

# FOR SALE

328 SANGO COURT  
MILPITAS, CA

—Est. 1955—

**BORELLI**  
INVESTMENT COMPANY

MONTAGUE EXPY

SANGO COURT

rcd  
UP TO 102  
RESIDENTIAL  
UNITS

PLANNED BRIDGE

FUTURE RATHBONE  
PARK EXPANSION

84 FUTURE  
APARTMENTS  
THE PACIFIC  
COMPANIES

**FOR  
SALE**

FUTURE RATHBONE  
PARK EXPANSION

RATHBONE  
PARK

EXPEDITION LN

JUBILEE DR

TAROCT

EXCLUSIVELY LISTED BY:

**Ralph Borelli**  
Borelli Investment Company  
P: 408-521-7117  
E: ralph@ralphborelli.com  
DRE # 00465691

**Caleb Scherer**  
Borelli Investment Company  
P: 408-521-7126  
E: caleb@borelli.com  
DRE # 02018513

**Ty Ataei**  
P: 408-761-8600  
E: ty.ataei@gmail.com  
DRE # 01432786

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 1 net acre in a vibrant transit-oriented community with a mix of housing, retail and recreation. The subject site is located near local transit, including the Milpitas BART Station, Interstate 880 and the Montague Expy. The Milpitas Metro Specific Plan calls for expansion of Rathbone Park on the adjacent City owned site to the east and County owned site to the north east; connection of Tarob Court and Jubilee Drive to Sango Court; and construction of a pedestrian bridge for direct access to the Milpitas BART Station - all of which will further enhance the accessibility to and from the property. Additionally, adjacent to the west, The Pacific Companies is developing a 6-story 85 unit apartment building, which will further transform the area.

Offering Price:	Unpriced
Address:	328 Sango Court, Milpitas, CA 95035
Ownership:	MSJL LLC
APN(s):	APN: 086-36-011 (19,203 SF Site) APN: 086-36-037 (31,363 SF Site)
Lot Size:	50,566 SF Gross; Est. 44,454 SF Net after connection of Sango Court and Jubilee Drive
Year Built:	1980
Tenant:	Olson Brother's Body Shop
General Plan:	MMSP – Milpitas Metro Specific Plan
Zoning:	Residential Retail High Density Mixed Use (RRMU)/Multi Family Very High Density Residential (VHD)
Other Land Use Regulations:	<b>Mixed Use</b> – <u>Density</u> : 1-2.5 FAR, 40-85 units/ac. <u>Max Height</u> : 85 ft. Within 60 ft. of adjacent existing residential zoned parcels, building height shall be stepped down to be the same max height plus 10 ft. of the adjacent parcel. <b>Multi-Family Residential</b> – <u>Density</u> : 40-85 units/ac. <u>Max Height</u> : 35-85 ft.
Protocol:	Please submit offers to Ralph Borelli, Caleb Scherer Ty Ataei via email: <a href="mailto:ralph@ralphborelli.com">ralph@ralphborelli.com</a> , <a href="mailto:caleb@borelli.com">caleb@borelli.com</a> and <a href="mailto:ty.ataei@gmail.com">ty.ataei@gmail.com</a> .

# PROPERTY AERIAL



328 SANGO COURT, MILPITAS // FLYER

# PROPOSED PROPERTY BOUNDARY



1475 California Road  
San Jose, CA 95128  
PH: 408.922.1100 F: 408.922.1101



## PROPOSED LOT CONFIGURATION

Scale: 0" = 000'  
Date: 00/00/00  
144-000000/000000

328 SANGO COURT, MILPITAS // FLYER



# 308 SANGO COURT AFFORDABLE



Location: 308 Sango Court, Milpitas, CA

The Pacific Companies is pleased to bring a 5 story 85 residential unit apartment building to the Sango Court district of Milpitas. Right next door to the subject site.

- AO Architects
- 1.112 acre site
- 85 residential units (76.4 DU/AC)
- 5 story type III over 1 level podium
- 77ft building height
- 48 Parking Stalls

# 355 SANGO COURT



Location: 355 Sango Court, Milpitas, CA

Resources for Community Development is pleased to bring a 5 story 102 residential unit apartment building to the Sango Court district of Milpitas. Just across the street from the subject site.

- David Baker Architects
- 1.259 acre site
- Up to 102 residential units
- 5 story type III over 1 level podium
- 65ft building height
- 57 Parking Stalls



# MILPITAS METRO SPECIFIC PLAN



328 SANGO COURT, MILPITAS // FLYER

# MCCANDLESS AND TANGO DISTRICTS ILLUSTRATIVE PLAN



# APPROVED AND PENDING PROJECTS NEARBY



328 SANGO COURT, MILPITAS // FLYER

# LAND USE REGULATIONS

## APN: 086-36-011

### Residential Retail High Density Mixed Use (RRMU):

Supports high-density vertically mixed-use development with ground floor retail and active uses and residential or office uses on upper floors.

**\*Density:** 1-2.5 FAR 40-85 units/ac.

**\*Max Height:** 85 ft. Within 60 ft. of adjacent existing residential zoned parcels, building height shall be stepped down to be the same max height plus 10 ft. of the adjacent parcel.

**Use Requirements:** Ground floor retail and active uses are required on 80% of the ground floor façade along any Activity Street.

**Front Setback Minimum:** 0-20 ft. max.

**Rear Setback:** 10 ft. 15 ft. when abutting residential 20 feet for portions of buildings over 60 ft. or 4 stories tall.

**Side Setback:** 0 ft., 10 ft. when abutting residential use and for portions of buildings over 60 feet or four stories tall.

\*Bonus available which can increase density/height by 30%

328 SANGO COURT, MILPITAS // FLYER

## APN: 086-36-037

### Multi-Family Very High Density Residential (VHD):

Allows very high-density residential development, such as multi-story apartments and condos.

**\*Density:** 40-85 units/ac.

**\*Max Height:** 35-85 ft.

**Use Requirements:** NA

**Front Setback Minimum:** 8 ft. minimum, 20 ft. maximum from the back of the sidewalk.

**Rear Setback Minimum:** 10 ft.

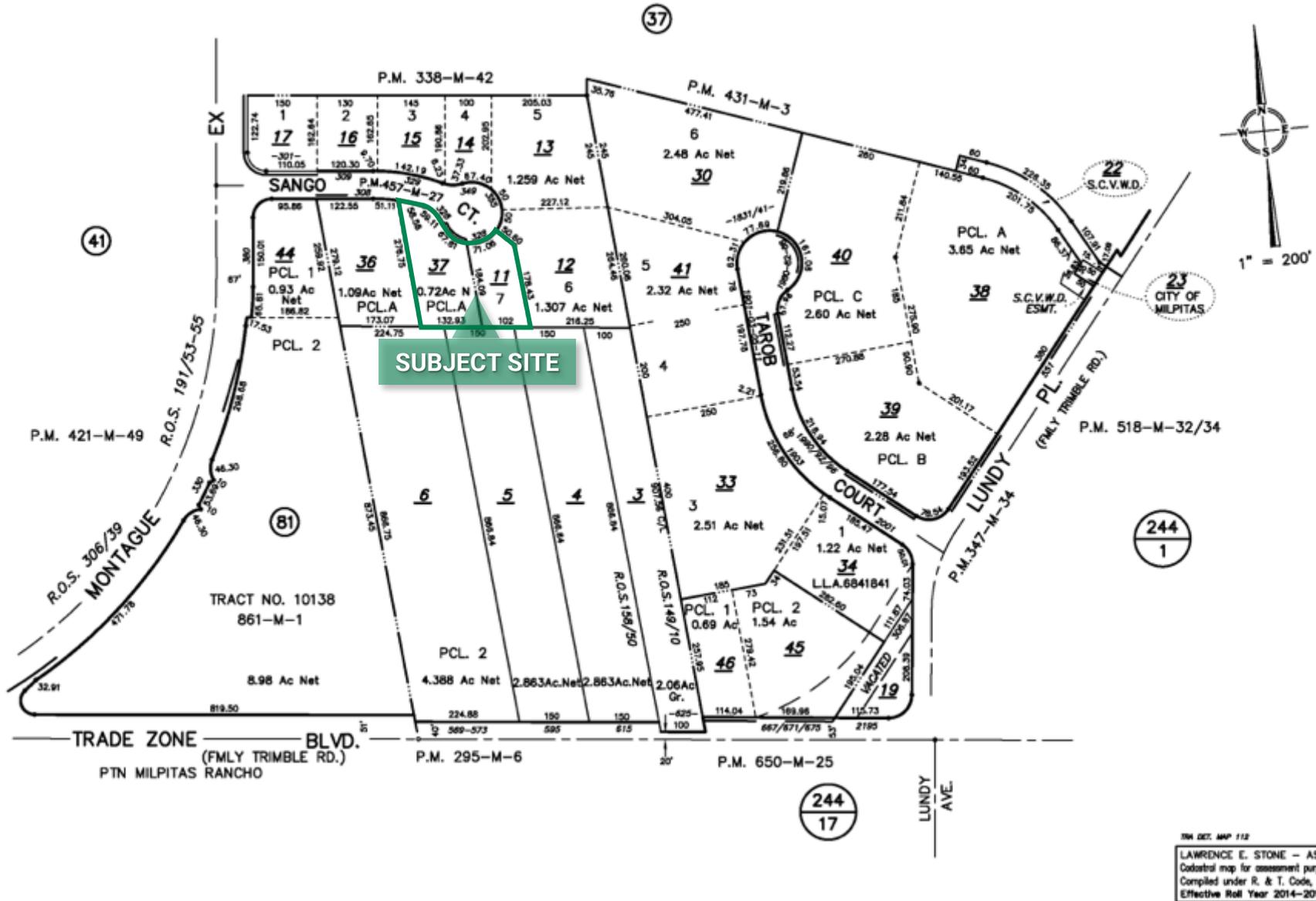
**Side Setback:** 10 ft.

**Side Setback (Street):** 8 ft. minimum, 15 ft. maximum from the back of the sidewalk.

# PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 86 PAGE 36



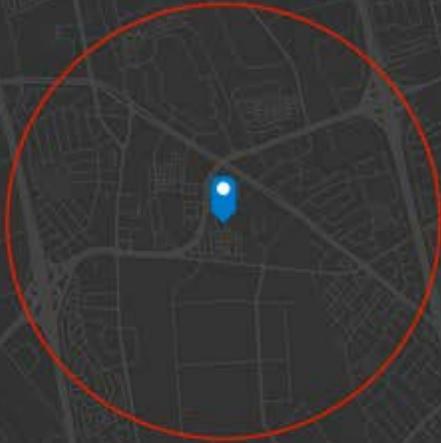
328 SANGO COURT, MILPITAS // FLYER



# DEMOGRAPHIC PROFILE

328 Sango Ct, Milpitas, California, 95035 2

Ring of 1 mile



Wayne



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

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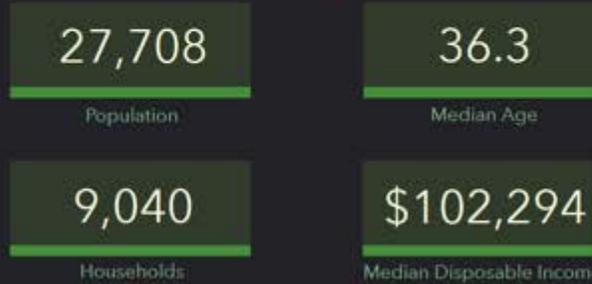
## EDUCATION



## EMPLOYMENT



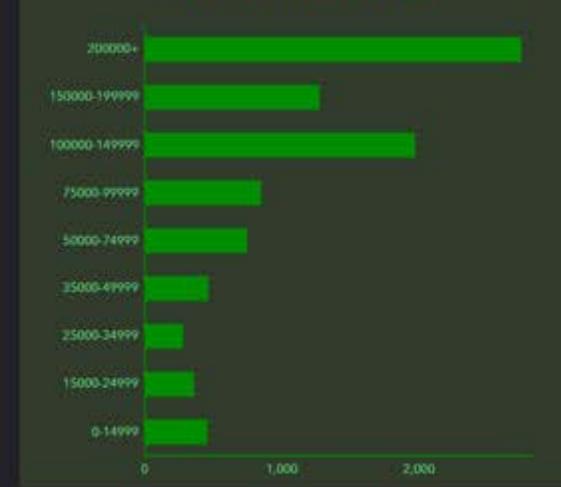
## KEY FACTS



## INCOME



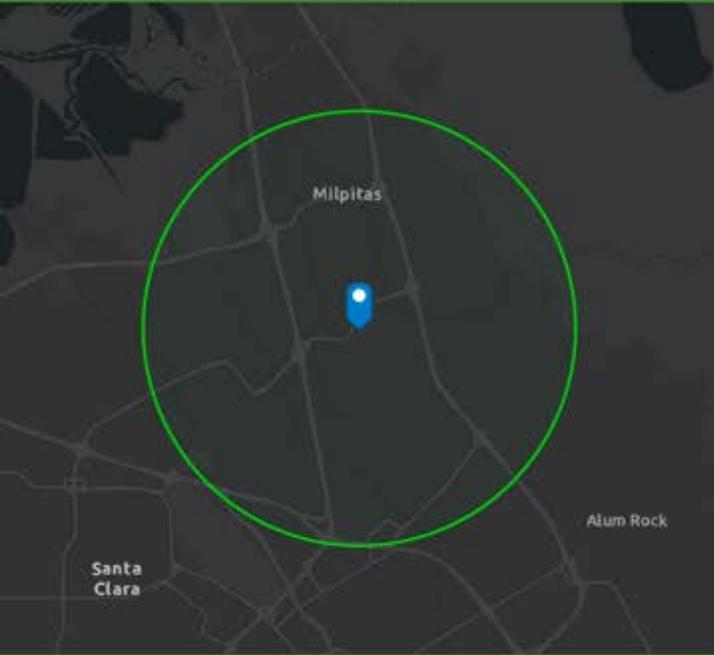
## HOUSEHOLD INCOME (\$)



# DEMOGRAPHIC PROFILE

328 Sango Ct, Milpitas, California, 95035 2

Ring of 3 miles

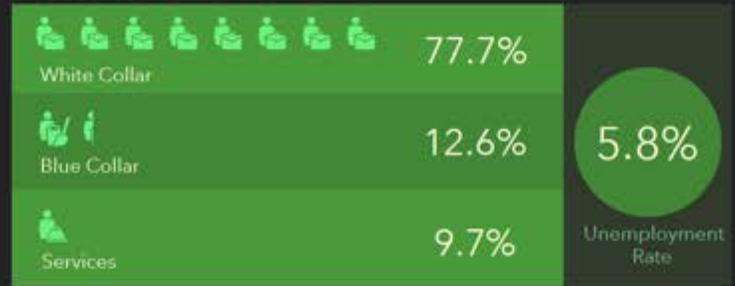


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## EDUCATION



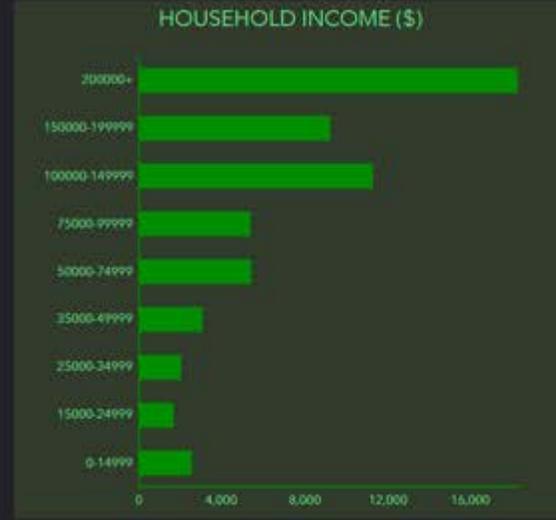
## EMPLOYMENT



## KEY FACTS



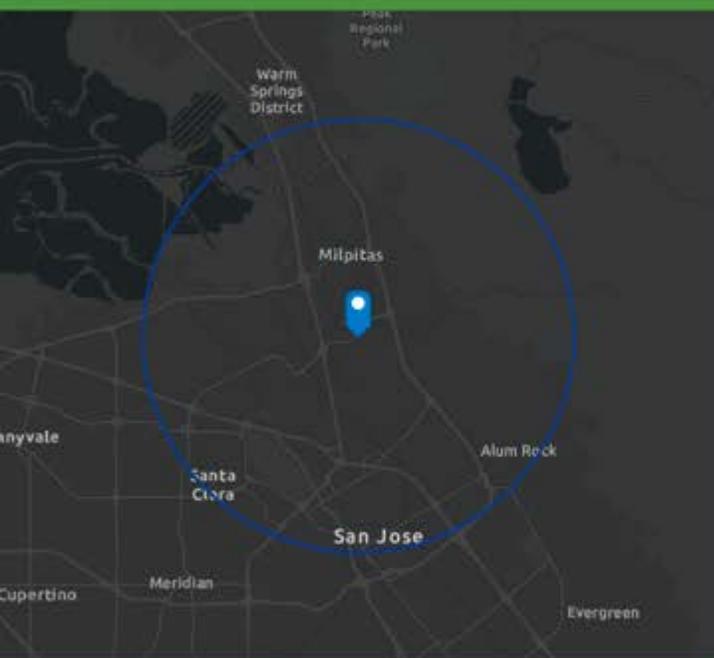
## INCOME



# DEMOGRAPHIC PROFILE

328 Sango Ct, Milpitas, California, 95035 2

Ring of 5 miles



## EDUCATION



## EMPLOYMENT



## INCOME



## KEY FACTS



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