



Development Opportunity in Japantown, San Jose

**657, 661, AND 665 NORTH SIXTH STREET
SAN JOSE, CA**

Area

Unique $\pm 5,000$ SF, 2 Story Brick Façade Building with 20 Foot Ceilings and $\pm 1,570$ SF Single Story Building

Three Contiguous Parcels Totaling $\pm 14,723$ SF or ± 0.34 acres

Zoning

- LI Zoning, General Plan 2040 is Mixed Commercial
- Buyer to Verify Zoning with the City

Property Highlights

- Potential Mixed Use Residential and Commercial Conversion
- Includes Two Existing Buildings
- Heart of Iconic Japantown
- Adjacent to New 518-Unit Apartment Complex that also Includes $\pm 17,000$ SF of Street-Level Retail and Community Park
- Minutes from Downtown San Jose and all Major Highways
- Across the Street from Community Park and Japantown Square

For information, please contact:

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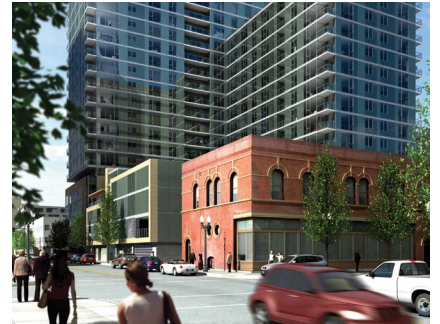
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DEMOGRAPHICS

| | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|-----------------------------------|---------------|----------------|----------------|
| 2020 Estimate Population | 32,220 | 241,911 | 674,575 |
| 2025 Projection Population | 32,886 | 246,277 | 685,813 |
| 2020 Estimate Household | 11,769 | 79,434 | 218,554 |
| Median Household Income | \$94,194 | \$89,034 | \$104,569 |
| Average Household Income | \$123,826 | \$119,801 | \$133,886 |



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