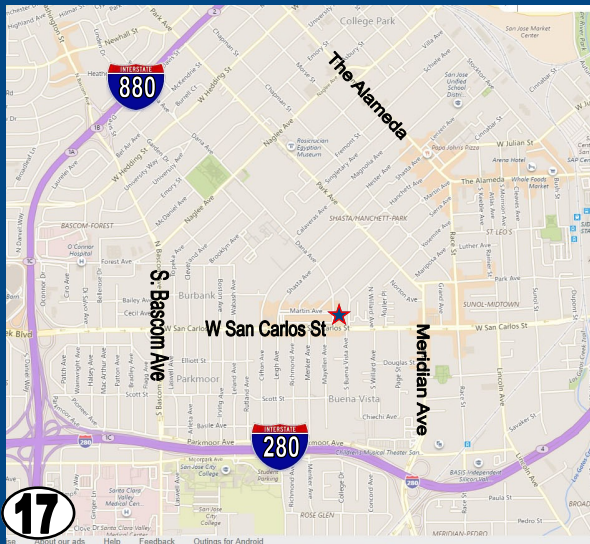




**1585 W. San Carlos Street
San Jose,
California**

**Development Site
in Urban Village Plan
On W. San Carlos Street**

**FOR
SALE
OR
GROUND
LEASE**



PROPERTY INFORMATION:

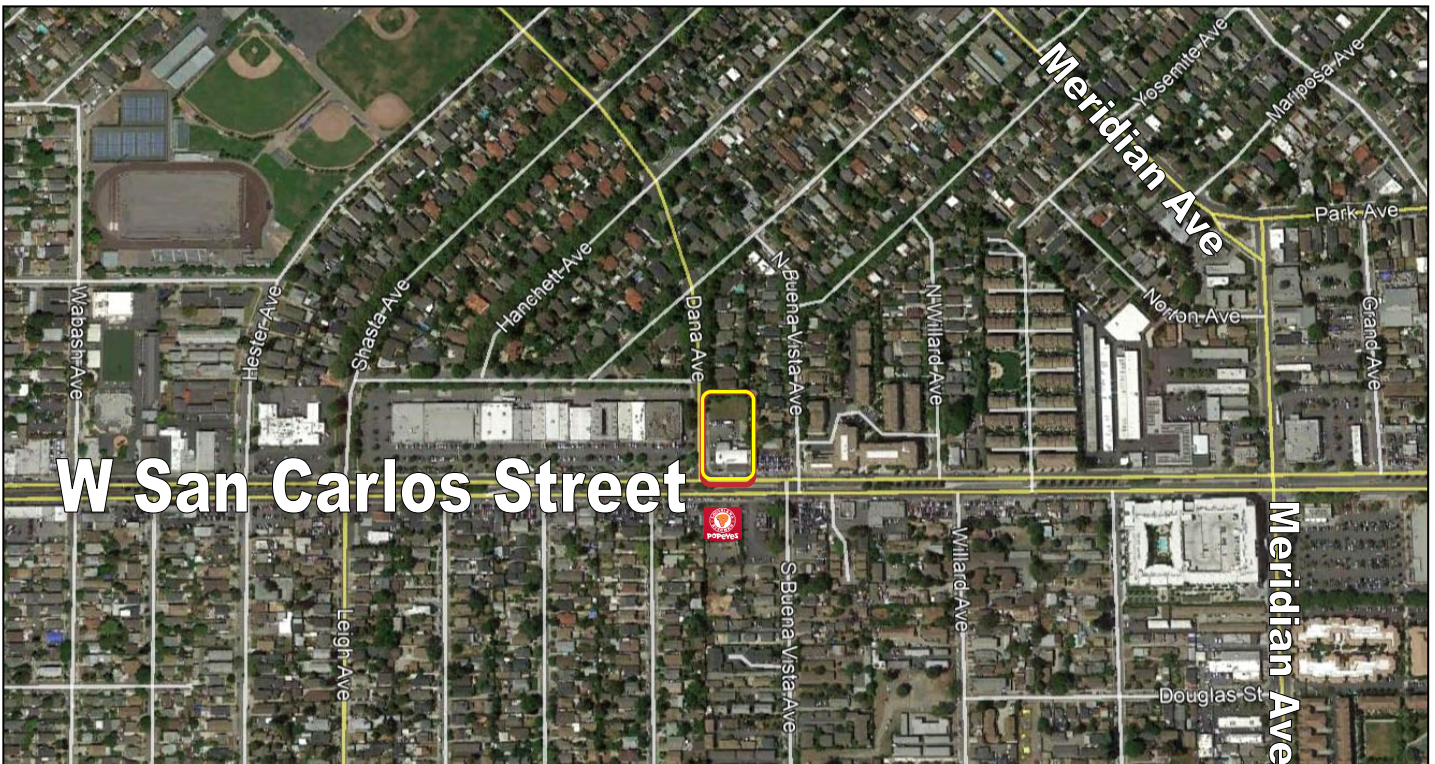
- 31,856± SF, Single Parcel (.73 Acres)
- On W. San Carlos Between Meridian Ave. and Bascom Ave.
- Next To Anchored Shopping Center
- Surrounded by New Commercial and Residential Development
- Zoned for Commercial Pedestrian
- Part of W San Carlos Urban Village Plan, with Mixed-Use Designation
- Current Building: 5,500± SF, Automotive Use and Fenced Yards
- Contact Agent For Details

MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
Fax: 408.378.5903
www.moinc.net

FOR MORE INFORMATION CONTACT:

David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508

1585 W. San Carlos Street • San Jose, California



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
www.moinc.net

David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508

1585 W. San Carlos Street • San Jose, California

Downtown San Jose



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
www.moinc.net

David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508

1585 W. San Carlos Street • San Jose, California

SANTA CLARA COUNTY, CALIFORNIA

BOOK
274

PAGE
15

12

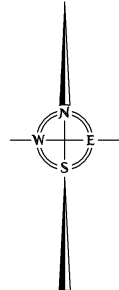
TRACT NO. 32
DI FIORE SUBD. NO. 1
1-M-14

13

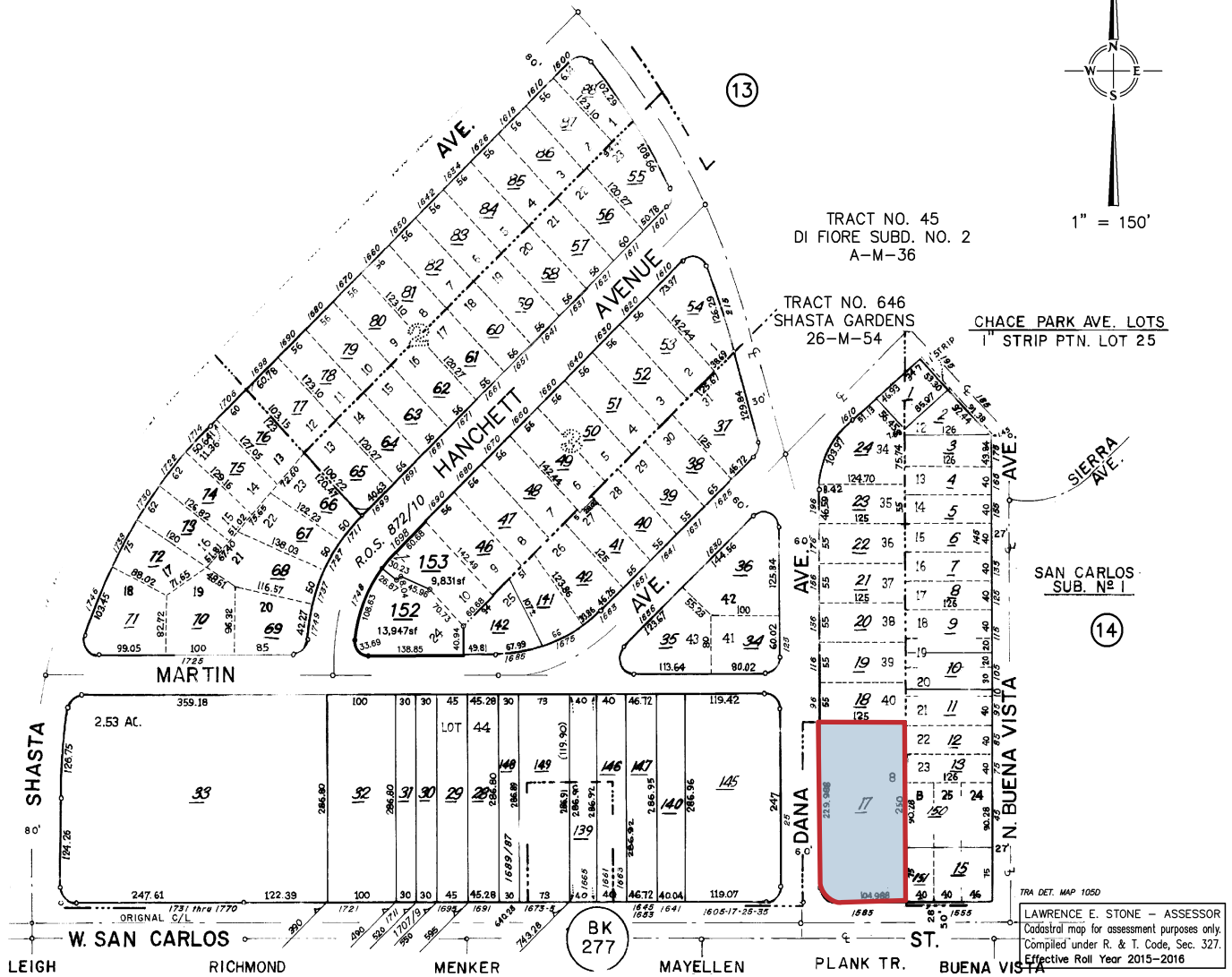
TRACT NO. 45
DI FIORE SUBD. NO. 2
A-M-36

TRACT NO. 646
SHASTA GARDENS
26-M-54

CHASE PARK AVE. LOTS
STRIP PTN. LOT 25



1" = 150'



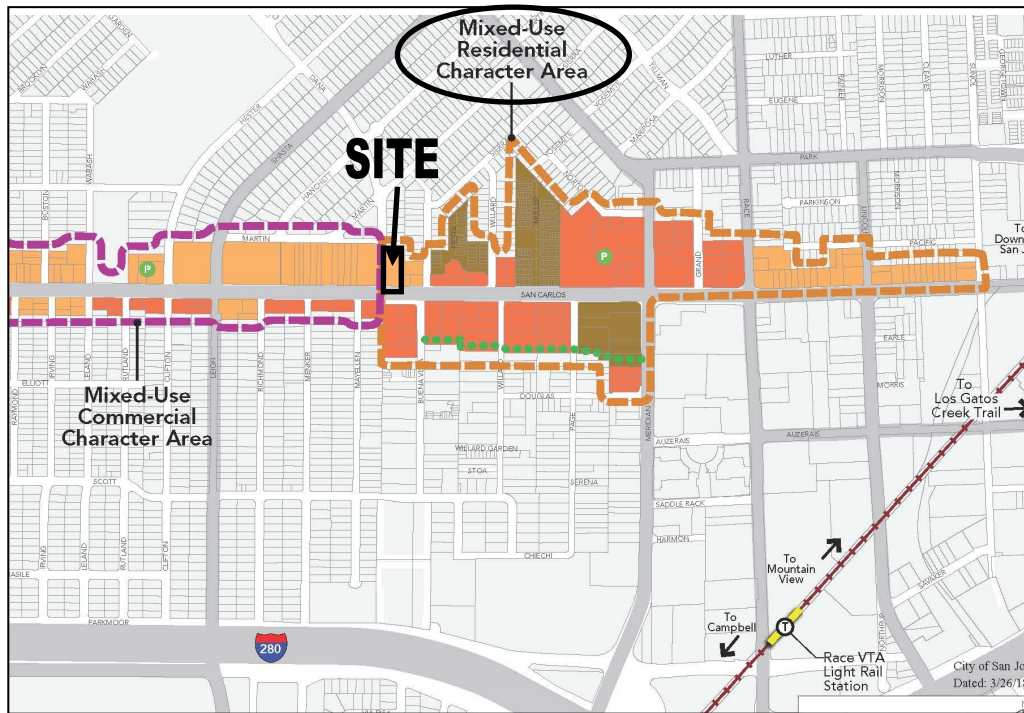
TRA DET. MAP 1050
LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2015-2016

MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
www.moinc.net

David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508

1585 W. San Carlos Street • San Jose, California

Urban Village Plan-W. San Carlos



Excerpted from Urban Village Plan West San Carlos <http://www.sanjoseca.gov/DocumentCenter/View/77579>

MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
www.moinc.net

David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508

1585 W. San Carlos Street • San Jose, California

URBAN VILLAGE IN THE MIXED-USE RESIDENTIAL CHARACTER AREA

Density: 55 to 250 DU/AC

The Urban Village designation in the Mixed-Use Residential Character Area is a commercial designation which supports residential development only on parcels meeting a minimum size of 0.5 acres. Residential development along West San Carlos Street or Meridian Avenue should include pedestrian-oriented, ground-floor commercial uses that front the street. This designation also supports a broad range of commercial development including retail and office. Residential densities lower than 55 DU/AC are acceptable for mixed-use projects that include small amounts of residential in combination with significant amounts of non-residential square footage.

The Urban Village designation in the Mixed-Use Residential Character Area can be instituted once a development site meets several criteria. The minimum parcel size for projects (that include residential uses) is 0.5 acres, so parcel aggregation may be required. New residential

that is not built up to West San Carlos Street must be set back from West San Carlos Street by at least 200 feet to ensure the feasibility of redevelopment of properties along the corridor. Such development should also not result in Urban Village designated sites (single properties or groupings of properties) that are less than 0.5 acres in area. Before a site meets the aforementioned development criteria, the uses allowed on parcels with a Urban Village land use designation are those uses allowed within the Neighborhood/Community Commercial designation.



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
www.moinc.net

David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508