

For Sale

The property presents an exceptional multifamily development opportunity with plans for a proposed five-story, 27-unit apartment community encompassing approximately 44,188± SF of gross building area. The thoughtfully designed project includes a mix of one- and two-bedroom residences, 31 parking spaces, EV charging infrastructure, bicycle parking, elevator service, a controlled-access garage, and a rooftop amenity deck, all complemented by a contemporary architectural design tailored to today's urban lifestyle.

CONTACT US:

Harmit S Toor

Broker

Bay East Brokers, Inc.

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Premier 27-Unit Development Opportunity in the Heart of San Jose

1966 Almaden Road, San Jose, CA 95125

VIRTUAL RENDERING



PROPOSED DEVELOPMENT HIGHLIGHTS

- Proposed 27 Residential Units
- Approx. 44,188 SF Gross Building Area
- Approx. 12,426 SF Site Area (0.29 Acres)
- Approx. 9,135 SF Building Footprint
- 5-Story Contemporary Apartment Building
- Proposed Parking Spaces: 31
- Proposed Bicycle Parking
- Proposed a rooftop amenity deck
- 7 One-Bedroom Units
- 20 Two-Bedroom Units



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**BAY EAST
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Extensive Pre-Development Work Completed

The seller has made a substantial investment to advance the project by completing and funding a comprehensive package of pre-development, engineering, and entitlement work. Completed items include architectural design, civil engineering, landscape architecture, joint trench design, MEP engineering, construction cost analysis, underground utility locating, arborist and architectural historian reports, environmental studies, Transportation Demand Management (TDM) Plan, transportation analysis, and City of San Jose application and review fees. This extensive due diligence significantly reduces the time, cost, and entitlement effort required for a future developer.





Prime Central San Jose Location

Situated along **Almaden Road** in the desirable **Willow Glen / Central San Jose** area, 1966 Almaden Road offers exceptional access to Downtown San Jose, Silicon Valley's major employment centers, and numerous lifestyle amenities. The property is positioned within one of the region's strongest residential markets, benefiting from sustained housing demand, a highly educated workforce, and proximity to world-renowned technology employers.

LOCATION ADVANTAGES

1966 Almaden Road is strategically positioned within San Jose's established residential corridor nearby:

- Downtown San Jose
- Willow Glen
- Almaden Expressway
- Highway 85, 87, 280, and 101
- Major Silicon Valley employment centers
- Retail, dining, and entertainment amenities

The location provides excellent commuter access while benefiting from strong residential demand driven by the region's technology-based economy.

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Traffic & Visibility (Approx.)

Almaden Road: ~18,000-22,000

vehicles per day

Convenient access to **Highways 87, 85, 280, and 101**

Demographic Highlights (Approx. 1-3 Mile Radius)

Median Household Income:

\$150,000-\$190,000+

Population: 80,000-170,000



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Buyer to independently verify all property information, zoning, development potential, permits, approvals, reports, plans, and the transferability and status of all development documents with the City of San Jose and the applicable consultants. Development plans and supporting documents are available upon request.

INVESTMENT HIGHLIGHTS

- Entitled / Advanced Stage Multifamily Development Opportunity
- Urban Residential Zoning
- Supported by high household incomes, a highly educated workforce, robust employment growth, and limited housing supply.
- Major employment and economic drivers include leading technology companies such as Apple, Google, Adobe, Cisco, Nvidia, PayPal, eBay, and Zoom.

Located in One of Silicon Valley's Most Dynamic Markets

- High household incomes
- Strong employment growth
- Limited housing supply
- Highly educated workforce
- Excellent regional transportation connectivity