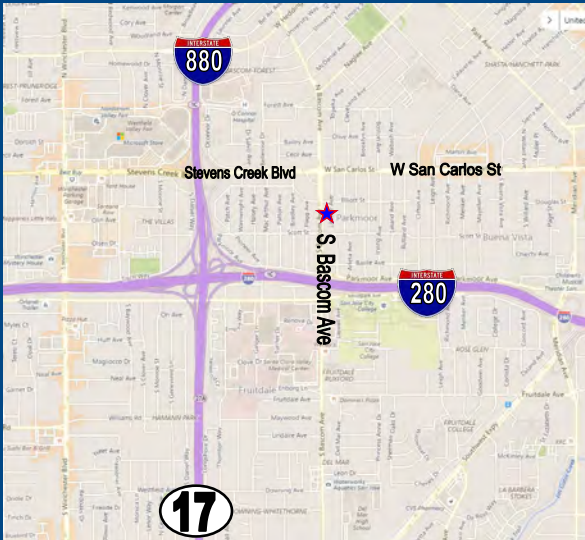




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San Jose,
California**

**Bascom Ave. Auto Repair Property
25,000± SF—Urban Village Zoning**

**FOR
SALE**



PROPERTY INFORMATION:

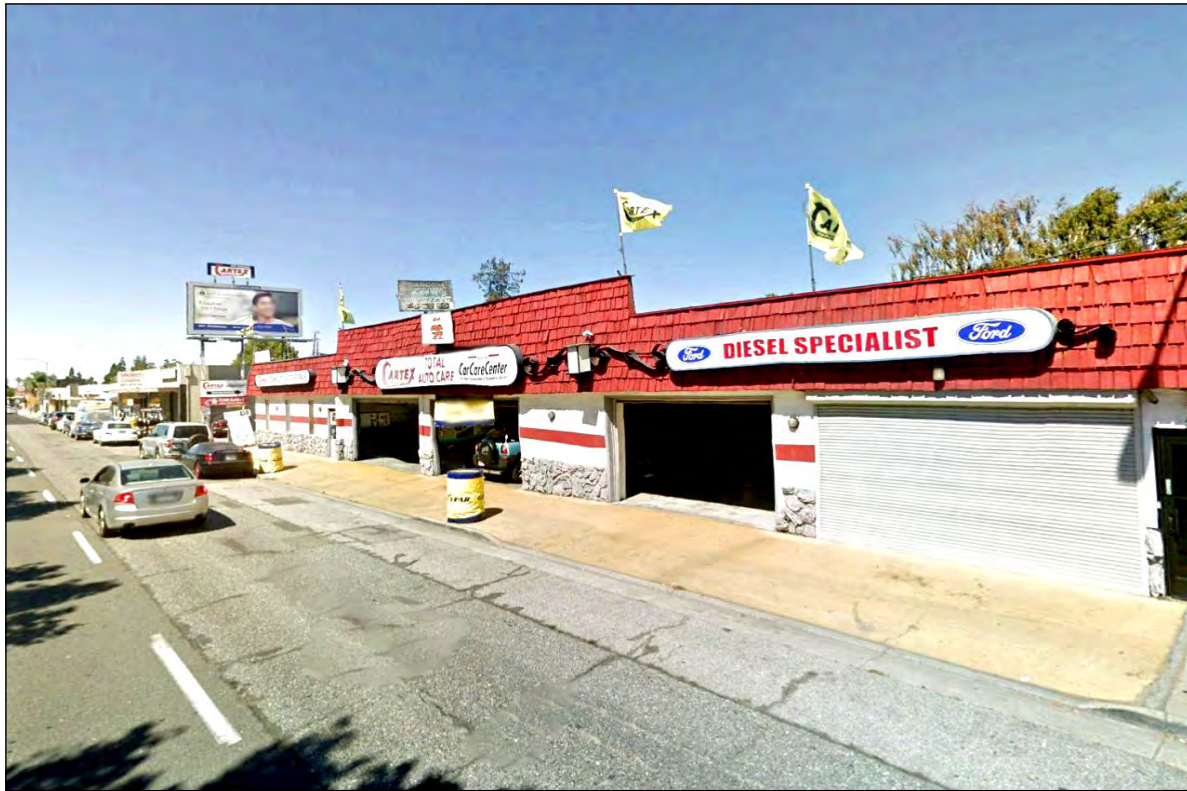
- 25,000± SF Lot
- 9,500± SF Buildings
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- 12 Lifts and Equipment Can Be Included
- Huge Parcel for Future Development
- Part of the W. San Carlos Urban Village Zone—Great Mixed-Use Site
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FOR MORE INFORMATION CONTACT:

David Taxin
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dtaxin@moinc.net
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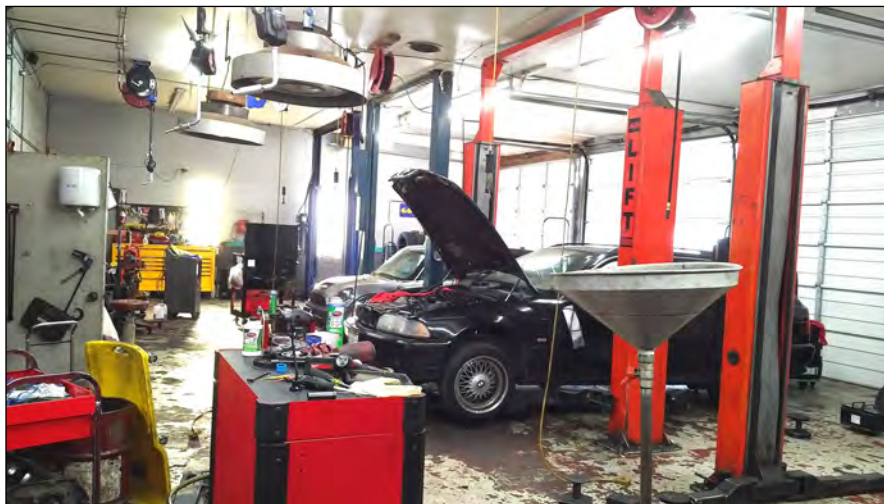
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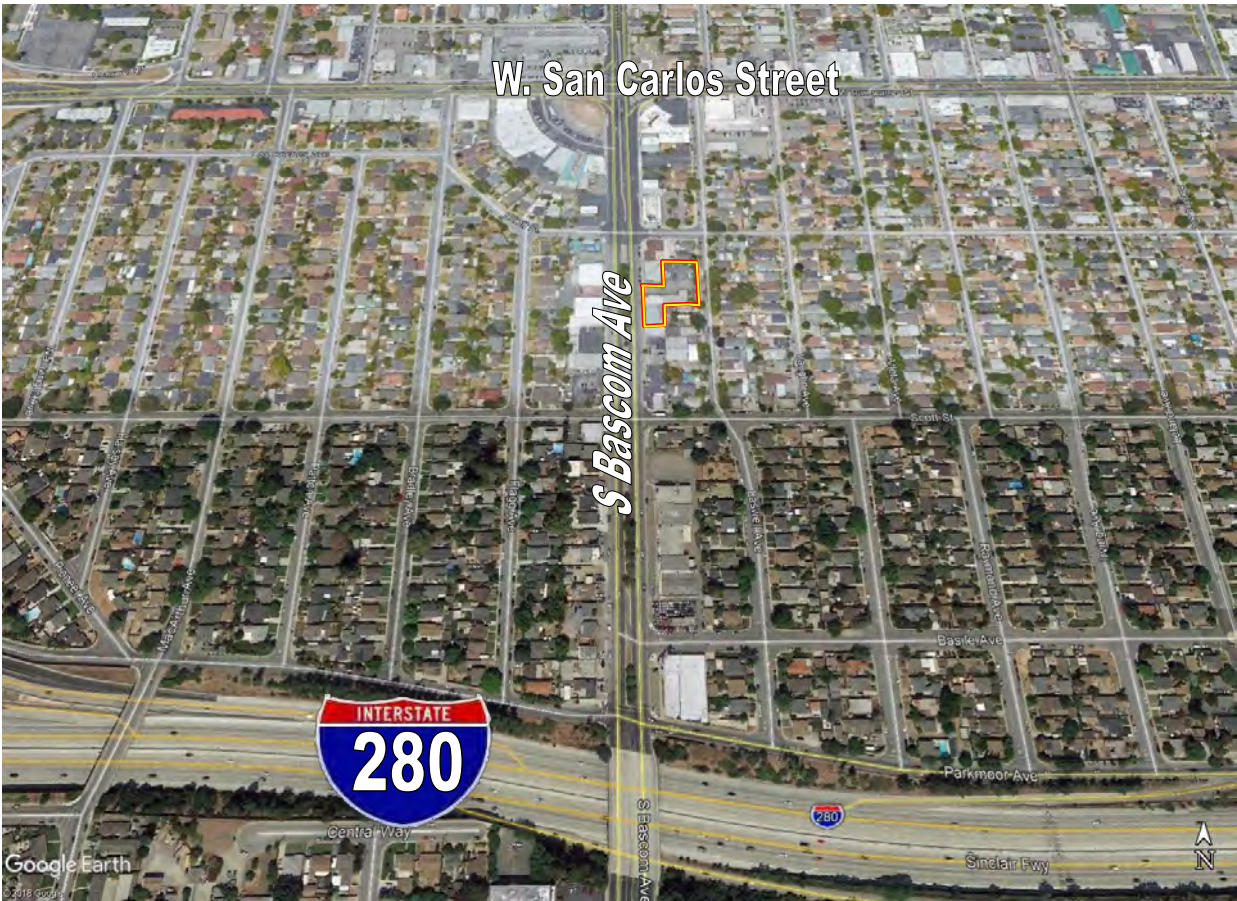
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The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

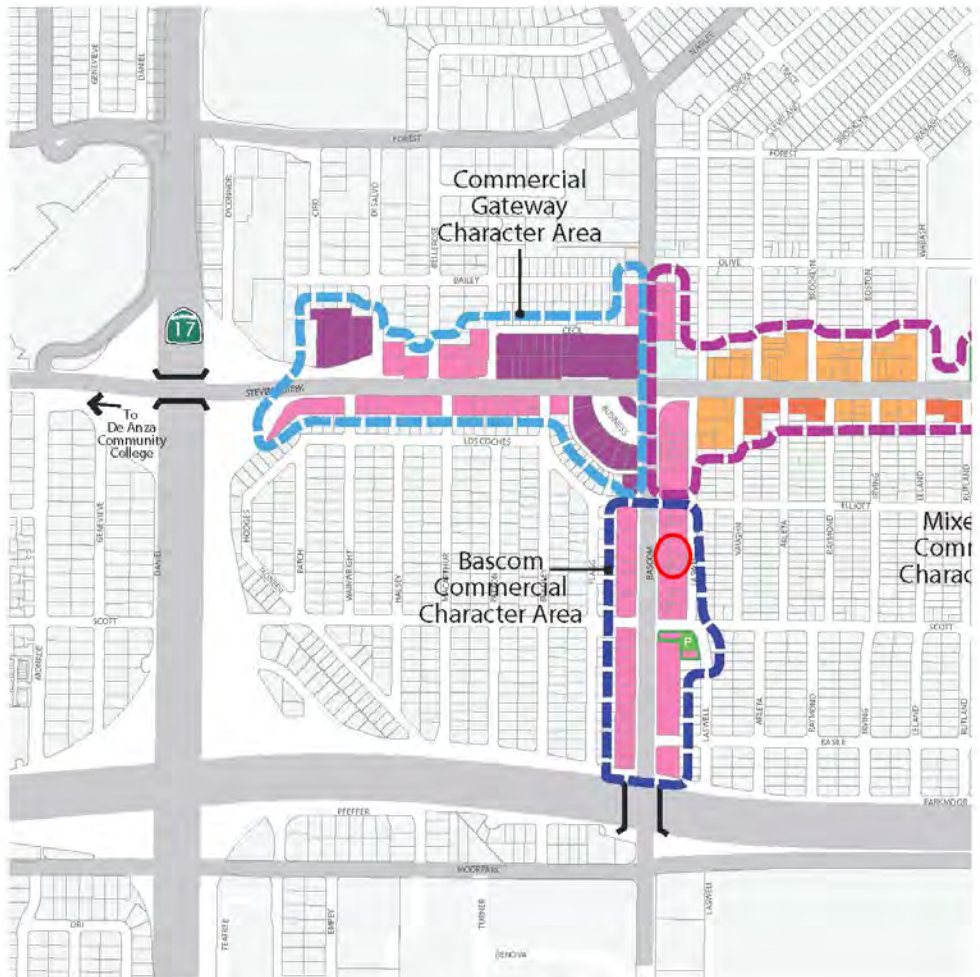
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Excerpt from W. San Carlos Urban Village Plan
<http://www.sanjoseca.gov/DocumentCenter/View/73064>

Figure 3:1 - Land Uses and Character Areas

PLANNED GROWTH

The Envision San José 2040 General Plan (General Plan) establishes specific employment and residential growth capacities for all Urban Villages. The growth capacity for the West San Carlos Urban Village is 980 jobs and 1,245 residential units. As a general rule, this Plan considers one job as equal to 300 square feet of a commercial building's square footage, which translates into 294,000 square feet of capacity for new commercial development. The land use concept includes land use designations to specifically meet this planned growth (see Figure 3:1).

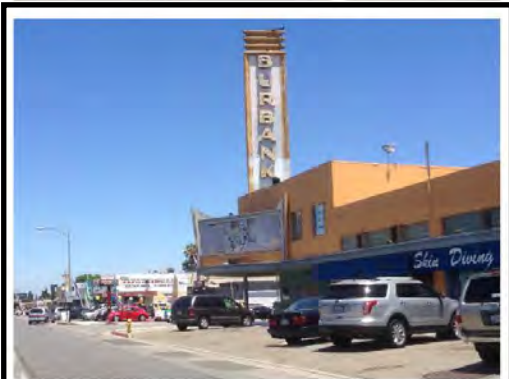


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Existing Commercial Gateway Character Area (above), existing Bascom Commercial Character Area (below).

CHARACTER AREAS

While the Urban Village Plan land use designations reflect the desire for a mixed-use environment, they also recognize that certain portions of the planning area offer more suitable opportunities for particular land uses to predominate. For this reason, the land use concept designates specific character areas as an organizing principle to help focus uses and development intensities. These character areas do not control allowed land uses, but rather provide guidance on the design of buildings within the character area so they are developed with a consistent design character.

Four character areas are used to denote specific districts within the Urban Village that share similarities in urban character and land use designations (see Figure 3:1). These character areas are described in this section, and are also covered in relation to urban design in the Urban Design Concept Chapter.

Bascom Commercial Character Area

The Bascom Commercial Character Area is the southern gateway to the Urban Village located along South Bascom Avenue between Elliott Street and Parkmoor Avenue. The area is composed entirely of commercial uses. The land use concept intends to maintain the current commercial character of this southern gateway to the Village while still allowing for future higher-intensity development in keeping with the Urban Village goals of increased walkability and neighborhood-serving retail. Future development is envisioned up to three stories with a mix of ground-floor commercial and upper level offices as part of the Neighborhood/Community Commercial land use.

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