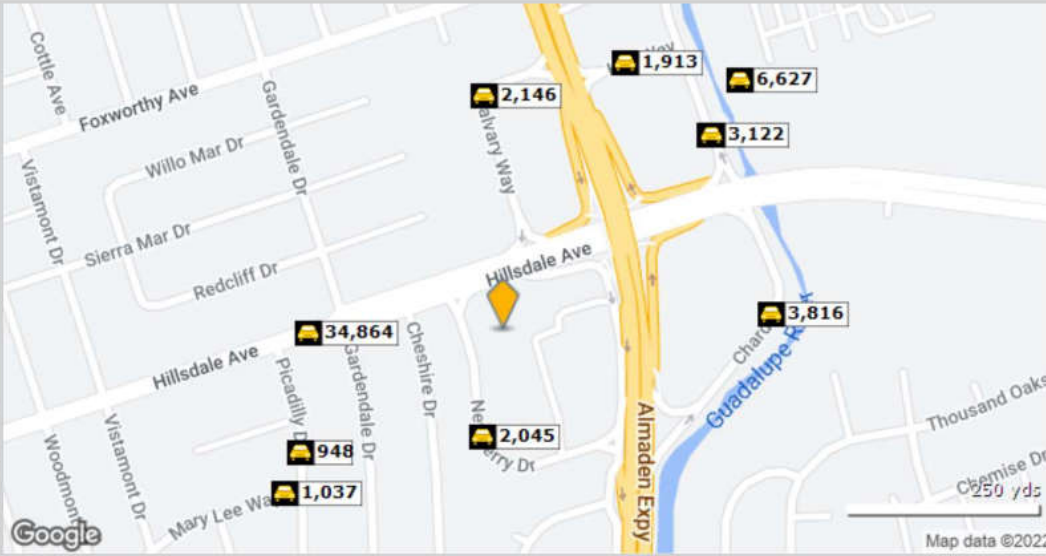


Traffic Count Report

1190 Hillsdale Ave, San Jose, CA 95118

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **9,257 SF**
 Year Built: **1987**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -





	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Newberry Dr	Hillsdale Ave	0.12 N	2022	2,045	MPSI	.08
2	Hillsdale Ave	Picadilly Dr	0.02 W	2022	34,864	MPSI	.15
3	Picadilly Dr	Karie Ann Way	0.03 N	2018	948	MPSI	.18
4	Calvary Way	Hillsdale Ave	0.13 S	2022	2,146	MPSI	.18
5	Mary Lee Way	Picadilly Dr	0.01 E	2018	1,037	MPSI	.20
6	Chard Dr	Almaden Expy	0.13 SW	2022	3,816	MPSI	.20
7	Old Almaden Rd	Capitol Expy	0.04 SE	2022	3,146	MPSI	.22
8	Old Almaden Rd	Capitol Expy	0.04 SE	2015	3,122	ADT	.22
9	Kell Way	Almaden Expy	0.04 SW	2022	1,913	MPSI	.22
10	Hillsdale Ave	Capitol Expy	0.14 SW	2022	6,627	MPSI	.26



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8/2/2022