

# 812 S. 7th Street, San Jose, CA FOR SALE

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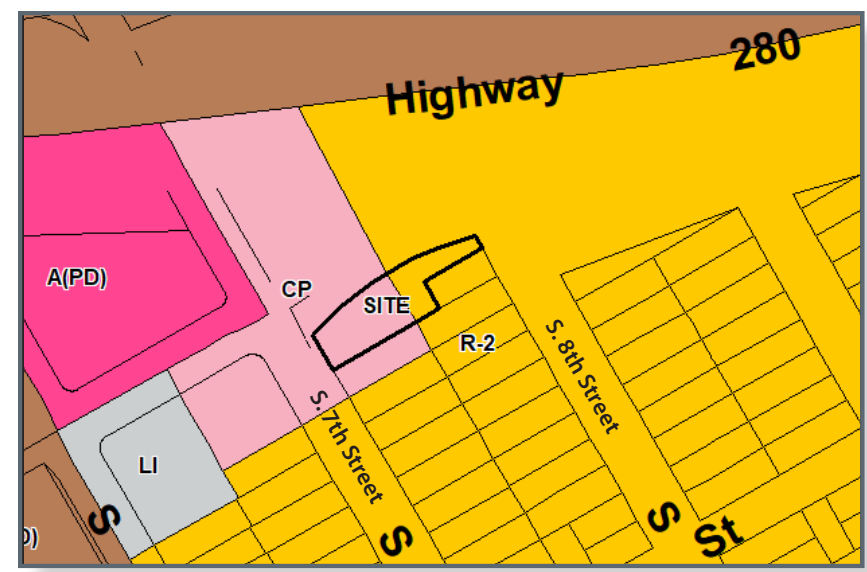
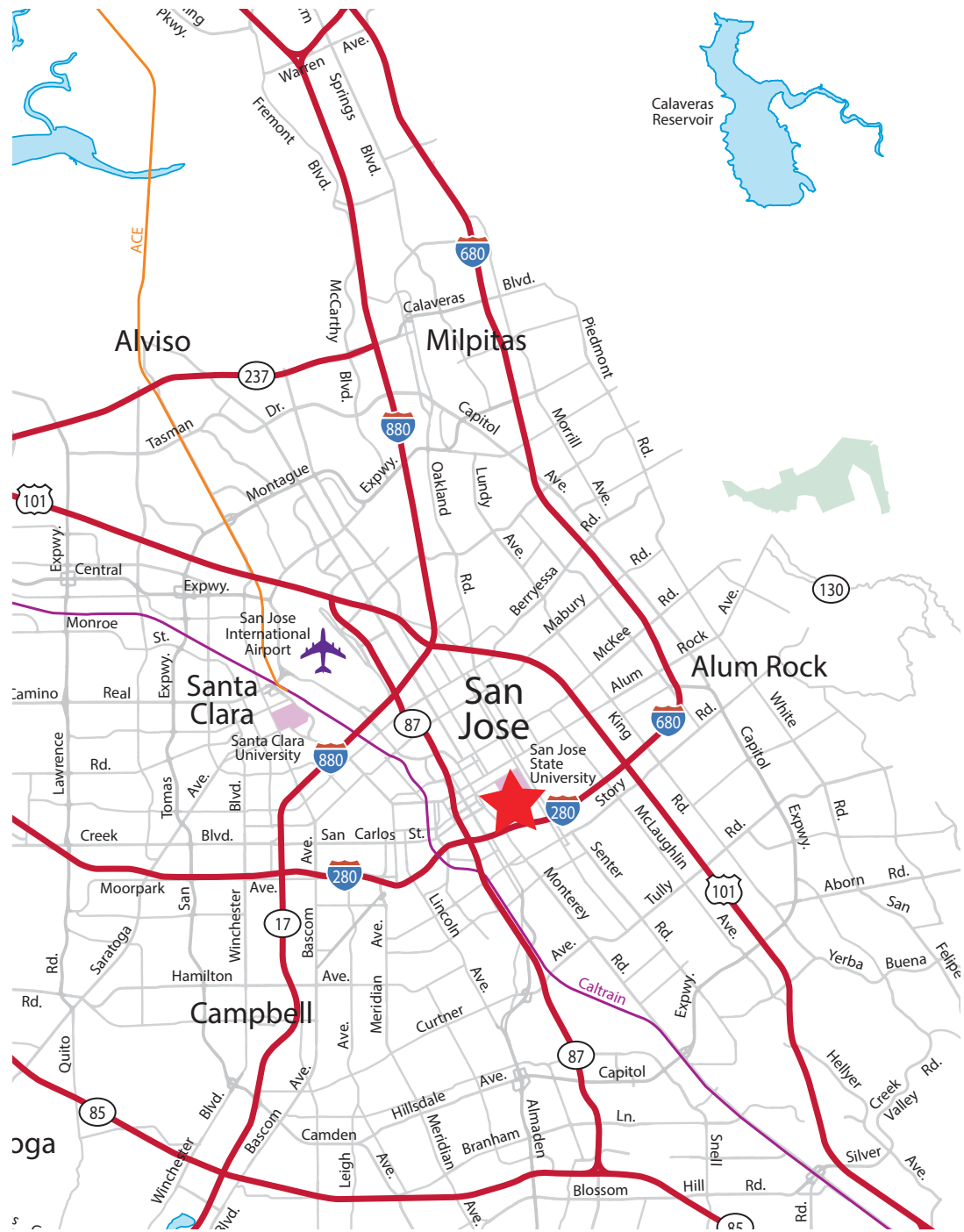
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**kw** SARATOGA  
BAY AREA ESTATES  
KELLERWILLIAMS. REALTY

# Executive Summary

Avison Young is pleased to present the following property for sale. The property has a split zoning. The single family house is located in the commercial zoning. The house has a large basement and a large garage that was used as an office. This is a great opportunity to purchase an oversized parcel in this area. The subject property has great freeway access and is located near the Highway 280 onramp.



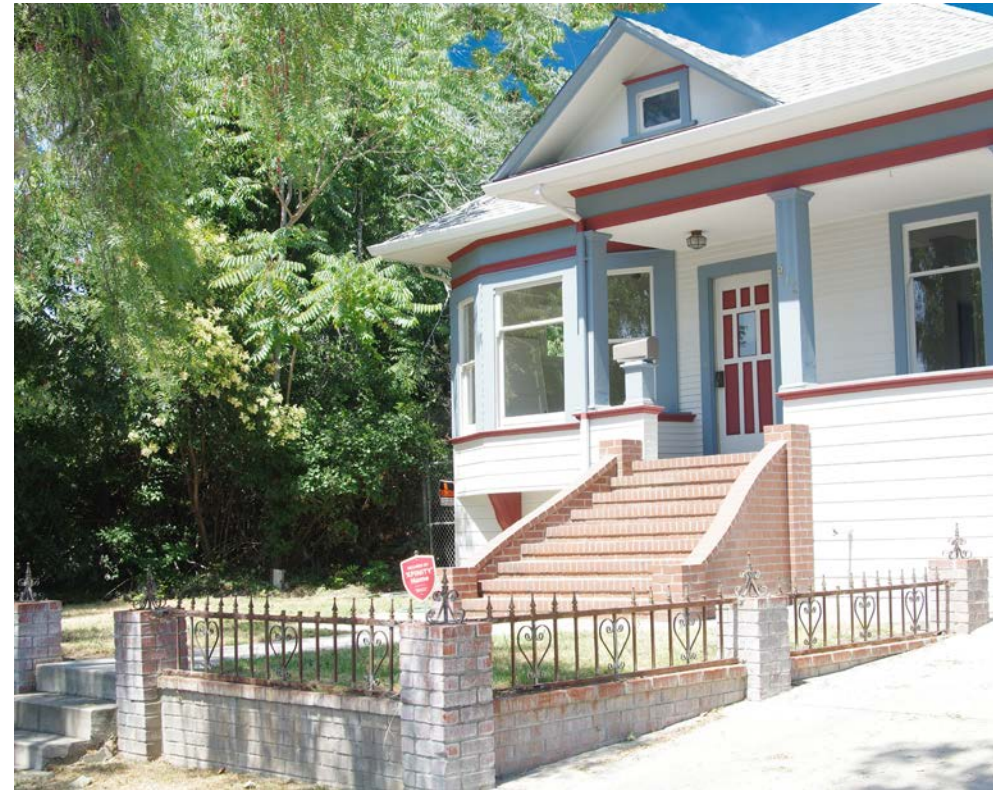


# Asset Profile

812 S. 7th Street, San Jose, CA

<b>Address:</b>	812 S. 7th Street
<b>House Size:</b>	1,460 Square Feet
<b>Garage/Office:</b>	±600 Square Feet
<b>Property Size:</b>	16,248 Square Feet
<b>APN:</b>	472-19-104 & 106
<b>Price PSF:</b>	\$62.00 PSF on the land
<b>Purchase Price:</b>	\$999,999.00

\* Located within the opportunity zone



The Subject site is currently split-zoned, meaning the property has two zoning district designations: CP Commercial Pedestrian and R-2 Two-Family Residence. In order to be consistent with the Residential Neighborhood General Plan Designation, future development would require rezoning to a conforming zoning district (i.e R-1-8 Single-Family Residence or R-2 Two-Family Residence). This property has access from both 7th and 8th Street. We have had conversations with the city council and have been told the property would be considered for high density. Please contact the city for further clarification.

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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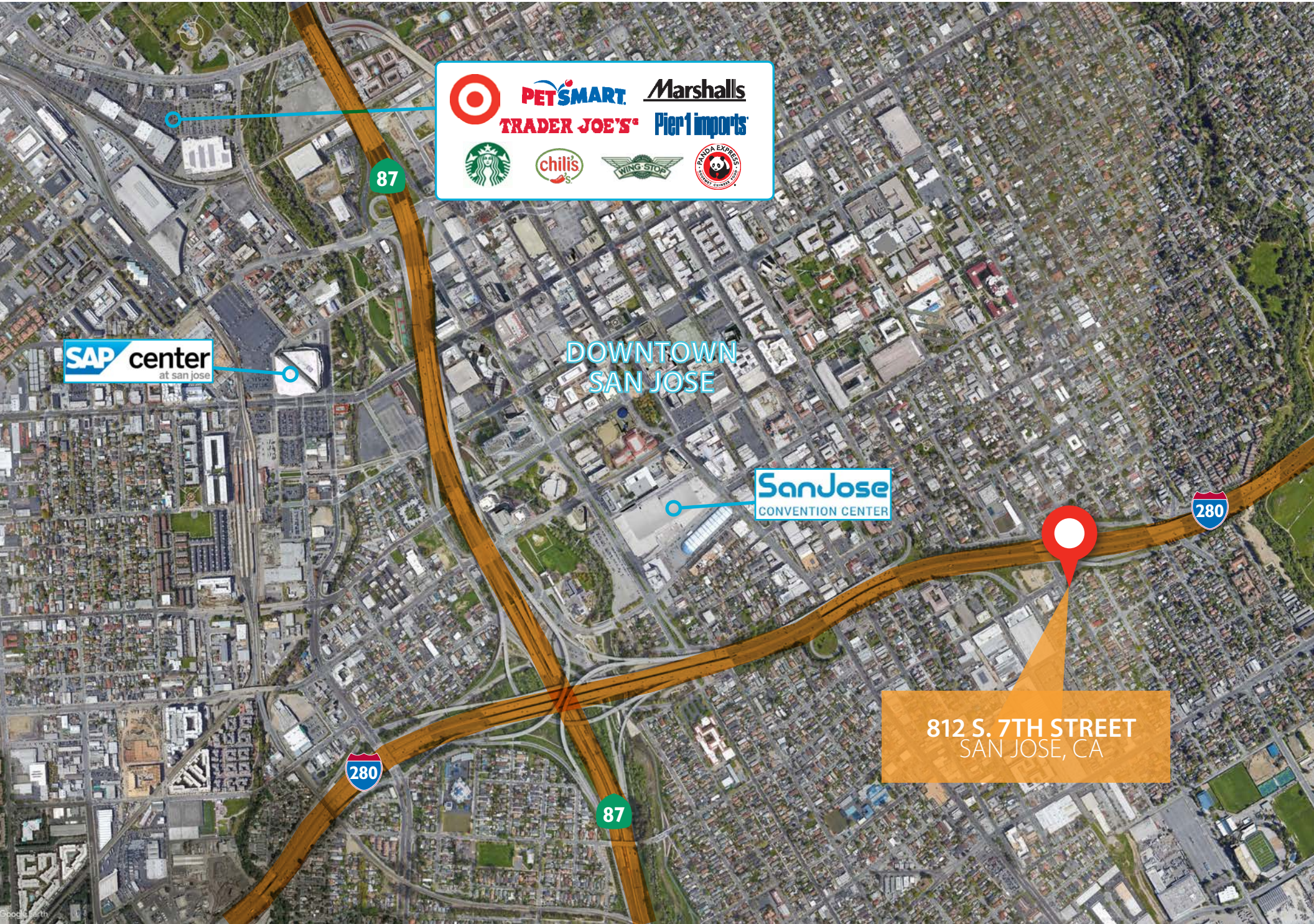


LANCE E. STONE - ASSESSOR  
 Control map for assessment purposes only.  
 Compiled under R. & T. Code, Sec. 327.  
 Effective Roll Year 2004-2005



# Amenities Map

812 S. 7th Street, San Jose, CA



**Target** **PETSMART** **Marshalls**  
**TRADER JOE'S** **Pier 1 imports**

**Starbucks** **chili's** **WING STOP** **PANDA EXPRESS**

**SAP center**  
at san jose

DOWNTOWN  
SAN JOSE

**San Jose**  
CONVENTION CENTER

**812 S. 7TH STREET**  
SAN JOSE, CA





# Silicon Valley Overview

The Silicon Valley has the unique distinction of being the most innovative place in the world, the byproduct of a highly-educated and productive workforce, a deep venture capital pool, world class educational and research organizations, excellent transportation infrastructure, and superb quality of life.

At the center of the technology universe, Silicon Valley is home to countless innovative companies, ranging from household names like Google, Amazon, LinkedIn, and Facebook to rapidly growing startups, capitalizing on the area's unrivaled access to venture capital funding and robust talent pool.

## Economy

The Silicon Valley serves as the financial center of the west coast and the world's high-tech innovation capital. These essential attributes have solidified the Silicon Valley as one of the nation's primary economic engines, and will continue to deliver a competitive advantage in the evolving global economy.

## Employment

Driven by the booming technology economy of the Silicon Valley, employment has consistently grown since late 2009. The unemployment rate for Silicon Valley currently sits at 2.4%.

## Education

Silicon Valley companies benefit from the proximity to the region's top-ranked universities, including Stanford University, San Jose State University, Santa Clara University, and University of California-Berkeley.

## Silicon Valley Demographics

1.92 Million  
**Population**

626,579  
**Households**

\$101,173  
**Median Household Income**

## Silicon Valley Highlights

**2.4%**

Unemployment  
Rate

**\$1.2 M**

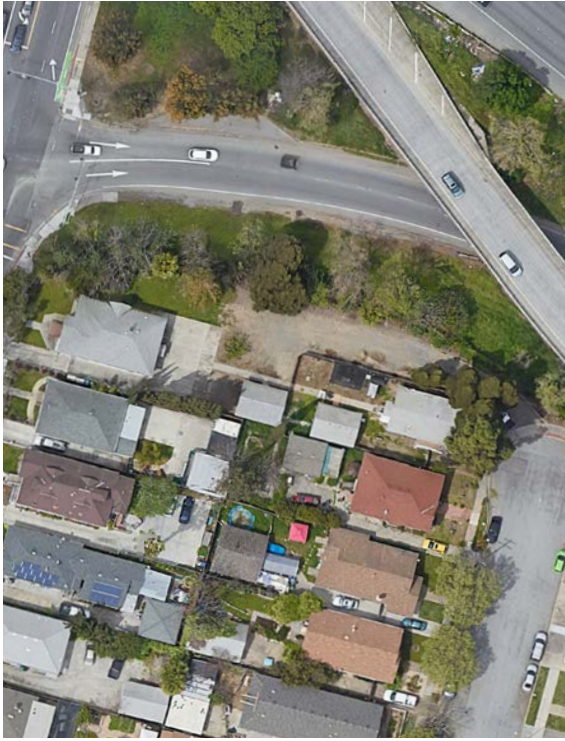
Median Home  
Value

**50%**

Population that has a  
Bachelor's Degree  
Or Higher

**\$2,370**

Average  
Apartment Rental  
Rate



## San Jose Demographics

1.04 Million  
*Population*

319,558  
*Households*

\$101,940  
*Median Household Income*

# San Jose Overview

With an estimated 2017 population of 1,035,317, San Jose is the third most populous city in California and the tenth most populous in the United States. Located in the center of the Silicon Valley on the southern shore of San Francisco Bay, San Jose covers an area of 179.97 square miles. San Jose is the county seat of Santa Clara County, the most affluent county in California and one of the most affluent counties in the United States.

## Population

The population of the City of San Jose, calculated by the California Department of Finance (DOF), is estimated to have grown by 9,754 persons or 0.9% in the calendar year 2016, rising from 1,036,325 persons on January 1, 2016 to 1,046,079 persons on January 1, 2017. This increase maintains San Jose's position as the third largest city in California (behind Los Angeles and San Diego, respectively) and the nation's 10th largest city.

## Economy

San Jose has an unemployment rate of 2.5% while the United States has an average of 4.0%. San Jose has seen the job market increase by 3.3% over the last year. Future job growth over the next ten years is predicted to be 42.2%, which is higher than the U.S. average of 38.0%.

## Housing & Living

The median property value in San Jose, CA is \$980,000 which is up 11.4% from 2017 and more than four times the U.S. median of \$205,200.

## San Jose Highlights (Q1 2019)

**\$1.08M**

Median Home  
Price

**38**

Median Age

**574,500**

Total Labor  
Force

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