

Offering Memorandum

ALMADEN TOWNHOME LAND FOR DEVELOPMENT



2080 Almaden Rd
San Jose, CA 95125



2080 Almaden Rd

Price: \$3,995,000

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SILICON VALLEY
MULTIFAMILY GROUP®

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Executive Summary

Price: \$3,995,000

Property Highlights

- Prime residential development opportunity
- 22,500 SF on level lot
- Zoning: Urban Residential. 35-90/DU/acre
- Previously entitled for 86 affordable studio units
- Preliminary concept plans drafted for 15 townhouse style units
- High demand for townhouse units in San Jose
- Current usage: Vacant lot with one small, non-operational structure
- Highly desirable Willow Glen neighborhood
- San Jose is a hotbed of development activity with 59 residential projects in the Proposed, Planning or Construction phase

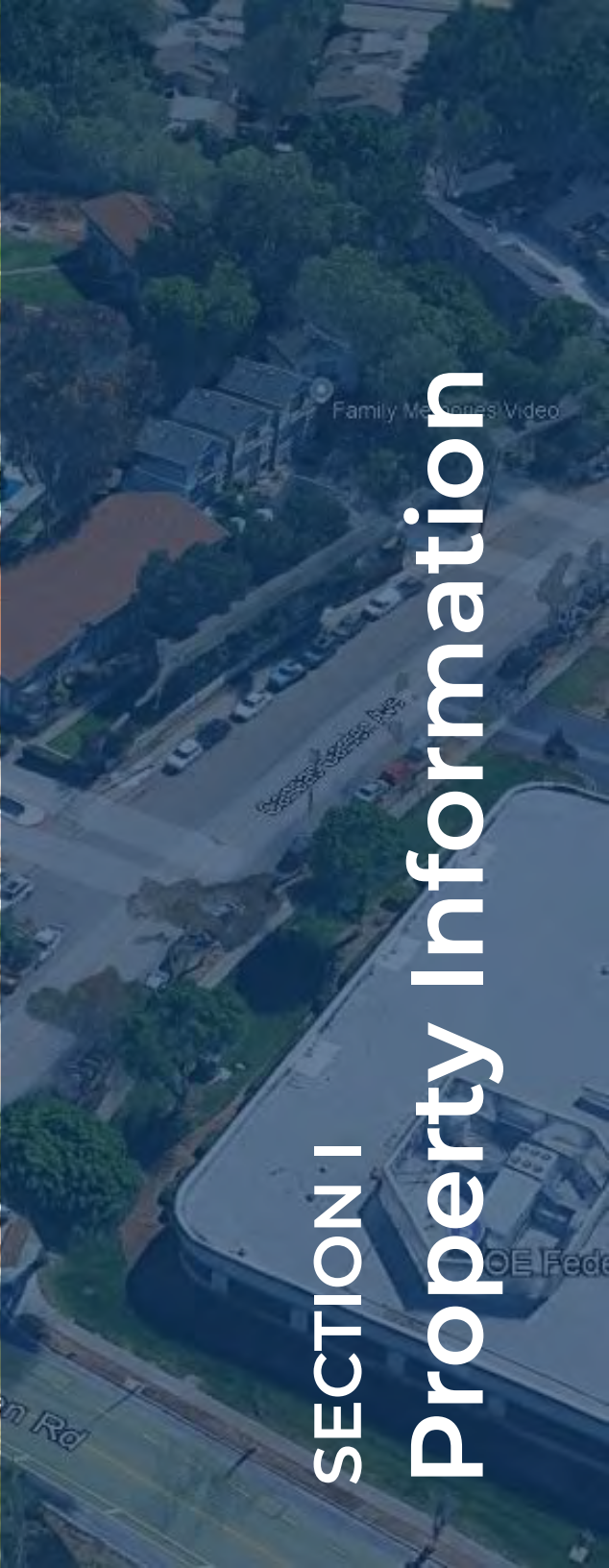




Almaden Terrace Apartments

2080 Almaden Rd

Almaden Rd



Family Memories Video

Almaden Terrace Apartments

OE Federal

SECTION I
Property Information

Townhome Development at Opportunity in Willow Glen

The vacant land at 2080 Almaden Road represents a compelling infill opportunity in one of San Jose's most desirable and established residential corridors. Situated on a level lot of 0.52 acres (22,500 SF) within the Urban Residential zoning designation (30–95 dwelling units per acre), the site offers a developer the potential for a townhome community of up to 15 units, or the possibility of an affordable solution with a higher unit count. (Subject to buyer verification and city approvals.) Preliminary conceptual plans envision a collection of three-story, 4-bedroom townhomes with attached garages, designed to meet the strong and ongoing demand for quality housing in Silicon Valley.

The project currently envisioned is a 15-unit townhome development incorporating internal circulation, open space elements including patios and rooftop decks in a 4-bedroom floorplan that would appeal to a broad range of buyers, including professionals, growing families, and intergenerational families -- a demographic which has become increasingly more prevalent with San Jose's changing population. The site's size and location is well suited for a market-rate housing townhome development or could accommodate potential affordability strategies, depending on a developer's objectives. Existing improvements are minimal and consist of a small, vacant structure requiring minimal demolition, helping streamline early-stage planning and development considerations. The site was previously entitled for 86 affordable studio units, demonstrating established residential precedent and reinforcing its viability for new housing development.

Located within the Guadalupe/Canoas area of Willow Glen the site is served by the highly regarded Willow Glen school district. The property benefits from strong residential fundamentals and enduring neighborhood appeal. Willow Glen is widely recognized as one of San Jose's most charming and sought-after communities, celebrated for its tree-lined streets, historic character, and welcoming, small-town atmosphere. The neighborhood seamlessly blends classic California architecture with modern amenities, creating a lifestyle environment that consistently attracts homeowners and investors alike.

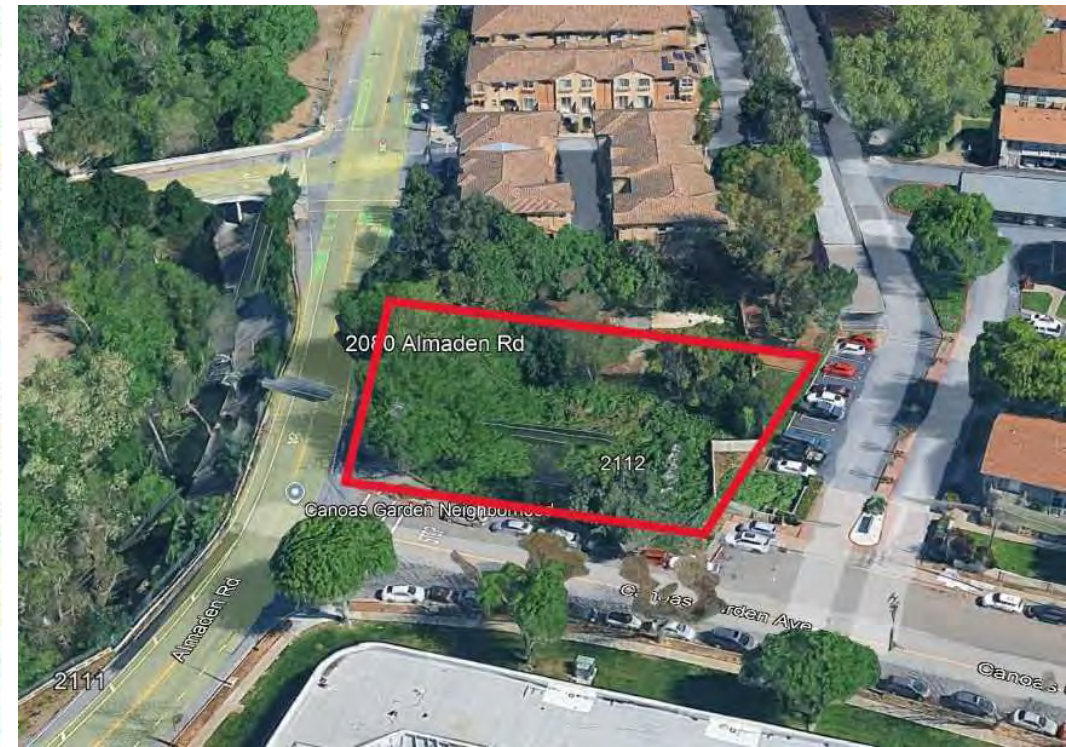
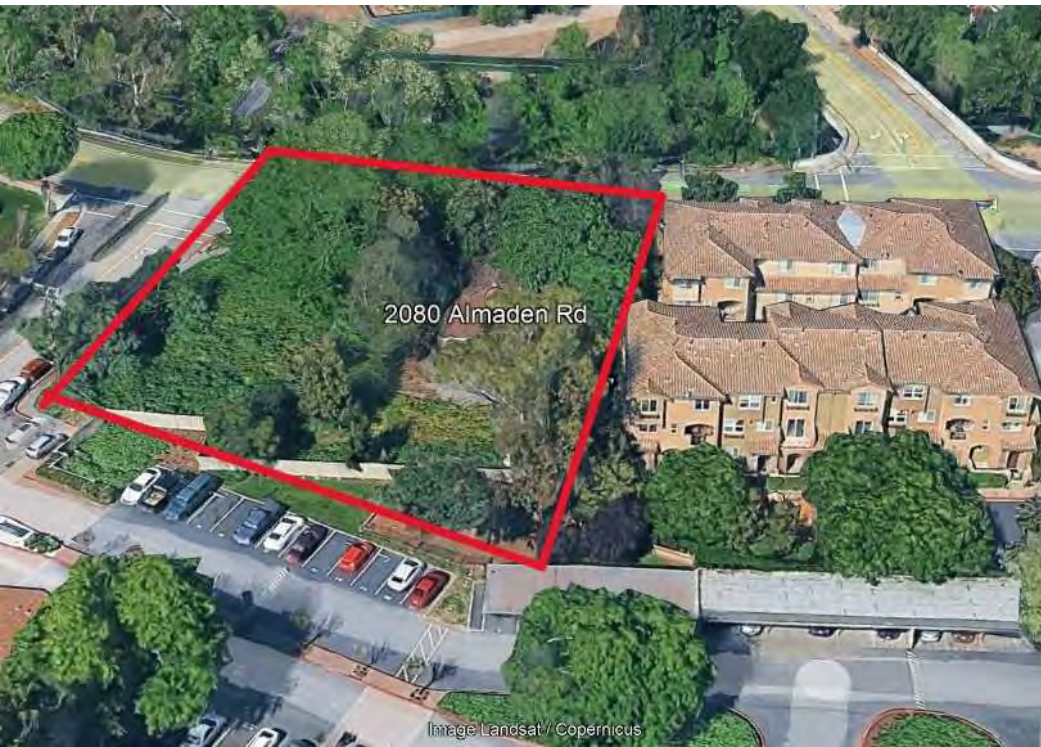
Downtown Willow Glen, centered along Lincoln Avenue, offers a vibrant collection of boutique retail, cafés, wine bars, and locally owned restaurants that foster a lively yet relaxed social scene. Residents enjoy a walkable environment enriched by farmers markets, seasonal festivals, and community events that reinforce the neighborhood's strong sense of identity and connection. Pride of ownership is evident throughout Willow Glen, with beautifully maintained homes, mature landscaping, and inviting residential streets contributing to its lasting curb appeal.

In addition to its charm, Willow Glen offers exceptional convenience. The property is located near major employment centers, transportation corridors, and commuter routes, providing efficient access to downtown San Jose and the greater Silicon Valley. Numerous parks, recreational amenities, and highly regarded public schools further enhance the area's desirability. Schools serving the Willow Glen area within the San José Unified School District are recognized for strong academic performance, diverse programming, and a supportive, community-focused environment. Local campuses consistently receive favorable ratings for college readiness, diversity, and student achievement, with Willow Glen High School boasting a graduation rate of approximately 93% and strong Advanced Placement participation. Elementary and middle schools in the area are similarly well regarded, benefiting from active parent involvement, enrichment opportunities in the arts and athletics, and access to specialized magnet and dual-immersion programs through the district's school-choice model.

Combining a prime infill location, strong development fundamentals, and proximity to one of San Jose's most desirable residential neighborhoods, 2080 Almaden Road presents a rare opportunity to create a well-positioned townhome community aligned with both market demand and long-term neighborhood value.

PROPERTY PHOTOS

Almaden Townhome Development Land
2080 Almaden Road | San Jose, CA 95125



PROPERTY PHOTOS

Almaden Townhome Development Land
2080 Almaden Road | San Jose, CA 95125





SECTION II

Proposed TH Renderings

15 PROPOSED TOWNHOMES

Almaden Townhome Development Land
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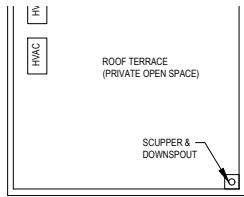


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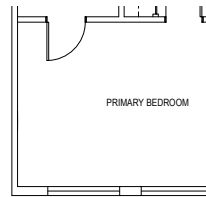
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INTERIOR UNIT TH FLOORPLANS

Almaden Townhome Development Land
2080 Almaden Road | San Jose, CA 95125



4TH FLOOR PLAN



3RD FLOOR PLAN

TOWNHO
LIVING AF
GARAGE:

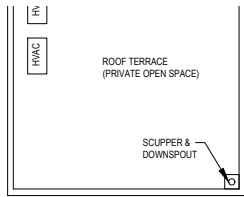


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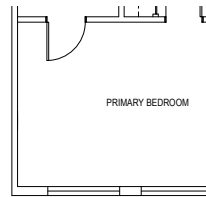
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END UNIT TH FLOORPLANS

Almaden Townhome Development Land
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4TH FLOOR PLAN



3RD FLOOR PLAN

TOWNHO
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2111

Almaden Rd

2000 Almaden Rd

2112

Canoas Garden Neighborhood

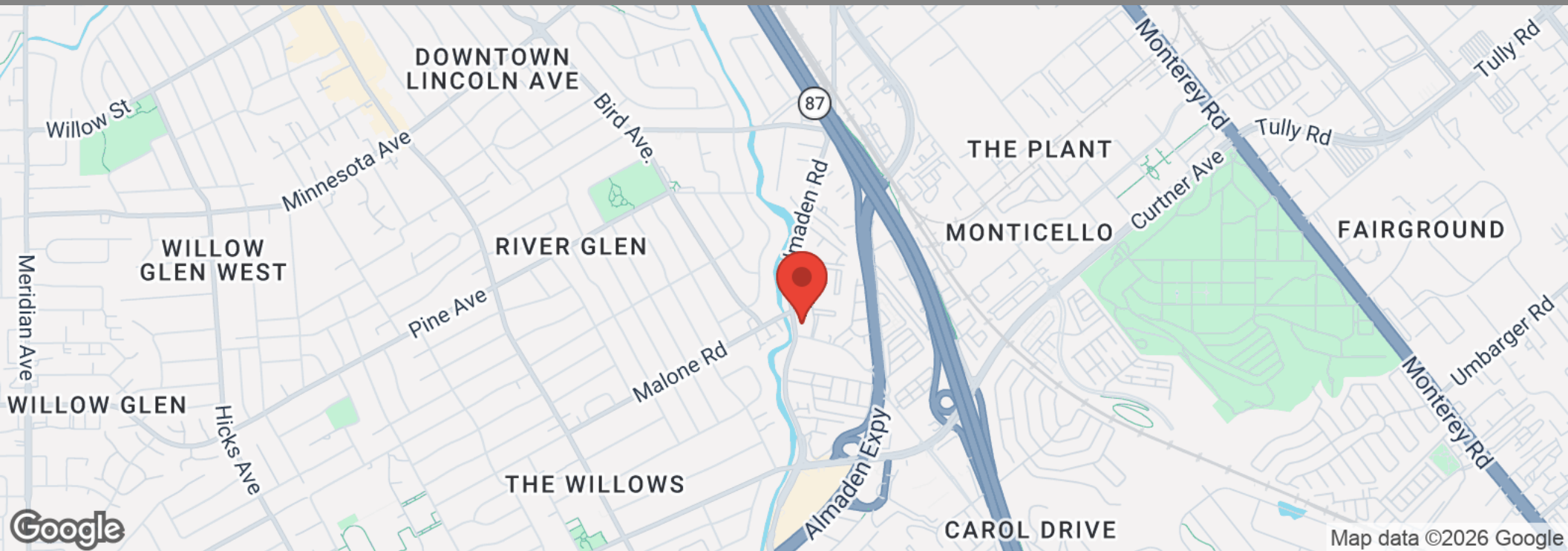
Canoas

Almaden Ave

SECTION III
Location

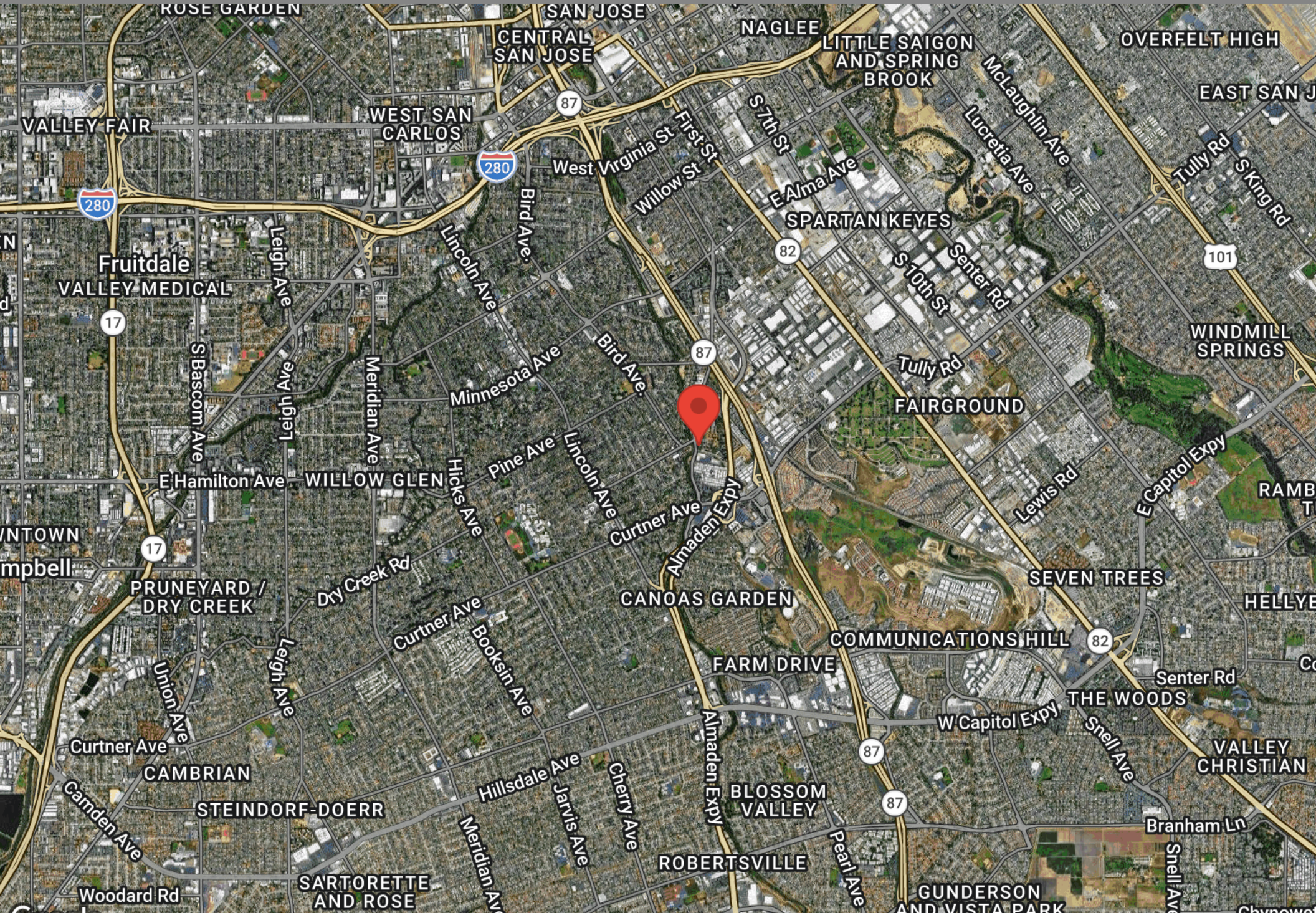
LOCATION MAPS

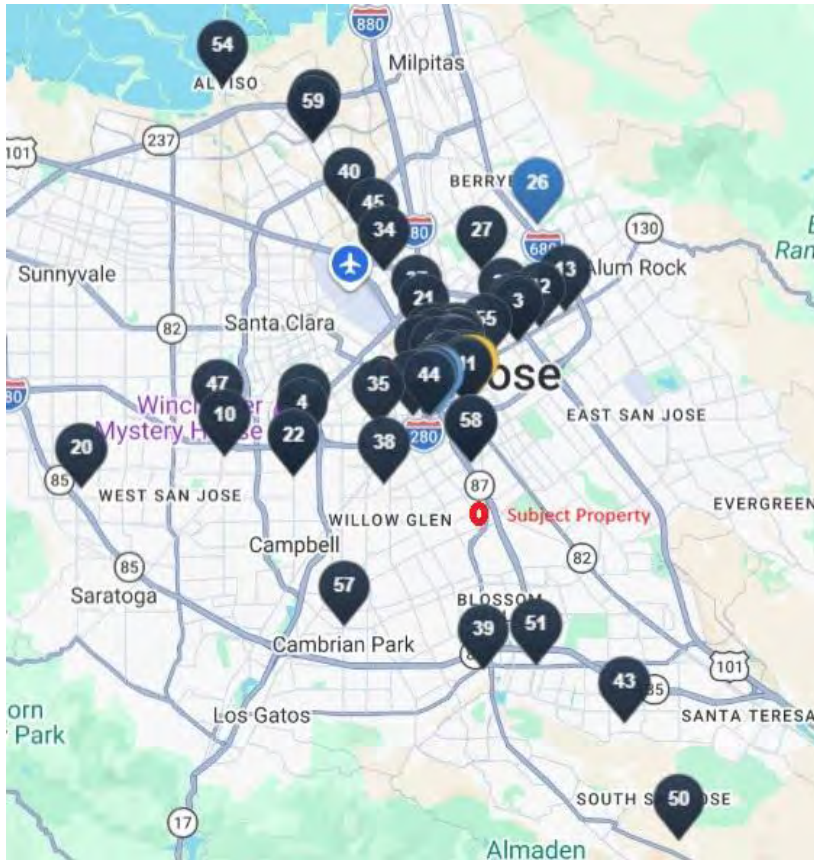
Almaden Townhome Development Land
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REGIONAL MAP

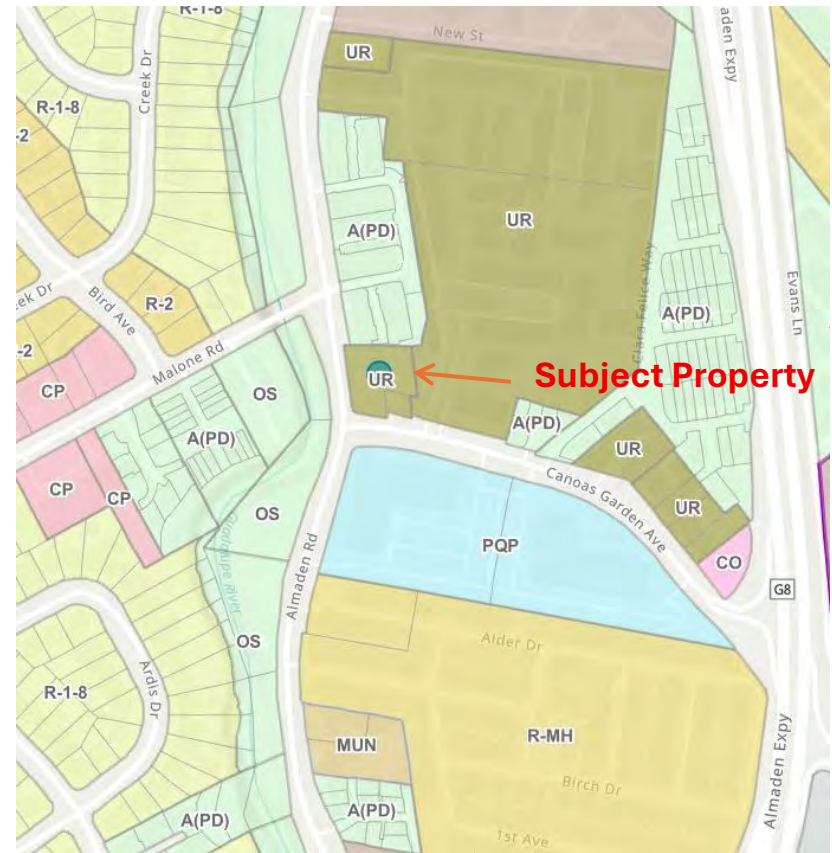
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**59 Market Rate Development Projects
San Jose, CA**

**Currently in the Prospective,
Planned or Construction Phase**



San Jose Zoning Map

Zone Designation: UR – Urban Residential

- **Base zoning / GP density:** ~30–95 DU/ac (UR)
- **Actual approved density at this site:** ~136 DU/ac
- **Reason:** SB35 + density bonus + concessions

SJ DEVELOPMENT PROJECTS

Almaden Townhome Development Land
2080 Almaden Road | San Jose, CA 95125

Market Rate Development Projects in San Jose			
Address	City	Units	Property Status
439 South 4th Street	San Jose	210	Planned
147 East Santa Clara Street	San Jose	389	Planned
35 South 2nd Street	San Jose	768	Planned
409 South 2nd Street	San Jose	540	Planned
100 North 4th Street	San Jose	330	Planned
323 Terraine Street	San Jose	345	Planned
1590 Berryessa Road	San Jose	100	Planned
1260 East Santa Clara Street	San Jose	408	Prospective
1325 Lick Avenue	San Jose	65	Prospective
2 West Santa Clara Street	San Jose	65	Prospective
98 South 2nd Street	San Jose	339	Prospective
345 South 2nd Street	San Jose	100	Prospective
37 North 27th Street	San Jose	80	Prospective
644 East Santa Clara Street	San Jose	50	Prospective
675 North 1st Street	San Jose	244	Prospective
900 North 1st Street	San Jose	235	Prospective
255 West Julian Street	San Jose	100	Prospective
51 Notre Dame Avenue	San Jose	290	Prospective
147 East Santa Clara Street	San Jose	100	Prospective
501 South 2nd Street	San Jose	79	Prospective
475 South 4th Street	San Jose	222	Prospective
180 Park Avenue	San Jose	391	Prospective
1298 Tripp Avenue	San Jose	430	Prospective
1375 Lick Avenue	San Jose	159	Prospective
27 South 1st Street	San Jose	374	Prospective
170 Park Center Plaza	San Jose	680	Prospective
1663 Alum Rock Avenue	San Jose	123	Prospective
2101 Alum Rock Avenue	San Jose	796	Prospective
19601 McKean Road	San Jose	99	Prospective
511 Cozy Drive	San Jose	80	Prospective

5655 Gallup Drive	San Jose	244	Prospective
865 Blossom Hill Road	San Jose	172	Prospective
1999 Camden Avenue	San Jose	90	Prospective
1530 West San Carlos St	San Jose	273	Prospective
313 Gifford Avenue	San Jose	277	Prospective
500 West San Carlos Street	San Jose	99	Prospective
400 West San Carlos Street	San Jose	100	Prospective
Park Avenue & Sunol Street	San Jose	100	Prospective
N Autumn St & W Julian	San Jose	100	Prospective
1050 St Elizabeth Drive	San Jose	206	Prospective
565 Lorraine Avenue	San Jose	264	Prospective
412 Park Avenue	San Jose	123	Prospective
1641 El Dorado Street	San Jose	59	Prospective
1737 North 1st Street	San Jose	510	Prospective
2150 North 1st Street	San Jose	250	Prospective
2611 North 1st Street	San Jose	142	Prospective
3550 North 1st Street	San Jose	444	Prospective
90 East Tasman Drive	San Jose	110	Prospective
1065 S Winchester Blvd	San Jose	70	Prospective
7201 Bark Lane	San Jose	85	Prospective
375 South Baywood Avenue	San Jose	79	Prospective
544 Dudley Avenue	San Jose	110	Prospective
700 Saratoga Avenue	San Jose	300	Prospective
4360 Stevens Creek Blvd	San Jose	407	Prospective
1073 S Winchester Blvd	San Jose	61	Prospective
12 South 1st Street	San Jose	115	Under Construction
905 North Capitol Avenue	San Jose	345	Under Construction
498 West San Carlos Street	San Jose	278	Under Construction
363 Delmas Avenue	San Jose	120	Under Construction
Planned		7	
Prospective		48	
Under Construction		4	



San Jose, California, often referred to as the heart of Silicon Valley, is a vibrant city known for its tech industry and diverse culture. Founded in 1777, it has grown from a small agricultural settlement into one of the largest cities in California. The city's economy is primarily driven by technology and innovation, housing major corporations such as Adobe, Cisco, and eBay. This concentration of tech companies has fostered a dynamic job market and attracted talent from around the globe, contributing to San Jose's reputation as a global Center for technology and entrepreneurship.

Culturally, San Jose is a melting pot with a rich tapestry of communities contributing to its character. The city celebrates its diversity through various cultural events, festivals, and cuisines. Neighborhoods like Little Italy and Japan town offer a glimpse into the city's history and the vibrant cultures that have shaped it.

San Jose is also known for its green spaces and outdoor activities. With parks like the expansive Alum Rock Park and the scenic Guadalupe Bay River Park, residents enjoy numerous recreation activities including hiking, biking, and picnicking. The city's commitment to sustainability is evident in its efforts to maintain and expand these green spaces, promoting a healthy lifestyle while providing a refuge from the urban environment. Additionally, the nearby Santa Cruz mountains offer stunning views and a variety of activities, making San Jose an ideal spot for nature enthusiasts.

Moreover, San Jose's strategic location near San Francisco and other major Bay Area cities enhances its appeal. It boasts a well-connected public transportation system, including the light rail and bus services, making it easy to commute or explore neighboring areas. The city is also home to the San Jose International Airport, facilitating travel for business and leisure. This accessibility, combined with a high quality of life, makes San Jose an attractive place for both residents and visitors, who can enjoy a blend of innovation, culture, and adventure.

Key Metrics (within 5 miles)

- Workforce: 360,18
- Businesses: 40,590
- 2023 population: 630,378
- Average HH income: \$151,922
- Median home value: \$1,073,027
- Median age: 38.3
- Renter occupied: 55% households
- Bachelor's degree: 46% or higher



SECTION IV
Townhome Sales Comps

Quick Summary of Comparable Properties

Residential Summary

Res. Townhouse

ACTIVE

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age
5958 Dry Oak Drive	San Jose	3	2 1	53	2,334	\$813.62	\$988	4,508 (sf)	\$1,899,000	37
N 5961 Fiddletown Place	San Jose	3	2 0		2,535	\$690.34	\$975	2,969 (sf)	\$1,750,000	46
7013 Silver Fox Drive	San Jose	4	3 0	26	2,388	\$732.83	\$453	2,146 (sf)	\$1,750,000	33
1503 Alta Glen Drive	San Jose	3	3 1	12	2,462	\$669.78	\$1,000		\$1,649,000	45
M 1122 Delmas Avenue	San Jose	3	3 1		1,915	\$782.25	\$428	1,175 (sf)	\$1,498,000	23
5982 Post Oak Cir	San Jose	3	3 0	26	2,454	\$610.43	\$1,001	2,880 (sf)	\$1,498,000	39
5970 Drytown Place	San Jose	3	2 1	6	2,175	\$643.68	\$970		\$1,400,000	46

ACTIVE

# Listings:	7	AVG VALUES:	25	2,323	\$706.13	\$831	2,736 (sf)	\$1,634,857	38
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CONTINGENT

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age
2806 Paseo Lane	San Jose	4	4 1	18	2,438	\$655.46	\$553	871 (sf)	\$1,598,000	19

CONTINGENT

# Listings:	1	AVG VALUES:	18	2,438	\$655.46	\$553	871 (sf)	\$1,598,000	19
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SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age	Sale Price	COE
2812 Paseo Lane	San Jose	4	4 1	13	2,438	\$656.28	\$553	1,261 (sf)	\$1,549,000	19	\$1,600,000	04/10/26
1715 Sandy Creek Lane	San Jose	3	2 1	12	1,954	\$803.48	\$550	2,128 (sf)	\$1,450,000	53	\$1,570,000	03/30/26
1464 Bullion Circle	San Jose	3	2 1	16	2,393	\$641.45	\$913	4,350 (sf)	\$1,500,000	40	\$1,535,000	01/15/26
1284 Mokelumne Place	San Jose	3	3 0	61	2,454	\$619.40	\$918	3,822 (sf)	\$1,590,000	36	\$1,520,000	01/07/26

SOLD

# Listings:	4	AVG VALUES:	26	2,310	\$680.15	\$734	2,890 (sf)	\$1,522,250	37	\$1,556,250
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# Listings Total:	12	AVG VALUES FOR ALL:	24	2,328	\$693.25	\$775	2,611 (sf)	\$1,594,250	36	\$1,556,250
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Quick Statistics (12 Listings Total)

	Min	Max	Median
List Price	\$1,400,000	\$1,899,000	\$1,569,500
Sale Price	\$1,520,000	\$1,600,000	\$1,552,500

The above information is deemed to be accurate but not guaranteed.

Buddy's War 13E

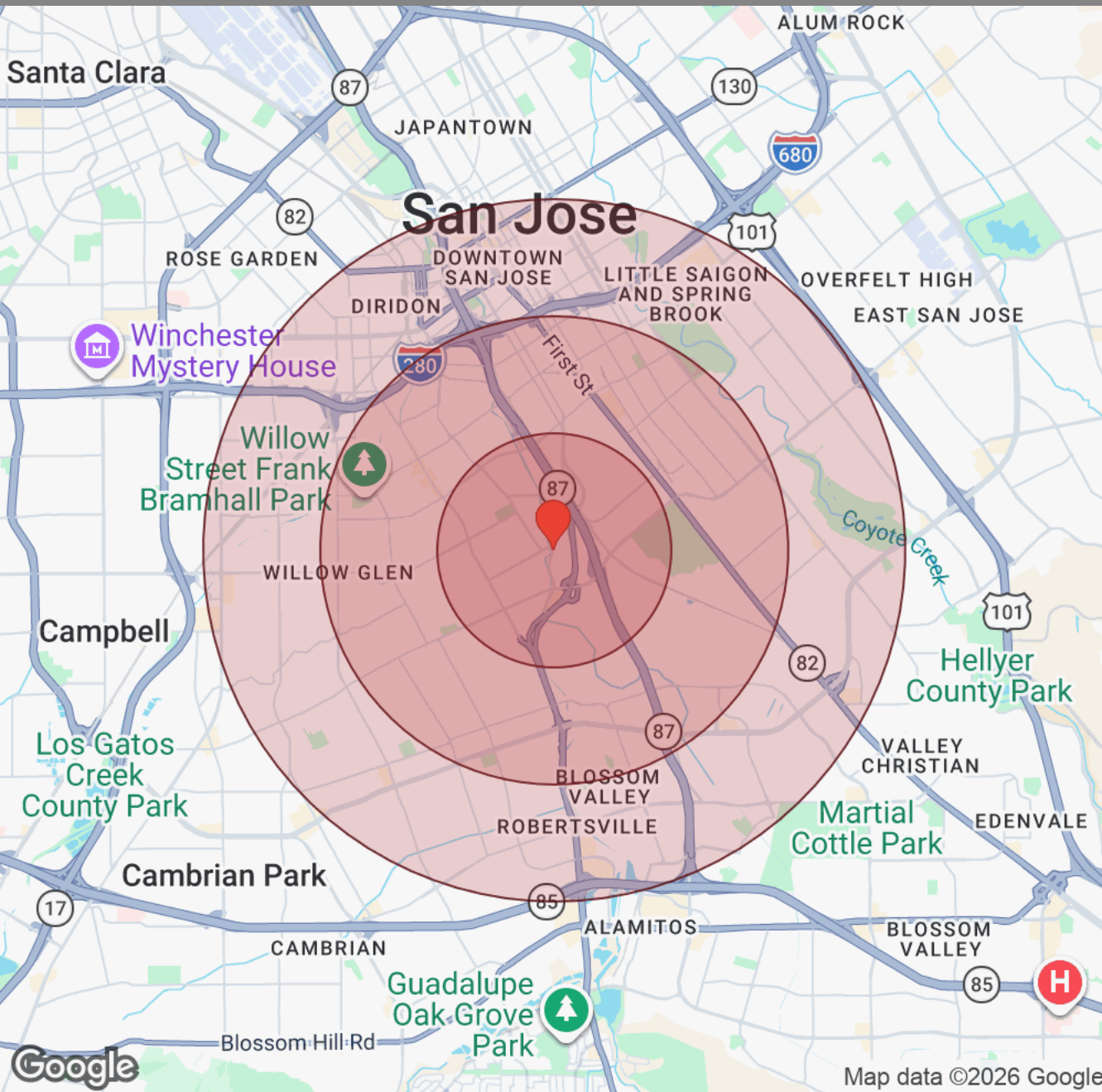
2080 Almaden Rd

Image Landsat / Copernicus

SECTION V
Demographics Section

DEMOGRAPHICS

Almaden Townhome Development Land
2080 Almaden Road | San Jose, CA 95125



Distance: ● 1 Mile ● 2 Miles ● 3 Miles

Population	1 Mile	2 Miles	3 Miles
Male	10,981	46,636	135,192
Female	11,382	46,548	126,006
Total Population	22,363	93,184	261,198

Race / Ethnicity	1 Mile	2 Miles	3 Miles
White	7,429	28,160	71,412
Black	1,038	3,178	10,004
Am In/AK Nat	27	121	366
Hawaiian	54	186	679
Hispanic	6,496	28,803	81,938
Asian	6,452	29,297	87,318
Multiracial	789	3,019	8,202
Other	83	410	1,306

Housing	1 Mile	2 Miles	3 Miles
Total Units	8,976	35,845	98,264
Occupied	8,421	33,746	92,139
Owner Occupied	4,534	18,225	42,921
Renter Occupied	3,887	15,521	49,218
Vacant	556	2,099	6,124

Age	1 Mile	2 Miles	3 Miles
Ages 0 - 14	3,772	15,146	40,427
Ages 15 - 24	2,526	11,130	37,979
Ages 25 - 54	9,473	40,016	114,442
Ages 55 - 64	2,899	11,799	30,629
Ages 65+	3,693	15,093	37,722

Income	1 Mile	2 Miles	3 Miles
Median	\$139,430	\$139,155	\$129,308
Under \$15k	516	1,908	5,592
\$15k - \$25k	414	1,415	3,930
\$25k - \$35k	453	1,669	3,858
\$35k - \$50k	607	1,741	5,288
\$50k - \$75k	691	3,012	9,012
\$75k - \$100k	472	2,730	8,604
\$100k - \$150k	1,298	5,418	15,276
\$150k - \$200k	939	4,037	11,388
Over \$200k	3,031	11,816	29,193