
2.51 ACRE PRIME PROPERTIES

First St & Gish Rd

San Jose





**APN: 235-02-024
LOT: 4,356 / 0.1 Acre**

**41 E Gish Rd, San Jose
APN: 235-02-025
LOT: 27,443 / 0.63 Acres**

**1440 N 1st St, San Jose
APN: 235-02-032
LOT: 77,537 / 1.78 Acres**

PROPERTY DETAILS

1440 N 1st St (APN: 235-02-032) . . .1.78 Acres
Current Use: San Jose Airport Inn

41 E Gish Rd (APN: 235-02-025) . . 0.63 Acres
Current Use: Commercial Buildings

APN: 235-02-024 0.10 Acres
Current Use: Parking Lot

TOTAL 2.51 ACRES

LOCATION HIGHLIGHTS

Strategically positioned at the corner of North 1st St and Gish Rd, the property benefits from excellent transit access and high visibility.

- Directly across from VTA’s Light Rail Gish Station
- Adjacent to Holiday Inn San Jose – Silicon Valley (IHG)
- Nearby hotels: Hilton Garden Inn, Country Inn & Suites by Radisson, Courtyard by Marriott, Extended Stay America, and Residence Inn by Marriott
- Less than 1 mile to San José Mineta International Airport
- Approximately 3 miles drive to Downtown San José, San José State University, and Santa Clara University

TRAFFIC EXPOSURE

With an estimated 28,000+ vehicles and pedestrians passing daily along North First Street, the property enjoys exceptional visibility and strong potential for retail or mixed-use activation.

URBAN VILLAGE LAND USE SUMMARY

Land Use Designation
Urban Village

Dwelling Units per Acre
Up to 250 DU/AC

Floor Area Ratio
Up to 10.0 FAR

The Urban Village designation encourages high-density, mixed-use development that combines housing, employment, retail, and community services within a compact, walkable environment. It is intended to support both significant housing growth and job creation in areas with strong access to public transit and existing infrastructure.

Prior to the adoption of an Urban Village Plan, allowable uses are generally consistent with the Neighborhood/Community Commercial designation and may include residential, retail, office, and institutional uses. After adoption, permitted development must conform to the Urban Village Plan’s detailed land use and design framework.

Projects within Urban Village areas are guided by an adopted Urban Village Plan, which establishes the development standards, land use mix, design guidelines, and infrastructure improvements necessary to achieve the City of San José’s long-term growth and sustainability goals. The intent is to create vibrant, pedestrian-oriented communities that balance residential and employment uses, reduce vehicle dependency, and enhance the public realm.

The minimum residential density for projects with a significant housing component is 55 DU/AC, while mixed-use developments that integrate residential with substantial non-residential space may be developed at proportionally lower residential densities. Projects focused entirely on employment uses may also operate at lower FARs to accommodate flexible, phased development strategies.

Key Objectives

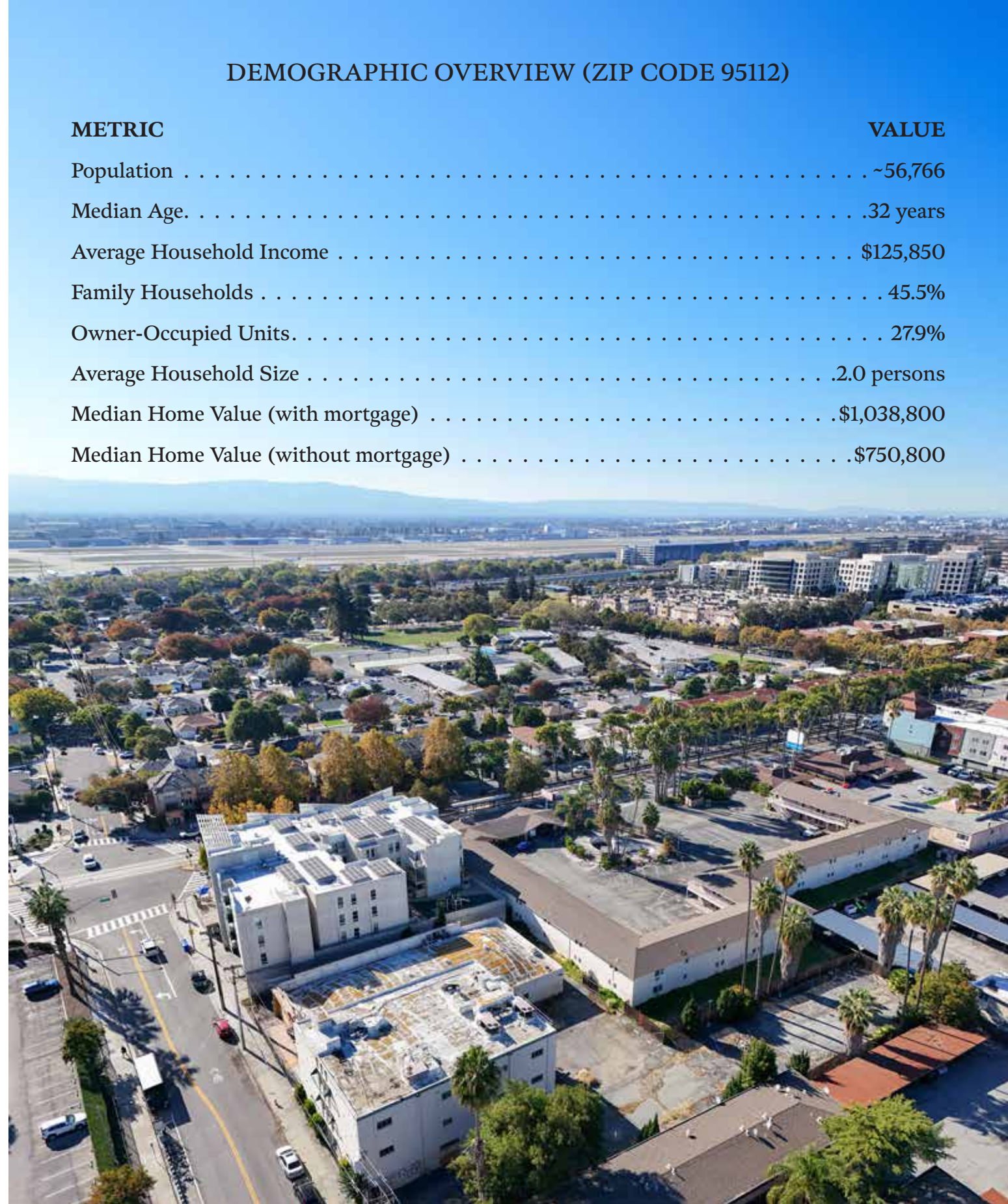
- Promote transit-oriented, high-density urban development that supports public transit use and walkability.
- Integrate residential, retail, and office uses to create a complete urban neighborhood.
- Encourage Signature Projects and innovative design that set a high standard for architectural quality and urban form.
- Support vibrant public spaces, active street frontages, and a strong pedestrian experience.

Source: City of San José Envision San José 2040 General Plan – Chapter 5: Interconnected City (Land Use Designation).



DEMOGRAPHIC OVERVIEW (ZIP CODE 95112)

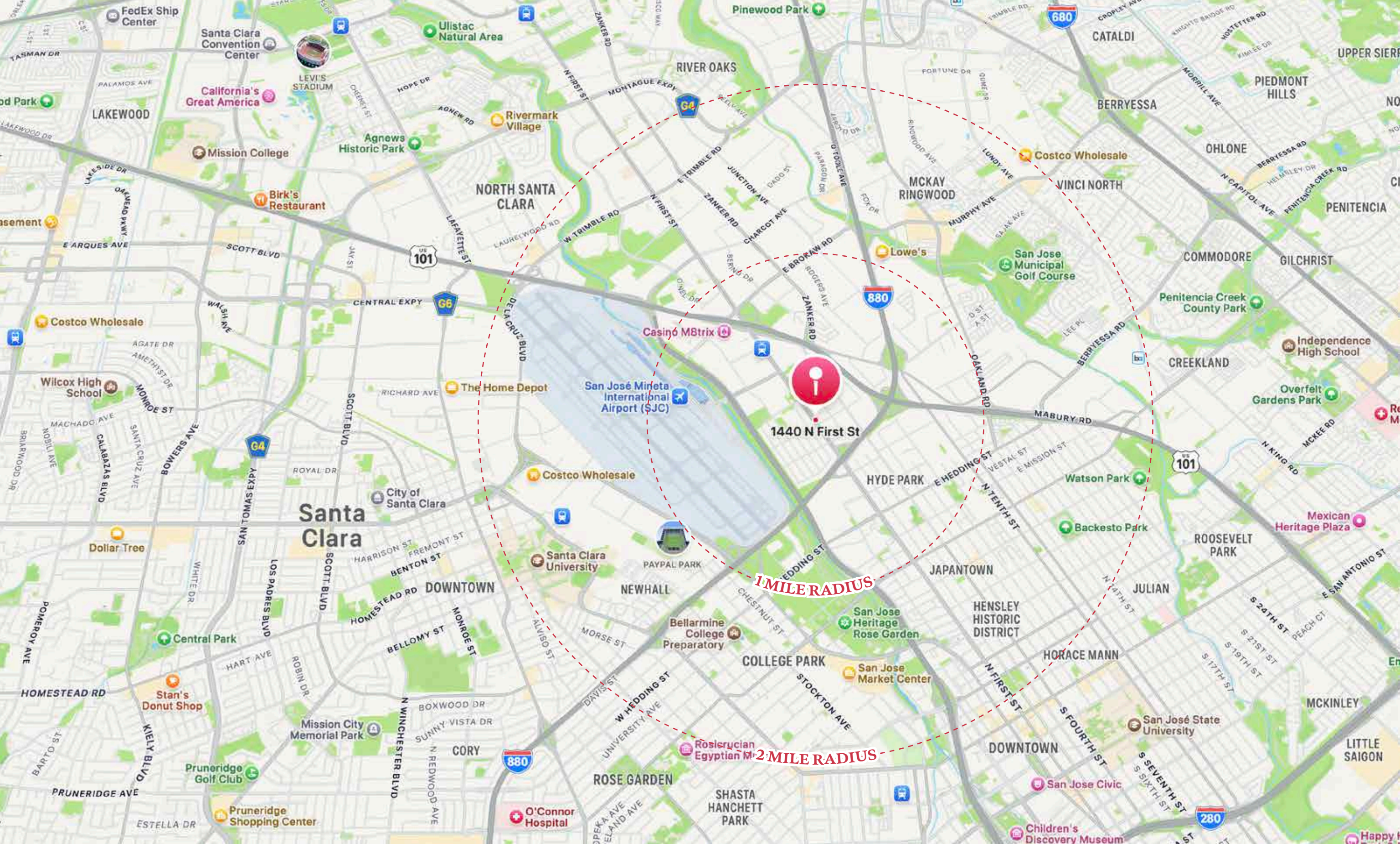
METRIC	VALUE
Population	~56,766
Median Age.32 years
Average Household Income	\$125,850
Family Households	45.5%
Owner-Occupied Units.	27.9%
Average Household Size2.0 persons
Median Home Value (with mortgage)	\$.1,038,800
Median Home Value (without mortgage)	\$.750,800











1440 N First St

1 MILE RADIUS

2 MILE RADIUS

San José Mineta International Airport (SJC)

NORTH SANTA CLARA

Santa Clara

DOWNTOWN

ROSE GARDEN

DOWNTOWN

California's Great America

Mission College

The Home Depot

Costco Wholesale

Santa Clara University

Bellarmino College Preparatory

Lowe's

Costco Wholesale

San Jose Municipal Golf Course

Penitencia Creek County Park

Independence High School

Overfelt Gardens Park

Mexican Heritage Plaza

Stan's Donut Shop

Pruneridge Golf Club

Pruneridge Shopping Center

O'Connor Hospital

Rosierucyan Egyptian M

San Jose Market Center

San Jose Heritage Rose Garden

San Jose Civic

Children's Discovery Museum

San José State University

MCKINLEY

Happy

NEARBY MAJOR DEVELOPMENT PROJECTS



ALMADEN BOULEVARD TOWER

Approved at the Planning Director's Hearing on December 9, 2020. Site Development Permit to allow the construction of a new 20-story plus penthouse commercial office building, approximately 781,000 gross square feet in size, including 11,750 sf of ground-floor active use with four stories of underground parking and four stories of above-grade parking, and the removal of seven ordinance-size trees.

ADDRESS: 50 South Almaden Blvd.



APOLLO DEVELOPMENT

- Demolition of existing carwash and auto repair shop
- Construction of an 20-story residential tower with up to 472 residential units and approximately 7,600 square feet of street level retail (including automated parking stackers)

ADDRESS: 60 Stockton Ave.



BERING / BROKAW OFFICE

Approved at the Planning Director's Hearing on November 18, 2020. Site Development Permit Amendment to allow the removal of 13 ordinance-size trees and the construction of 1,297,000 square feet of office space (5 buildings) and associated parking and amenities.

ADDRESS: 1801 Bering Dr.

NEARBY MAJOR DEVELOPMENT PROJECTS



OLIN HOTEL

- The demolition of an existing gas station
- The removal of 3 trees
- The construction of an approximately 90,797-square foot, 176 room hotel on an approximately 0.55-gross acre site.

ADDRESS: 425 South Winchester Blvd.

THE MARK RESIDENTIAL TOWER

Approved by the San Jose City Council (on appeal) on March 17, 2021. The project includes Special Use Permit to allow the demolition of existing structures and the construction of a new multi-family residential building (21 stories above grade) with a total of 222 residential dwelling units, and a four-level automated parking system, including one basement level.

ADDRESS: 5 475 S. 4th St.

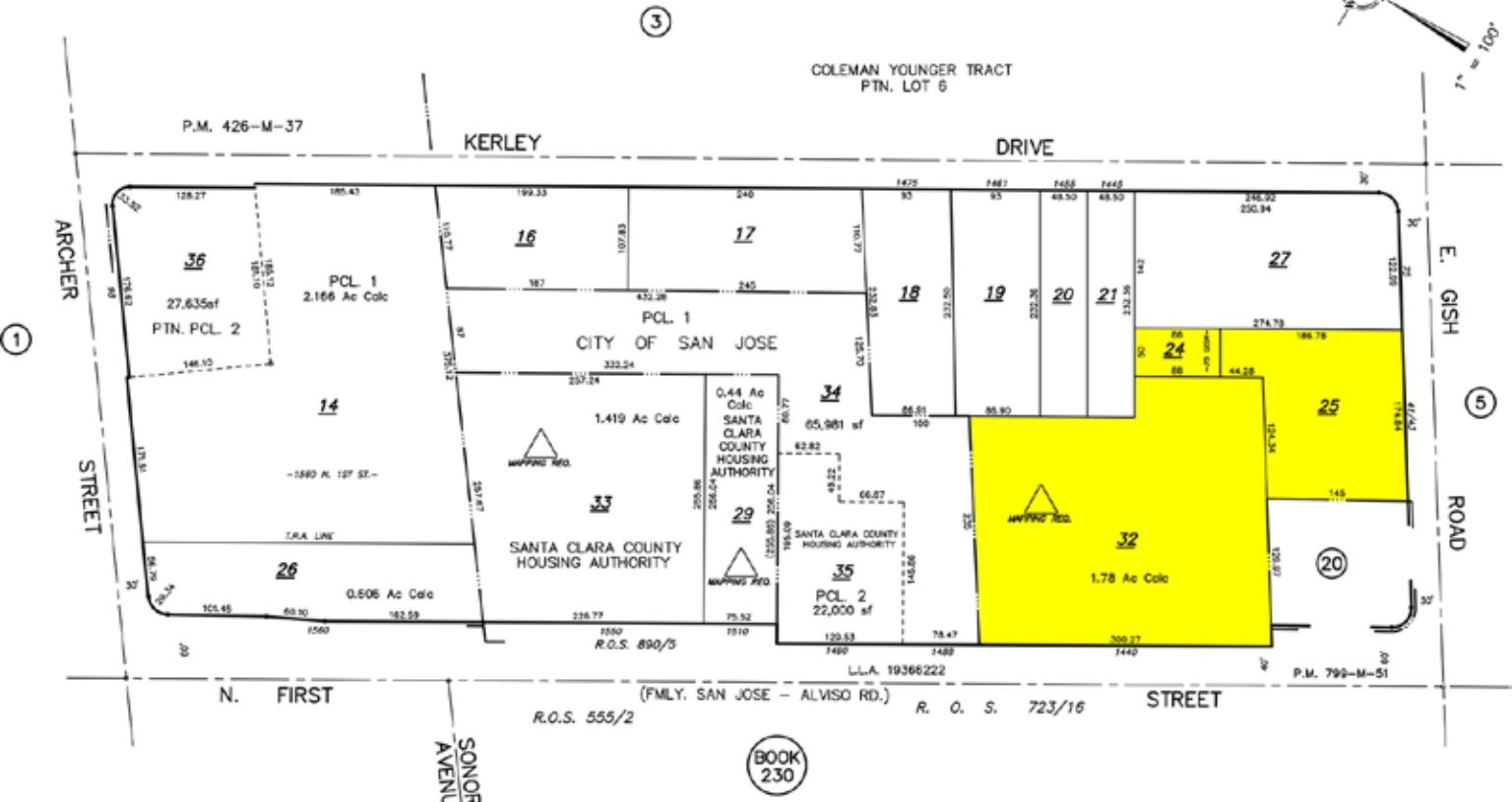


WOZ WAY OFFICE PROJECT

This project was approved June 29, 2021. The project includes General Plan Amendment to change the General Plan land use designation from Public/Quasi-Public to Downtown, and Site Development Permit to allow the demolition of 16 single-family homes, and the construction of two 20-story, 297-foot tall, approximately 1.8-million-square-foot office towers with approximately 6,000-square feet of ground floor retail, 4 levels of below grade parking and 4 levels of on and above grade parking on a 3.08-gross acre site.

ADDRESS: 296 Woz Way.





PER DEC MAP 114
 LAWRENCE E. STONE - ASSESSOR
 Certified map for assessment purposes only.
 Compiled under R. & T. Code, Sec. 337.
 Effective Roll Year 2025-2026



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