

FOR SALE

27-Bedroom Student Housing Opportunity

168 S 11th Street, San Jose, CA 95112

One Block from San Jose State University

CONSULTANT

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— Est. 1955 —
BORELLI
INVESTMENT COMPANY

Property Overview

Borelli Investment Company is pleased to present 168 S 11th Street, a ±15,190 SF residence hall on an 18,560 SF lot, the largest on its block, located one block east of the San Jose State University campus. For many years the building served as the Kappa Sigma fraternity house at San Jose State, and it offers 27 private bedrooms supported by common areas that include a commercial kitchen, a residential kitchen, a large community room, numerous restrooms (several with multiple showers), an interior courtyard, and a basement.

Originally constructed in 1961, the building underwent a major remodel in 2012-2013 that took the first floor down to the studs and fully rebuilt the second story, along with a new roof, HVAC, plumbing, and electrical, among other improvements. With the major building systems already addressed, a buyer can direct capital toward interior finishes and room upgrades rather than base-building work.

With San Jose State enrollment at a record high and more than 80% of students living off campus, the property is well suited to by-the-bed student housing, university or institutional use, or continued group-residential operation. The improvements also lend themselves to alternative uses such as senior living or affordable and supportive housing.



Offering Summary

27

Private Bedrooms

±15,190 SF

Building Area

18,560 SF

Lot Size

1 Block

To SJSU Campus



PROPERTY DETAILS

THE OFFERING

- Asking Price: \$4,000,000
- Occupancy: 6 month-to-month tenancies

PROPERTY FACTS

- Property Type: Student Housing / Group Residence
- APN: 467-26-094
- Zoning: UR (Urban Residential)
- Building: ±15,190 SF
- Lot: 18,560 SF (0.426 AC)
- Year Built: 1961
- Stories: 2 + basement
- Renovated: 2012-2013 (first floor to the studs, second story rebuilt, new roof, HVAC, plumbing & electrical)
- Parking: On-site

HIGHLIGHTS

- 27 private bedrooms with by-the-bed income potential
- Commercial & residential kitchens, large community room, interior courtyard & basement
- Common area supports conversion to additional bedrooms
- Campus-edge location one block from SJSU (Walk Score 88)

Floor Plans



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Property Photos



Property Photos



Property Photos

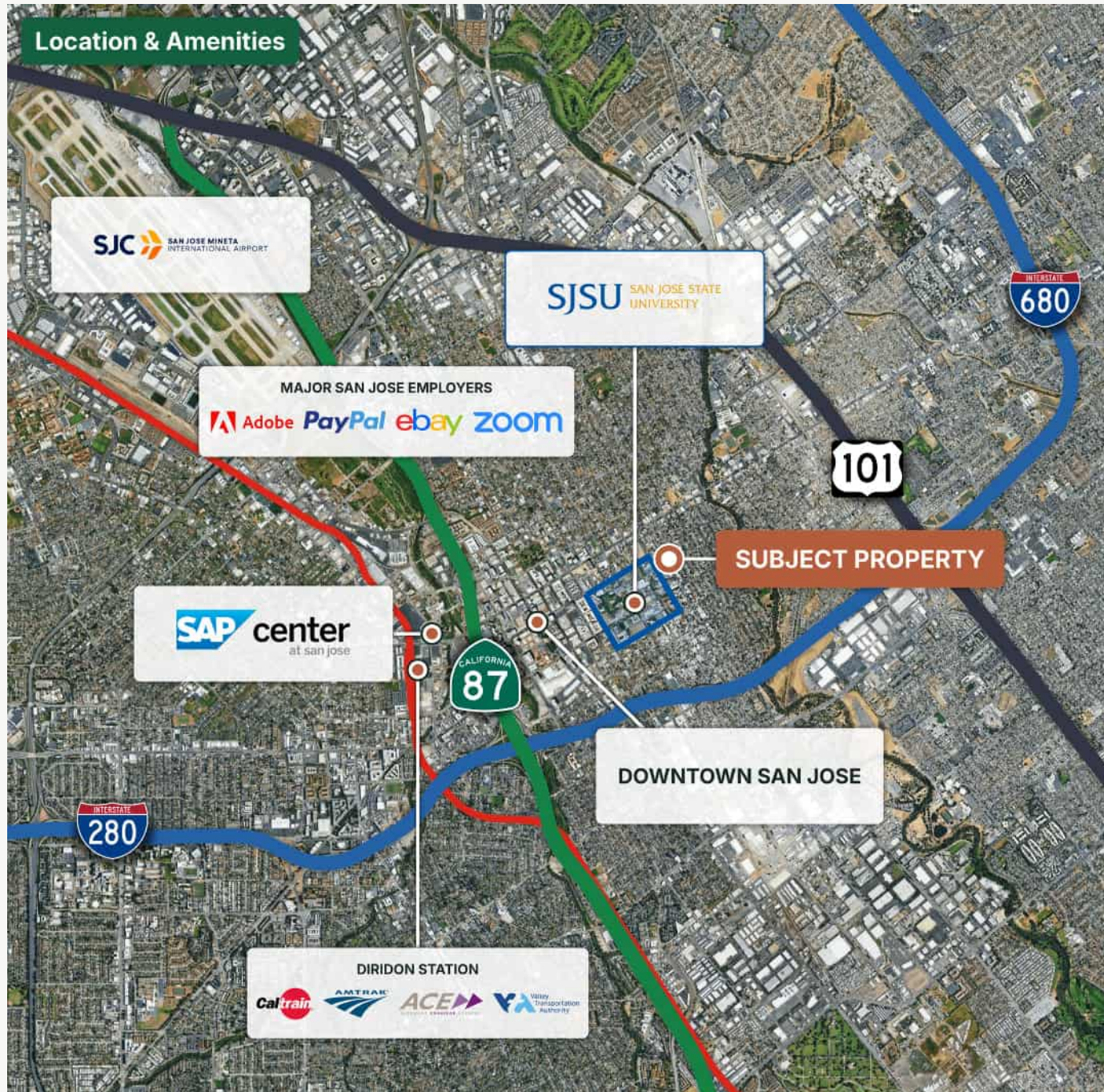


Property Photos











Location Highlights

SJSU Campus Edge | Central San Jose

1 Block
SJSU CAMPUS

<1 mi
DOWNTOWN SJ

4 mi
SJC AIRPORT

I-280 · US-101
FREEWAY ACCESS

HIGHLIGHTS

- One block east of the SJSU campus edge at S 10th Street
- Walk Score 88: campus, dining & daily needs on foot
- Established institutional & group-residential block
- Downtown San Jose and San Pedro Square under one mile
- VTA light rail within 0.7 mile; Diridon Station 2 miles
- Immediate access to I-280; US-101 and CA-87 minutes away
- San Jose Mineta International Airport approximately 4 miles
- More than 80% of SJSU students live off campus

DRIVE TIMES & NEARBY DESTINATIONS

SJSU Campus 1 block · 2 min walk	San Jose City Hall 0.5 mi · 3 min	Downtown San Jose 1 mi · 5 min
I-280 On-Ramps <1 mi · 3 min	Diridon Station 2 mi · 8 min	SJC Airport 4 mi · 12 min

Demographics Overview

~40,000

SJSU STUDENTS (FALL 2025)

88

WALK SCORE

1 Block

TO CAMPUS EDGE

Aug to Jul

STUDENT LEASE CYCLE

Category	1 Mile	3 Mile	5 Mile
Population (2025)	48.5K	278.2K	656.5K
Population (2030 Proj.)	50K	284.1K	669.1K
Avg Household Income	\$127.6K	\$140.6K	\$156K
Daytime Employees	32.8K	135.5K	316.2K
Businesses	3.6K	15.8K	34.8K
Housing Median Home Value	\$1M	\$1M	\$1.1M
Households (2025)	17.4K	90.7K	210.5K
Households (2030 Proj.)	18.1K	92.8K	215K

Source: CoStar, 2025 · Rings measured from 168 S 11th Street

MARKET TAKEAWAY

168 S 11th Street sits one block from the San Jose State University campus, which enrolled a record of nearly 40,000 students as of fall 2025, more than 80% of whom live off campus. Walkable, by-the-bed student housing on the campus edge remains in short supply.

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[Request Due Diligence Materials](#)

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