

FOR SALE

—Est. 1955—

BORELLI
INVESTMENT COMPANY

757, 759 & 805 W SAN CARLOS STREET
SAN JOSE, CA

THE SCHOENNAUER COMPANY

SUNOL STREET

MCEVOY STREET

689 FUTURE MARKET
RATE/AFFORDABLE
HOUSING APARTMENTS

154 FUTURE AFFORDABLE
HOUSING APARTMENTS

365 FUTURE
AFFORDABLE
HOUSING
APARTMENTS

**FOR
SALE**

W SAN CARLOS STREET

EXCLUSIVELY LISTED BY:

Chris Anderson
Borelli Investment Company
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DRE # 01438895

Caleb Scherer
Borelli Investment Company
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E: caleb@borelli.com
DRE # 02018513

Erik Schoennauer
Land Use / Political Consultant
P: 408-947-7774
E: es@stanfordalumni.org

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 approximately half an acre located amidst major recent and future residential development projects just minutes from Diridon Station and Google's approved 80 acre Downtown West project. Great owner-user opportunity!

Offering Price:	\$4,500,000
Address:	757, 759 & 805 W San Carlos Street, San Jose, CA 95126
Ownership:	Fortune Family LLC
APN(s):	APN 261-39-004: 4,830 SF Site APN 261-39-005: 3,695 SF Site APN 261-39-043: 12,937 SF Site (Parking Lot/Empty lot)
Existing Building GLA:	9,302 SF (3,672 SF of retail/office space; 4,830 SF of warehouse space + 800 SF basement).
Lot Size:	21,462 SF
Year Built:	1920
Occupancy:	Vacant
General Plan:	Transit Residential, located within the Diridon Station Area Plan (DSAP)
Zoning:	R-M – Multi Family, though under AB 3194, the property does not need to be rezoned but development must conform with the Transit Residential Designation as listed in the DSAP.
Other Land Use Regulations:	Height limit: 285'. Residential 65-450 DU/AC; Commercial FAR 2.0 to 12.0. Active ground floor uses required.
Protocol:	Please submit offers to Chris Anderson and Caleb Scherer via email: chris@borelli.com and caleb@borelli.com .

PROPERTY AERIAL



W SAN CARLOS STREET

MCEVOY STREET

**SUBJECT
PROPERTY**

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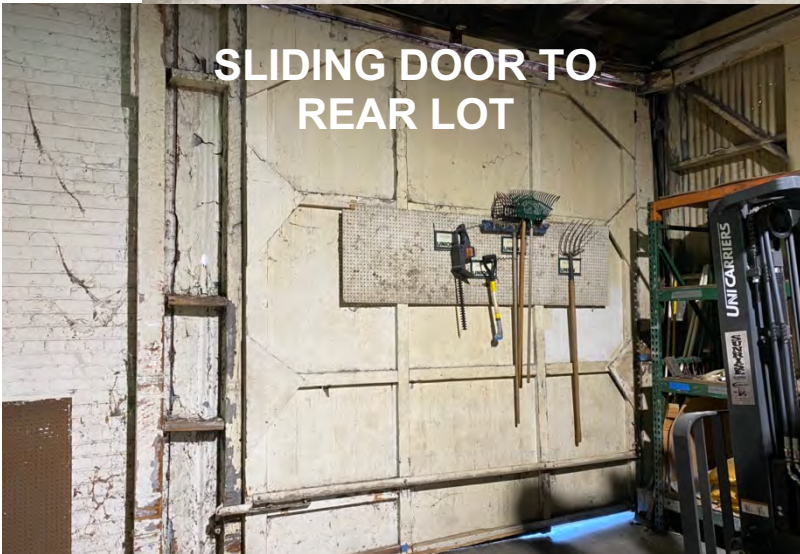
PROPERTY PHOTOS - WAREHOUSE



FRONT WAREHOUSE



REAR WAREHOUSE



SLIDING DOOR TO REAR LOT

PROPERTY PHOTOS – RETAIL/OFFICE



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PROPERTY PHOTOS – EXTERIOR



WEST SAN CARLOS STREET FRONTAGE



MAIN PARKING



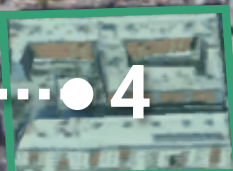
REAR LOT



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4) LAUREL GROVE APTS

81 unit affordable housing project



2) DUPONT STATION

Future 689 unit market-rate/affordable housing project - developed by The Pacific Companies/Miramar Capital



SUBJECT SITE

3) 777 W SAN CARLOS ST.

Future 156 unit affordable housing project - developed by Danco Group



1) MCEVOY/DUPONT APTS

Future 365 unit affordable housing project - developed by First Community Housing



7) THE OHLONE

Multi-phase 8.25 acre mixed-use development with ~500 existing residential units built and up to 300 more coming soon - developed by Republic Urban Properties and Swenson



5) 750 W SAN CARLOS ST.

Under construction 80 unit affordable housing project - developed by Danco Group/Santa Clara County



6) 808 West Apartments

Existing 315 unit residential apartment project - developed by Fairfield Residential



1) MCEVOY/DUPONT APARTMENTS – BROKERED BY BORELLI



Location: 699 W San Carlos St.,
San Jose, CA

First Community Housing (FCH) is pleased to bring two high-density 13-story towers to San Jose's Downtown West – immediately adjacent to Google's Downtown West and a half mile from Diridon Station. This 1.13 acre development is just steps away from the Subject Property and will house a total of 365 units of multifamily affordable rental housing.

Brokered by Borelli Investment Company and closed escrow in 2018



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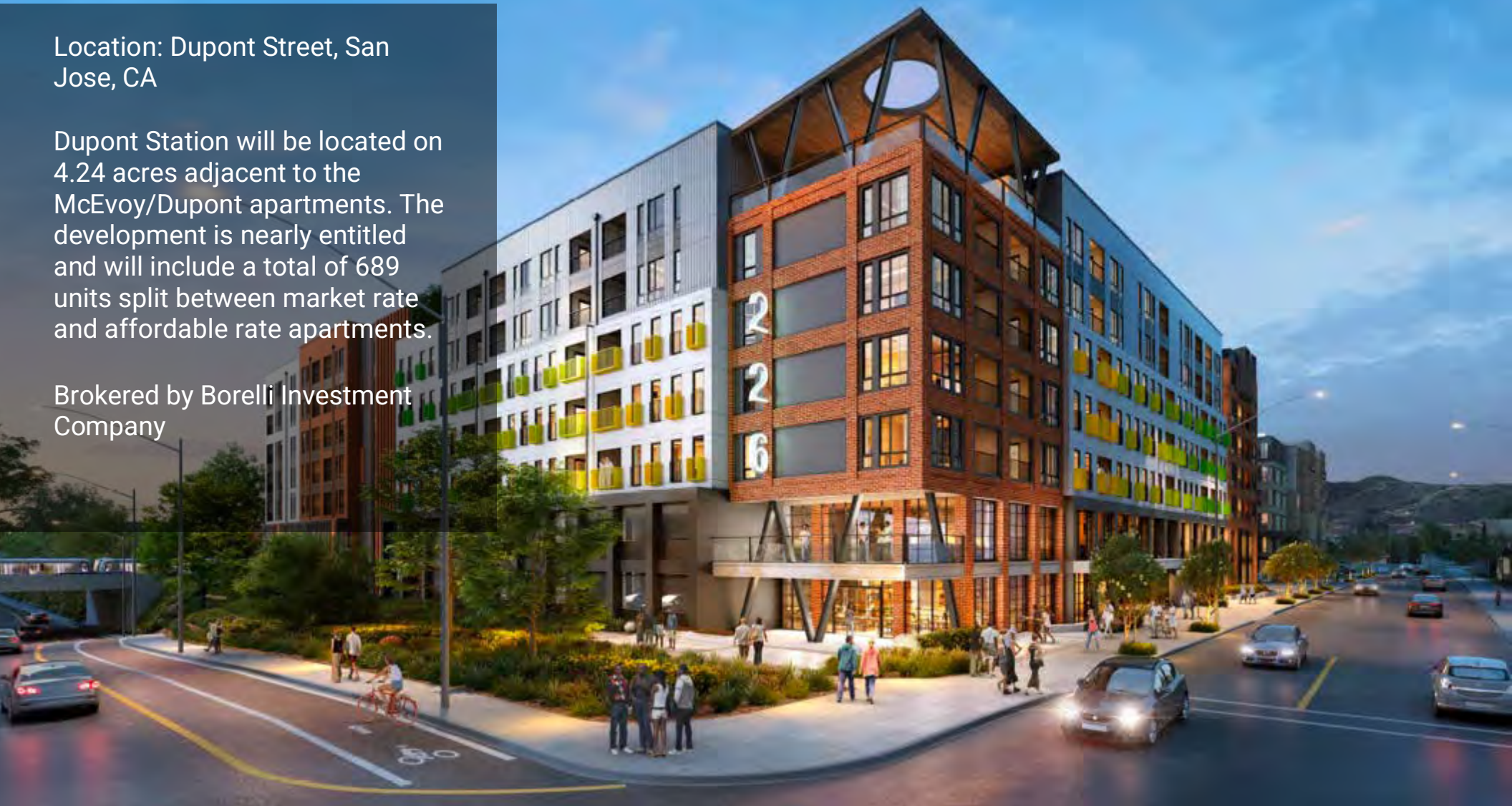
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2) DUPONT STATION – BROKERED BY BORELLI

Location: Dupont Street, San Jose, CA

Dupont Station will be located on 4.24 acres adjacent to the McEvoy/Dupont apartments. The development is nearly entitled and will include a total of 689 units split between market rate and affordable rate apartments.

Brokered by Borelli Investment Company



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3) 777 W SAN CARLOS STREET



Location: 777 W San Carlos St., San Jose, CA

Danco Group's 777 W San Carlos Street is 154 unit residential affordable housing for-rent project, located adjacent to the Subject Property. Entitlements are in process and construction is expected to commence in 2023.

Google DOWNTOWN WEST

After more than three years of negotiations and community engagement, one of the world's largest tech giants has invested more than \$400 million in its new home in Downtown San Jose. This will not only be one of the largest developments in San Jose's history, but also one of the most significant and transformative large-scale, transit-oriented developments happening in the world.

Google village will include the development of a mixed-use transit village consisting of office, residential, hospitality, entertainment, cultural centers, retail, restaurants, and open space along the western edge of Downtown San Jose.

The entire Downtown West development will span 80 acres, and Google expects to employ up to 25,000 workers upon full build-out:

- 7.3 million square feet of office space.
- 4,000 housing units.
- 300 hotel rooms.
- 500,000 square feet of retail space.
- 15 acres of open space and parks.

Downtown West is located adjacent to San Jose Diridon Station, which is a hub for light rail, Caltrain, Capitol Corridor, ACE Train, and Amtrak lines, as well as buses. BART is planned to connect in the future.

Google is investing \$200 million into the community to help prevent resident displacement, create more economic opportunity for the local population, preserve existing affordable housing in the area, and increase services for homeless residents and protections for low-income renters.

Google plans to break ground on construction of streets and other crucial infrastructure in 2023.

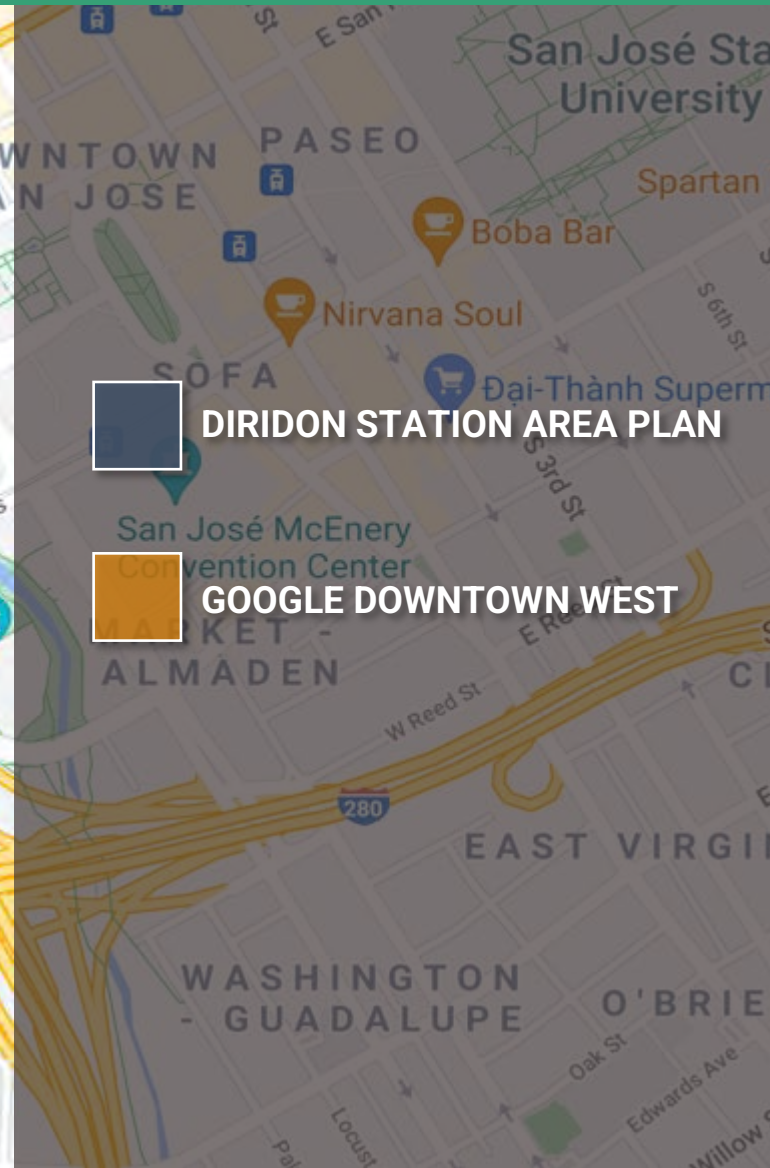
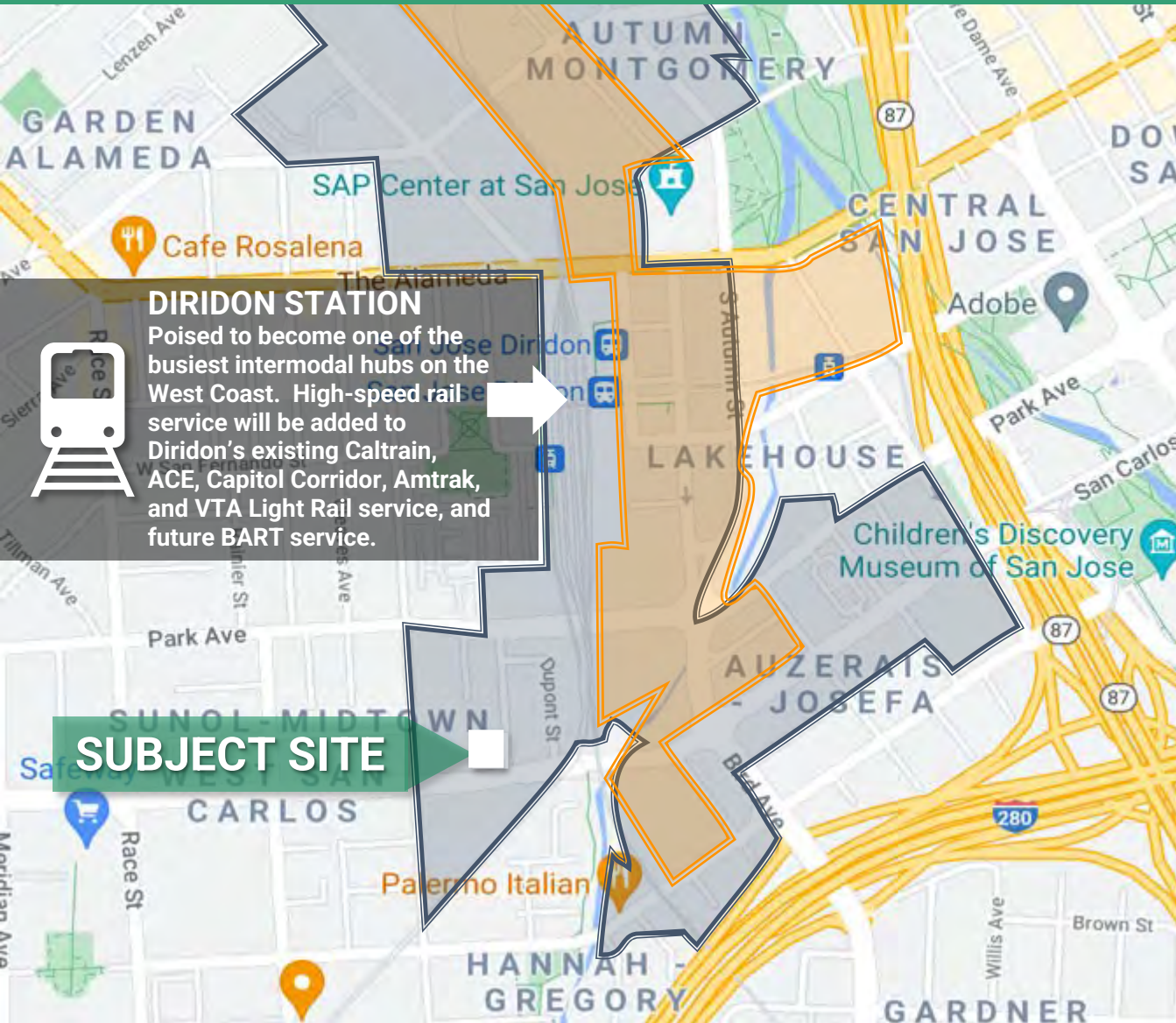


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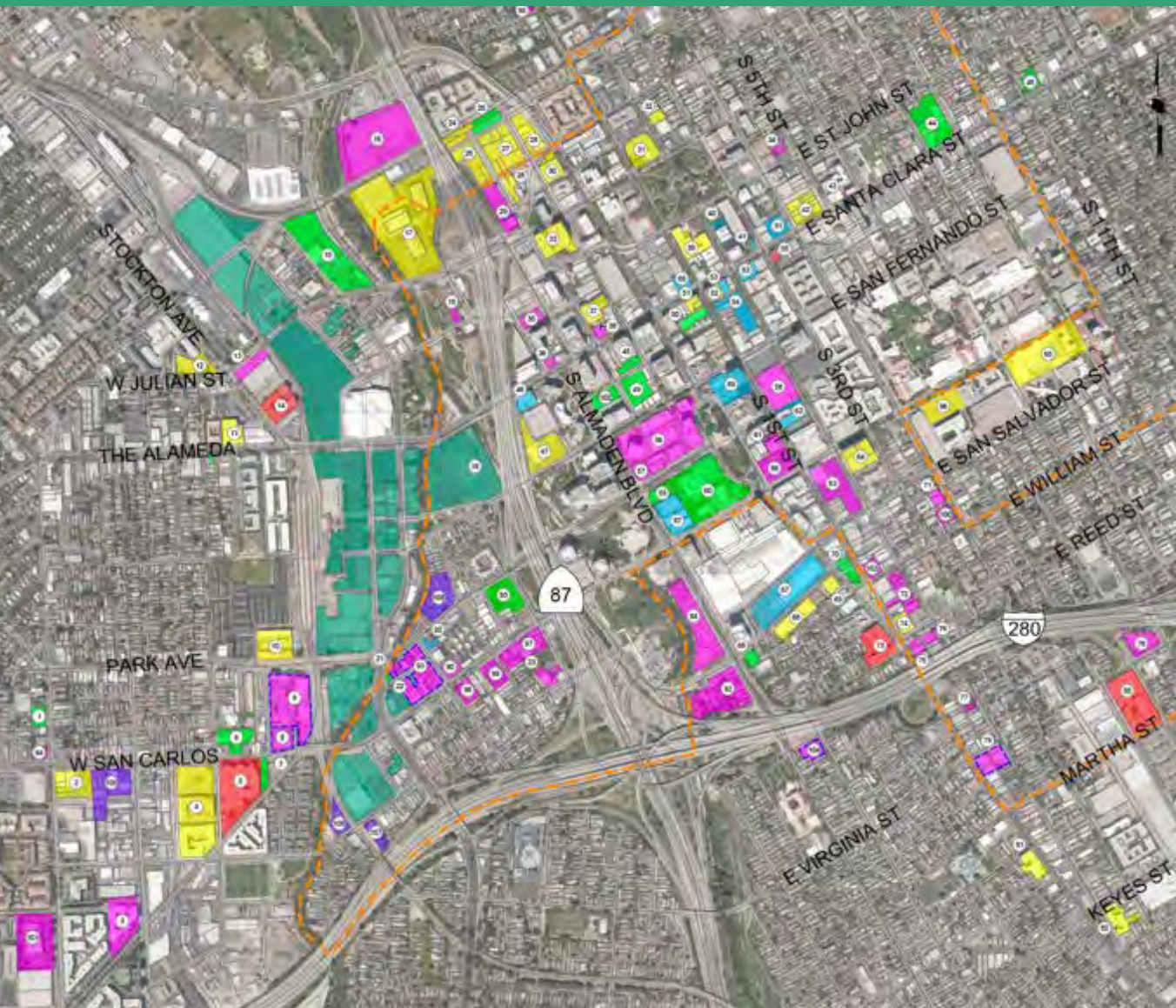
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DIRIDON STATION AREA PLAN & DOWNTOWN WEST



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DOWNTOWN SAN JOSE PROJECT TRACKER



LEGEND

- RECENTLY SOLD PROPERTIES
- PROPOSED PROJECTS
- APPROVED PROJECTS
- PROJECTS UNDER CONSTRUCTION
- RECENTLY COMPLETED PROJECTS
- GOOGLE PROPERTIES
- FUTURE DEVELOPMENT SITES

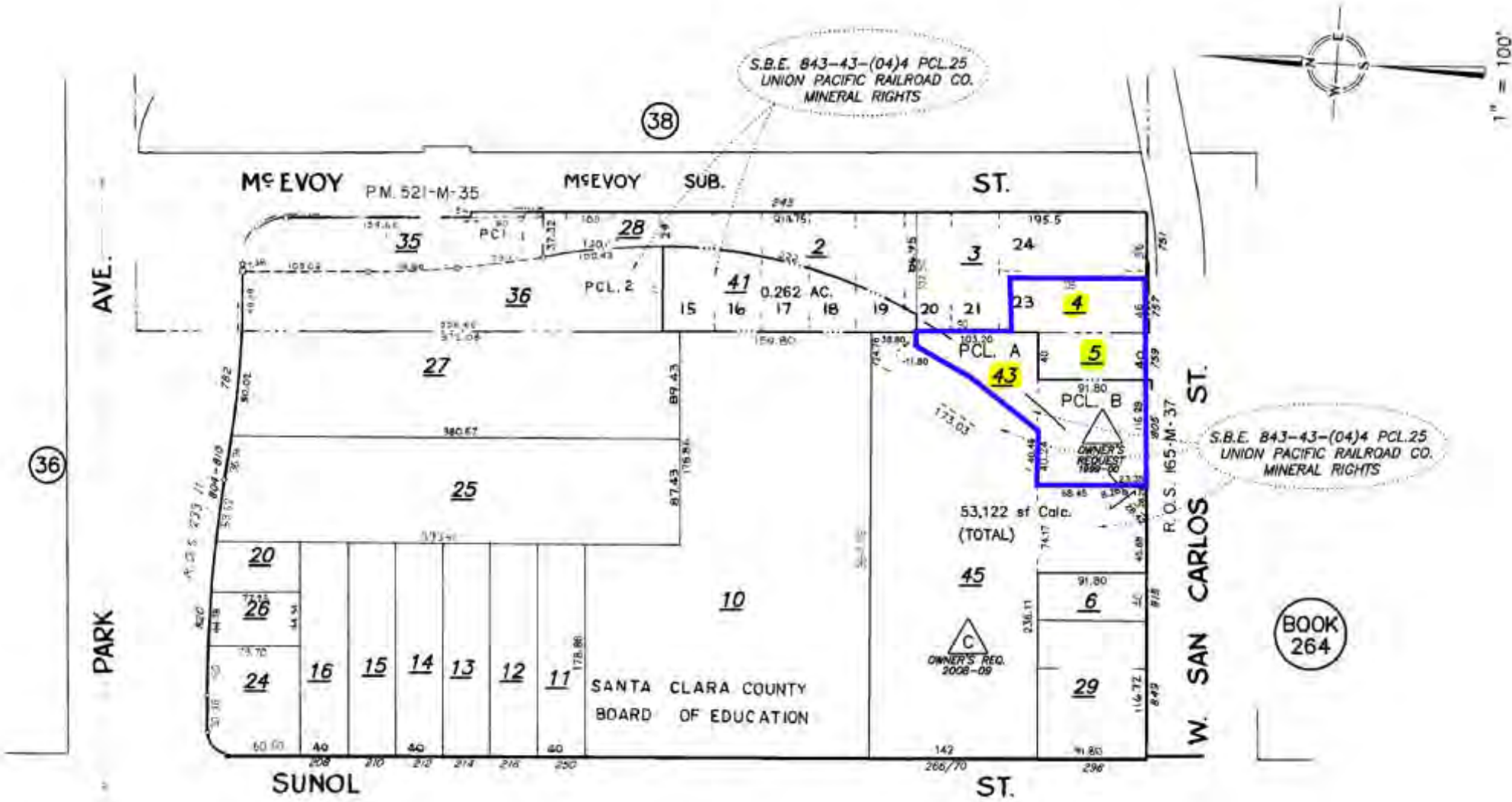
- OPPORTUNITY ZONE BOUNDARY
- | | |
|---|---|
| 1. RACE STREET RESIDENTIAL | 55. HOTEL CLARIANA |
| 2. SMART AND FINAL EXTRA | 56. CITYVIEW PLAZA |
| 3. SOBRATO MIDTOWN DEVELOPMENT | 57. CITYVIEW RESIDENTIAL TOWER |
| 4. THE OHLONE | 58. SOBRATO BLOCK 3 |
| 5. 808 WEST APARTMENTS | 59. 200 PARK AVENUE |
| 6. 777 W. SAN CARLOS STREET | 60. PARK HABITAT/MUSEUM PLACE |
| 7. WEST SAN CARLOS SUPPORTIVE HOUSING | 61. THE TRIBUTE HOTEL |
| 8. MCEVOY RESIDENCES | 62. CAMERA 12 |
| 9. DIRIDON MODULAR HOUSING | 63. VALLEY TITLE SITE |
| 10. LAUREL GROVE APARTMENTS | 64. THE GRAD SAN JOSE |
| 11. 705 THE ALAMEDA | 65. SPARTAN RECREATION AND AQUATIC CENTER |
| 12. 715 W JULIAN | 66. BALBACH HOUSING |
| 13. STOCKTON HOTEL | 67. SOUTH HALL |
| 14. VESPAIO | 68. FLATS AT BALBACH |
| 15. PLATFORM 16 | 69. THE FIRESTONE |
| 16. RAILYARD PLACE | 70. GATEWAY TOWER |
| 17. RIVER CORPORATE CENTER | 71. FOURTH STREET METRO STATION |
| 18. LITTLE ITALY MUSEUM | 72. INVICTA TOWERS |
| 19. GOOGLE CAMPUS | 73. THE PIERCE |
| 20. 458 PARK AVENUE | 74. SPARQ |
| 21. MONTGOMERY PHASE 2 APARTMENTS | 75. GARDEN GATE |
| 22. MONTGOMERY 7 | 76. 605 AFFORDABLE |
| 23. ALJERAS AVENUE | 77. 735 S. 2ND STREET |
| 24. N. SAN PEDRO APARTMENTS | 78. VIRGINIA STUDIOS |
| 25. STARCITY SAN JOSE | 79. 1ST AND VIRGINIA |
| 26. N. SAN PEDRO TOWER 3 | 80. VIRGINIA TERRACE |
| 27. THE JULIAN | 81. S. 1ST STREET APARTMENTS |
| 28. N. SAN PEDRO TOWNHOMES | 82. 2ND STREET STUDIOS |
| 29. DAVIDSON TOWERS | 83. SARATOGA CAPITOL BUILDING |
| 30. N. SAN PEDRO DEVELOPMENT PROJECT | 84. BOSTON PROPERTIES |
| 31. PARKVIEW TOWERS | 85. PARKDELMAS |
| 32. VILLAS ON THE PARK | 86. BLOCK 8 |
| 33. 188 WEST ST. JAMES | 87. 282 S ALMADEN BOULEVARD |
| 34. 117 N. 5TH STREET | 88. FORMER JC PENNEY BUILDING |
| 35. THE CARLYSLE | 89. FARMONT OFFICE PLAZA |
| 36. ALMADEN CORNER HOTEL | 90. THE KEYSTONE |
| 37. MODERA SAN PEDRO SQUARE | 91. THE ICON |
| 38. HOTEL MOXY SAN JOSE | 92. SOUTH ALMADEN OFFICES |
| 39. MARSHALL SQUARES | 93. LORRAINE AVENUE ASSEMBLAGE |
| 40. 70 N. 2ND STREET | 94. 1301 W SAN CARLOS |
| 41. LEISURE SPORTS | 95. THE KELSEY |
| 42. MIRD | 96. SJSU INTERDISCIPLINARY SCIENCE BUILDING |
| 43. 225 E. SANTA CLARA STREET | 97. DIRIDON SOUTH |
| 44. OUR LADY OF LA VANG | 98. MADERA @ GOOGLE VILLAGE |
| 45. SPARTA STUDENT HOUSING | 99. DELMAS @ DOWNTOWN WEST |
| 46. AC HOTEL S MARBOTT | 100. THE MARK |
| 47. ADOBE TOWER | 101. AVENUES SCHOOL |
| 48. POST STREET TOWER | 102. ALMADEN BOULEVARD TOWER |
| 49. PLATINUM TOWERS | 103. SAN JOSE STAGEHOME2 HOTEL |
| 50. 27 WEST | 104. ROMA BAKERY |
| 51. DIVCO WEST BANK OF THE WEST REMODEL | 105. 1100-1150 W SAN CARLOS ST |
| 52. BANK OF ITALY RENOVATION | 106. 741 ALJERAS AVE |
| 53. 42 SANTA CLARA STREET | 107. 710 DRAKE STREET |
| 54. LIDO BUILDING & FOUNTAIN ALLEY LOT | 108. PARK AVE & GIFFORD AVE |

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PARCEL MAP



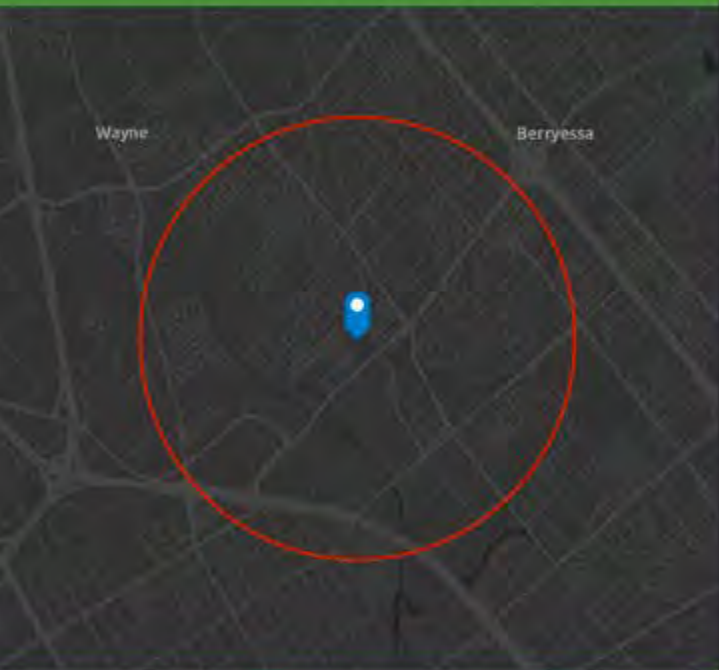
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THE SCHOENNAUER COMPANY

DEMOGRAPHIC PROFILE

1655 Berryessa Rd, San Jose, California, 95133
 Ring of 1 mile



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EDUCATION



EMPLOYMENT



KEY FACTS

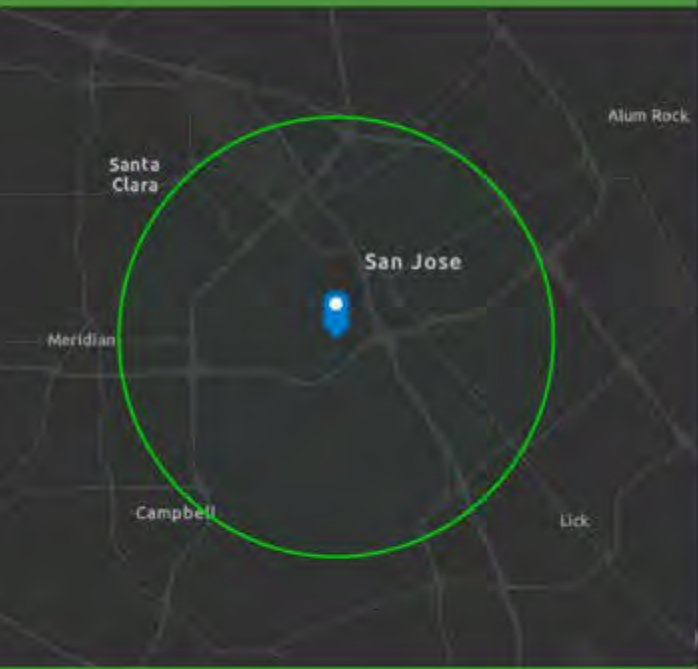


INCOME



DEMOGRAPHIC PROFILE

757 W San Carlos St, San Jose, California, 95126
 Ring of 3 miles



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EDUCATION



EMPLOYMENT



KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



DEMOGRAPHIC PROFILE

757 W San Carlos St, San Jose, California, 95126

Ring of 5 miles



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EDUCATION



EMPLOYMENT



KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



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