

# FOR SALE

1665 Alum Rock Ave.  
SAN JOSE CALIFORNIA

Development Opportunity



SUBJECT SITE

EXCLUSIVELY  
LISTED BY

**RALPH BORELLI**

**Chairman**

P: 408-521-7117

E: ralph@ralphborelli.com

DRE # 00465691

**CALEB SCHERER**

**Development/Brokerage**

P: 408-521-7126

E: caleb@borelli.com

DRE # 02018513

**ERIK SCHOENNAUER**

**Land Use Consultant**

The Schoennauer Co.

P: 408-947-7774

E: es@stanfordalumni.org



# OFFERING SUMMARY

PRICE	\$2,350,000
ADDRESS	1665 Alum Rock Avenue, San Jose CA 95116
APN	481-12-109
LOT SIZE	20,716 SF
DETAILS	<p>Approximately 90' of frontage on Alum Rock Avenue.</p> <p>Site demolition occurred in Q3 of 2023, resulting in a clear and vacant site.</p> <p>Primely located near US 101, Interstate 680, and 0.6 miles from the future 28th Street / Little Portugal BART Station. Nearby access to VTA local and regional bus service, including Bus Rapid Transit Route 522 and #22, #23, and #77.</p> <p>Designated Urban Village (<a href="#">link here</a>) and within "Area B" of the Little Portugal Urban Village Plan.</p> <p>This designation allows for a wide range of stand-alone commercial uses - retail, office, medical, etc. Market-rate residential requires a 0.35 FAR of commercial uses. 100% affordable housing projects could avoid the commercial requirement - presumably a Density Bonus project (15% affordable/85% market rate) could reduce or eliminate the commercial requirement.</p> <p>Height limit 70 feet.</p> <p>For mixed use development, UV zoning district requires a minimum density of 55 du/ac and maximum overall FAR of 10.0.</p> <p>For residential development only, UV requires 55 to 250 du/ac.</p>

# REGIONAL AERIAL



SAN FRANCISCO

OAKLAND

OAKLAND INTERNATIONAL AIRPORT

SAN FRANCISCO INTERNATIONAL AIRPORT

SAN JOSÉ MINETA INTERNATIONAL AIRPORT

PALO ALTO

SAN JOSE

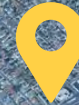
Subject Site

APPLE HQ

DOWNTOWN SAN JOSE

# LOCATION

1665 Alum Rock Ave



San José Mineta  
International Airport



Downtown  
San Jose



Future BART  
Station



Diridon  
Station



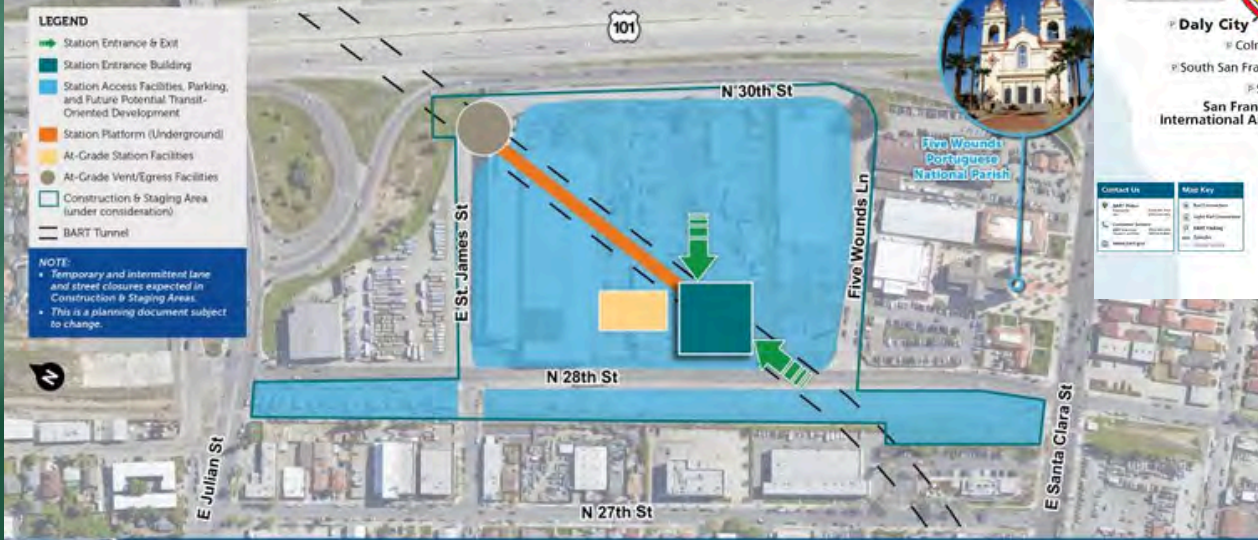
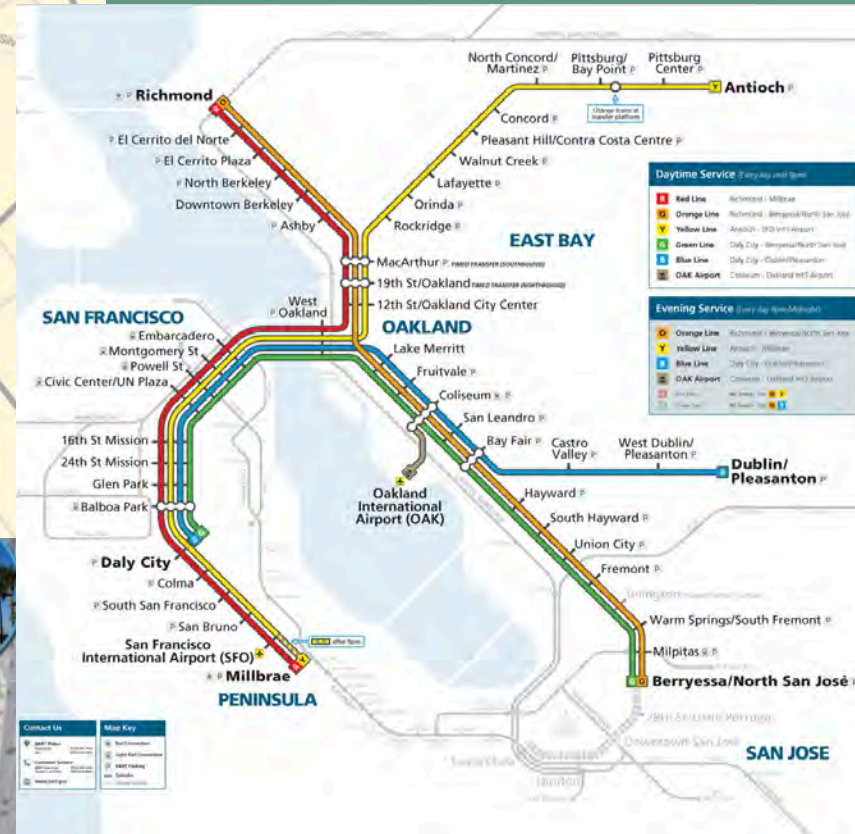
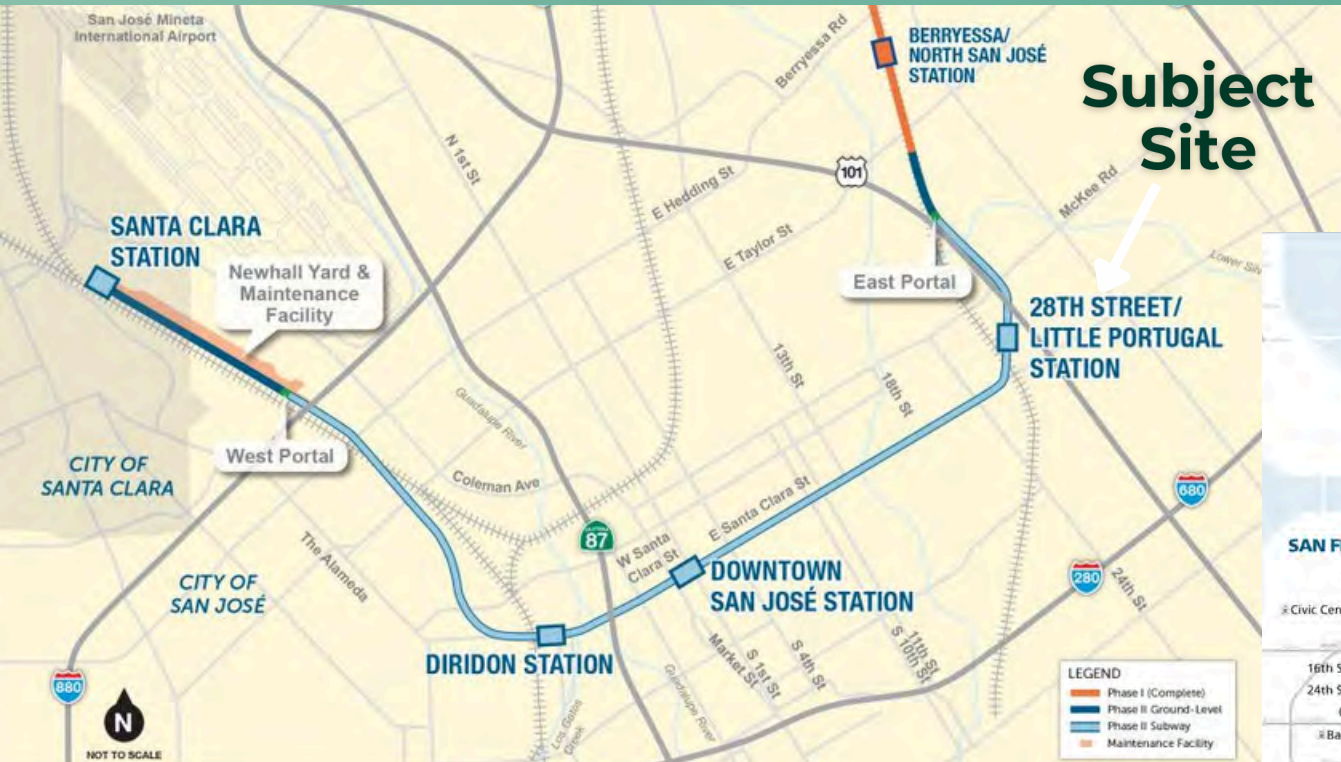
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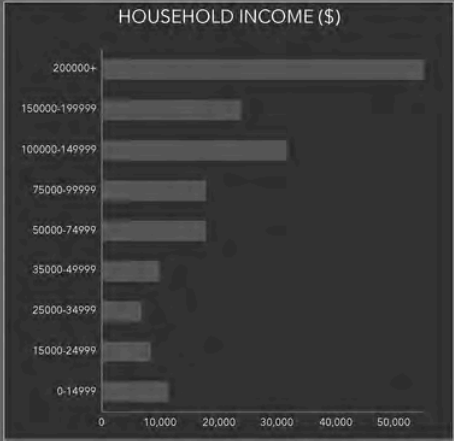
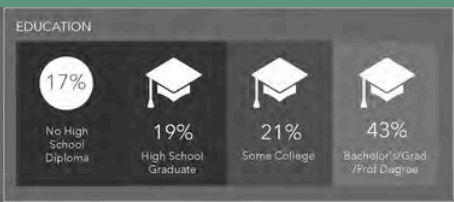
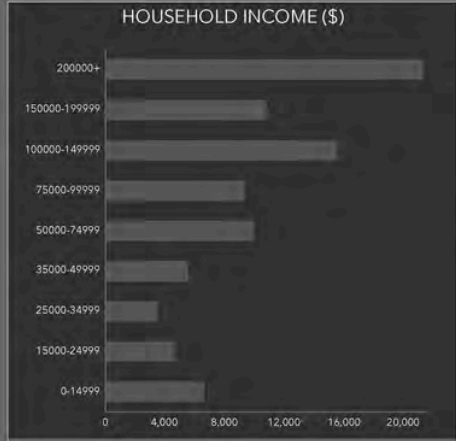
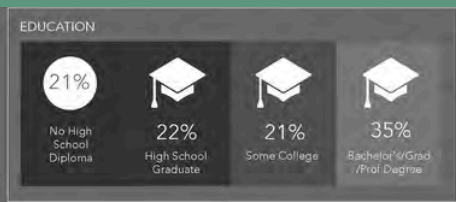
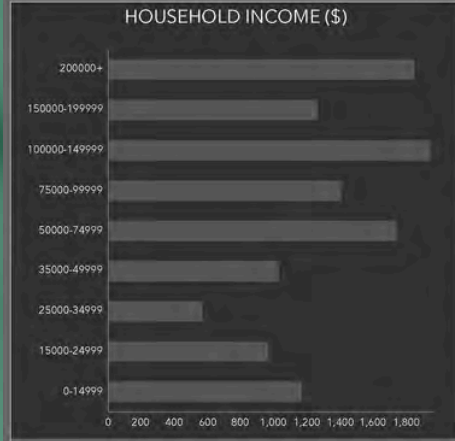
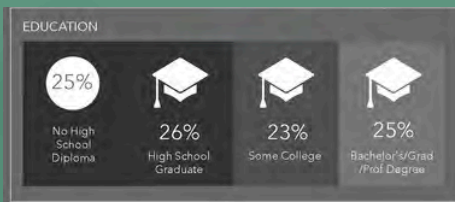
ALUM ROCK AVENUE

ONLY  
BUS ONLY  
BUS

# BAY AREA RAPID TRANSIT (BART)



# DEMOGRAPHICS



1 MILE

3 MILES

5 MILES

— Est. 1955 —

# BORELLI

INVESTMENT COMPANY

2051 Junction Ave., STE 100, San Jose, CA 95131

P: 408-453-4700 | [borelli.com](http://borelli.com)

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