

# FOR SALE

**1505 S WINCHESTER BLVD.**  
SAN JOSE, CA 95117

— Est. 1955 —

**BORELLI**  
INVESTMENT COMPANY

**THE SCHOENNAUER COMPANY**



**EXCLUSIVELY LISTED BY**

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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 an approximately 40,000 sq. ft. site located within the Winchester Urban Village Plan. The site is designated as Urban Residential, which allows for medium density residential development and a fairly broad range of commercial uses with activation on the ground floor along Winchester Blvd. The subject property is centrally located within Silicon Valley - minutes from Interstates 280 and 880, Santana Row/Westfield Valley Fair, Downtown Campbell and the Pruneyard Shopping Center.

Offering Price:	Unpriced
Address:	1505 S Winchester Blvd., San Jose, CA 95117
Ownership:	Thunderbird Properties, LLC
APN:	305-03-014
Building Size:	9,500 SF
Lot Size:	39,600 SF
Occupancy:	2,200 SF: Brad's Bistro 7,300 SF: Los Cuates Meat Market
General Plan Designation:	Urban Residential: This designation allows for medium density residential development and a fairly broad range of commercial uses, including retail, offices, and private community gathering facilities. Development in this designation would typically be residential, commercial, or mixed uses over parking; however, this designation also allows commercial only development. All new development under this designation with frontage along Winchester Blvd. must include active ground floor uses along Winchester Blvd. Existing commercial square footage shall be replaced with an equivalent commercial square footage in new residential or residential mixed use development.
Density:	Residential: 45-95 DU/AC; Commercial: minimum of 9,500 SF
Building Height Limit:	Maximum 65'
Protocol:	Please submit offers to Ralph Borelli and Caleb Scherer via email: <a href="mailto:ralph@ralphborelli.com">ralph@ralphborelli.com</a> and <a href="mailto:caleb@borelli.com">caleb@borelli.com</a> .





1505 S WINCHESTER BLVD // FLYER



Cadillac Dr

Cadillac Dr

STOP

Los Cuates Meat Market

Winchester Blvd

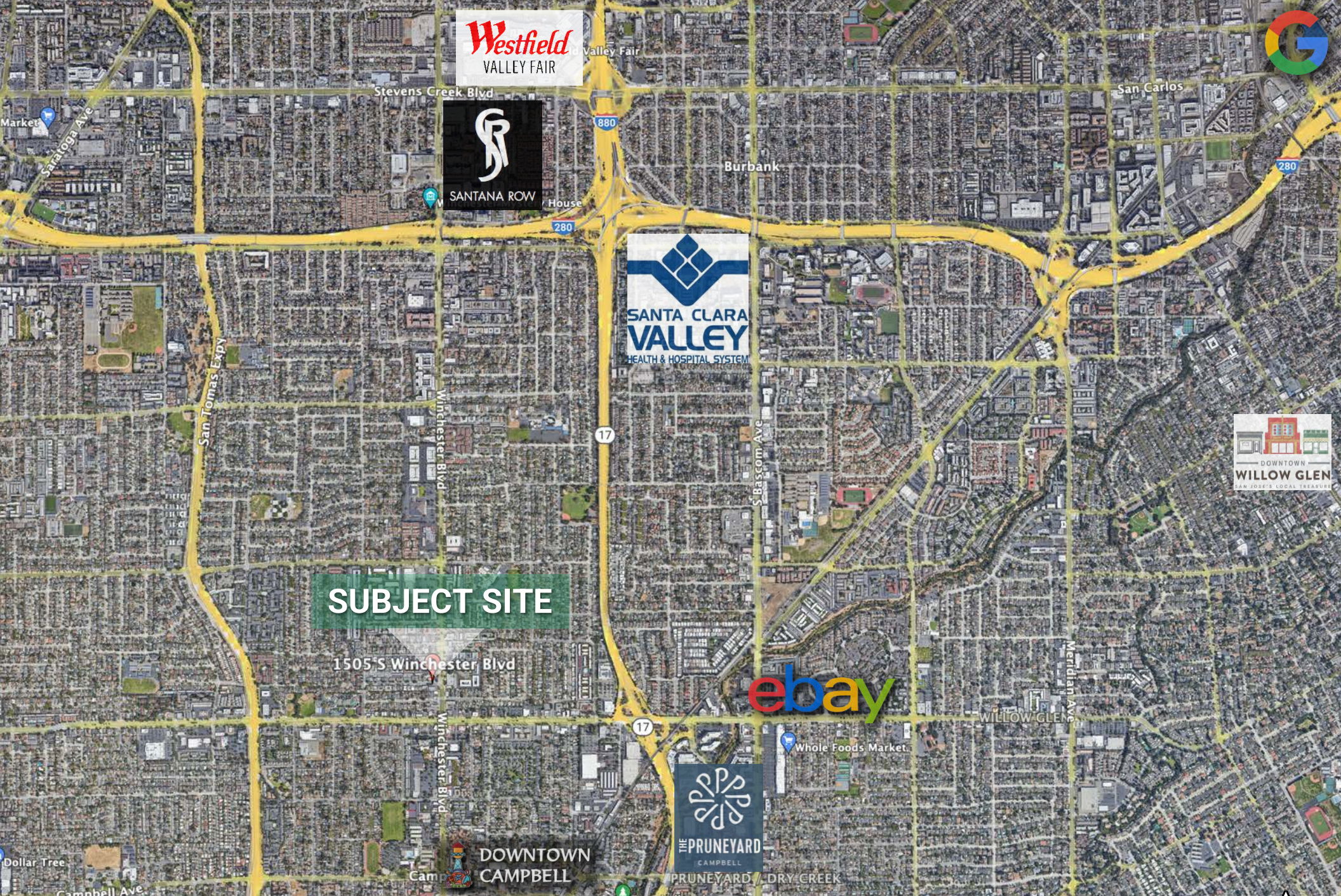
# SUBJECT SITE

1505 S WINCHESTER BLVD // FLYER



THE SCHOENAUER COMPANY





**SUBJECT SITE**

1505 S Winchester Blvd

**Westfield**  
VALLEY FAIR

**SANTANA ROW**

**SANTA CLARA VALLEY**  
HEALTH & HOSPITAL SYSTEM

**ebay**

**THE PRUNEYARD**  
CAMPBELL

**DOWNTOWN CAMPBELL**

**DOWNTOWN WILLOW GLEN**  
SAN JOSE'S LOCAL TREASURE



# SANTANA ROW



Santana Row features a vibrant mix of over 50 shops, 30 restaurants, CineArts movie theatre, existing and planned office space of over 1 million sq. ft., and the boutique Hotel Valencia. Dining options include everything from burgers and Italian to Asian fusion and French. The Row's top stores including Madewell, Ted Baker, H&M, Amazon Books, kate spade new york, Crate and Barrel, Tommy Bahama, lululemon, Boutique Harajuku and Sephora. Plus live music and outdoor yoga classes are held in the plazas.



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**BONOBOS** SOULCYCLE<sup>®</sup> *sugarfina*

Burke Williams *beyond the spa* kate spade NEW YORK **TESLA**

PAPER SOURCE<sup>™</sup> **Crate&Barrel** *drybar*

TED BAKER LONDON **chico's** LA DONNA BRIDAL ATELIER

*Vintage* WINE MERCHANTS **BARRY'S** **BoConcept**  
Urban Danish Design since 1952

*amazon* books **WARBY PARKER**

**W's** SALON **BEST BUY** **H&M** **STARBUCKS** COFFEE



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# WESTFIELD VALLEY FAIR



Westfield Valley Fair, commonly known as Valley Fair, is one of the largest malls in the United States and claims to have the highest sales revenue of any mall in California, at \$1,150 per square foot. The shopping mall consists of 221 stores, 62 dining options, three department stores and the 10 screen ShowPlace ICON movie theater. Valley Fair recently added the flagship Bloomingdale's to its roster.



1505 S WINCHESTER BLVD // FLYER







**SECOND HIGHEST DENSITY  
OF FORTUNE 500 COMPANIES  
IN THE UNITED STATES**

**SUBJECT SITE**

1505 S WINCHESTER BLVD // FLYER



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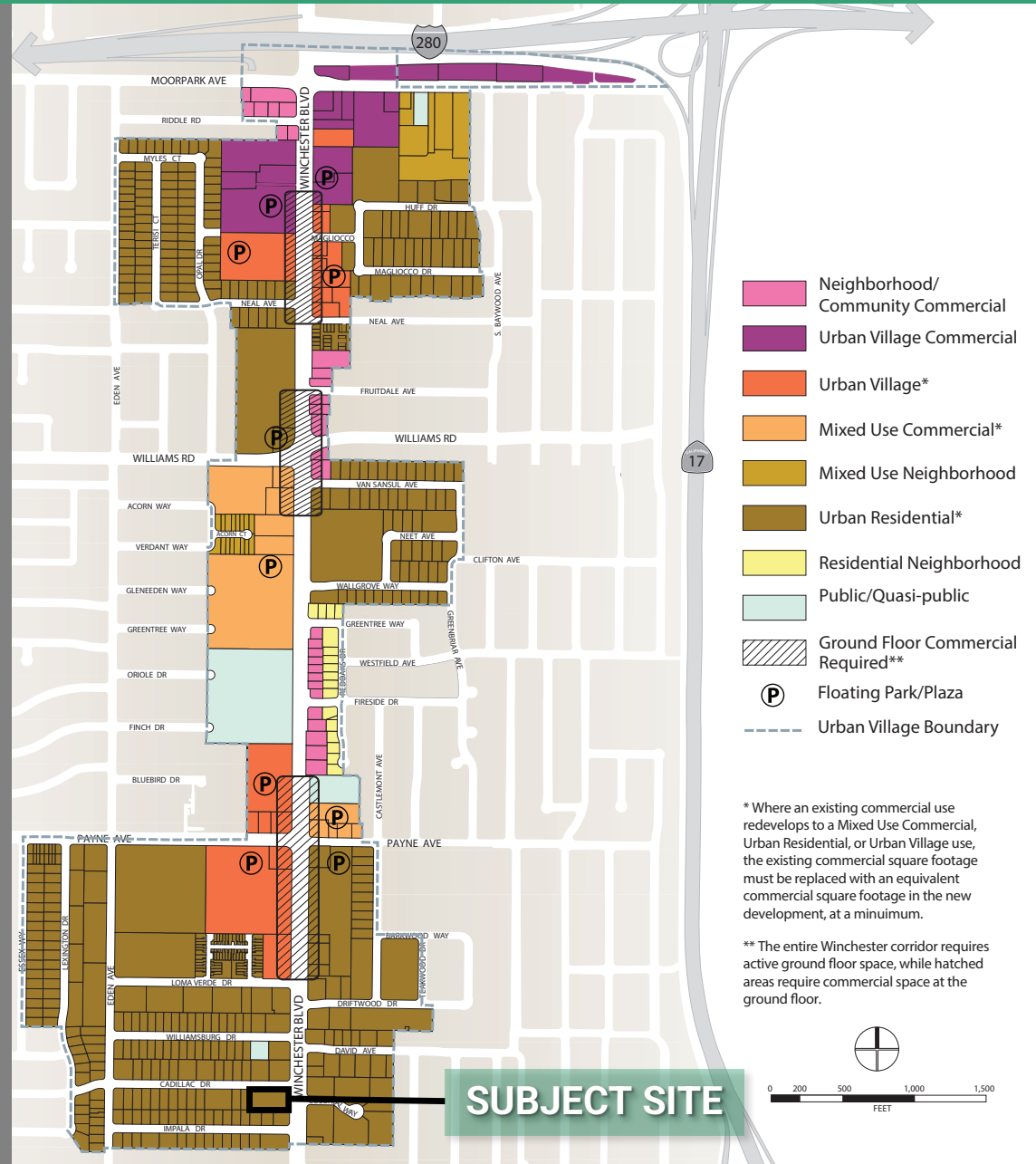


# WINCHESTER URBAN VILLAGE PLAN

## Urban Residential

45-95 DU/AC

This designation allows for medium density residential development and a fairly broad range of commercial uses, including retail, offices, and private community gathering facilities. This designation is used to identify portions of Urban Village areas where the density of new development should be limited to a medium intensity in order to provide for a gradual transition between surrounding low-density neighborhoods and other areas within the Urban Village suitable for greater intensification. Development in this designation would typically be residential, commercial or mixed uses over parking; however, this designation also allows commercial only development. All new development under this designation with frontage along Winchester Boulevard must include active ground floor uses along Winchester Boulevard.



\* Where an existing commercial use redevelops to a Mixed Use Commercial, Urban Residential, or Urban Village use, the existing commercial square footage must be replaced with an equivalent commercial square footage in the new development, at a minimum.

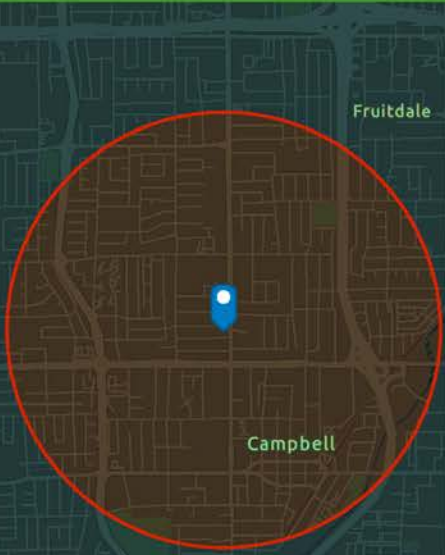
\*\* The entire Winchester corridor requires active ground floor space, while hatched areas require commercial space at the ground floor.



# DEMOGRAPHIC PROFILE

1505 S Winchester Blvd, San Jose, California, 95128

Ring of 1 mile



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

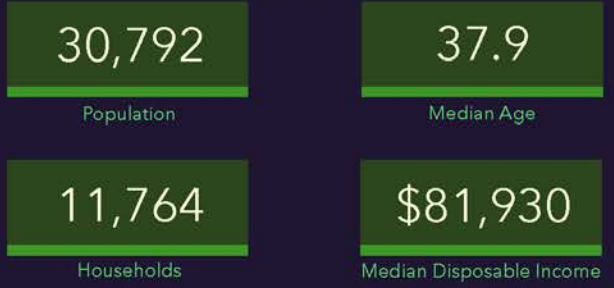
## EDUCATION



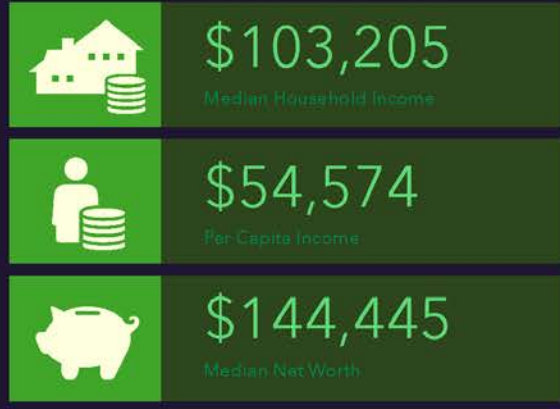
## EMPLOYMENT



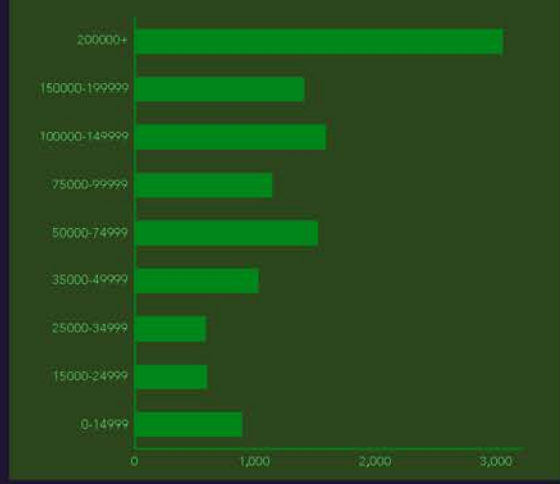
## KEY FACTS



## INCOME



## HOUSEHOLD INCOME (\$)

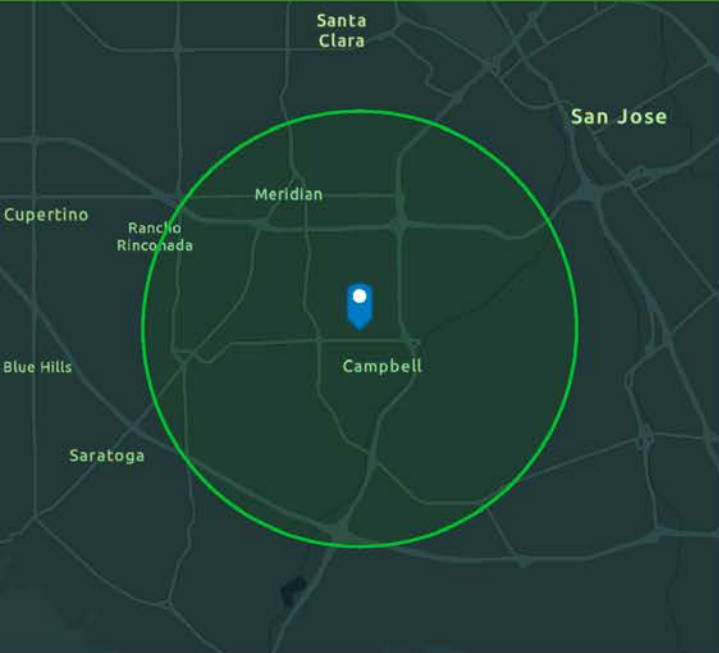




# DEMOGRAPHIC PROFILE

1505 S Winchester Blvd, San Jose, California, 95128

Ring of 3 miles



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## EDUCATION



## EMPLOYMENT



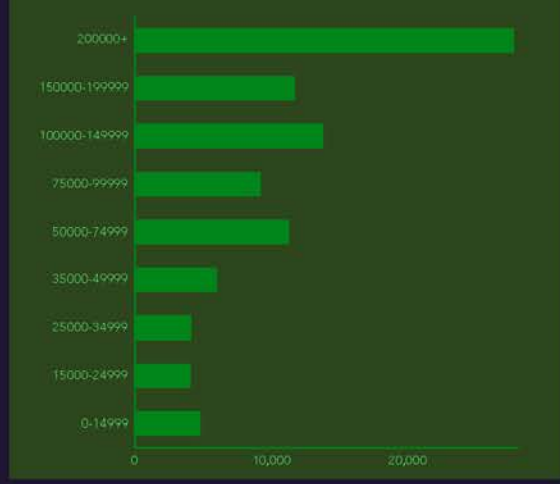
## KEY FACTS



## INCOME



## HOUSEHOLD INCOME (\$)

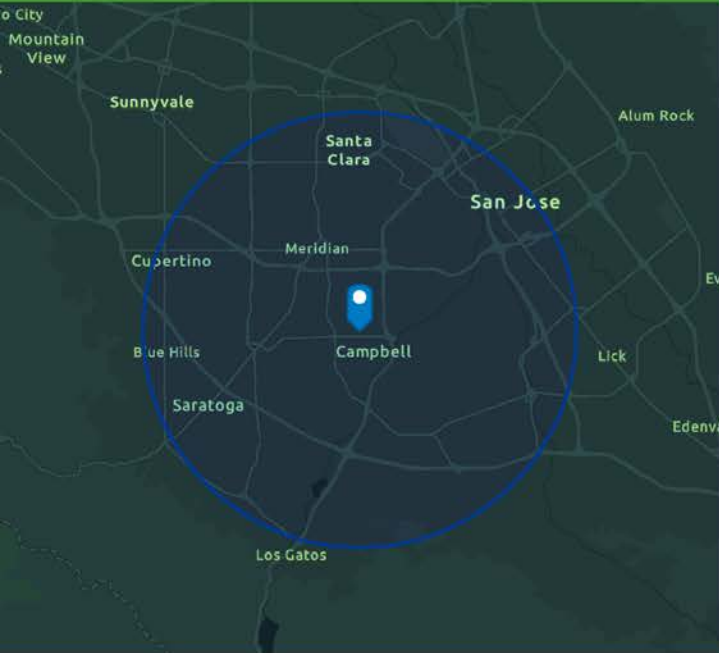




# DEMOGRAPHIC PROFILE

1505 S Winchester Blvd, San Jose, California, 95128

Ring of 5 miles



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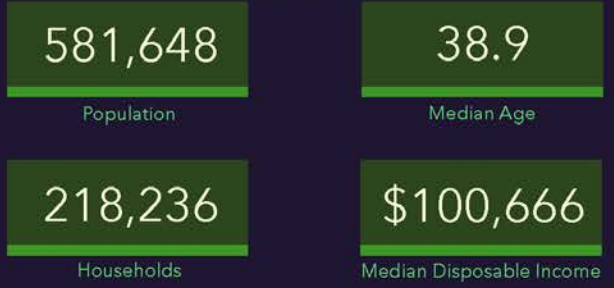
## EDUCATION



## EMPLOYMENT



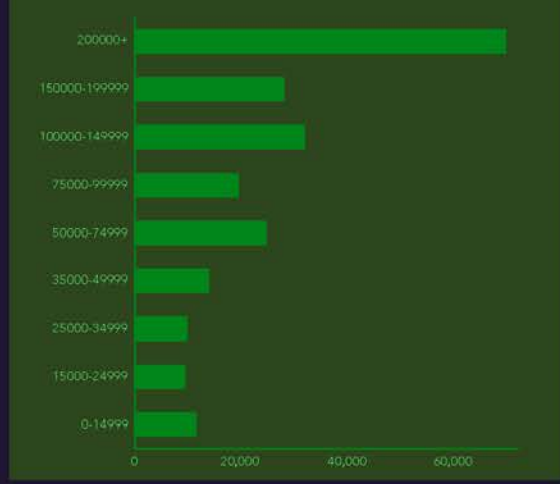
## KEY FACTS



## INCOME



## HOUSEHOLD INCOME (\$)





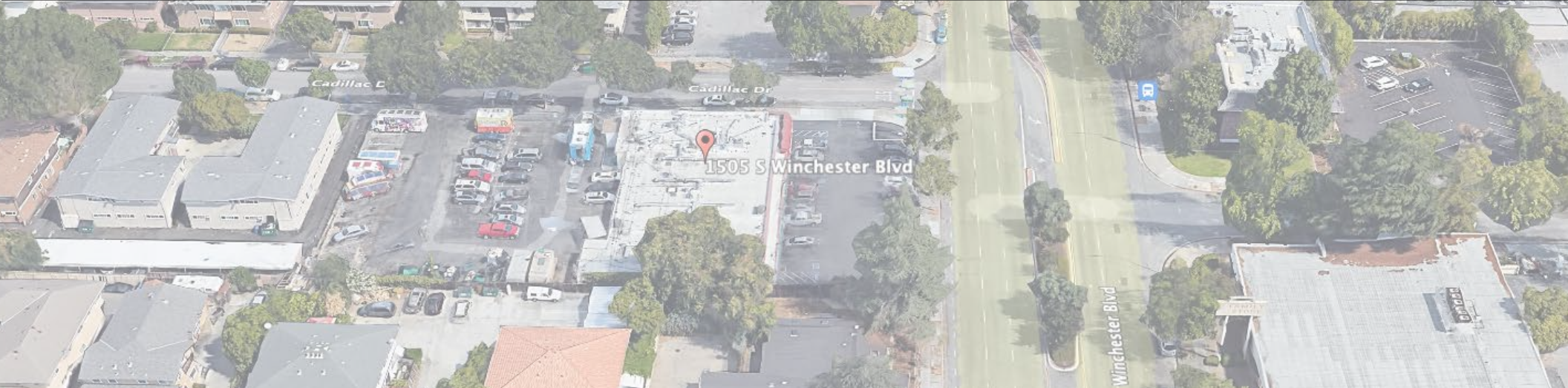
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## Exclusively Listed By

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