

# FOR SALE

## COMMERCIAL DEVELOPMENT OPPORTUNITY

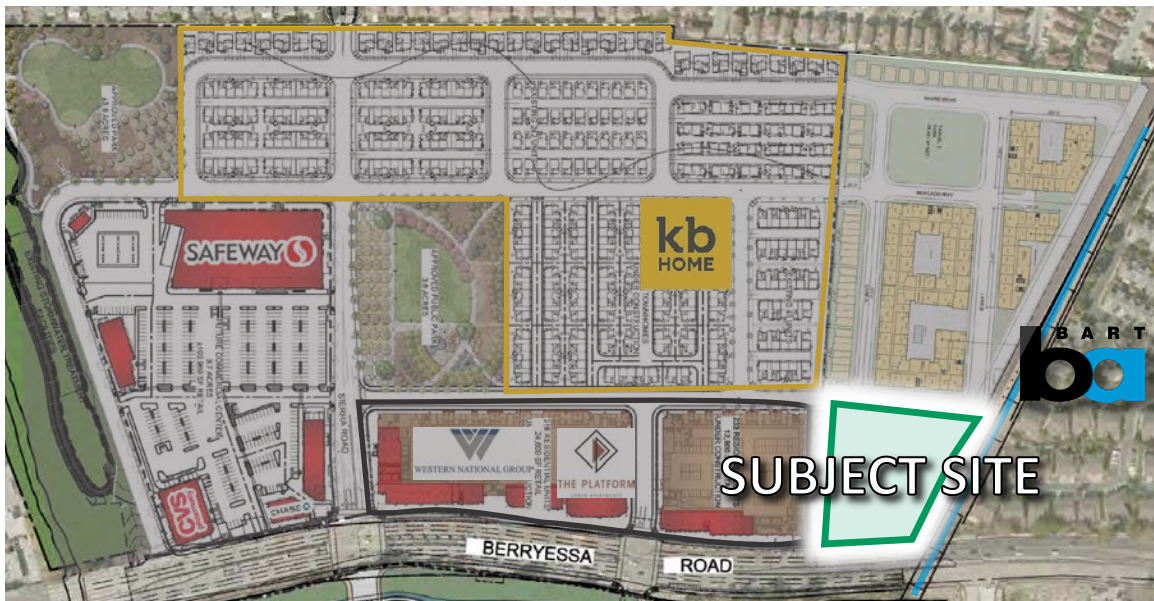
Potential Office or Assisted Living Site

1655 Berryessa Rd.

San Jose, CA



THE SCHOENNAUER COMPANY



**Please contact:**

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Borelli Investment Company  
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408-453-4700 ext. 134  
DRE #01438895

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

## EXECUTIVE SUMMARY

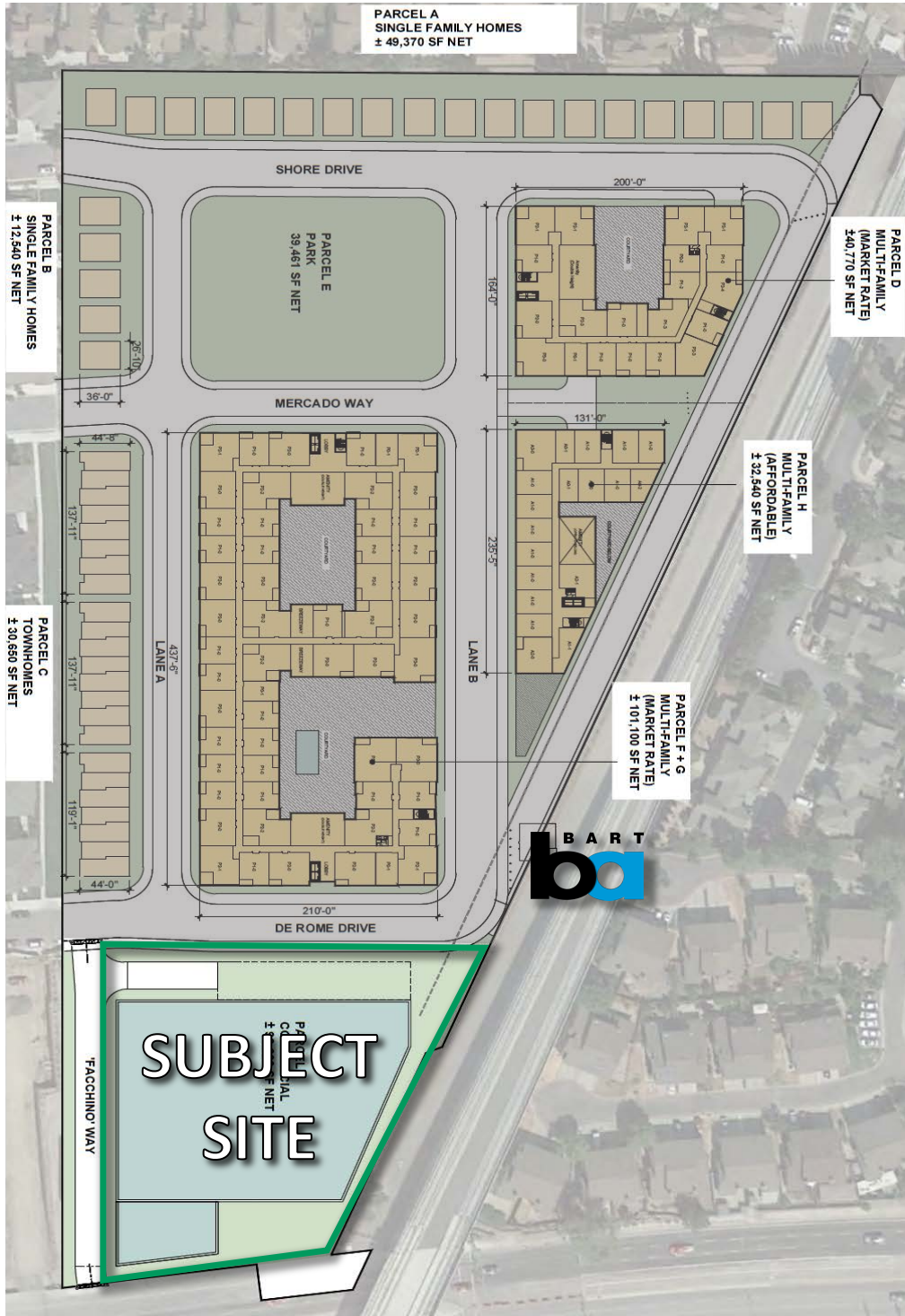
ADDRESS	1655 Berryessa Rd, San Jose, CA 95133
APN	The southern portion of APN #241-03-025
PROJECT SIZE	97,125 SF (2.23 Acres)
EXISTING USE	Industrial
GENERAL PLAN	Located within the Facchino District of the Future Berryessa BART Urban Village Plan
ZONING	Future ~ Commercial
LAND USE	Transit Employment Center
POTENTIAL DEVELOPMENT	Office or Assisted Living
HEIGHT LIMIT	Up to 270 feet
BUILDING SQ. FT.	Approximately 277,000 to 464,000 SF
OWNERSHIP	JRD LLC
GOAL	Sale upon completion of entitlements and site development – fully improved. Est. Q2 2022
PRICE	Unpriced*
PROTOCOL	Please submit offers to Ralph Borelli and Chris Anderson via email at <a href="mailto:ralph@ralphborelli.com">ralph@ralphborelli.com</a> and <a href="mailto:chris@borelli.com">chris@borelli.com</a>

\*No cooperating brokerage commission. Cooperating brokers must look to their client for compensation.

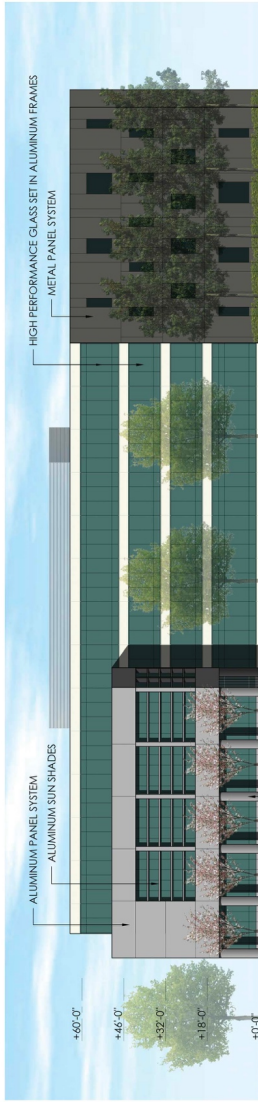


2051 Junction Ave, Suite 100, San Jose, CA 95131  
Phone: (408) 453-4700 | Website: [www.borelli.com](http://www.borelli.com)

SITE PLAN



POTENTIAL MEDICAL OFFICE LAYOUT



CONCEPTUAL BERRYESSA ROAD ELEVATION



CONCEPTUAL SITE PLAN

MEDICAL OFFICE BUILDING  
SITE PLAN AND ELEVATION



132204 - 02.23.2018

PROJECT INFORMATION

SITE AREA: 97,125 SF (2.23 AC)  
 BUILDING AREA: 200,000 SF  
 PARKING: 500 STALLS  
 RATIO: 2.5/ 1,000

FACCHINO BERRYESSA ROAD DEVELOPMENT

SAN JOSE, CALIFORNIA  
 KENNETH RODRIGUES & PARTNERS, INC.



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## DRAFT BERRYESSA BART URBAN VILLAGE (BBUV) PLAN

### Facchino District

The Facchino District is located in the northern portion of the Urban Village, bounded by an existing single-family residential neighborhood to the north and west, BART tracks to the east, Berryessa Road to the south, and medium-density residential to the west along Berryessa Road. Development in this District is envisioned with a mix of commercial and residential uses. Townhomes will serve as a transition buffer with the existing single-family residential areas to the north and west. Mid-rise multifamily residential will step up gradually towards Berryessa Road and to the BART tracks.

The location of the planned residential uses in the District provides privacy and compatibility with the existing residential areas, allowing the concentration of commercial uses along Berryessa Road, where it is most suitable for employment and commercial activity. A planned neighborhood park in the northeast of the District will help to buffer and serve as a transition area between single-family homes and

the medium-density residential development. The park will be public and serve both existing and future residents. The planned capacity for the Facchino District is 340,000 square feet of commercial uses and 820 dwelling units.

### Subject Site Guidelines

Commercial Height Limit – 270 feet

Commercial FAR – 3.0 to 5.0

Commercial Square Footage – between 277,000 and 464,000 square feet of space

Setback on Berryessa Road – Zero setback



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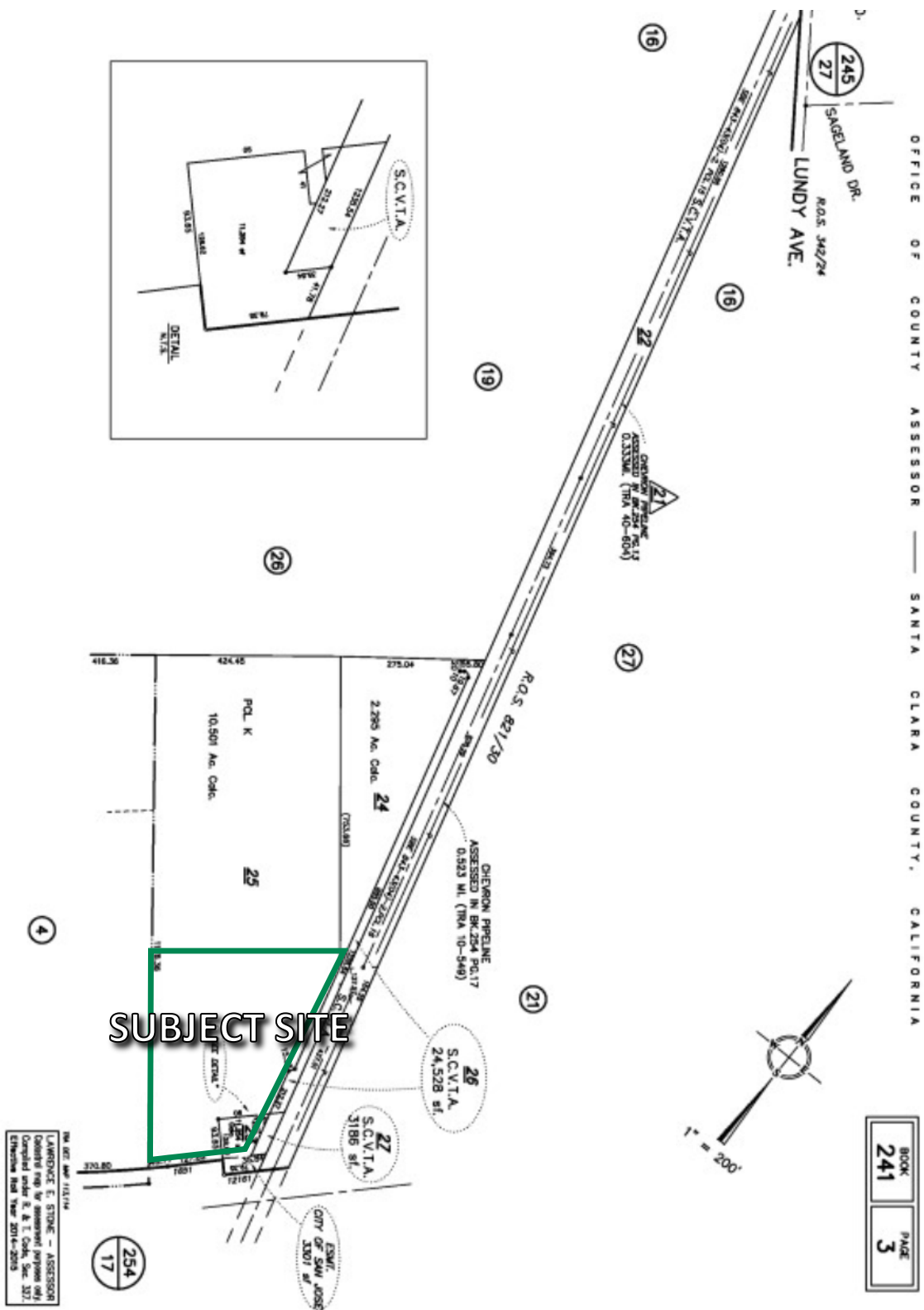
## DRAFT BBUV PLAN BOUNDARY



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# COMMERCIAL DEVELOPMENT OPPORTUNITY

## PARCEL MAP



# COMMERCIAL DEVELOPMENT OPPORTUNITY

## RETAIL TRADE AREA



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# COMMERCIAL DEVELOPMENT OPPORTUNITY

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 Population	25,658	243,422	576,674
2025 Projected Growth	28,018	245,856	581,750
Annual Growth: 2020-2025	1.92%	1.10%	0.88%
Median Age	38.3	35	34.9
2020 Households	7,444	73,969	178,430
2025 Estimated Households	8,416	83,775	197,530
Projected Growth 2020-2025	2.10%	1.33%	1.20%
Education	49%	40%	41%
Income Average	134,160	116,136	126,496
2020 Daytime Population	23,938	266,990	614,795
Total Business	696	12,800	27,646
<b>RACE</b>			
White	15.4%	27%	31%
Hispanic	20.2%	34.8%	36%
Black	1.5%	2.9%	3.0%
Asian	68.4%	47.3%	42.1%
Average Daily Traffic Volume	Berryessa Rd: 40,000	U.S. Highway 101: 202,700	Interstate 680: 183,000



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