

# FOR SALE

**380 N 1<sup>ST</sup> STREET**  
SAN JOSE, CA 95112

—Est. 1955—

**BORELLI**  
INVESTMENT COMPANY

**THE SCHOENNAUER COMPANY**

**OPPORTUNITY ZONE!**



**EXCLUSIVELY LISTED BY**

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Land Use / Political Consultant  
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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

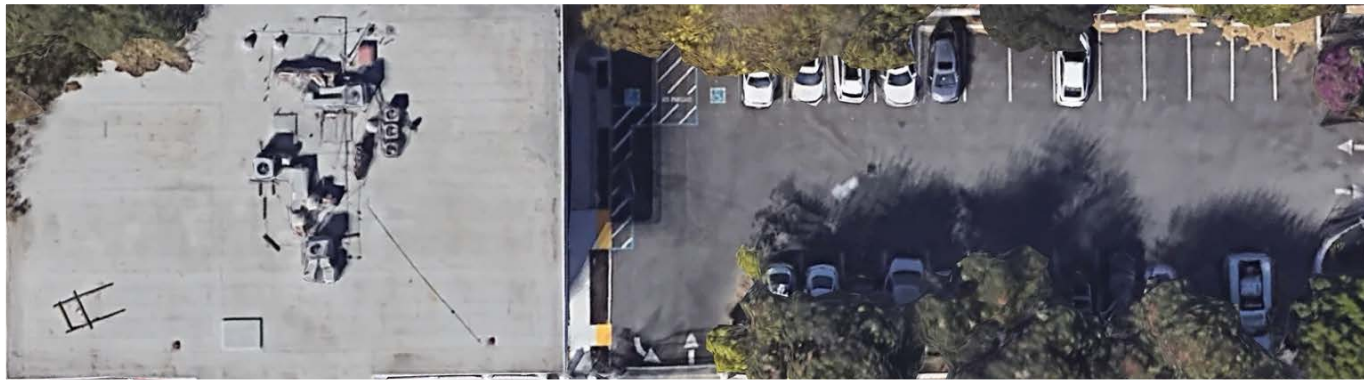
Borelli Investment Company is pleased to present the opportunity to acquire a 17,850 SF site located on North First Street, one block from Downtown San Jose. The site is General Planned and Zoned “Transit Residential”, which allows for high density residential and/or commercial development. The subject property is located two blocks from the Japantown/Ayer and St. James Lightrail Stations AND walking distance to the future Santa Clara/First Street BART Station and St. James Park.

|                                  |  |
|----------------------------------|--|
| Offering Price:                  | Unpriced   |
| Address:                         | 380 N 1 <sup>st</sup> Street, San Jose, CA 95112   |
| Ownership:                       | 380 N 1 <sup>st</sup> Street LLC   |
| APN:                             | 249-44-088   |
| Building Size:                   | 12,000 SF  |
| Lot Size:                        | 17,850 SF  |
| Opportunity Zone:                | Located within the Opportunity Zone  |
| Historical:                      | Eligible for City Landmark status due ONLY to its distinctive architectural style.   |
| General Plan/Zoning Designation: | Transit Residential: This is the primary designation for new high-density, mixed-use residential development sites that are located in close proximity to transit, jobs, amenities, and services. This designation also supports intensive commercial employment uses, such as office, retail, hotels, hospitals and private community gathering facilities. |
| Density:                         | Residential: 50-250 DU/AC; Commercial FAR 2.0 to 12.0 (5 to 25 stories)  |
| Building Height Limit:           | Maximum 270'   |
| 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> .   |

# Existing Site Plan



# SUBJECT SITE

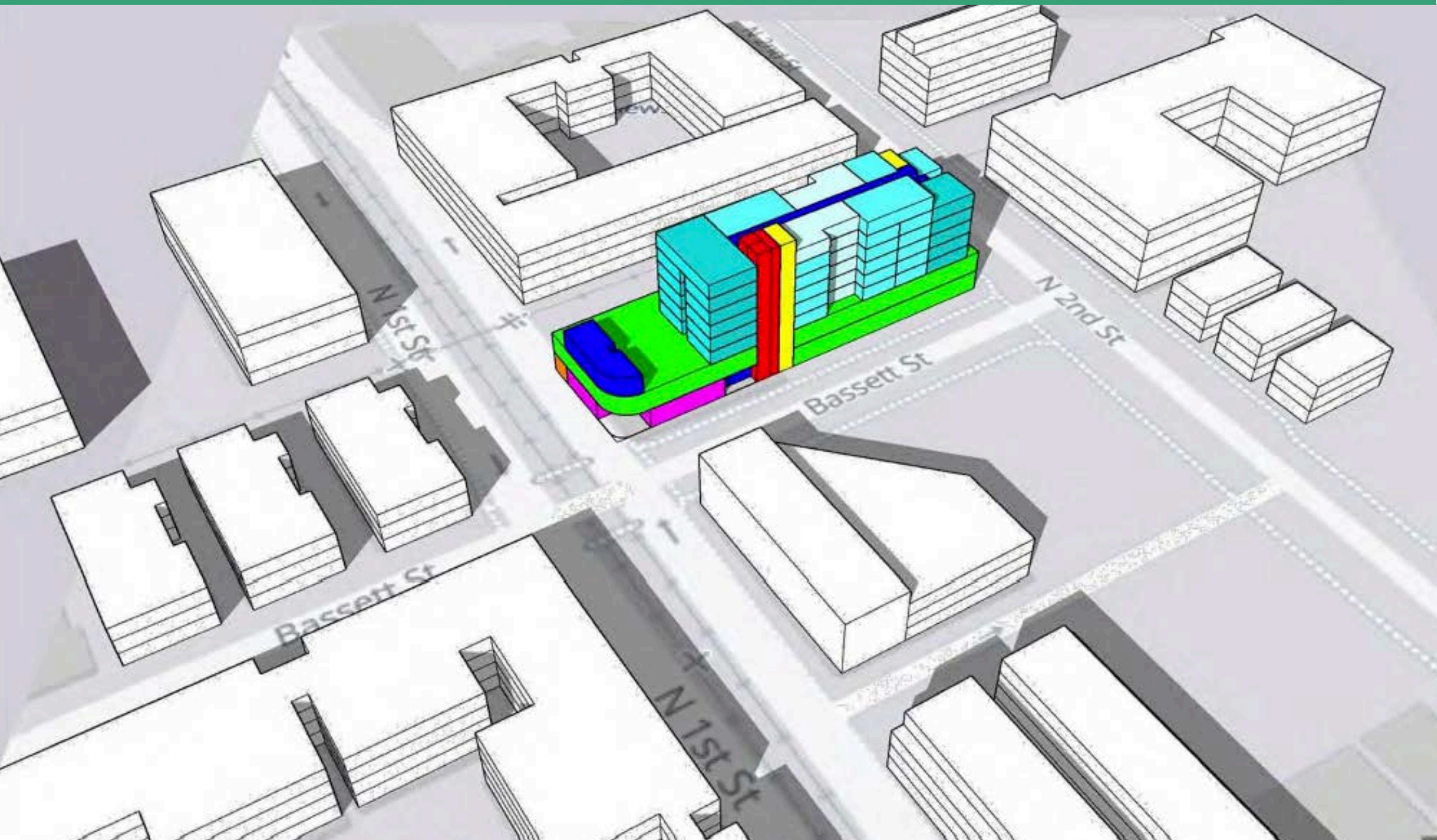


380 N 1<sup>ST</sup> STREET, SAN JOSE // FLYER



THE SCHOENNAUER COMPANY

# MIXED-USE DENSITY STUDY



380 N 1<sup>ST</sup> STREET, SAN JOSE // FLYER



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# DOWNTOWN SAN JOSE

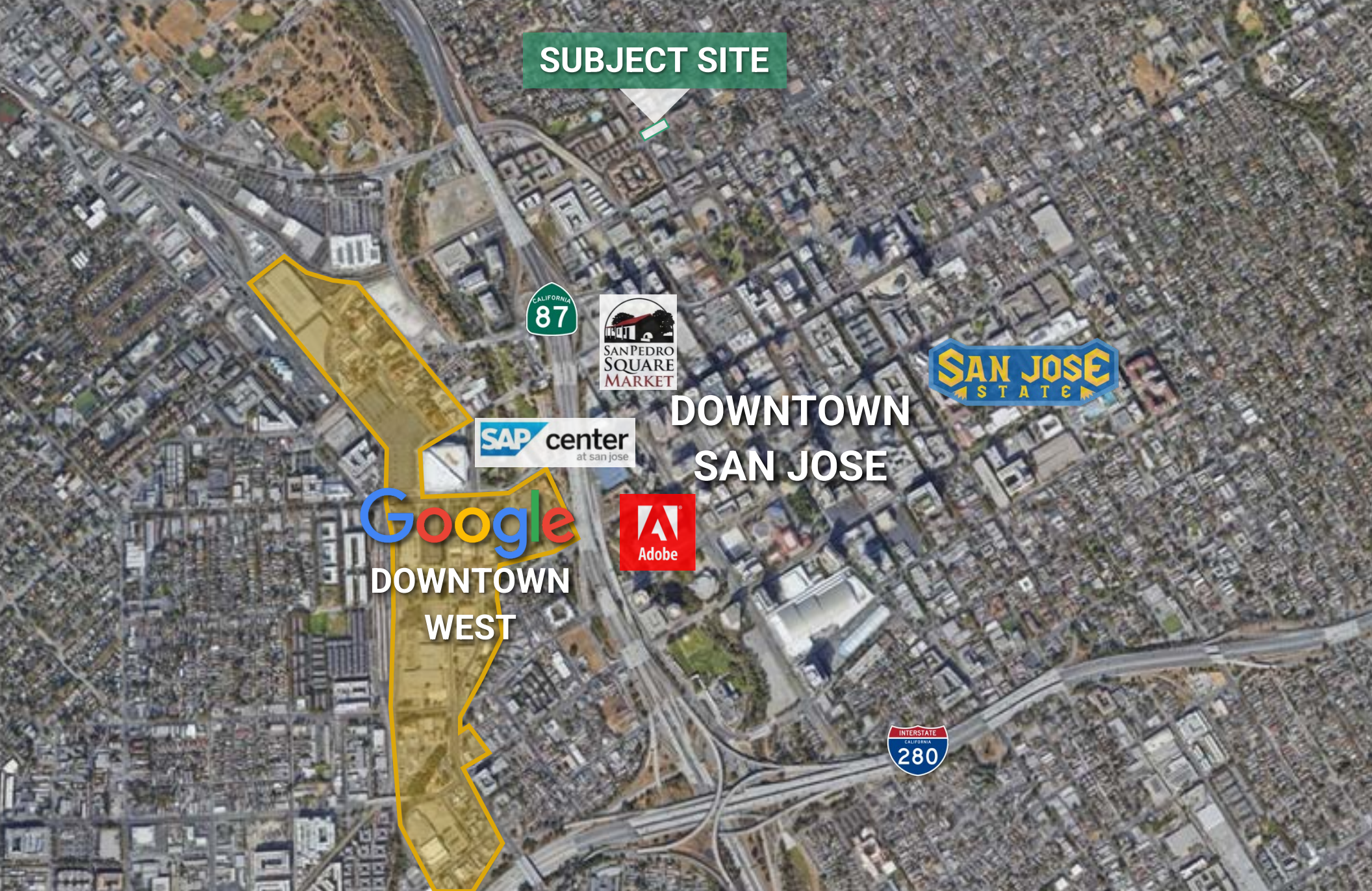
**SUBJECT SITE**

380 N 1<sup>ST</sup> STREET, SAN JOSE // FLYER



THE SCHOENNAUER COMPANY

SUBJECT SITE



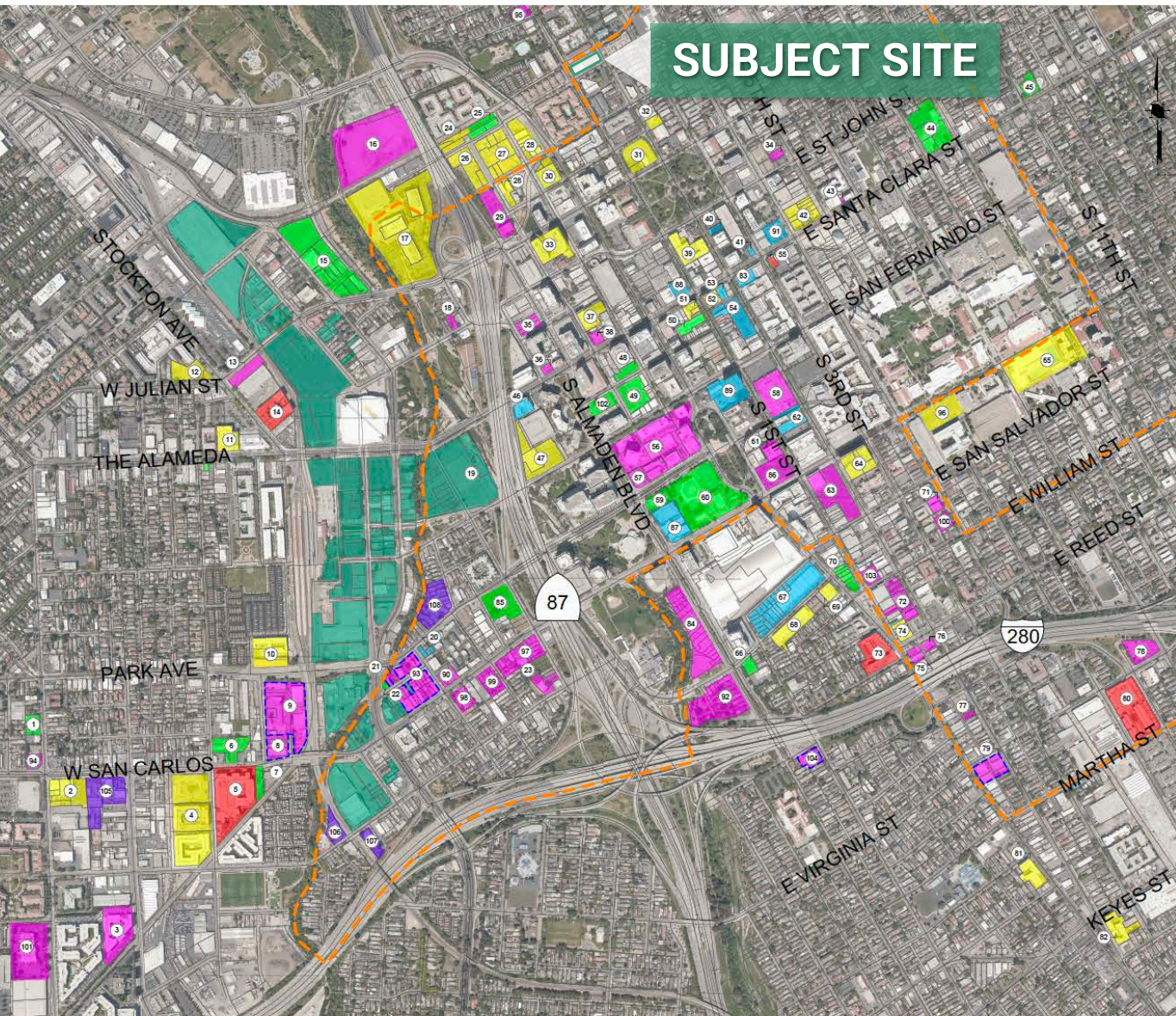
DOWNTOWN  
SAN JOSE



DOWNTOWN  
WEST



# 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. 785 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. 498 PARK AVENUE                      | 74. SPARQ                                   |
| 21. MONTGOMERY PHASE 2 APARTMENTS        | 75. GARDEN GATE                             |
| 22. MONTGOMERY 7                         | 76. 605 AFFORDABLE                          |
| 23. AUZERAS 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. PARK/DELMAS                             |
| 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. FAIRMONT 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. MIRO                                 | 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 HOTELS MARRIOTT                   | 100. THE MARK                               |
| 47. ADOBE TOWER                          | 101. AVENUES SCHOOL                         |
| 48. POST STREET TOWER                    | 102. ALMADEN BOULEVARD TOWER                |
| 49. PLATINUM TOWERS                      | 103. SAN JOSE STAGE/HOME2 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 AUZERAS AVE                        |
| 53. 42 SANTA CLARA STREET                | 107. 710 DRAKE STREET                       |
| 54. LIDO BUILDING & FOUNTAIN ALLEY LOT   | 108. PARK AVE & GIFFORD AVE                 |





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

**SUBJECT SITE**

380 N 1<sup>ST</sup> STREET, SAN JOSE // FLYER



THE SCHOENNAUER COMPANY

# 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 is not only the largest development 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.

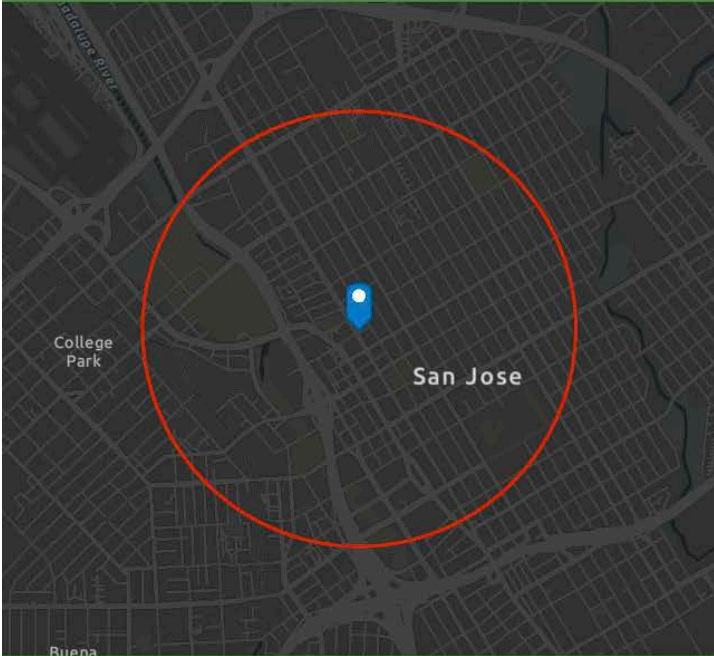
Google plans to break ground on construction of streets and other crucial infrastructure in 2023.



# DEMOGRAPHIC PROFILE

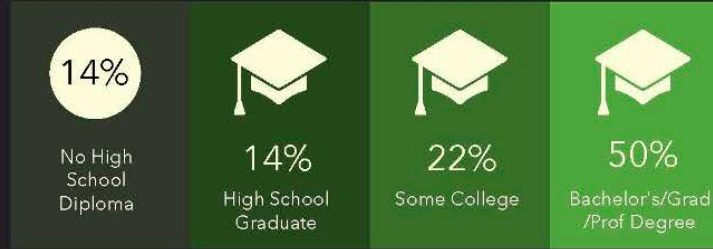
380 N 1st St, San Jose, California, 95112

Ring of 1 mile



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## EDUCATION



## EMPLOYMENT



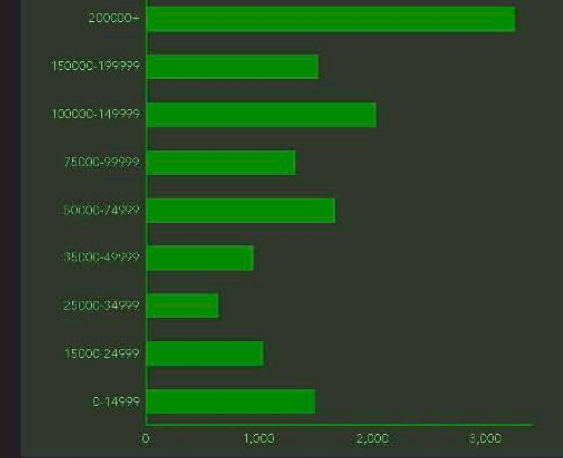
## KEY FACTS



## INCOME

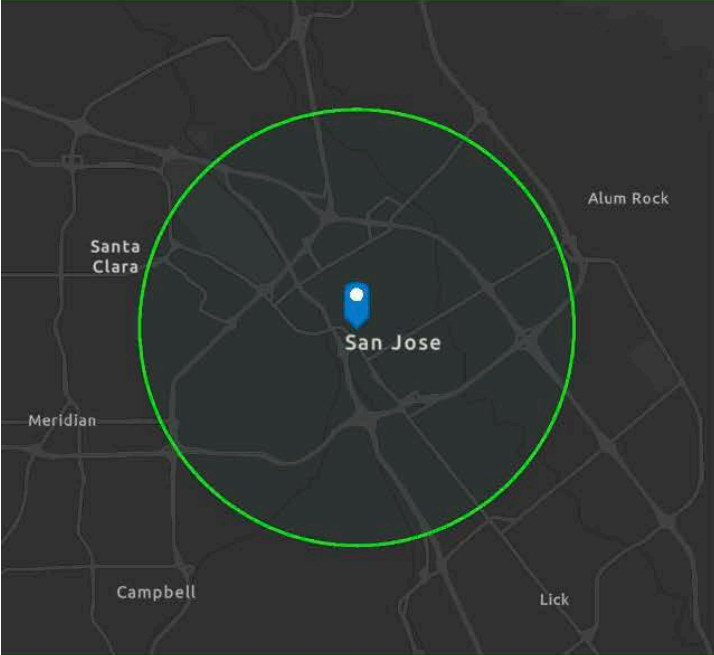


## HOUSEHOLD INCOME (\$)



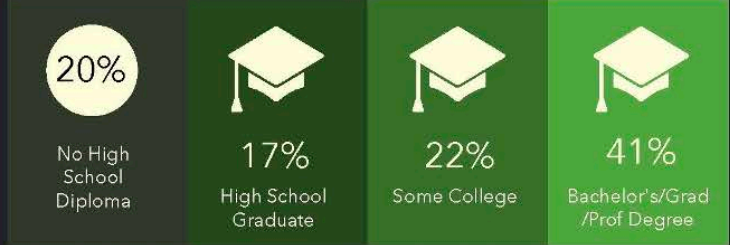
# DEMOGRAPHIC PROFILE

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



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## EDUCATION



## EMPLOYMENT



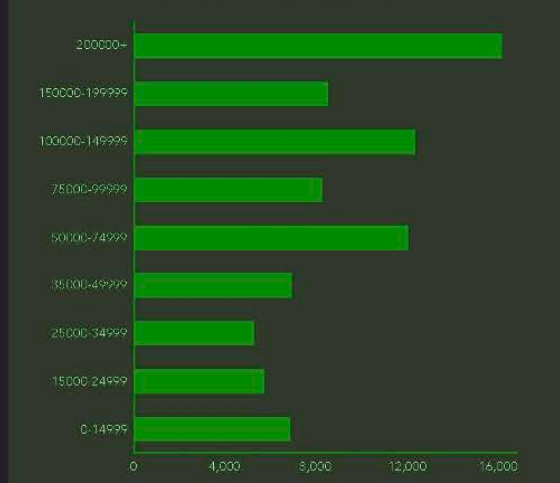
## KEY FACTS



## INCOME

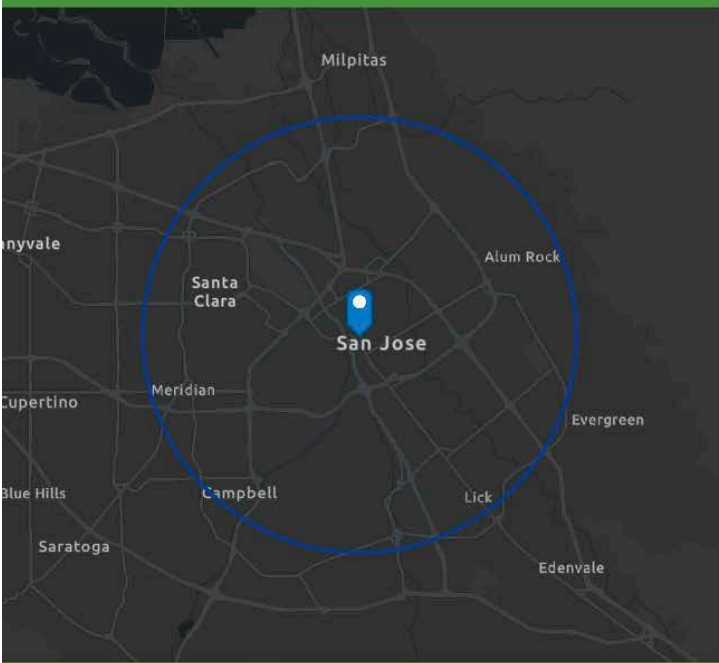


## HOUSEHOLD INCOME (\$)



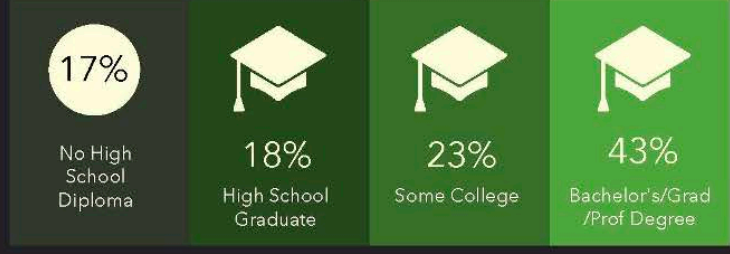
# DEMOGRAPHIC PROFILE

380 N 1st St, San Jose, California, 95112  
 Ring of 5 miles



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## EDUCATION



## EMPLOYMENT



## INCOME



## KEY FACTS



# FOR SALE

**380 N 1<sup>ST</sup> STREET**  
SAN JOSE, CA 95112



**OPPORTUNITY ZONE!**



## Exclusively Listed By

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