

FOR SALE

2724 MONTEREY RD

SAN JOSE, CA 95101



Property Highlights

±2.35 acres of land

Zoning: currently IP, in process of change to LI

±9 miles from San Jose International Airport

±1.2 miles from VTA station

Positioned around the corner of Monterey Rd & Umbarger Rd

Parcel #: 497-33-004

\$6,999,000 for quicker close (less than 90-day escrow)

\$7,777,000 for longer close (greater than 90-day escrow)

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GENERAL PLAN

Combined Industrial/Commercial density: FAR up to 12.0 (1 to 24 stories). This category allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities. Properties with this designation are intended for commercial, office, or industrial developments, or a compatible mix of these uses. This designation occurs in areas where the existing development pattern exhibits a mix of commercial and industrial land uses, or in areas on the boundary between commercial and industrial uses. Development intensity can vary significantly in this designation based on the nature

of specific uses likely to occur in a particular area. In order to maintain an industrial character, small, suburban strip centers are discouraged in this designation, although larger big-box type developments may be allowed because they mix elements of retail commercial and warehouse forms and uses. While this designation potentially accommodates a wide variety of uses and building forms, more specific guidance should be provided through the application of the Zoning Ordinance in order to establish use and form standards that will promote the development of a cohesive employment area across multiple adjoining properties that share this designation.

→ [READ MORE ABOUT ZONING](#)



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	25,372	241,208	651,962
2029 PROJECTION	25,297	240,865	654,626
2020 CENSUS	25,990	253,402	678,502
MEDIAN AGE	37.3	37.4	37.6

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	8,014	74,797	211,090
2029 PROJECTED	7,940	74,064	210,802
2020 CENSUS	8,147	76,762	213,338
OWNER-OCCUPIED	61.8%	54.6%	53.1%
RENTER-OCCUPIED	38.2%	45.4%	46.9%

INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$150,599	\$176,929	\$186,220
2024 MEDIAN HH INCOME	\$125,883	\$138,674	\$146,735
2024 EST. PER CAPITA INCOME	\$47,710	\$55,078	\$60,563

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	680	6,841	21,922
TOTAL EMPLOYEES	4,787	50,066	185,169

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	8.6%	7.5%	6.5%
HIGH SCHOOL DIPLOMA	21.4%	19.3%	17.6%
SOME COLLEGE	16.0%	16.4%	15.8%
ASSOCIATE	7.3%	7.2%	7.4%
BACHELOR'S	17.4%	21.8%	24.7%
GRADUATE	14.1%	14.3%	17.0%

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