

FOR SALE

4146 Mitzi Drive
SAN JOSE CALIFORNIA

Fully Entitled 14-Unit Residential
Development Opportunity



EXCLUSIVELY
LISTED BY

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OFFERING SUMMARY

PRICE	\$4,550,000
ADDRESS	4146 Mitzi Drive, San Jose CA 95117
APN	299-16-001
LOT SIZE	27,494 SF
ENTITLEMENTS	<p>FULLY ENTITLED 14-UNIT PROJECT (PD ZONING AND PD PERMIT APPROVALS)</p> <p>Construction drawings under City plan check review.</p> <p>Twelve 3-story residential townhomes located within four buildings (A,B,C & D), ranging from 1,365 - 2,181 SF.</p> <p>New construction inspired by the historic Graves House consisting of two 2-story residential condos ranging from 1,563 - 1,827 SF.</p>

SITE PLAN



Parcel 1: 12 New Residential Units

- (1) Plan 1: 2 Bdrm. / 2.5 Bath / + 1,286 SF / 2-car garage
- (3) Plan 2: 3 Bdrm. / 2.5 Bath / + 1,524 SF | 2-car tandem
- (3) Plan 3: 4 Bdrm. / 3.5 Bath / + 1,726 SF | 2-car garage
- (4) Plan 4: 4 Bdrm. / 3.5 Bath / + 2,060 SF | 2-car garage
- (1) Plan 5: 4 Bdrm. / 3.5 Bath / + 1,813 SF | 2-car garage

Parcel 2: 2 Residential Units @ Historic Graves House Reconstruction

- Reconstruct historic home into two (2) Condo Units with 1-car garage attached each + full driveway space per unit.
- Condo A: 2 Bdrm. / 2 Bath / Office / 1,563 SF | 1-car garage
 - Condo B: 3 Bdrm. / 2 Bath / 1,855 SF | 1-car garage

ELEVATIONS



Historic Graves House
Reconstruction
(Beyond)
(West Elevation)

Building A
Duplex
(Front Elevation)

Building B
6-Plex
(Left Elevation)

MITZI DRIVE STREETSCENE



Building A
Duplex
(Right Elevation)

Historic Graves House
Reconstruction
(Beyond)
(South Elevation)

Building B
6-Plex
(Front Elevation)

RANCHERO WAY STREETSCENE

LOCATION



SAN FRANCISCO

OAKLAND

OAKLAND INTERNATIONAL AIRPORT

SAN FRANCISCO INTERNATIONAL AIRPORT

PALO ALTO

SAN JOSE MINETA INTERNATIONAL AIRPORT

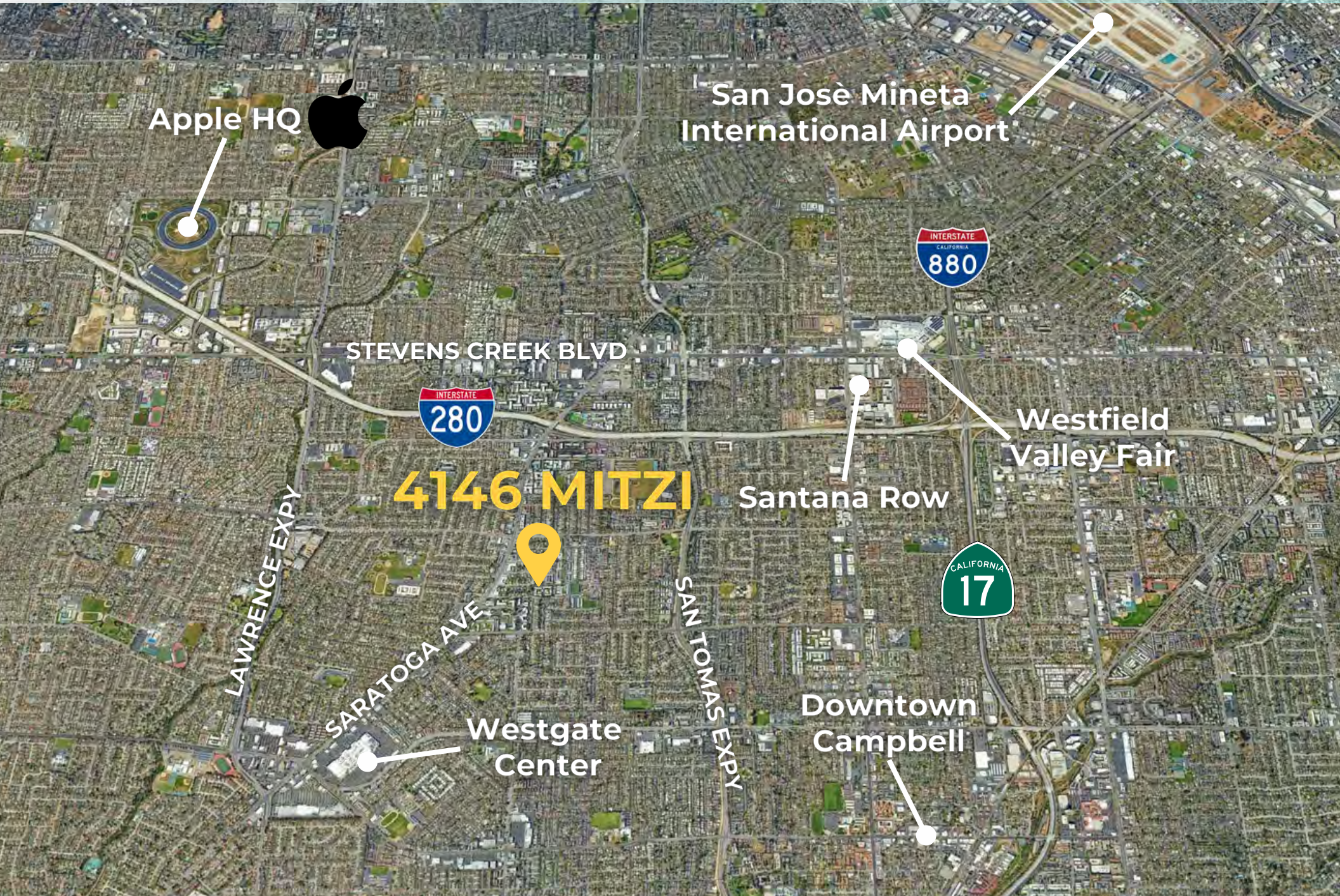
Subject Site

SAN JOSE

APPLE HQ

DOWNTOWN CAMPBELL

LOCATION



Apple HQ



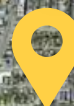
San José Mineta International Airport



STEVENS CREEK BLVD



4146 MITZI



Santana Row

Westfield Valley Fair

LAWRENCE EXPY

SARATOGA AVE

SANT TOMAS EXPY



Westgate Center

Downtown Campbell

PREMIER PRIVATE SCHOOLS

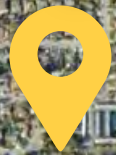
The Harker School



Archbishop Mitty High School

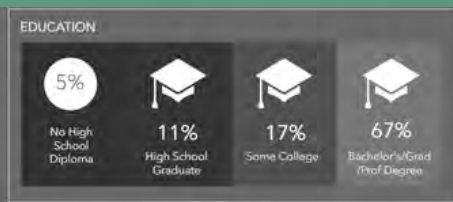
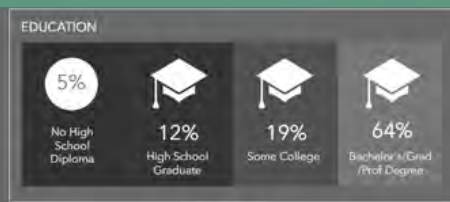
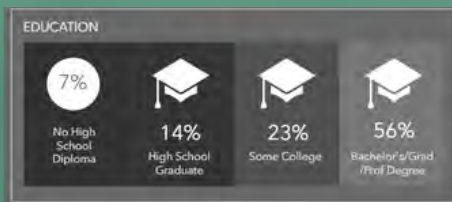
Stratford Preparatory

4146 MITZI



SARATOGA AVE

DEMOGRAPHICS



1 MILE

3 MILES

5 MILES

— Est. 1955 —

BORELLI

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