



LAND FOR SALE: 5.4 ACRES

205 Dupont Street, San Jose, CA



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PROPERTY SUMMARY

McEvoy Street: 226, 244, 254
Dupont Street: 205, 214
64,152 SF of Existing Industrial
Building and Office
Level Improved Property
Borders Google Transit Village
5.4 Acres
APNS: 261-38-005, 037, 057, 064,
& 065, 067
Zoned Downtown Transit Residential
Walking Distance to Transportation
Walking Distance to SAP
and Amenities
Enjoy Downtown San Jose !

ADJACENT TO
GOOGLE VILLAGE

FULLY ENTITLED PROJECT (PD ZONING AND PD PERMIT APPROVALS):

Building A: 314 unit building consisting of 5-story type III-A market rate residential over two levels of Type I-A Podium w/4,005 SF commercial

Building B: 375 unit building consisting of 5-story type III-A affordable residential over one level of Type I-A Podium

NOTE: *Project unit mix can be reconfigured. The existing entitlement requires a minimum of 15% onsite affordable housing OR payment of an in-lieu fee*



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ZONING

TR - Transit Residential

Supports new high-density residential or mixed residential and commercial development, located in close proximity to public transit. This district also supports stand-alone intensive commercial employment uses, such as office, retail, hotels, and private community gathering facilities.



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DOWNTOWN WEST MIXED USE PLAN

The 80 acre project near Diridon Station known as Downtown West is planned to include 7.3 million square feet of new office space, plus a billion dollars in shops, plazas, parks, trails, open space for public use. Google says it will preserve iconic older buildings and also plans to spend another \$200 million on community benefits such as 1,000 affordable housing units, homeless prevention and support for small businesses.



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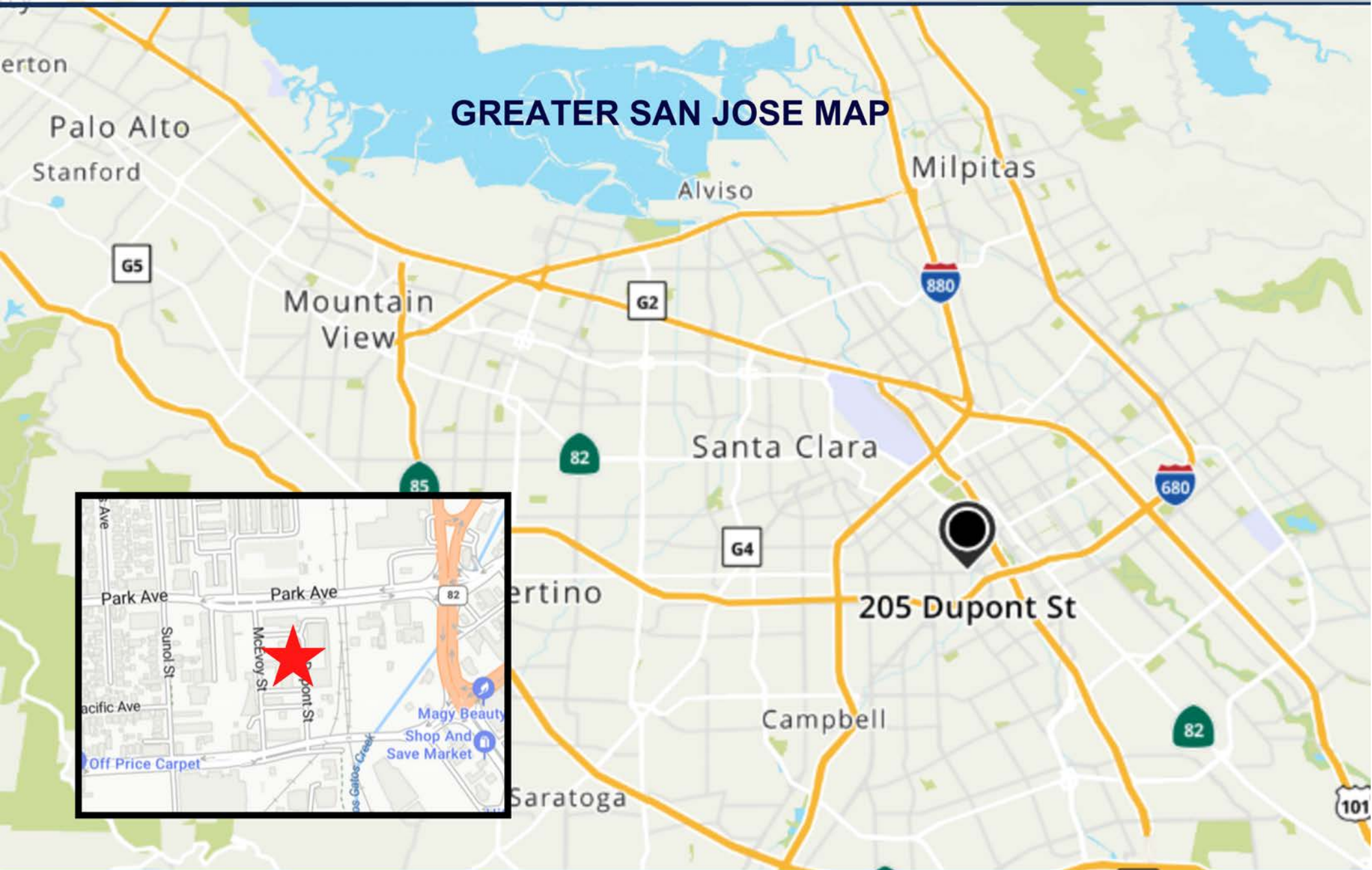
Downtown is home to many of the city's landmarks, including the San Jose Museum of Art, the Children's Discovery Museum of San Jose, the Tech Museum of Innovation, the San Jose Museum of Quilts & Textiles, the San Jose Repertory Theatre, the San Jose Stage Company, the historic De Anza Hotel, the Fairmont Hotel, the Cathedral Basilica of St. Joseph, the campus of San Jose State University and the Dr. Martin Luther King Jr. Library. The SAP Center, just west of Guadalupe Parkway, is also considered to be part of the downtown community. Public transport connections through Bay Area Rapid Transit (BART), Caltrain, Santa Clara Valley Transit Authority (VTA) transit service and a potential future high-speed rail service.

ENJOY DOWNTOWN SAN JOSE



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GREATER SAN JOSE MAP

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DEMOGRAPHICS

3-MILE RADIUS



AVERAGE AGE

34

POPULATION

236,499

TOTAL # HH

83,488

AVG. HH INCOME

133,696

Offered by Global Commercial



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THANK YOU!

PLEASE CALL FOR PROPERTY TOUR

