

FOR SALE

COMMERCIAL DEVELOPMENT OPPORTUNITY
1655 BERRYESSA ROAD, SAN JOSE, CA



EXCLUSIVELY LISTED BY:

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

Chris Anderson
Borelli Investment Company
P: 408-453-4700 ext. 134
E: chris@borelli.com
DRE # 01438895

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.

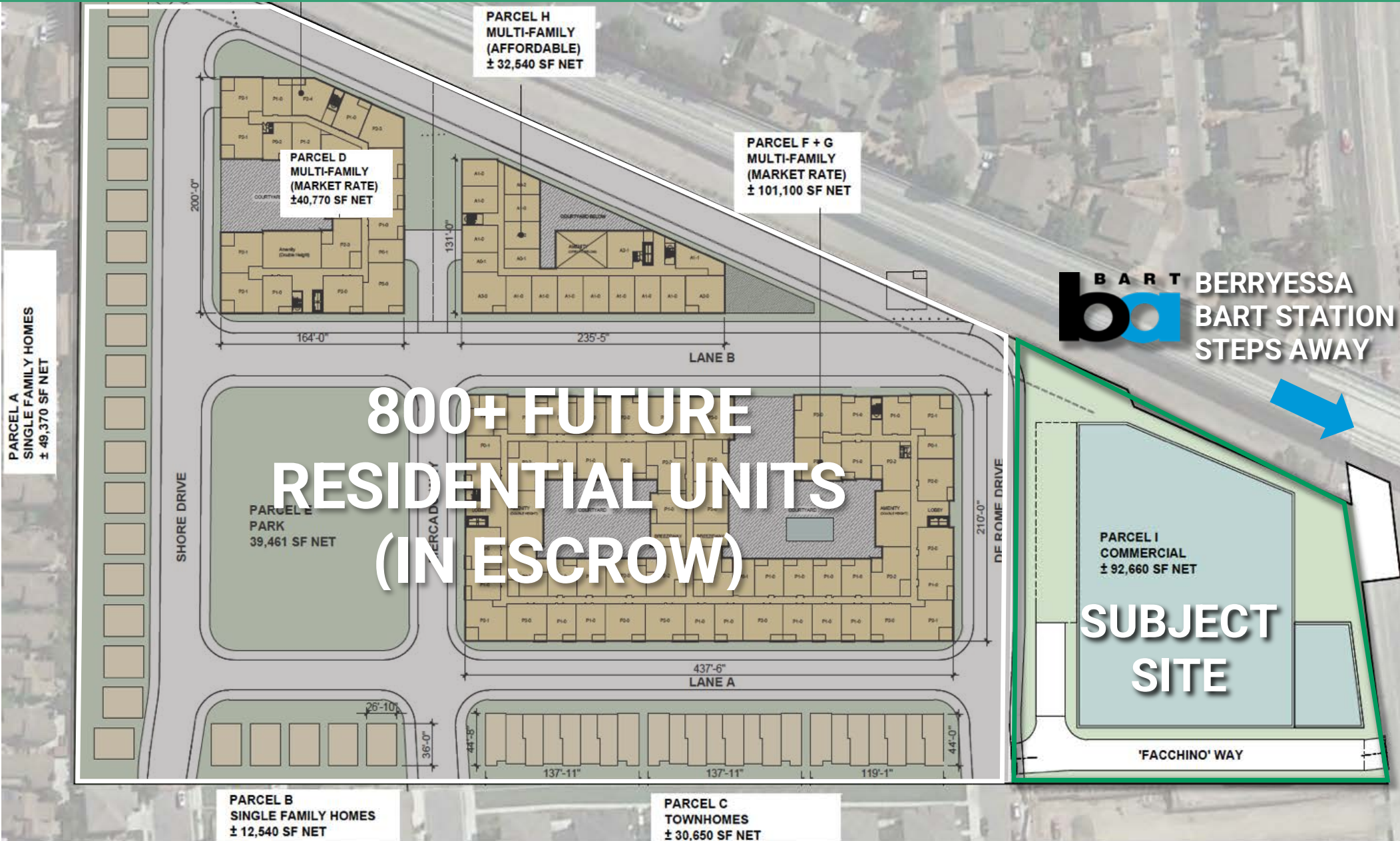
OFFERING SUMMARY

Borelli Investment Company is pleased to present the opportunity to acquire the southern 2.23 acre commercial development site within the Facchino District of the Berryessa BART Urban Village plan. Potential development includes office or assisted living. The planned capacity for the greater Facchino District is up to 820 residential units and up to 480,000 SF of commercial. The site is located adjacent to Market Park North Village which includes a 101,000 SF Safeway and CVS anchored retail center, 1,000 residential units developed by KB Home and Western National Group, and two community parks. Also adjacent is Silicon Valley's largest mixed-use transit-oriented development site – Market Park South Village – which is approved for up to 3,450 residential units and 3.5M SF of commercial on San Jose's new Berryessa BART station.

Offering Price:	\$18,500,000*
Address:	1655 Berryessa Rd, San Jose, CA 95133
APN:	The southern portion of APN: 241-03-025
Property Size:	97,125 SF (2.23 Acres)
Existing Use:	Industrial
General Plan:	Located within the Facchino District of the Berryessa BART Urban Village Plan
Zoning:	Commercial (PD Zoning in process)
Land Use:	Transit Employment Center
Potential Development:	Office or Assisted Living (RCFE)
Height Limit:	Up to 160 feet
Building SF:	Approximately 288,000 - 480,000 SF commercial development allowed
Goal:	Sale upon completion of entitlements and 100% of horizontal improvements (blue top delivery) – fully improved. Est. Q3 2023
Protocol:	Please submit offers to Ralph Borelli and Chris Anderson via email: ralph@ralphborelli.com and chris@borelli.com .

*No cooperating brokerage commission. Cooperating brokers must look to their client for compensation.

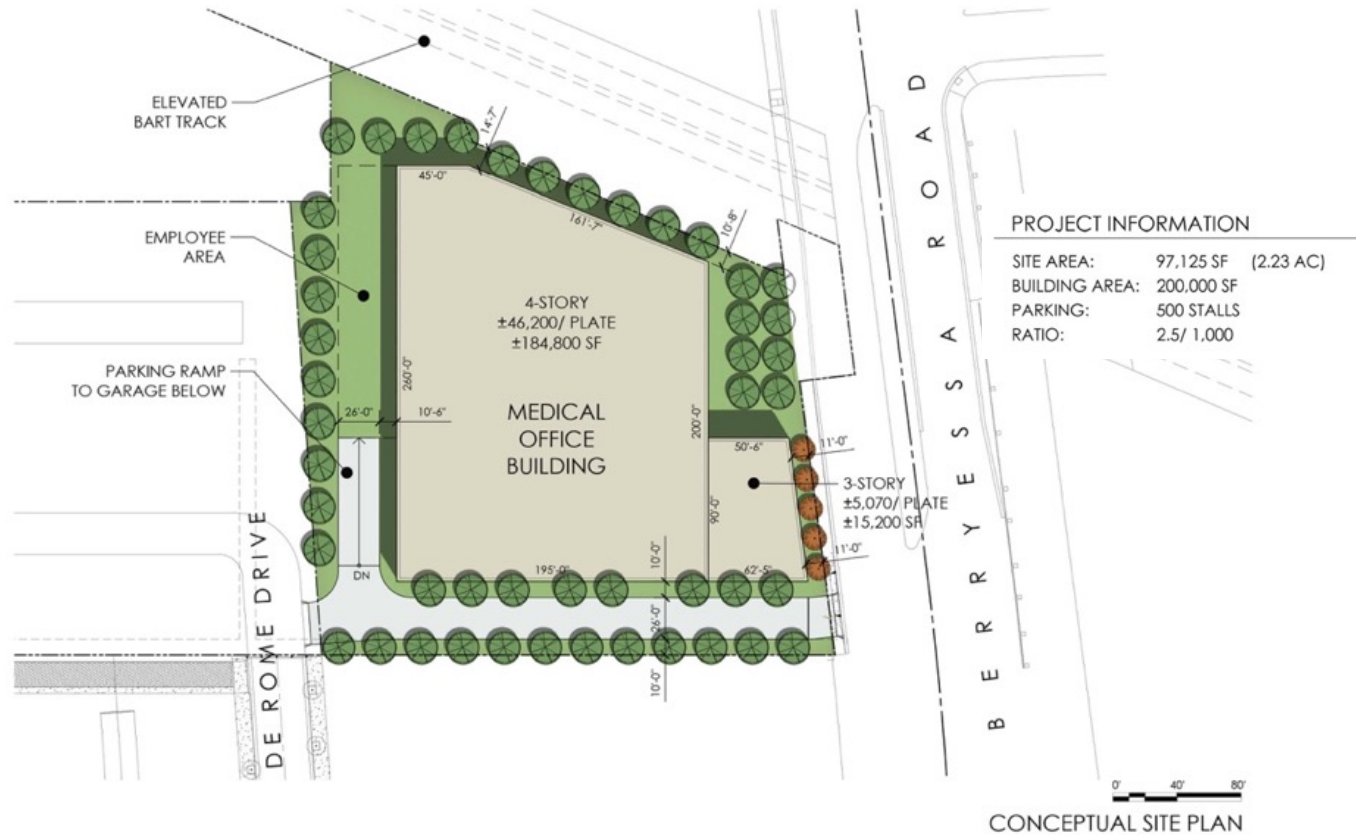
SITE PLAN



POTENTIAL MEDICAL OFFICE LAYOUT



CONCEPTUAL BERRYESSA ROAD ELEVATION



BERRYESSA BART URBAN VILLAGE PLAN BOUNDARY



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MARKET PARK NORTH VILLAGE



MARKET PARK NORTH VILLAGE

Includes a newly built 101,000 SF Safeway and CVS anchored retail center, 449 townhomes and single family homes developed by KB Home, 551 apartments with ground floor retail developed by Western National Group, and two community parks.

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THE SCHOENNAUER COMPANY

FUTURE DEVELOPMENT – MARKET PARK SOUTH VILLAGE



MARKET PARK SOUTH VILLAGE

Silicon Valley's largest mixed-use transit-oriented development site spanning 63-acres, approved for 1,700 - 3,450 residential units, 1.5M – 3.4M SF of commercial space, and nearly 6.5 acres of dedicated park area complimented by miles of walking/biking trails, flowing creeks, and vibrant plan life, all seamlessly integrated with the new Berryessa BART station in San Jose, CA.

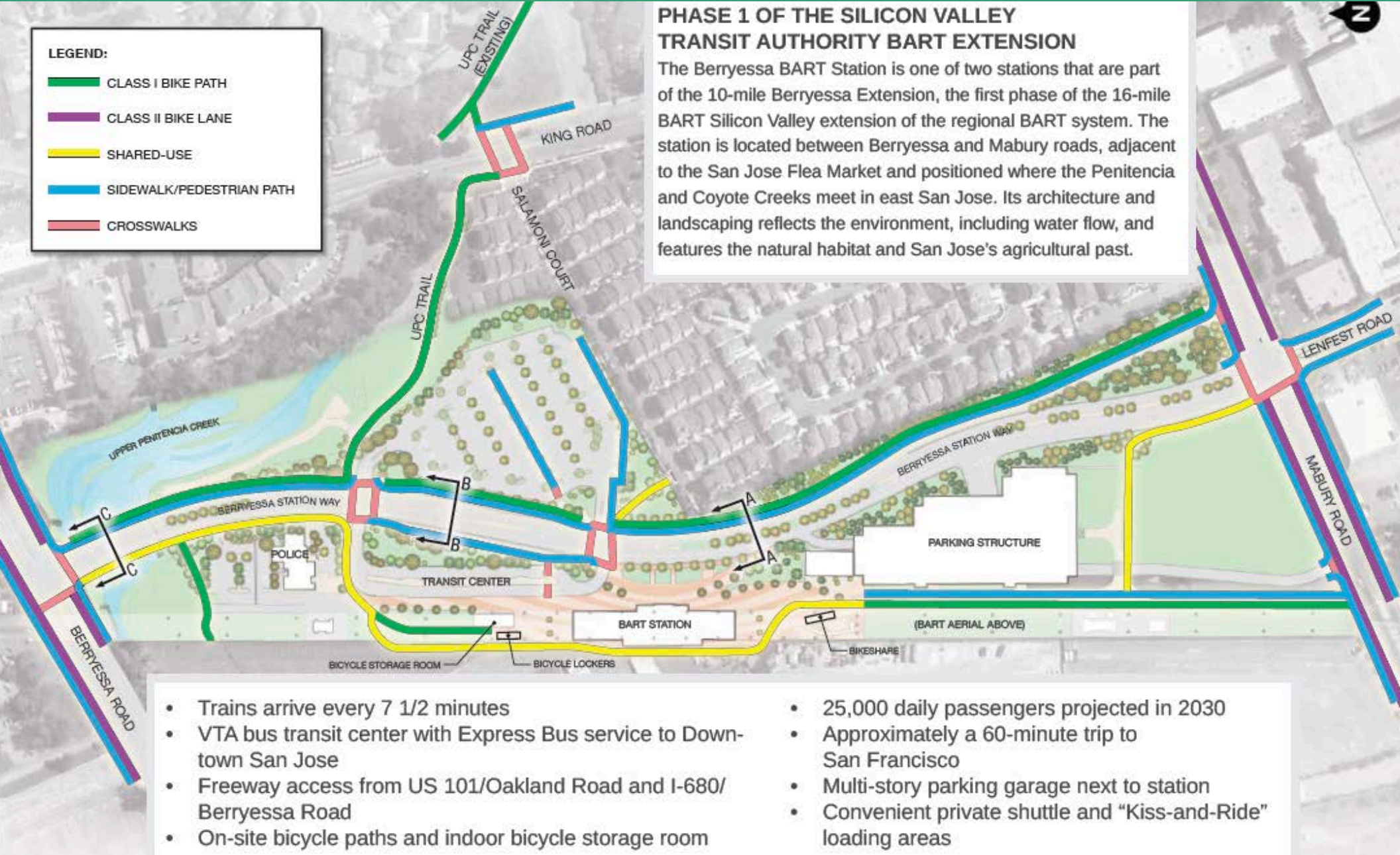
THE BERRYESSA BART TRANSIT STATION

LEGEND:

- █ CLASS I BIKE PATH
- █ CLASS II BIKE LANE
- █ SHARED-USE
- █ SIDEWALK/PEDESTRIAN PATH
- █ CROSSWALKS

PHASE 1 OF THE SILICON VALLEY TRANSIT AUTHORITY BART EXTENSION

The Berryessa BART Station is one of two stations that are part of the 10-mile Berryessa Extension, the first phase of the 16-mile BART Silicon Valley extension of the regional BART system. The station is located between Berryessa and Mabury roads, adjacent to the San Jose Flea Market and positioned where the Penitencia and Coyote Creeks meet in east San Jose. Its architecture and landscaping reflects the environment, including water flow, and features the natural habitat and San Jose's agricultural past.



- Trains arrive every 7 1/2 minutes
- VTA bus transit center with Express Bus service to Downtown San Jose
- Freeway access from US 101/Oakland Road and I-680/Berryessa Road
- On-site bicycle paths and indoor bicycle storage room

- 25,000 daily passengers projected in 2030
- Approximately a 60-minute trip to San Francisco
- Multi-story parking garage next to station
- Convenient private shuttle and "Kiss-and-Ride" loading areas

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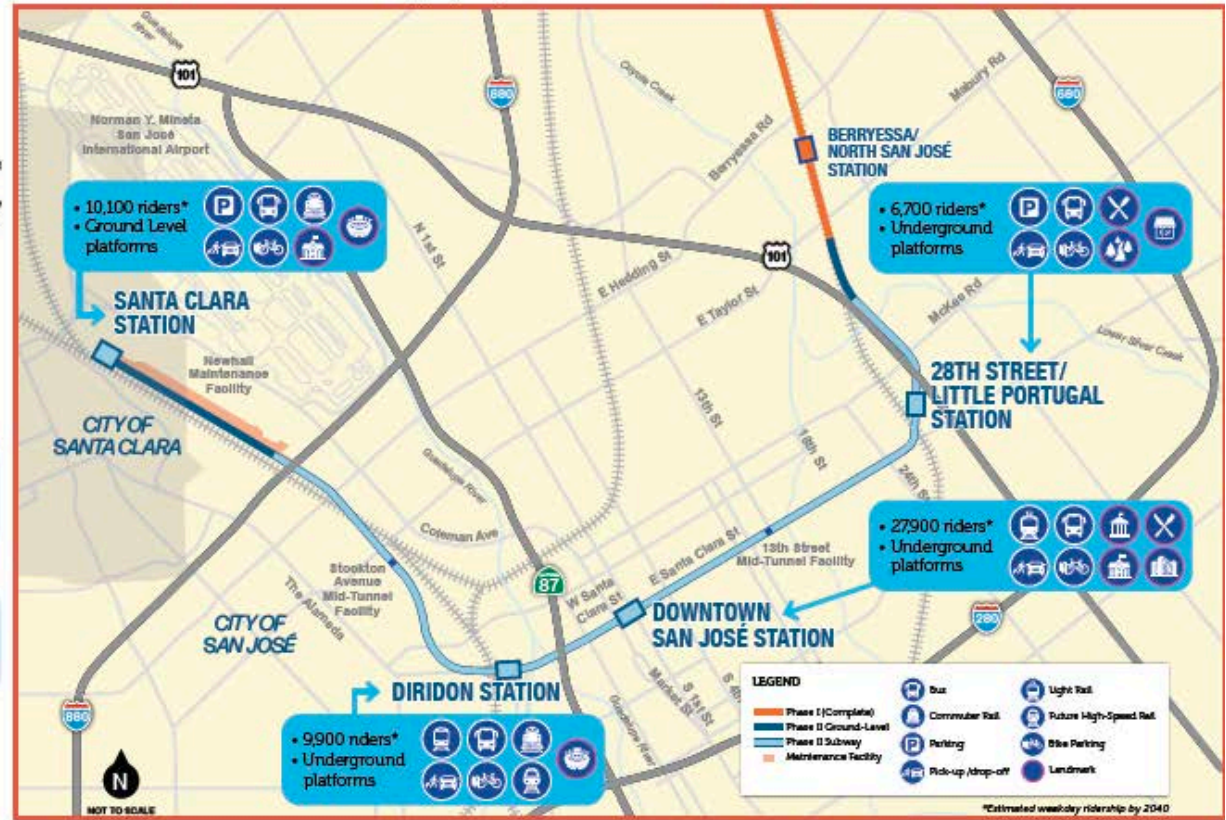
FUTURE CONNECTIVITY TO CALTRAIN



- 54,600 Weekday riders in 2040
- 4 New BART stations
- First Single-Bore Transit Subway in USA
- 6-Mile Extension of BART service
- 75,000 Jobs created or supported through construction*

PHASE 2 OF THE SILICON VALLEY VTA & BART EXTENSION

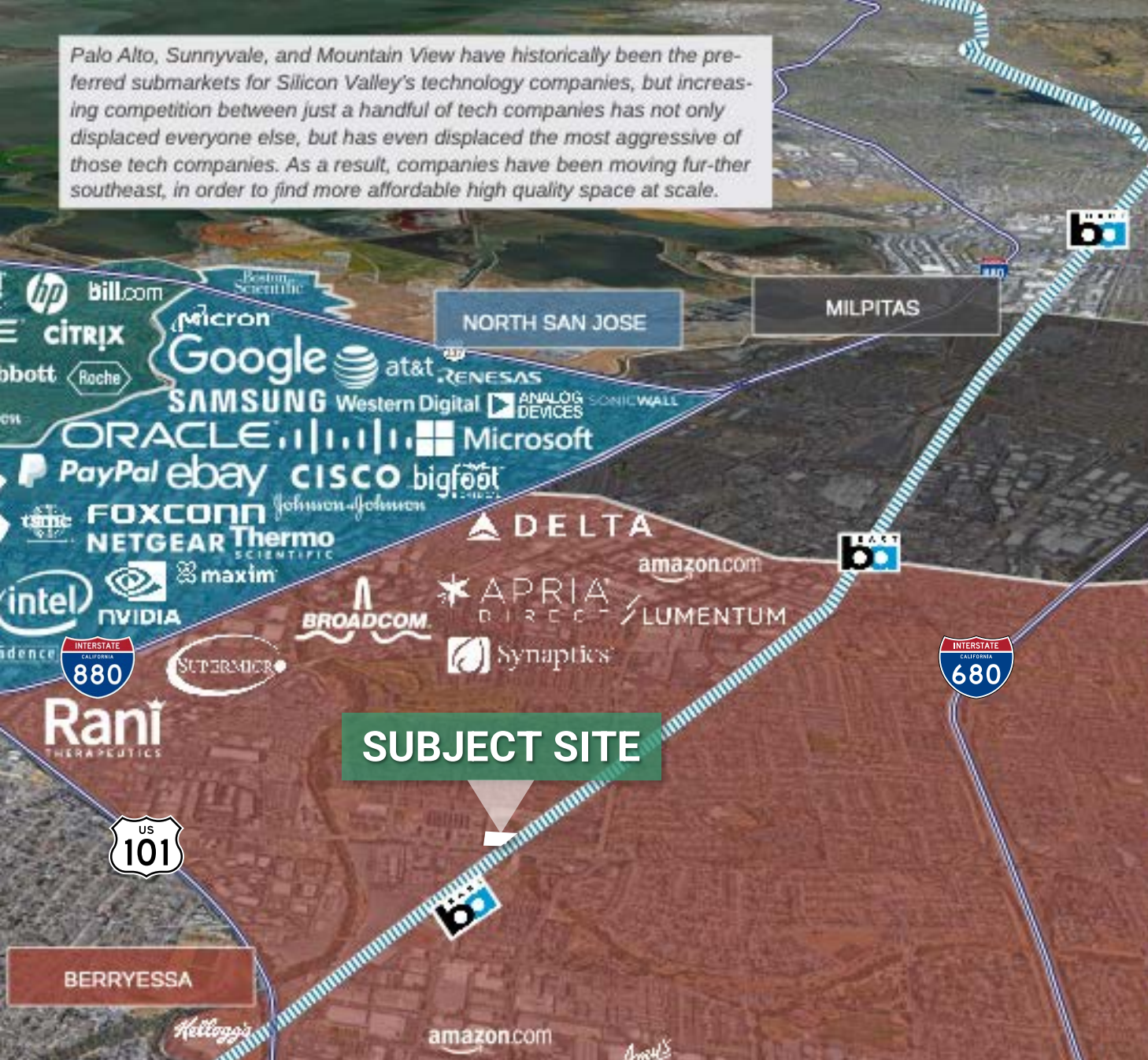
VTA's BART Silicon Valley Phase II Extension (Phase II Project) is a six-mile, four-station extension of BART from Berryessa/North San José Station (opened 2020) through downtown San José to the City of Santa Clara. The Phase II Project is planned to include an approximately five-mile subway, three stations with underground platforms (28th Street/Little Portugal, Downtown San José, and Diridon), one ground-level station (Santa Clara), a train maintenance and storage facility, and additional facilities.



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Palo Alto, Sunnyvale, and Mountain View have historically been the preferred submarkets for Silicon Valley's technology companies, but increasing competition between just a handful of tech companies has not only displaced everyone else, but has even displaced the most aggressive of those tech companies. As a result, companies have been moving further southeast, in order to find more affordable high quality space at scale.



ACCESS TO ENDLESS AMENITIES

Market Park will offer tenants a convenient local retail base onsite for most of their day to day needs. This retail marketplace will be complimented by big box retailers at the Mil-pitas Great Mall and the dense urban amenities of Downtown San Jose, each of which are just 5 minutes from their front door via BART.

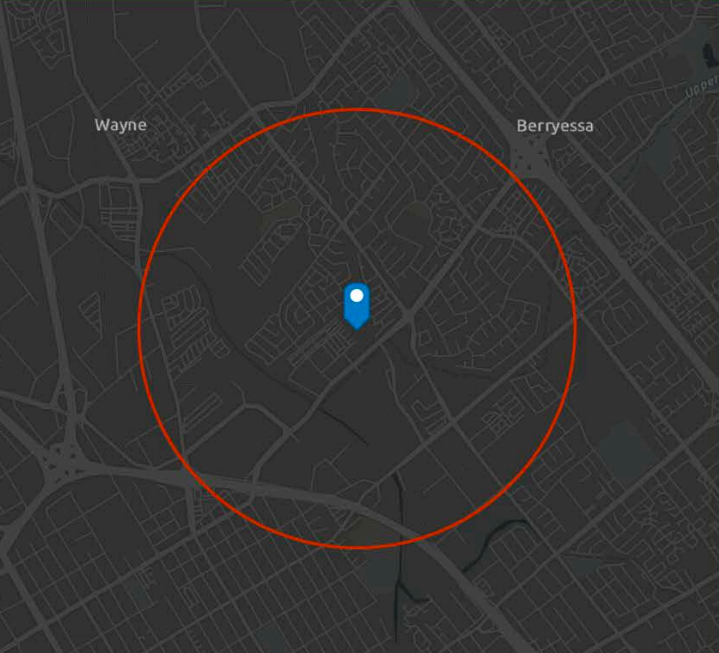


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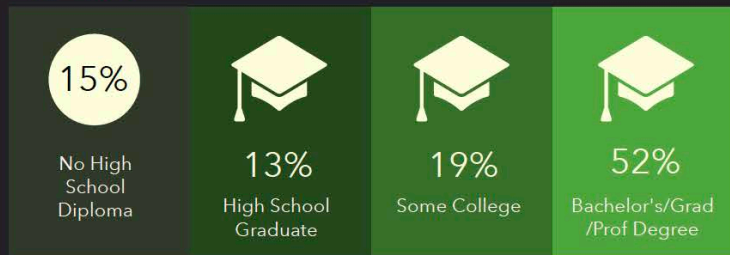


DEMOGRAPHIC PROFILE

1655 Berryessa Rd, San Jose, California, 95133
 Ring of 1 mile



EDUCATION



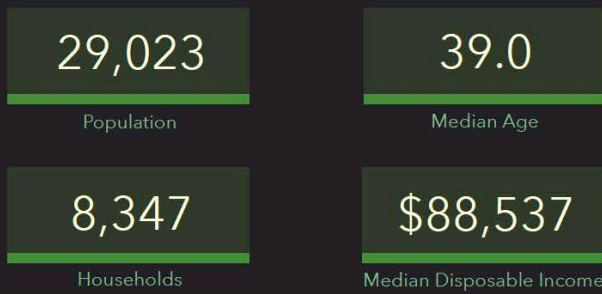
EMPLOYMENT



INCOME



KEY FACTS

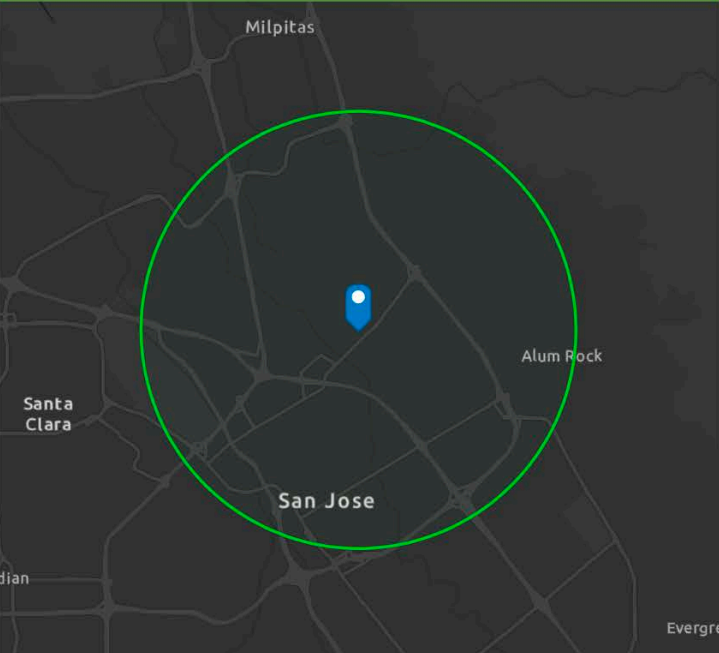


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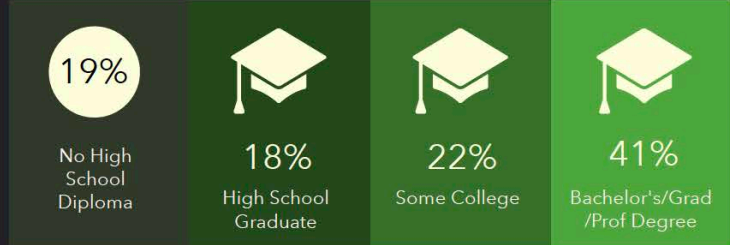
DEMOGRAPHIC PROFILE

1655 Berryessa Rd, San Jose, California, 95133
 Ring of 3 miles

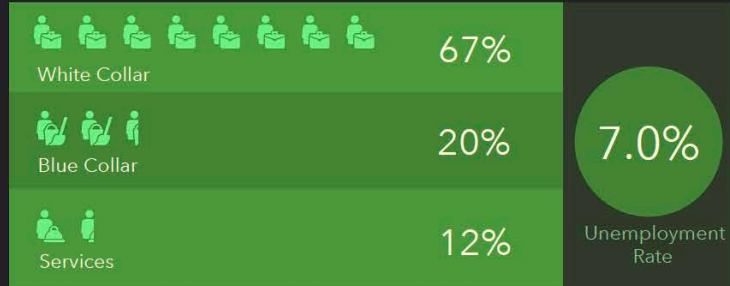


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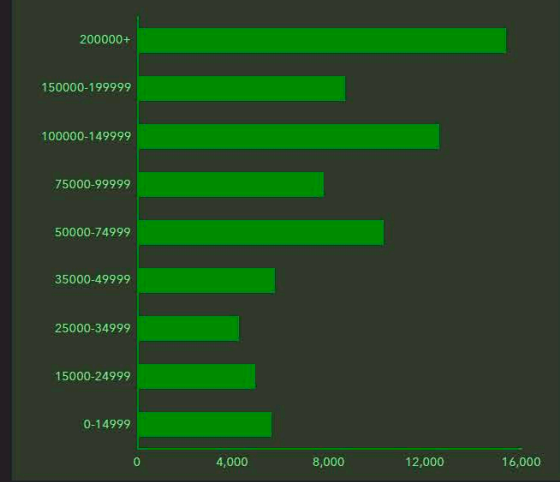
KEY FACTS



INCOME

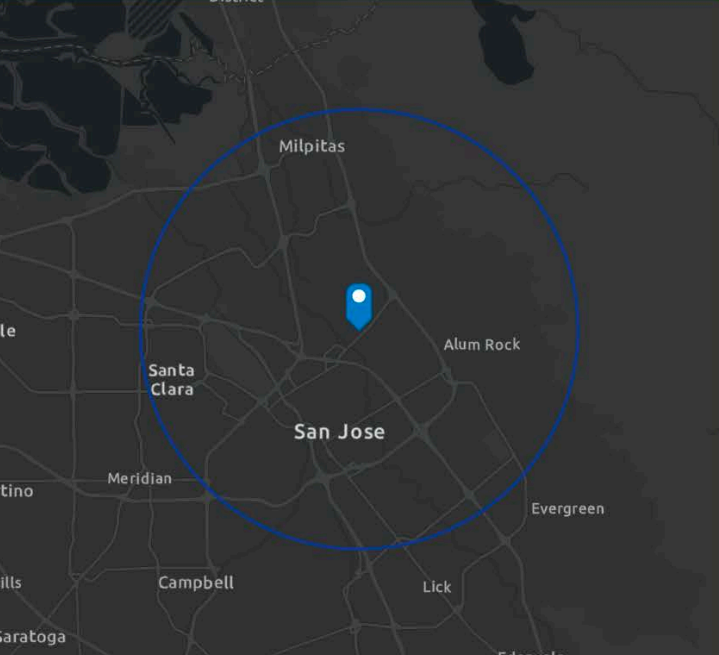


HOUSEHOLD INCOME (\$)



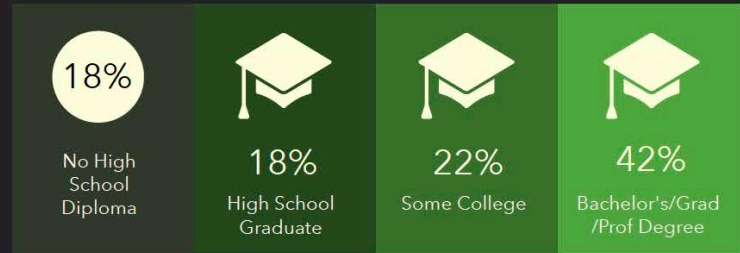
DEMOGRAPHIC PROFILE

1655 Berryessa Rd, San Jose, California, 95133
 Ring of 5 miles

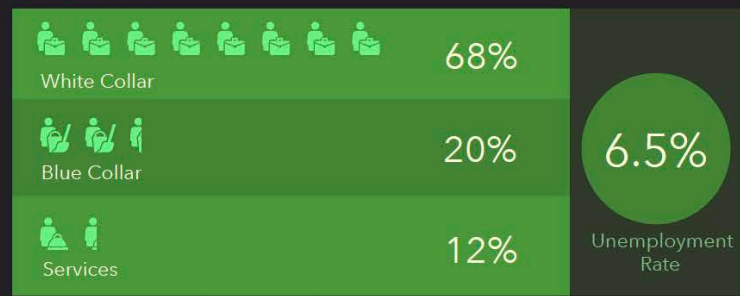


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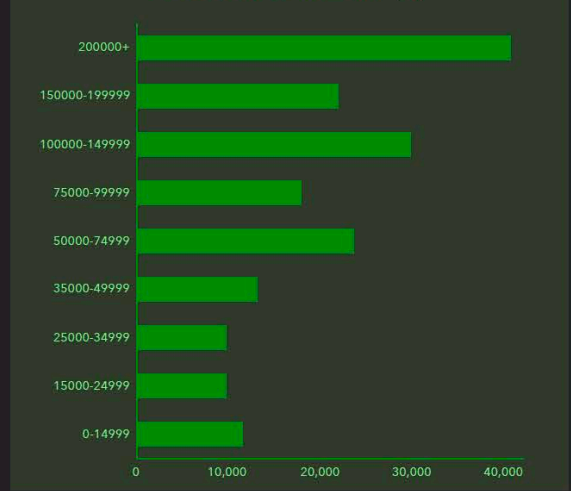
KEY FACTS



INCOME



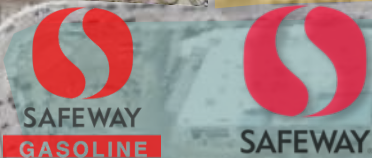
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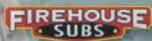
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1655 BERRYESSA RD. SAN JOSE, CA



Carbon Health



WESTERN NATIONAL GROUP

THE PLATFORM
URBAN APARTMENTS



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Borelli Investment Company
2051 Junction Ave, Suite 100,
San Jose, CA 95131
borelli.com

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

Chris Anderson
Borelli Investment Company
P: 408-453-4700 ext. 134
E: chris@borelli.com
DRE # 01438895

