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## 802 South First Street Downtown San Jose, CA

140 UNIT RESIDENTIAL  
DEVELOPMENT OPPORTUNITY  
In the Desirable Downtown  
San Jose Opportunity Zone





## PROPERTY DETAILS

**LOCATION:** 802 South First St. (1st and Virginia), San Jose, Santa Clara County, CA

**SITE AREA:** 47,599 sq. ft.

**APN:** 472-17-005, 006, 034, 094, 095 (5 parcels)

**ZONING:** Currently commercial pedestrian (CP) on Second St; planned development (PD) on First St. General Plan amendment and zoning change is in process for 140 units of residential and just less than 5,000 sq. ft. of retail

**HEIGHT LIMIT:** Currently zoned for 35' on Second St. and 55' on First St. GP application requested for 65' on Second St. and 85' on First St.

**GENERAL PLAN:** GP change in process — to be heard by the City of San Jose in Spring of 2020.

**OWNER:** D'Amico Tire Service Company, Inc.

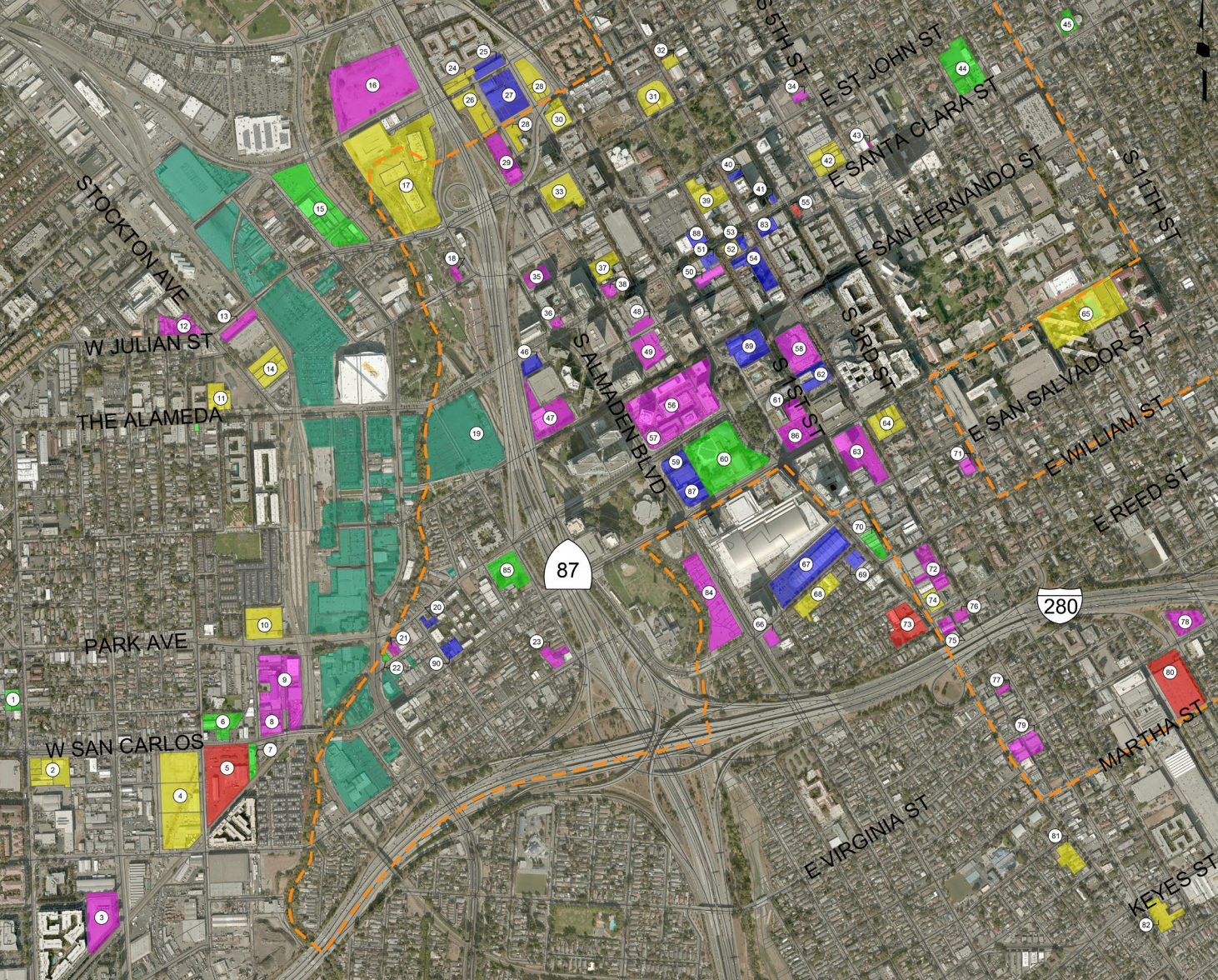
**PRICE:** \$10,500,000

### PROJECT DATA:

TYPE	UNIT NO.	%	SIZE
Studio	44	31%	540 sf
1 BR / 1.5 Bath	30	22%	850 sf
2 BR / 2 Bath	12	9%	1,080 sf
2 BR / 2 Bath	14	10%	1,210 sf
2 BR / 2 Bath	24	17%	1,240 sf
3 BR / 2 Bath	16	11%	1,360 sf







1. RACE STREET RESIDENTIAL
2. SMART AND FINAL EXTRA
3. SOBRATO MIDTOWN DEVELOPMENT
4. THE OHLONE
5. 808 WEST APARTMENTS
6. 777 W. SAN CARLOS STREET
7. 750 W. SAN CARLOS STREET
8. MCEVOY
9. DUPONT ST
10. LAUREL GROVE APARTMENTS
11. 785 THE ALAMEDA
12. 715 W. JULIAN
13. MARRIOTT HOTELS
14. VESPAIO
15. PLATFORM 16
16. RAILYARD PLACE
17. RIVER CORPORATE EXPANSION
18. LITTLE ITALY MUSEUM
19. GOOGLE CAMPUS
20. 498 PARK AVENUE
21. MONTGOMERY PHASE 2 APARTMENTS
22. MONTGOMERY 7
23. AUZERAS AVENUE
24. N. SAN PEDRO APARTMENTS
25. STARCITY CO-LIVING
26. N. SAN PEDRO TOWER
27. 3 TOWN-HOME PROJECTS
28. N. SAN PEDRO TOWNHOMES
29. DAVIDSON TOWERS
30. N. SAN PEDRO DEVELOPMENT PROJECT
31. PARKVIEW TOWERS
32. VILLAS ON THE PARK
33. SILVERY TOWERS
34. 117 N. 5TH STREET
35. THE CARLYSLE
36. ALMADEN CORNER HOTEL
37. MODERA SAN PEDRO SQUARE
38. STORM LAND CO
39. MARSHALL SQUARES
40. 70 N. 2ND STREET
41. LEISURE SPORTS
42. MIRO
43. 225 E. SANTA CLARA STREET
44. OUR LADY OF LA VANG
45. SPARTA STUDENT HOUSING
46. AC HOTELS MARRIOTT
47. ADOBE TOWER
48. POST STREET TOWER
49. PLATINUM TOWERS
50. 27 WEST
51. DIVCO WEST
52. BANK OF ITALY
53. 42 SANTA CLARA STREET
54. LIDO BUILDING & FOUNTAIN ALLEY LOT
55. HOTEL CLARIANA
56. CITYVIEW PLAZA
57. CITYVIEW RESIDENTIAL TOWER
58. SOBRATO BLOCK 3
59. 200 PARK AVENUE
60. MUSEUM PLACE
61. THE TRIBUTE HOTEL
62. CAMERA 12
63. VALLEY TITLE SITE
64. THE GRADUATE
65. SPARTAN RECREATION AND AQUATIC CENTER
66. BALBACH AFFORDABLE HOUSING
67. SOUTH HALL
68. FLATS AT BALBACH
69. THE FIRESTONE
70. GATEWAY TOWER
71. FOURTH STREET METRO STATION
72. INVICTA TOWERS
73. THE PIERCE
74. SPARQ
75. GARDEN GATE TOWER
76. SECOND STREET HOTEL
77. 735 S. 2ND STREET
78. SPARTAN KEYS SENIOR HOUSING
79. 1ST AND VIRGINIA
80. VIRGINIA TERRACE
81. S. 1ST STREET APARTMENTS
82. 2ND STREET STUDIOS
83. SARATOGA CAPITOL BUILDING
84. BOSTON PROPERTIES
85. PARK/DELMAS
86. MARKET STREET TOWERS
87. 282 S ALMADEN BOULEVARD
88. FORMER JC PENNEY BUILDING
89. FAIRMONT OFFICE PLAZA
90. 491-499 W SAN CARLOS STREET

The 802 South First Street property is in the heart of one of the most desirable Opportunity Zones in the country. Created by the Tax Cuts & Jobs Act of 2017, these zones provide special tax incentives for investing in what are regarded as disadvantaged areas — with significant capital gains tax benefits on both the front-end and back-end and inviting investment flexibility.

But with this Opportunity Zone in the heart of vibrant Silicon Valley just outside of the downtown corridor of the 10th largest city in the U.S. — you get the best of both worlds. Substantial Opportunity Zone advantages. Plus a development opportunity in one of the highest per-capita income areas in the nation.

#### LEGEND

- RECENTLY SOLD PROPERTIES
- PROPOSED PROJECTS
- APPROVED PROJECTS
- PROJECTS UNDER CONSTRUCTION
- RECENTLY COMPLETED PROJECTS
- GOOGLE PROPERTIES
- OPPORTUNITY ZONE BOUNDARY

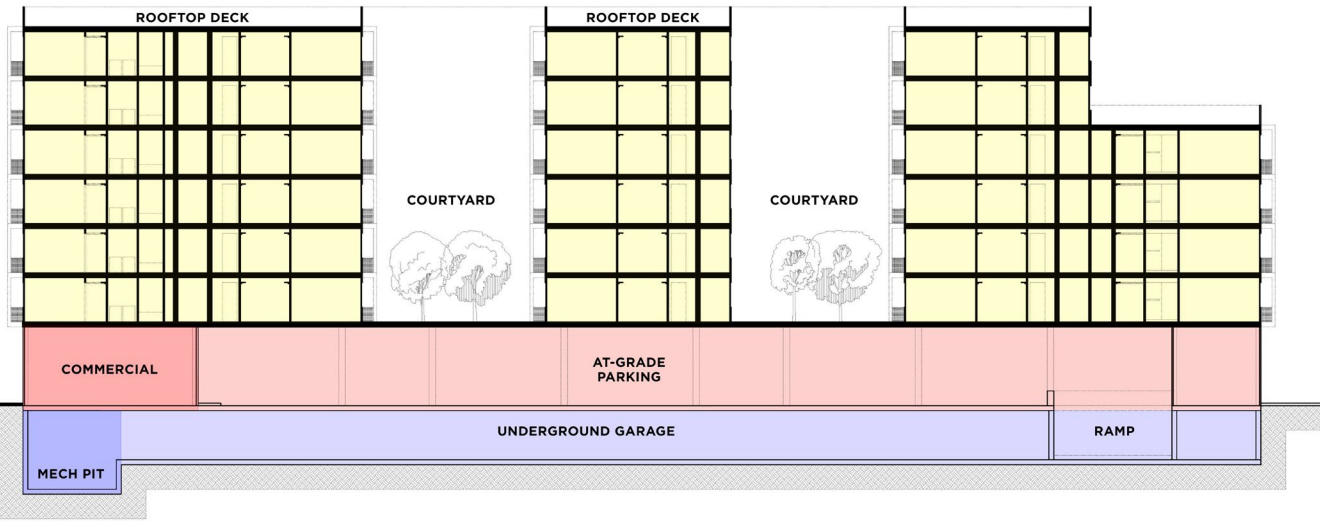


# ATTRACTIVE MIXED-USE RESIDENTIAL PROJECT

802 South First Street is proposed as a highly attractive, mixed-use project with five to seven stories of residential space, plus about 4,700 sq. ft. of ground floor commercial retail.

The apartment midrise is designed in a W-shape around a 7,100 sq. ft. common-area courtyard, with ground-level and basement parking for 230 cars for retail shoppers, residents and guests. From floors 2–7, there will be approximately 175,000 sq. ft. of apartment space, including well-appointed studios and 1, 2 and 3-bedroom units with balconies. There will also be a 6,800 sq. ft. rooftop deck for the residents to enjoy views of the dramatic Silicon Valley skyline.

With the high demand for housing in and around downtown San Jose for tech workers, young professionals, service employees, and students — it's anticipated that the 802 South First building will be in high demand from the day reservations are accepted.



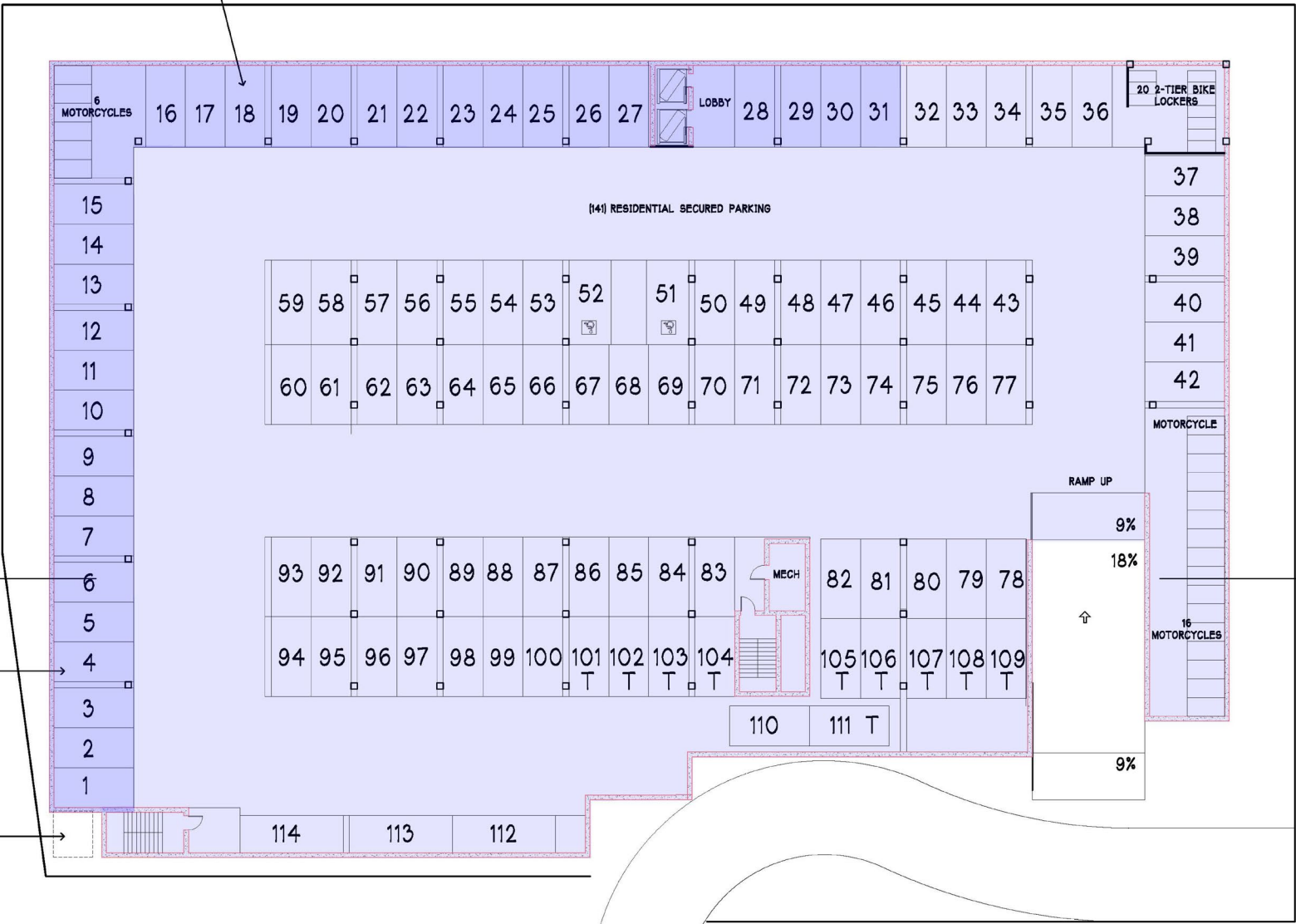
**BUILDING SECTIONS**

E. VIRGINIA STREET

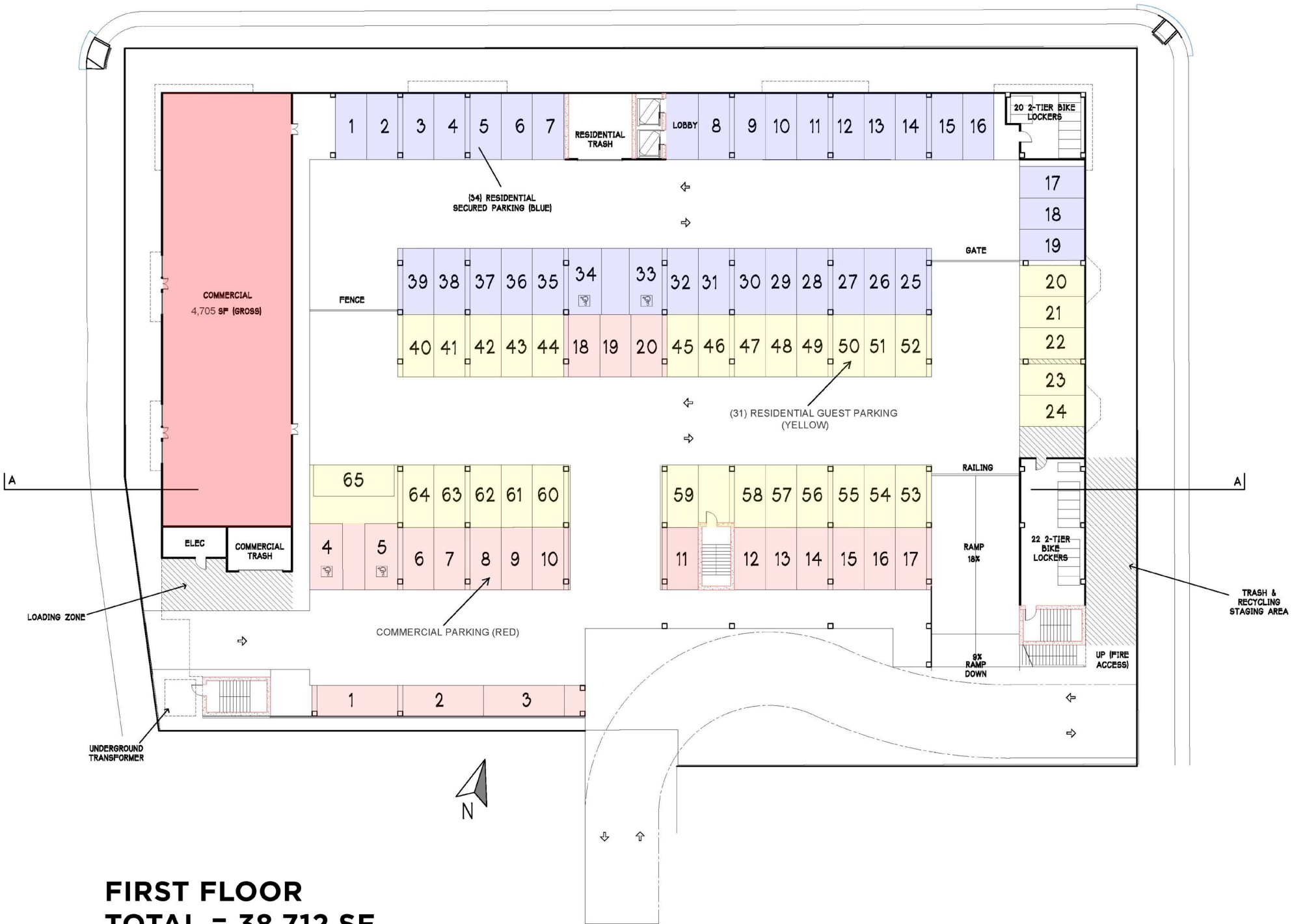
MECHANICAL PITS (DARK BLUE)

S. FIRST STREET

S. SECOND STREET



**BASEMENT FLOOR  
TOTAL = 38,384 SF**



**FIRST FLOOR  
TOTAL = 38,712 SF**



**SECOND TO FIFTH FLOOR**  
**FLOOR = 30,928 SF**  
**COURTYARD = 9,254 SF**  
**TOTAL = 40,182 SF**



**SIXTH AND SEVENTH FLOOR  
TOTAL = 25,636 SF**





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