

OFFERING MEMORANDUM



+6.47 ACRE OUTSTANDING
ASSET IN SAN JOSE

2500 MONTEREY HWY | SAN JOSE, CA



±6.47 ACRES OUTSTANDING ASSET

The property is situated in the heart of Silicon Valley's, central San Jose region. It is home to some of the largest Tech Companies in the world. Employment has exponentially grown faster than the creation of housing and due to that, the housing crisis continues to compound itself, which in turn keeps value's up among new developments. This location is very desirable when you take into consideration the post Covid hiring spree and the need to house those employees. This prime location offers immediate proximity to key economic hubs like the Downtown Core, freeways, the Diridon Station Area and The Plant (retail power center), providing unparalleled access to transit infrastructure, and amenities.

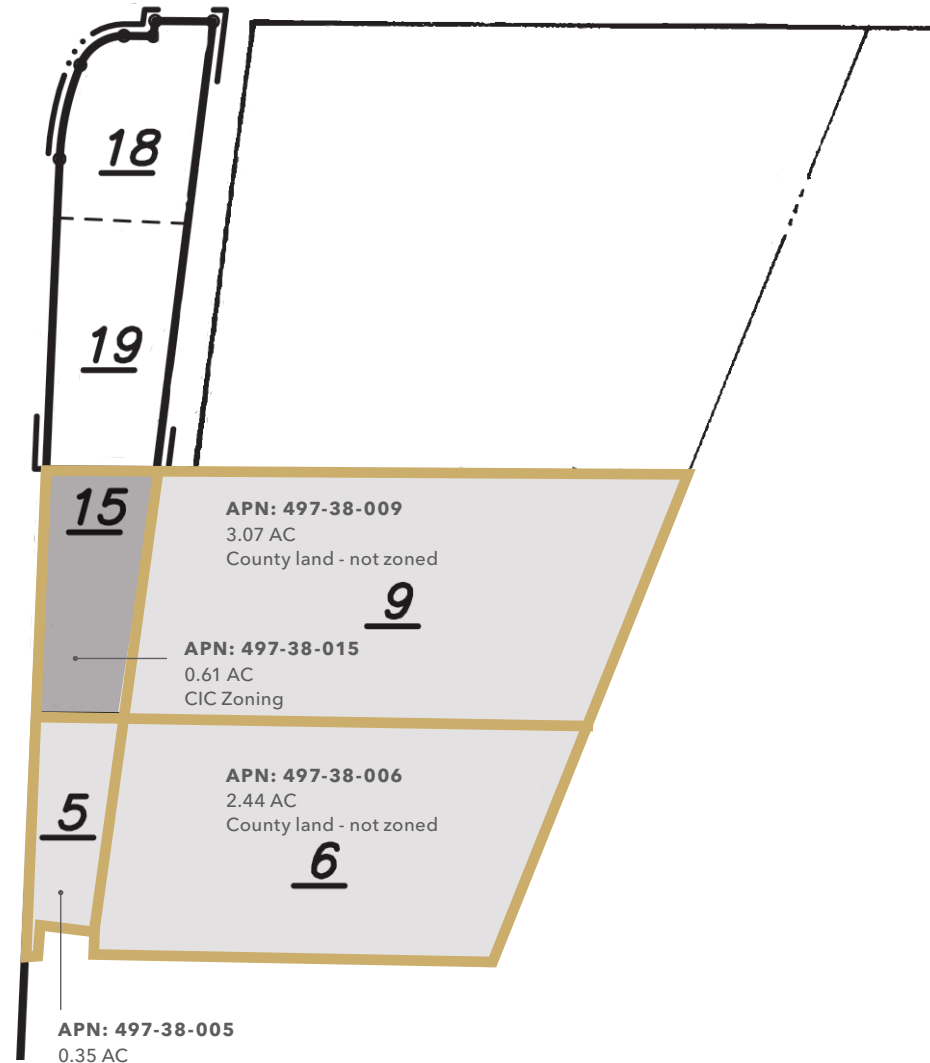
SPACE AVAILABLE 6.47 AC

PARCEL SIZE	APN: 497-38-009 3.07 AC	APN: 497-38-015 0.61 AC
	APN: 497-38-006 2.44 AC	APN: 497-38-005 0.35 AC

ZONING

Zoning presently resides within Santa Clara County for three of the four parcels and would require annexing into the city of San Jose for Residential use. At the time of Annexing a developer would seek the GPA - General Plan Amendment. From there the city would establish guidelines for FAR, density and height of structures.

The three properties that fall under the jurisdiction of the county are, (005, 006, 009) the fourth property (015) falls under the jurisdiction of the city of San Jose. All four presently show a CIC - Combined Industrial/Commercial zoning overlay under the 2040 General plan.



±6.47 AC
TOTAL SPACE AVAILABLE

LEGEND

- CIC Zoning
- County land, not zoned

LOCATION OVERVIEW

The map displays an aerial view of San Jose, California, with a central focus on a 'SUBJECT PROPERTY' highlighted in a red box. The property is situated at the intersection of Curtner Ave and Tully Rd. Surrounding the property are various retail and commercial establishments, each represented by a logo: Chick-fil-A, America's Tire, Grocery Outlet, Costco Wholesale, McDonald's, and 7-Eleven. To the west, 'THE PLANT 650K Retail Power Center' is shown with logos for Target, dd's DISCOUNTS, Ross Dress for Less, Mattress Firm, The Home Depot, and Best Buy. To the east, the 'SANTA CLARA COUNTY FAIRGROUNDS' are visible. Major highways 82 and 87 are also marked. The city name 'SAN JOSE' is printed in the lower right quadrant of the map area.



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 TOTAL POPULATION	20,310	262,431	684,813
2025 TOTAL POPULATION	19,485	257,214	671,426
2030 PROJECTION	19,725	261,683	683,152
BACHELOR'S DEGREE OR HIGHER	23%	32%	37%
MEDIAN AGE	40.2	38.2	38.9

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	6,079	78,443	214,245
2030 PROJECTED	6,160	79,904	218,362
AVG HOUSEHOLD SIZE	3.1	3	3
TOTAL CONSUMER SPENDING	\$215.5M	\$3.1B	\$8.7B
OWNER-OCCUPIED	3,445	40,210	110,899
RENTER-OCCUPIED	2,715	39,695	107,463

INCOME

	1 Mile	3 Miles	5 Miles
AVERAGE HH INCOME	\$124,404	\$147,682	\$154,585
MEDIAN HH INCOME	\$94,342	\$116,227	\$122,588

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,739	9,164	28,797
TOTAL EMPLOYEES	13,587	76,270	237,100

RACE/ETHNICITY

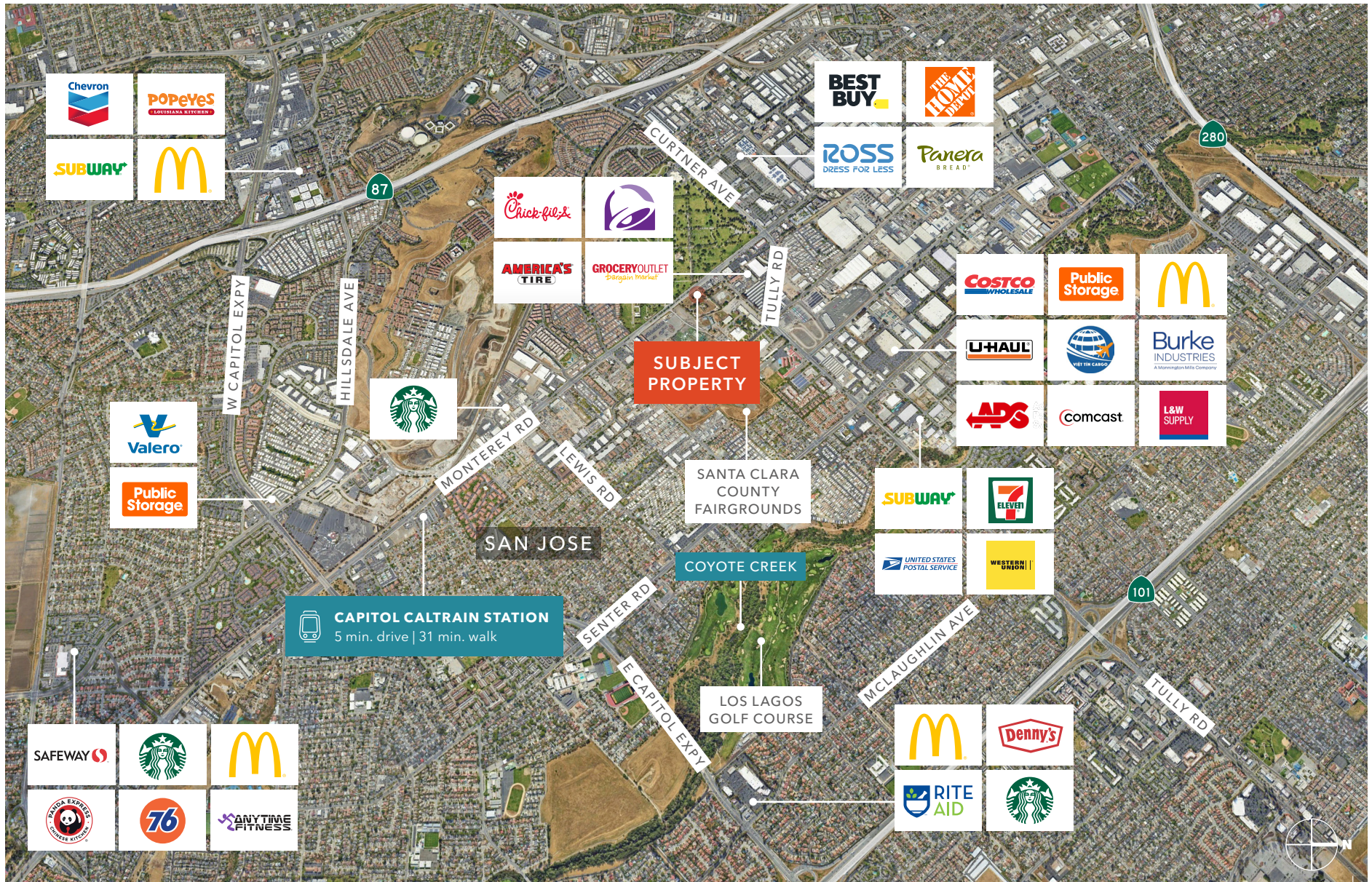
	1 Mile	3 Miles	5 Miles
WHITE	12.66%	22.77%	25.11%
BLACK OR AFRICAN AMERICAN	2.99%	3.42%	3.31%
AMERICAN INDIAN OR ALASKA NATIVE	1.55%	1.51%	1.49%
ASIAN	52.60%	32.66%	32.58%
HAWAIIAN OR PACIFIC ISLANDER	0.50%	0.56%	0.57%
OTHER RACE	29.71%	39.09%	36.94%

EDUCATION









	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	25%	20%	16%
HIGH SCHOOL DIPLOMA	23%	18%	17%
SOME COLLEGE	23%	23%	23%
ASSOCIATE	6%	7%	7%
BACHELOR'S	15%	20%	22%
GRADUATE	8%	12%	15%

Data Source: ©2025, Regis USA

LOCATION OVERVIEW



SALE COMPARABLES

	Property Name	Sale Date	Sale Price	Land Area	Land Price	Comments
01	 3100-3118 PATRICK HENRY DR Santa Clara, CA 95054	12/19/2025	\$12,500,00	2.52 AC (109,771 SF)	\$4,960,326/AC (\$113.87/SF)	<ul style="list-style-type: none"> Proposed apartment units Marriott Business Park Built in 1981
02	 680 EPIC WAY San Jose, CA 95134	1/31/2025	\$73,627,500	7.28 AC (317,117 SF)	\$10,113,668/AC (\$232.18/SF)	<ul style="list-style-type: none"> SummerHill Townhomes
03	 760 SAN ANTONIO RD Palo Alto, CA 94303	1/21/2025	\$5,525,000	0.67 AC (29,185 SF)	\$8,276,268/AC (\$189.31/SF)	<ul style="list-style-type: none"> Built in 1975 High vacancy property
04	 90 E LATIMER AVE Campbell, CA 95008	12/13/2024	\$6,200,000	0.80 AC (34,848 SF)	\$7,750,000/AC (\$177.41/SF)	<ul style="list-style-type: none"> Built in 1961
05	 REDMOND AVE San Jose, CA 95120	7/29/2024	\$5,180,000	0.93 AC (40,319 SF)	\$5,596,389/AC (\$128.48/SF)	<ul style="list-style-type: none"> Parcel 577-13-065
06	 998 S DE ANZA BLVD San Jose, CA 95129	5/16/2024	\$5,510,000	1.00 AC (43,560 SF)	\$5,510,000/AC (\$126.49/SF)	<ul style="list-style-type: none"> Parcel 372-26-019
07	 4146 MITZI DR San Jose, CA 95117	715 Days on Market in Escrow	\$4,550,000 Asking Price	0.63 AC (27,443 SF)	\$7,222,222/AC (\$165.80/SF)	<ul style="list-style-type: none"> Parcel 299-16-001
08	 SOUTH BAY TECH CENTER Milpitas, CA 95035	In Escrow	\$100,000,000 Asking Price	11.14 AC	\$8,976,660/AC (\$206.07/SF)	<ul style="list-style-type: none"> Parcel 083-40-044

Exclusively listed by

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