

# FOR SALE

## DEVELOPMENT READY PADS

1770 & 1790 N 1<sup>ST</sup> STREET, SAN JOSE, CA



**OPPORTUNITY ZONE!**



TECHNOLOGY PL

**PAD 2**

**PAD 1**



**N 1<sup>ST</sup> STREET**

**PLEASE CONTACT:**

**Ralph Borelli**  
Chairman  
P: 408-521-7117  
E: [ralph@ralphborelli.com](mailto:ralph@ralphborelli.com)  
DRE # 00465691

**Chris Anderson**  
Borelli Investment Company  
P: 408-521-7134  
E: [chris@borelli.com](mailto:chris@borelli.com)  
DRE # 01438895

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

# OFFERING SUMMARY

Borelli Investment Company is pleased to present the opportunity to acquire two development ready pads that are approved for a combined maximum of 470 hotel rooms, located within the Opportunity Zone. Pad 1 is a 2.93 acre site, fully entitled for a 171 room Home2 Suites by Hilton. Pad 2 is a 2.16 acre site originally designed for a 10 story hotel. Conveniently located adjacent to Bay 101 Casino and minutes from Highway 101, Interstate 880, and the San Jose International Airport (SJC) - with Highway 101 visibility. Please submit offers to Ralph Borelli and Chris Anderson via email: [ralph@ralphborelli.com](mailto:ralph@ralphborelli.com) and [chris@borelli.com](mailto:chris@borelli.com).

## PAD 1 - HOME 2 SUITES BY HILTON

|                        |  |
|------------------------|--|
| <b>Offering Price:</b> | \$18,000,000*  |
| <b>Address:</b>        | 1770 N 1 <sup>st</sup> Street, San Jose, CA  |
| <b>APN(s):</b>         | 235-01-029,030   |
| <b>Site SF:</b>        | ± 2.93 Gross Acres   |
| <b>Description:</b>    | <ul style="list-style-type: none"> <li>— 171 rooms, 94,199 SF, 4 stories</li> <li>— 153 parking spaces</li> <li>— Finished pad and parking lot</li> <li>— PD Permit Amendment approved</li> <li>— 100% Construction drawings will be complete July 2022</li> <li>— Existing General Plan Designation is Transit Employment Center</li> <li>— Existing Zoning Designation is CG (PD) Planned Development</li> </ul> |

## PAD 2 – POSSIBLE HOTEL OR ASSISTED LIVING DEVELOPMENT SITE

|                        |  |
|------------------------|--|
| <b>Offering Price:</b> | \$12,500,000   |
| <b>Address:</b>        | 1790 N 1 <sup>st</sup> Street, San Jose, CA  |
| <b>APN(s):</b>         | 235-01-026,027   |
| <b>Site SF:</b>        | ± 2.16 Gross Acres   |
| <b>Description:</b>    | <ul style="list-style-type: none"> <li>— Height Limit 310 ft</li> <li>— 108 parking spaces</li> <li>— Finished pad</li> <li>— Parking lot</li> </ul> |

\* Plus, reimbursement for pre-paid city fees, traffic impact fees, building permit fees and architectural/civil engineering drawings.



The site plan illustrates the layout of the 4-story 171 Key Hotel, which covers 94,199 square feet. The building is situated between North First Street to the north and North Second Street to the south. To the east is the existing 2-story Card Club. The plan includes various setback lines (e.g., 30'-0", 20'-0", 10'-0") and property lines (e.g., 484.45', 60.21', 120.00'). Parking spaces are designated as full size, compact, or motorcycle. Other features include a right-of-way, a landscaped area, and a designated no-vehicle zone.



—Est. 1955—  
**BORELLI**  
INVESTMENT COMPANY

# HOME2 SUITES ELEVATIONS



1770 & 1790 N 1<sup>ST</sup> STREET, SAN JOSE // FLYER

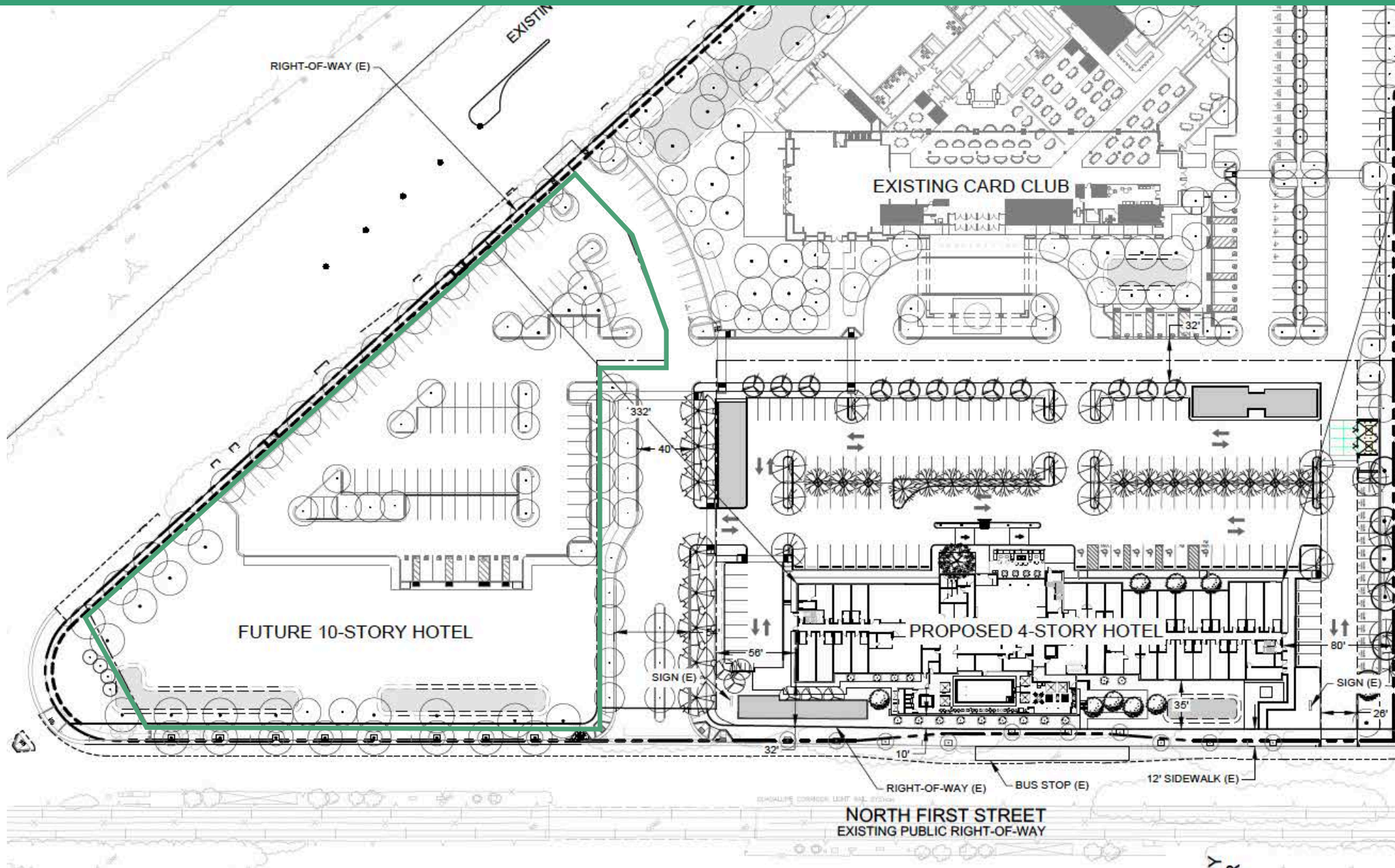
# HOME2 SUITES ELEVATIONS



1770 & 1790 N 1<sup>ST</sup> STREET, SAN JOSE // FLYER



# PAD 2 CONCEPTUAL SITE PLAN – 10 STORY HOTEL



1770 & 1790 N 1<sup>ST</sup> STREET, SAN JOSE // FLYER



# AERIAL MAP



1770 & 1790 N 1<sup>ST</sup> STREET, SAN JOSE // FLYER



# LOCATION MAP

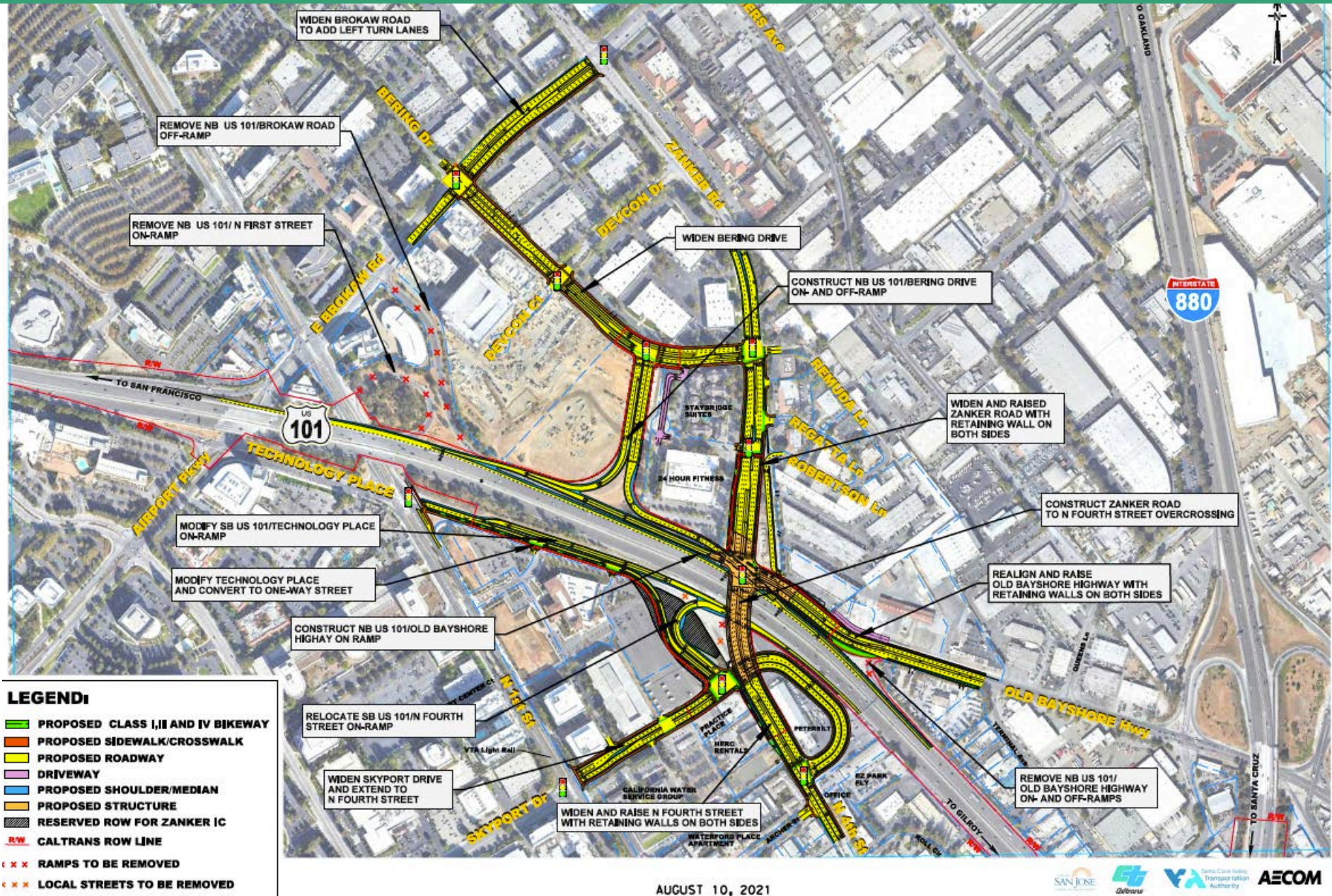


1770 & 1790 N 1<sup>ST</sup> STREET, SAN JOSE // FLYER





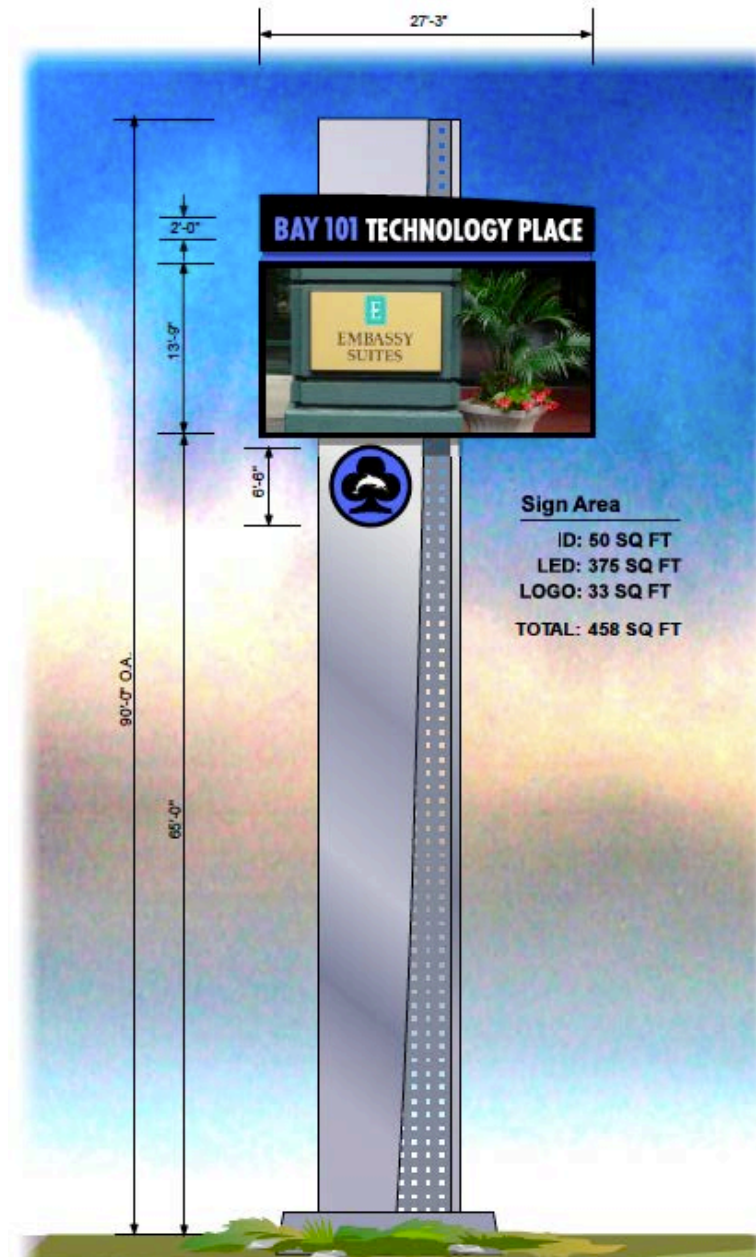
# FUTURE US 101/ZANKER ROAD/SKYPORT DRIVE INTERCHANGE



1770 & 1790 N 1<sup>ST</sup> STREET, SAN JOSE // FLYER



# VIDEO PYLON – US 101 EXPOSURE

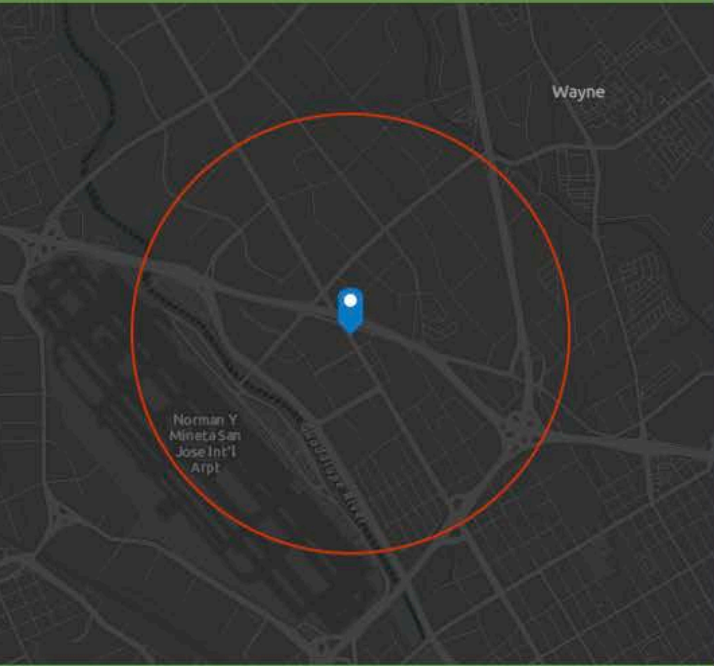


1770 & 1790 N 1<sup>ST</sup> STREET, SAN JOSE // FLYER



# DEMOGRAPHIC PROFILE

1770 N 1st St, San Jose, California, 95112  
Ring of 1 mile



This infographic contains data provided by Esri.  
The vintage of the data is 2021, 2026.  
© 2022 Esri

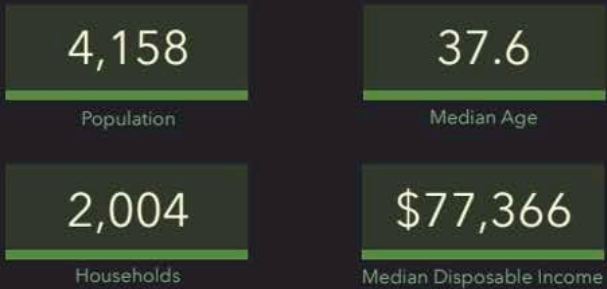
## EDUCATION



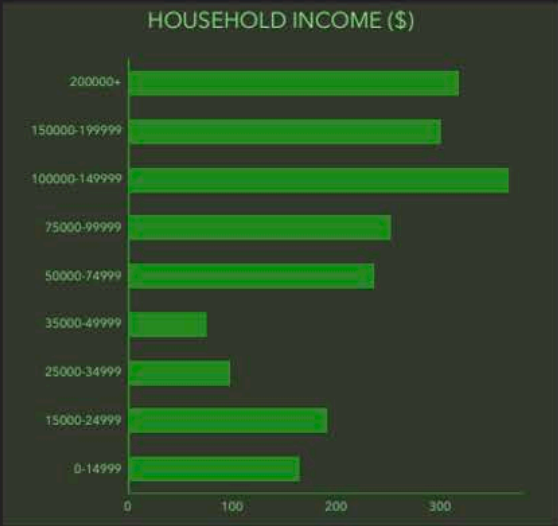
## EMPLOYMENT



## KEY FACTS

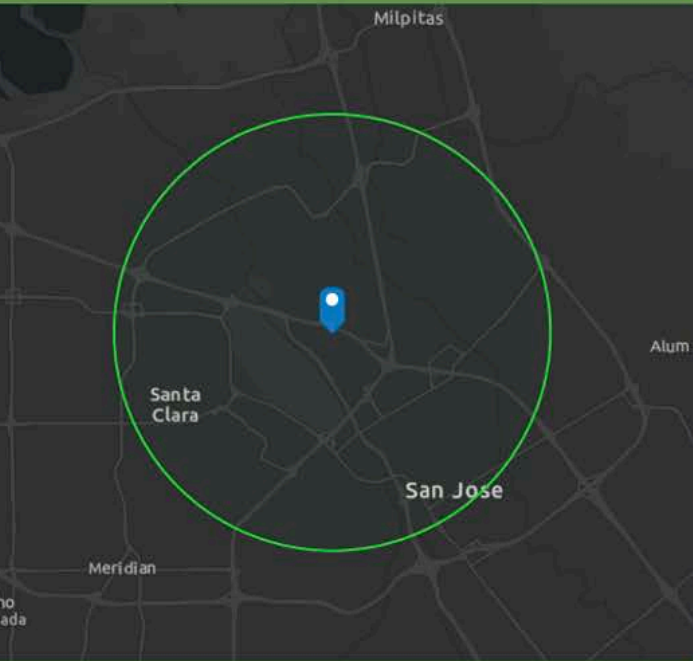


## INCOME



# DEMOGRAPHIC PROFILE

1770 N 1st St, San Jose, California, 95112  
Ring of 3 miles



This infographic contains data provided by Esri.  
The vintage of the data is 2021, 2026.  
© 2022 Esri

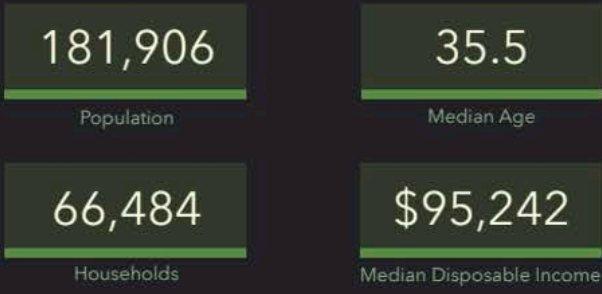
## EDUCATION



## EMPLOYMENT



## KEY FACTS



## INCOME

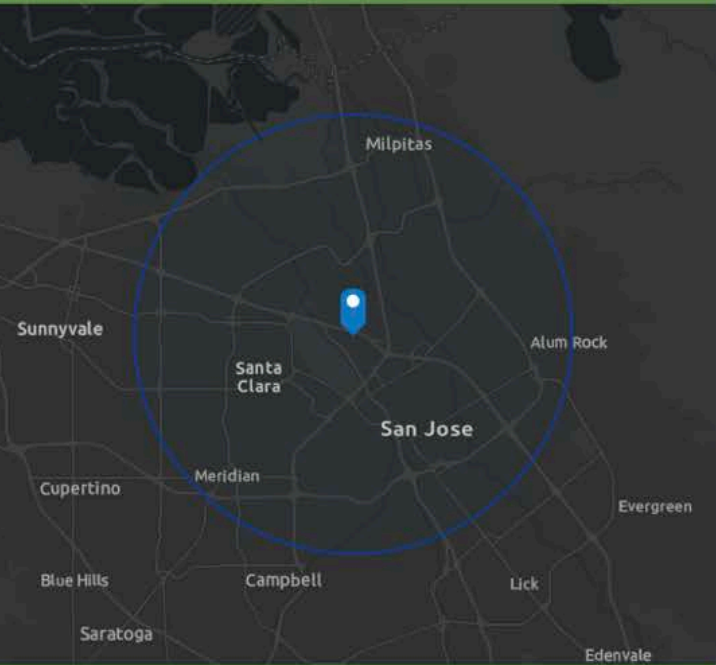




# DEMOGRAPHIC PROFILE

1770 N 1st St, San Jose, California, 95112

Ring of 5 miles



This infographic contains data provided by Esri.  
The vintage of the data is 2021, 2026.  
© 2022 Esri

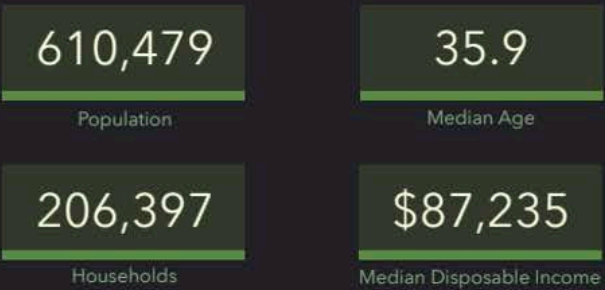
## EDUCATION



## EMPLOYMENT



## KEY FACTS



## INCOME



# FOR SALE

## DEVELOPMENT READY PADS

1770 & 1790 N 1<sup>ST</sup> STREET, SAN JOSE, CA

**OPPORTUNITY ZONE!**



**EXCLUSIVELY LISTED BY**

**Borelli Investment Company**  
2051 Junction Ave, Suite 100,  
San Jose, CA 95131  
[www.borelli.com](http://www.borelli.com)

**Ralph Borelli**  
Chairman  
P: 408-521-7117  
E: [ralph@ralphborelli.com](mailto:ralph@ralphborelli.com)  
DRE # 00465691

**Chris Anderson**  
Borelli Investment Company  
P: 408-521-7134  
E: [chris@borelli.com](mailto:chris@borelli.com)  
DRE # 01438895

1770 & 1790 N 1<sup>ST</sup> STREET, SAN JOSE // FLYER

