

ROMA BAKERY LISTING

Seller Carryback Financing Available!

DEVELOPMENT OR OWNER/USER OPPORTUNITY

Affordable Housing – Assisted Living – Adaptive Reuse

651,675 S. Almaden Avenue, San Jose, CA



Please contact:

Ralph Borelli, Chairman
Borelli Investment Company
ralph@ralphborelli.com
408-521-7117
DRE #00465691

Caleb Scherer
Borelli Investment Company
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408-521-7126
DRE #02018513

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.

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EXECUTIVE SUMMARY

ADDRESS	651, 675 S. Almaden Avenue, San Jose, CA
PROPERTY	33,081 SF site consisting of two (2) parcels located at the SWC of S. Almaden Ave. & Grant St. Minutes from downtown San Jose.
USE	<p>APN 264-34-072: 16,854 SF previously occupied family-owned and operated bakery on a 27,181 SF site. Includes industrial/warehouse, manufacturing and office space; kitchen; multiple bathrooms; front and rear yard space. 7 roll up doors, including 6 grade level and 1 dock high.</p> <p>APN 264-34-026: 1,004 SF single-family residence; 5,900 SF site.</p>
GENERAL PLAN	The bakery parcel is designated Neighborhood/Community Commercial (note: market rate residential projects would require a GP Amendment). The single-family residence parcel is designated Mixed-Use Neighborhood.
ZONING	The bakery parcel zoning is a custom Planned Development Zoning specifically for the bakery's use. It is likely that the City will require a rezoning of the property for any redevelopment to either a Conventional Zoning District or another PD Zoning, depending upon the development proposal.
HISTORIC STATUS	The City's Historic Resources Inventory lists the property as a National Register Structure, a Candidate City Landmark, and a Contributing Structure to a City [Historic] Conservation Area. The City will likely require an in-depth historic evaluation before taking any position on the redevelopment of the site.
OWNERSHIP	South Almaden Properties LLC
GOAL	Sale, Lease, Joint-Venture
PRICE	\$3,900,000
FINANCING	Seller Carryback Financing Available!
PROTOCOL	Please submit offers to Ralph Borelli and Caleb Scherer via email: ralph@ralphborelli.com and caleb@borelli.com



GENERAL PLAN DESIGNATIONS

Neighborhood/Community Commercial

- *Density: FAR Up to 3.5 (1 to 5 stories)*
- *Neighborhood / Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use and public interaction.*
- *General office uses, hospitals and private community gathering facilities are also allowed in this designation.*
- *Possible Commercial uses also include hotel and assisted living developments.*

Mixed-Use Neighborhood Density

- *Up to 30 DU/AC*
- *Residential/Neighborhood Mixed-Use FAR 0.25 to 2 (1 to 3.5 stories)*
- *This designation supports commercial or mixed-use development integrated within the Mixed Use Neighborhood area.*
- *This designation should be used to establish new neighborhoods with a cohesive urban form, to provide transition between higher-density and lower-density neighborhoods, or to facilitate new infill development within an existing area that does not have an established cohesive urban character. Small lot single-family neighborhoods with this designation may involve zero lot-line or other design features not available through a standard subdivision process.*



2051 Junction Ave, Suite 100, San Jose, CA 95131
Phone: (408) 453-4700 | Website: www.borelli.com

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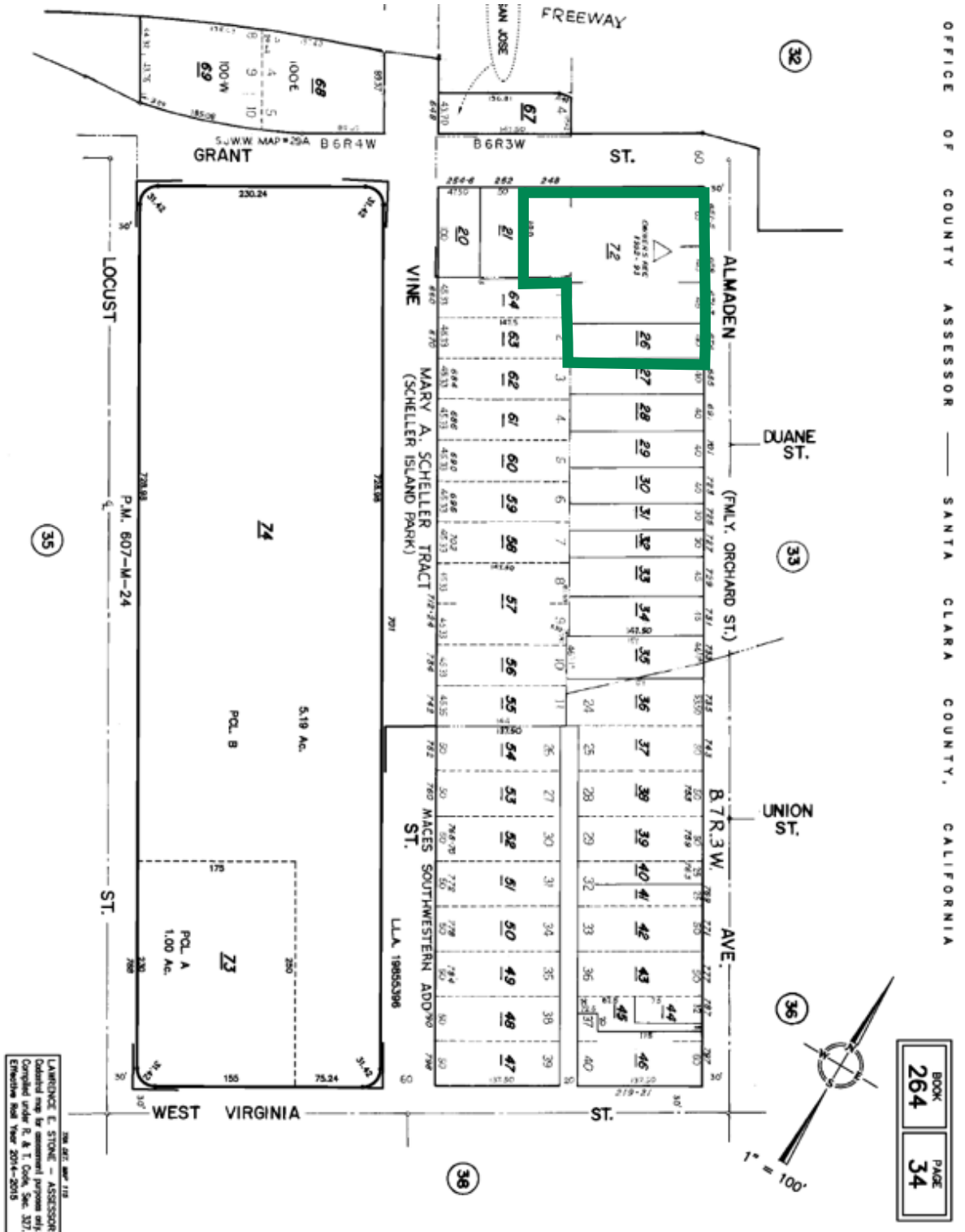
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PARCEL MAP

Roma Bakery APN: 264-34-072

Single-Family Residence APN: 264-34-026



OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK PAGE
264 34

LANDRICE E. STONE - ASSESSOR
 District Auditor
 Certified under S. & T. Code, Sec. 3077
 Expiration Date Year 2014-2010



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