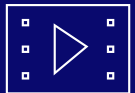
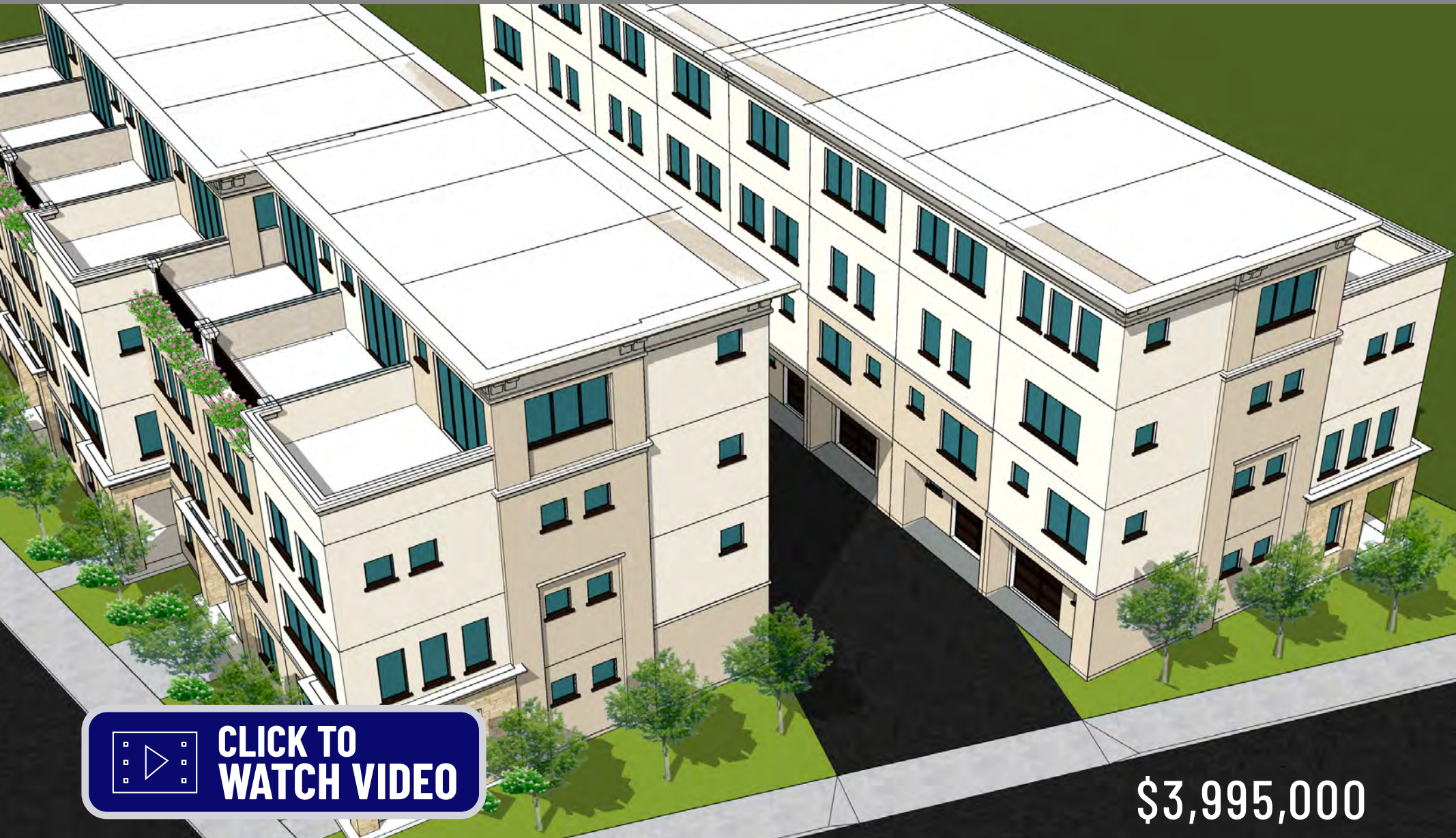


ALMADEN TOWNHOME LAND FOR DEVELOPMENT

2080 ALMADEN RD | SAN JOSE, CA 95125



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WATCH VIDEO**

\$3,995,000

TABLE OF CONTENTS

Executive Summary	3
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SECTION 1: Property Information

The Offering	5
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SECTION 2: Proposed Townhome Renderings

Renderings	7-10
Floor Plans	11
Aerials	12-18

SECTION 3: Location Overview

Location Overview	20
Location Map	21
Regional Map	22
San Jose Projects & Zoning	23
San Jose Development Projects	24

SECTION 4: Recent Townhome Comparable Sales

3-4 Bed Townhome Comps	26
Active Listings	27-29
Sales Comps	30-31

SECTION 5: Demographics

Demographics	33
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SILICON VALLEY MULTIFAMILY GROUP

**PLEASE DIRECT ALL INQUIRIES AND COMMUNICATIONS
RELATED TO THIS INVESTMENT OFFERING TO:**

Michael Shields, CCIM

COMMERCIAL INVESTMENT

DRE#: 01327546

O: (408) 356-1900 | C: (408) 605-6414

michael@svmultifamily.com

EXECUTIVE SUMMARY

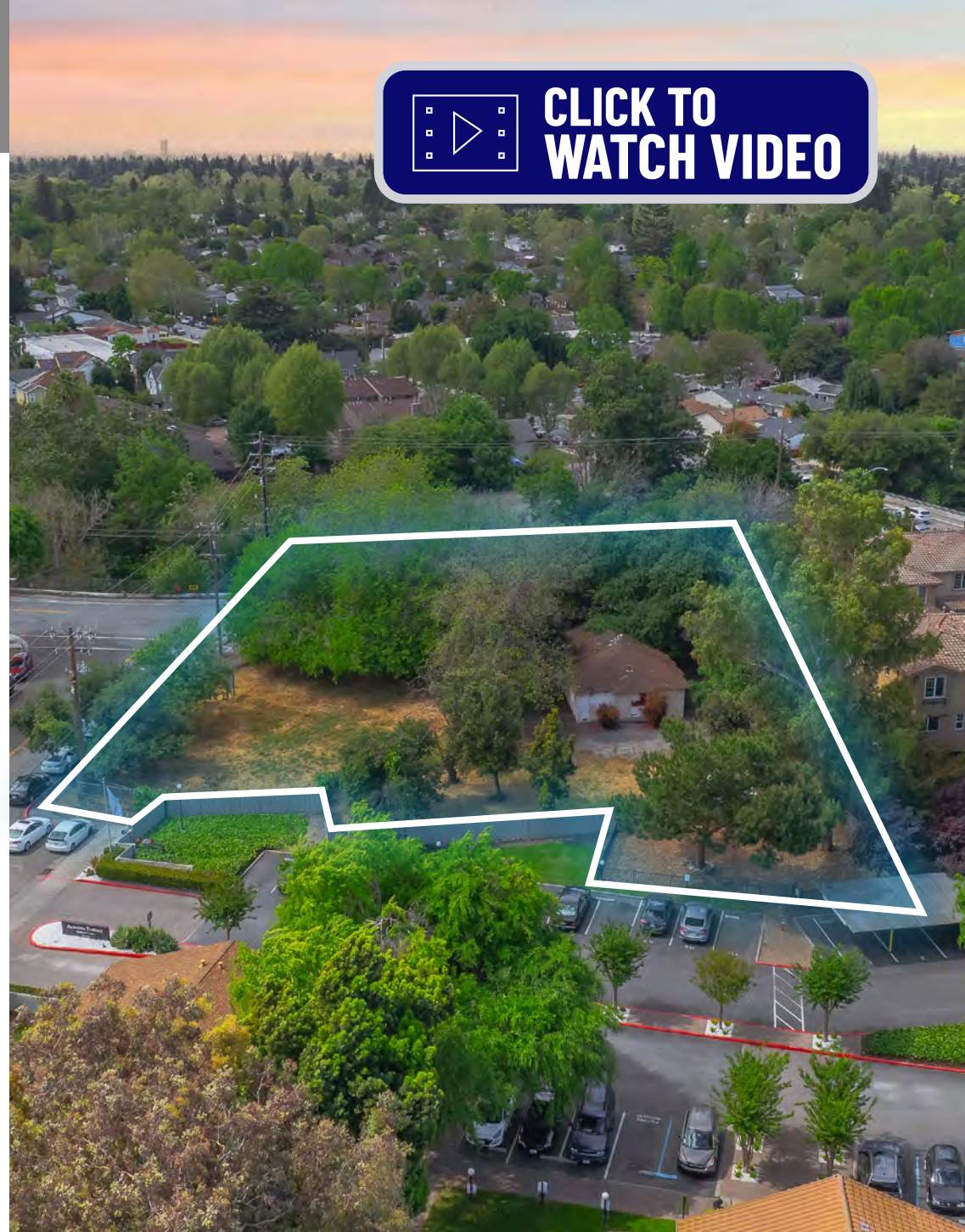
Price: \$3,995,000

Property Highlights

- Prime residential development opportunity
- 22,500 SF on level lot
- Zoning: Urban Residential. 35-90/DU/acre
- Previously entitled for 86 affordable studio units
- Preliminary concept plans drafted for 15 townhouse style units
- High demand for townhouse units in San Jose
- Current usage: Vacant lot with one small, nonoperational structure
- Highly desirable Willow Glen neighborhood
- San Jose is a hotbed of development activity with 59 residential projects in the Proposed, Planning or Construction phase



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1

PROPERTY INFORMATION

SILICON VALLEY
MULTIFAMILY GROUP

THE OFFERING



PROPERTY SUMMARY

Property Type	Land for Development
Address	2080 Almaden Rd
City, State	San Jose, CA
Zoning	Urban Residential. 35-90/DU/acre
Current Usage	Vacant Land
Lot Size (SF)	0.52 ac

Townhome Development Opportunity in Willow Glen

The vacant land at 2080 Almaden Road represents a compelling infill opportunity in one of San Jose's most desirable and established residential corridors. Situated on a level lot of 0.52 acres (22,500 SF) within the Urban Residential zoning designation (30–95 dwelling units per acre), the site offers a developer the potential for a townhome community of up to 15 units, or the possibility of an affordable solution with a higher unit count. (Subject to buyer verification and city approvals.) Preliminary conceptual plans envision a collection of three-story, 4- bedroom townhomes with attached garages, designed to meet the strong and ongoing demand for quality housing in Silicon Valley.

The project currently envisioned is a 15-unit townhome development incorporating internal circulation, open space elements including patios and rooftop decks in a 4-bedroom floorplan that would appeal to a broad range of buyers, including professionals, growing families, and intergenerational families -- a demographic which has become increasingly more prevalent with San Jose's changing population. The site's size and location is well suited for a market-rate housing townhome development or could accommodate potential affordability strategies, depending on a developer's objectives. Existing improvements are minimal and consist of a small, vacant structure requiring minimal demolition, helping streamline early-stage planning and development considerations. The site was previously entitled for 86 affordable studio units, demonstrating established residential precedent and reinforcing its viability for new housing development.

Located within the Guadalupe/Canoas area of Willow Glen the site is served by the highly regarded Willow Glen school district. The property benefits from strong residential fundamentals and enduring neighborhood appeal. Willow Glen is widely recognized as one of San Jose's most charming and sought-after communities, celebrated for its tree-lined streets, historic character, and welcoming, small-town atmosphere. The neighborhood seamlessly blends classic California architecture with modern amenities, creating a lifestyle environment that consistently attracts homeowners and investors alike.

Downtown Willow Glen, centered along Lincoln Avenue, offers a vibrant collection of boutique retail, cafés, wine bars, and locally owned restaurants that foster a lively yet relaxed social scene. Residents enjoy a walkable environment enriched by farmers markets, seasonal festivals, and community events that reinforce the neighborhood's strong sense of identity and connection. Pride of ownership is evident throughout Willow Glen, with beautifully maintained homes, mature landscaping, and inviting residential streets contributing to its lasting curb appeal.

In addition to its charm, Willow Glen offers exceptional convenience. The property is located near major employment centers, transportation corridors, and commuter routes, providing efficient access to downtown San Jose and the greater Silicon Valley. Numerous parks, recreational amenities, and highly regarded public schools further enhance the area's desirability. Schools serving the Willow Glen area within the San José Unified School District are recognized for strong academic performance, diverse programming, and a supportive, community-focused environment.

Local campuses consistently receive favorable ratings for college readiness, diversity, and student achievement, with Willow Glen High School boasting a graduation rate of approximately 93% and strong Advanced Placement participation. Elementary and middle schools in the area are similarly well regarded, benefiting from active parent involvement, enrichment opportunities in the arts and athletics, and access to specialized magnet and dual-immersion programs through the district's school-choice model.

Combining a prime infill location, strong development fundamentals, and proximity to one of San Jose's most desirable residential neighborhoods, 2080 Almaden Road presents a rare opportunity to create a well-positioned townhome community aligned with both market demand and long-term neighborhood value.

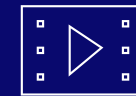


2

PROPOSED TOWNHOME RENDERINGS

SILICON VALLEY
MULTIFAMILY GROUP

RENDERINGS



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Floorplans by Anderson Architects



RENDERINGS



Floorplans by Anderson Architects



RENDERINGS



Floorplans by Anderson Architects



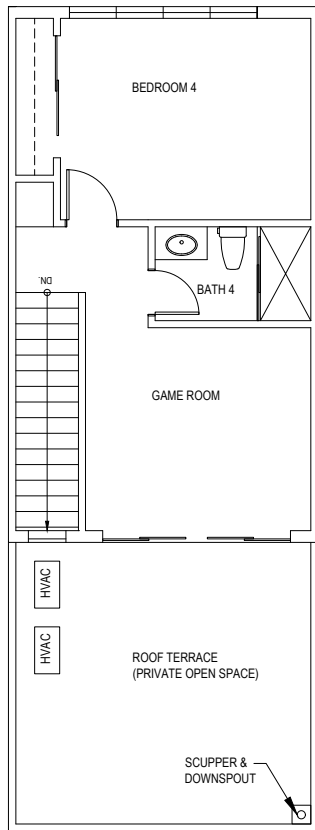
RENDERINGS



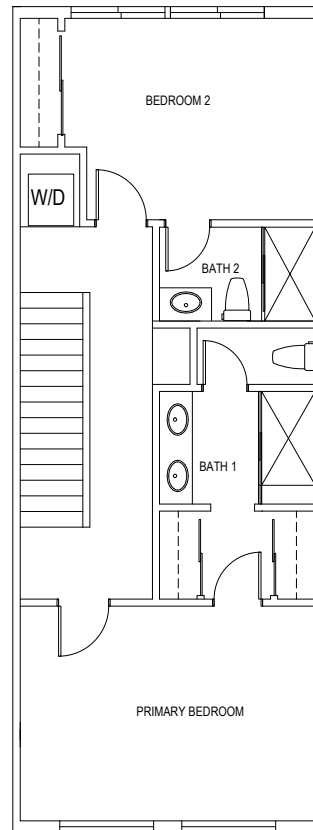
Floorplans by Anderson Architects



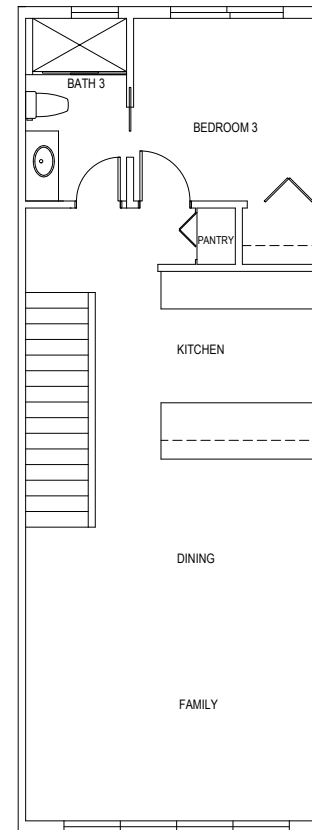
INTERIOR / END UNIT TOWNHOME FLOOR PLANS



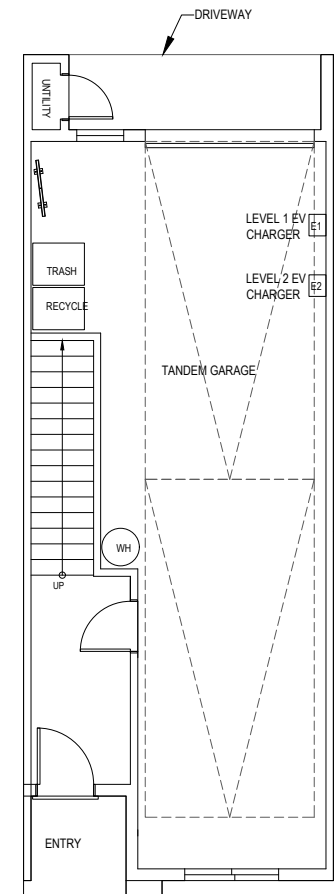
4th Floor Plan



3rd Floor Plan



2nd Floor Plan



1st Floor Plan

TOWNHOUSE INTERIOR (TH)

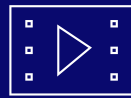
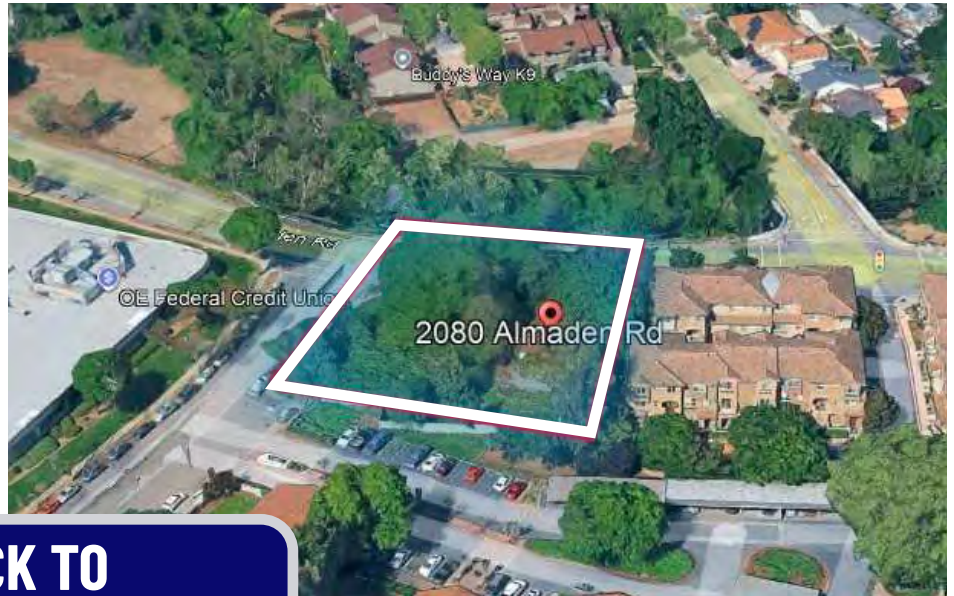
- LIVING AREA: 2,000sf
- GARAGE: 522sf



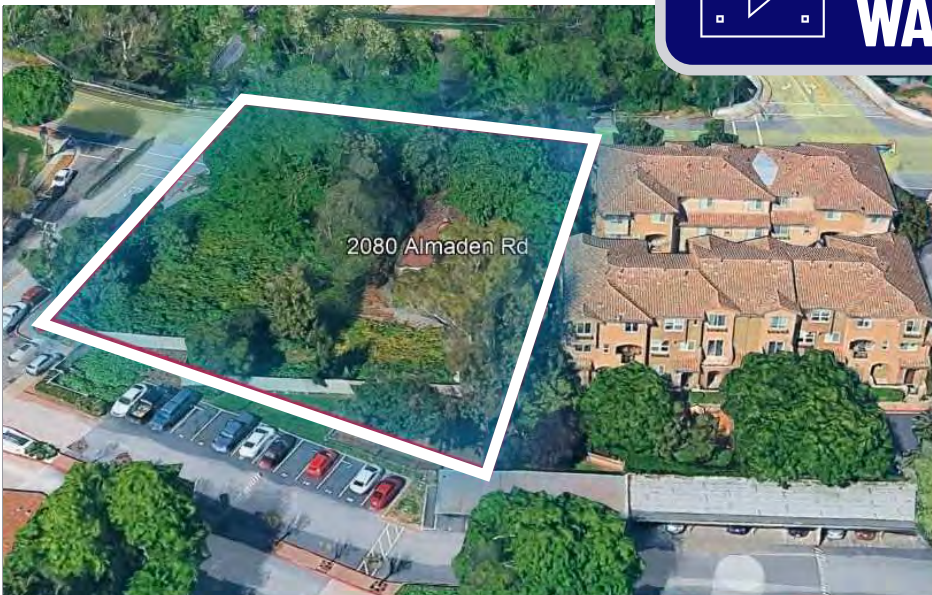
Floorplans by Anderson Architects



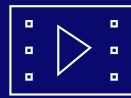
PROPERTY PHOTOS



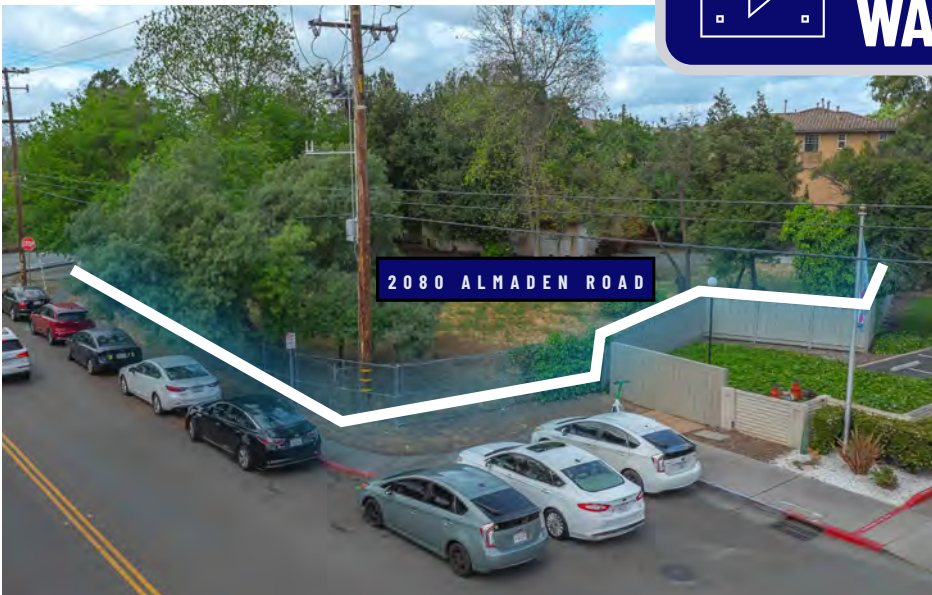
**CLICK TO
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PROPERTY PHOTOS



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PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP





3

LOCATION OVERVIEW

SILICON VALLEY
MULTIFAMILY GROUP

SAN JOSE CALIFORNIA



Location Overview

San Jose, California, often referred to as the heart of Silicon Valley, is a vibrant city known for its tech industry and diverse culture. Founded in 1777, it has grown from a small agricultural settlement into one of the largest cities in California. The city's economy is driven by technology and innovation, housing major corporations such as Adobe, Cisco, and eBay, which have fostered a dynamic job market and attracted global talent, cementing San Jose's reputation as a center for technology and entrepreneurship.

Culturally, San Jose is a melting pot celebrating its diversity through cultural events, festivals, and cuisines. Neighborhoods like Little Italy and Japantown offer a glimpse into the city's rich history and the vibrant communities that have shaped it.

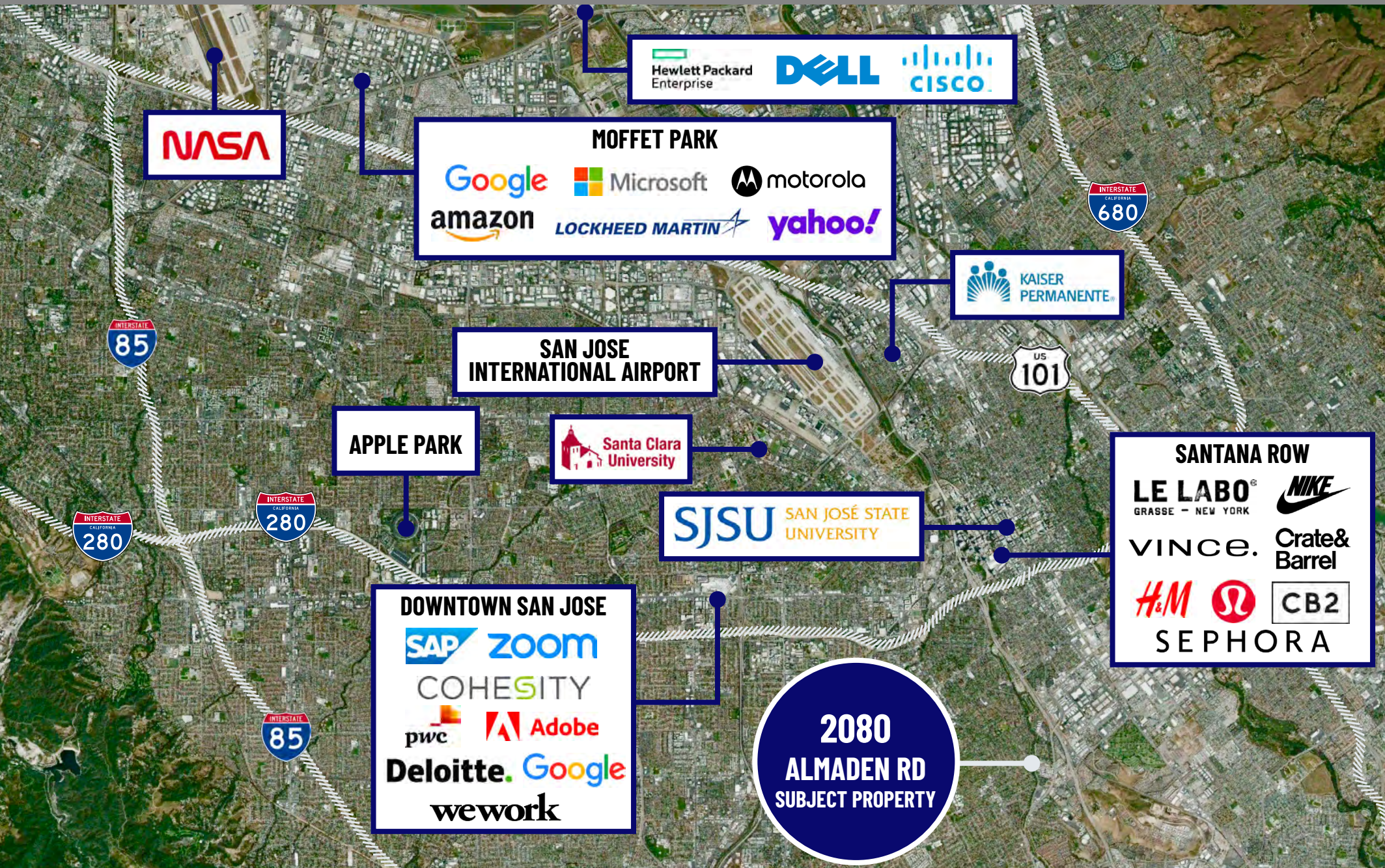
The city is also known for its green spaces, with parks like Alum Rock Park and Guadalupe River Park offering hiking, biking, and picnicking. The nearby Santa Cruz Mountains further enhance outdoor opportunities for nature enthusiasts.

San Jose's strategic location near San Francisco and other Bay Area cities adds to its appeal. A well-connected public transportation system and the San Jose International Airport make commuting and travel convenient. This accessibility, combined with a high quality of life, makes San Jose an attractive destination for residents and visitors alike.

Key Metrics (5-miles)

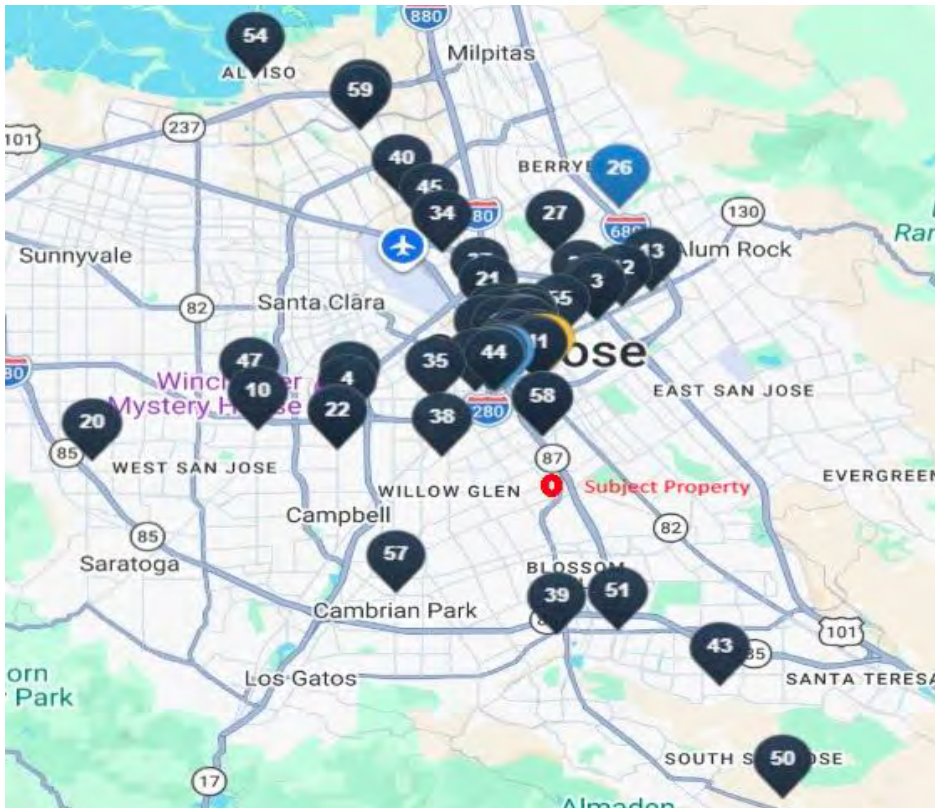
- Workforce: 360,18
- Businesses: 40,590
- 2023 population: 630,378
- Average HH income: \$151,922
- Median home value: \$1,073,027
- Median age: 38.3
- Renter occupied: 55% households
- Bachelor's degree: 46% or higher

LOCATION MAP





SAN JOSE PROJECTS & ZONING



59 Market Rate Development Projects San Jose, CA

Currently in the Prospective, Planned or Construction Phase

San Jose Zoning Map

Zone Designation: UR – Urban Residential

- **Base zoning / GP density:** ~30–95 DU/ac (UR)
- **Actual approved density at this site:** ~136 DU/ac
- **Reason:** SB35 + density bonus + concessions

SAN JOSE DEVELOPMENT PROJECTS

Market Rate Development Projects in San Jose			
Address	City	Units	Property Status
439 South 4th Street	San Jose	210	Planned
147 East Santa Clara Street	San Jose	389	Planned
35 South 2nd Street	San Jose	768	Planned
409 South 2nd Street	San Jose	540	Planned
100 North 4th Street	San Jose	330	Planned
323 Terraine Street	San Jose	345	Planned
1590 Berryessa Road	San Jose	100	Planned
1260 East Santa Clara Street	San Jose	408	Prospective
1325 Lick Avenue	San Jose	65	Prospective
2 West Santa Clara Street	San Jose	65	Prospective
98 South 2nd Street	San Jose	339	Prospective
345 South 2nd Street	San Jose	100	Prospective
37 North 27th Street	San Jose	80	Prospective
644 East Santa Clara Street	San Jose	50	Prospective
675 North 1st Street	San Jose	244	Prospective
900 North 1st Street	San Jose	235	Prospective
255 West Julian Street	San Jose	100	Prospective
51 Notre Dame Avenue	San Jose	290	Prospective
147 East Santa Clara Street	San Jose	100	Prospective
501 South 2nd Street	San Jose	79	Prospective
475 South 4th Street	San Jose	222	Prospective
180 Park Avenue	San Jose	391	Prospective
1298 Tripp Avenue	San Jose	430	Prospective
1375 Lick Avenue	San Jose	159	Prospective
27 South 1st Street	San Jose	374	Prospective
170 Park Center Plaza	San Jose	680	Prospective
1663 Alum Rock Avenue	San Jose	123	Prospective
2101 Alum Rock Avenue	San Jose	796	Prospective
19601 McKean Road	San Jose	99	Prospective
511 Cozy Drive	San Jose	80	Prospective

5655 Gallup Drive	San Jose	244	Prospective
865 Blossom Hill Road	San Jose	172	Prospective
1999 Camden Avenue	San Jose	90	Prospective
1530 West San Carlos St	San Jose	273	Prospective
313 Gifford Avenue	San Jose	277	Prospective
500 West San Carlos Street	San Jose	99	Prospective
400 West San Carlos Street	San Jose	100	Prospective
Park Avenue & Sunol Street	San Jose	100	Prospective
N Autumn St & W Julian	San Jose	100	Prospective
1050 St Elizabeth Drive	San Jose	206	Prospective
565 Lorraine Avenue	San Jose	264	Prospective
412 Park Avenue	San Jose	123	Prospective
1641 El Dorado Street	San Jose	59	Prospective
1737 North 1st Street	San Jose	510	Prospective
2150 North 1st Street	San Jose	250	Prospective
2611 North 1st Street	San Jose	142	Prospective
3550 North 1st Street	San Jose	444	Prospective
90 East Tasman Drive	San Jose	110	Prospective
1065 S Winchester Blvd	San Jose	70	Prospective
7201 Bark Lane	San Jose	85	Prospective
375 South Baywood Avenue	San Jose	79	Prospective
544 Dudley Avenue	San Jose	110	Prospective
700 Saratoga Avenue	San Jose	300	Prospective
4360 Stevens Creek Blvd	San Jose	407	Prospective
1073 S Winchester Blvd	San Jose	61	Prospective
12 South 1st Street	San Jose	115	Under Construction
905 North Capitol Avenue	San Jose	345	Under Construction
498 West San Carlos Street	San Jose	278	Under Construction
363 Delmas Avenue	San Jose	120	Under Construction
Planned		7	
Prospective		48	
Under Construction		4	



4

RECENT TOWNHOME COMPARABLE SALES

SILICON VALLEY
MULTIFAMILY GROUP

3 - 4 BED TOWNHOME COMPS

Residential Summary

Res. Townhouse

ACTIVE

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age
5958 Dry Oak Drive	San Jose	3	2 1	53	2,334	\$813.62	\$988	4,508 (sf)	\$1,899,000	37
 5961 Fiddletown Place	San Jose	3	2 0		2,535	\$690.34	\$975	2,969 (sf)	\$1,750,000	46
7013 Silver Fox Drive	San Jose	4	3 0	26	2,388	\$732.83	\$453	2,146 (sf)	\$1,750,000	33
1503 Alta Glen Drive	San Jose	3	3 1	12	2,462	\$669.78	\$1,000		\$1,649,000	45
 1122 Delmas Avenue	San Jose	3	3 1		1,915	\$782.25	\$428	1,175 (sf)	\$1,498,000	23
5982 Post Oak Cir	San Jose	3	3 0	26	2,454	\$610.43	\$1,001	2,880 (sf)	\$1,498,000	39
5970 Drytown Place	San Jose	3	2 1	6	2,175	\$643.68	\$970		\$1,400,000	46

ACTIVE

Listings: 7 AVG VALUES: 25 2,323 \$706.13 \$831 2,736 (sf) \$1,634,857 38

CONTINGENT

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age
2806 Paseo Lane	San Jose	4	4 1	18	2,438	\$655.46	\$553	871 (sf)	\$1,598,000	19

CONTINGENT

Listings: 1 AVG VALUES: 18 2,438 \$655.46 \$553 871 (sf) \$1,598,000 19

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age	Sale Price	COE
2812 Paseo Lane	San Jose	4	4 1	13	2,438	\$656.28	\$553	1,261 (sf)	\$1,549,000	19	\$1,600,000	04/10/26
1715 Sandy Creek Lane	San Jose	3	2 1	12	1,954	\$803.48	\$550	2,128 (sf)	\$1,450,000	53	\$1,570,000	03/30/26
1464 Bullion Circle	San Jose	3	2 1	16	2,393	\$641.45	\$913	4,350 (sf)	\$1,500,000	40	\$1,535,000	01/15/26
1284 Mokelumne Place	San Jose	3	3 0	61	2,454	\$619.40	\$918	3,822 (sf)	\$1,590,000	36	\$1,520,000	01/07/26

SOLD

Listings: 4 AVG VALUES: 26 2,310 \$680.15 \$734 2,890 (sf) \$1,522,250 37 \$1,556,250

Listings Total: 12 AVG VALUES FOR ALL: 24 2,328 \$693.25 \$775 2,611 (sf) \$1,594,250 36 \$1,556,250

Quick Statistics (12 Listings Total)

	Min	Max	Median
List Price	\$1,400,000	\$1,899,000	\$1,569,500
Sale Price	\$1,520,000	\$1,600,000	\$1,552,500

The above information is deemed to be accurate but not guaranteed.



5958 Dry Oak Drive
San Jose, CA 95120

List Price	\$1,899,000
Units Mix	3 Bed / 2.5 Bath
SF	2,334 SF
Price/SF	\$813.62
HOA	\$988
Lot Size	4,508 SF
Days on Market	53



5961 Fiddletown Place
San Jose, CA 95120

List Price	\$1,750,000
Units Mix	3 Bed / 2 Bath
SF	2,535 SF
Price/SF	\$690.34
HOA	\$975
Lot Size	2,969 SF
Days on Market	-



7013 Silver Fox Drive
San Jose, CA 95120

List Price	\$1,750,000
Units Mix	4 Bed / 3 Bath
SF	2,388 SF
Price/SF	\$732.83
HOA	\$453
Lot Size	2,146 SF
Days on Market	26

4



1503 Alta Glen Drive San Jose, CA 95125

List Price	\$1,649,000
Units Mix	3 Bed / 2.5 Bath
SF	2,462 SF
Price/SF	\$669.78
HOA	\$1,000
Lot Size	-
Days on Market	12

5



1122 Delmas Avenue San Jose, CA 95125

List Price	\$1,498,000
Units Mix	3 Bed / 2.5 Bath
SF	1,915 SF
Price/SF	\$782.25
HOA	\$428
Lot Size	1,175 SF
Days on Market	-

6



5982 Post Oak Cir San Jose, CA

List Price	\$1,498,000
Units Mix	3 Bed / 3 Bath
SF	2,454 SF
Price/SF	\$610.43
HOA	\$1,001
Lot Size	2,880 SF
Days on Market	26

7



5970 Drytown Place San Jose, CA 95120

List Price	\$1,400,000
Units Mix	3 Bed / 2.5 Bath
SF	2,175 SF
Price/SF	\$643.68
HOA	\$970
Lot Size	-
Days on Market	6

8



2806 Paseo Lane San Jose, CA 95124

List Price	\$1,598,000
Units Mix	4 Bed / 3.5 Bath
SF	2,438 SF
Price/SF	\$655.46
HOA	\$553
Lot Size	871 SF
Days on Market	18

RECENT SALES COMPS

1



2812 Paseo Lane
San Jose, CA 95124

Sale Price	\$1,600,000
List Price	\$1,549,000
Units Mix	4 Bed / 3.5 Bath
SF	2,438 SF
Price/SF	\$656.28
HOA	\$553
Lot Size	1,261 SF
Days on Market	13

2



1715 Sandy Creek Lane
San Jose, CA 95125

Sale Price	\$1,570,000
List Price	\$1,450,00
Units Mix	3 Bed / 2.5 Bath
SF	1,954 SF
Price/SF	\$803.48
HOA	\$550
Lot Size	2,128 SF
Days on Market	12

3



1464 Bullion Circle
San Jose, CA 95120

Sale Price	\$1,535,000
List Price	\$1,500,000
Units Mix	3 Bed / 1.5 Bath
SF	2,393 SF
Price/SF	\$641.45
HOA	\$913
Lot Size	4,350 SF
Days on Market	16

4



1284 Mokelumne Place
San Jose, CA 95120

Sale Price	\$1,520,000
List Price	\$1,590,000
Units Mix	3 Bed / 3 Bath
SF	2,454 SF
Price/SF	\$619.40
HOA	\$918
Lot Size	3,822 SF
Days on Market	61

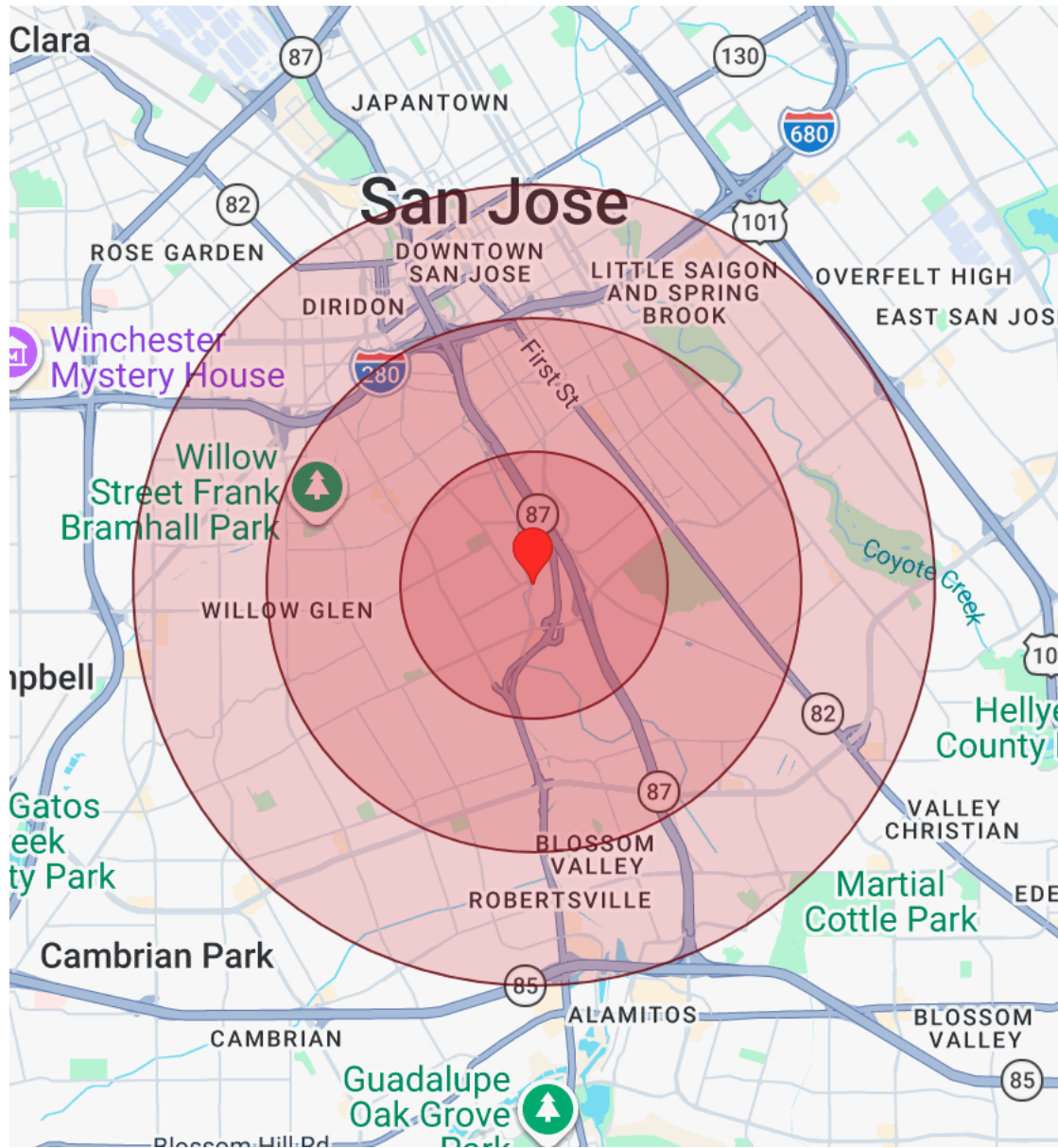


5

DEMOGRAPHICS

SILICON VALLEY
MULTIFAMILY GROUP

DEMOGRAPHICS



Population	1 Mile	2 Miles	3 Miles
Male	10,981	46,636	135,192
Female	11,382	46,548	126,006
Total Population	22,363	93,184	261,198

Race / Ethnicity	1 Mile	2 Miles	3 Miles
White	7,429	28,160	71,412
Black	1,038	3,178	10,004
Am In/AK Nat	27	121	366
Hawaiian	54	186	679
Hispanic	6,496	28,803	81,938
Asian	6,452	29,297	87,318
Multiracial	789	3,019	8,202
Other	83	410	1,306

Housing	1 Mile	2 Miles	3 Miles
Total Units	8,976	35,845	98,264
Occupied	8,421	33,746	92,139
Owner Occupied	4,534	18,225	42,921
Renter Occupied	3,887	15,521	49,218
Vacant	556	2,099	6,124

Age	1 Mile	2 Miles	3 Miles
Ages 0 - 14	3,772	15,146	40,427
Ages 15 - 24	2,526	11,130	37,979
Ages 25 - 54	9,473	40,016	114,442
Ages 55 - 64	2,899	11,799	30,629
Ages 65+	3,693	15,093	37,722

Income	1 Mile	2 Miles	3 Miles
Median	\$139,430	\$139,155	\$129,308
Under \$15k	516	1,908	5,592
\$15k - \$25k	414	1,415	3,930
\$25k - \$35k	453	1,669	3,858
\$35k - \$50k	607	1,741	5,288
\$50k - \$75k	691	3,012	9,012
\$75k - \$100k	472	2,730	8,604
\$100k - \$150k	1,298	5,418	15,276
\$150k - \$200k	939	4,037	11,388
Over \$200k	3,031	11,816	29,193

DISCLAIMER

All materials and information received or derived from Silicon Valley Multifamily Group (SVMG) its directors, officers, agents, advisors, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither SVMG its directors, officers, agents, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significant chance to such party. SVMG will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. PLEASE NOTE: The Seller(s) desires to sell the property in "its present physical condition (as-is) subject to inspection and reports.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including those through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SVMG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SVMG does not serve as a financial advisor to any party regarding any proposed transaction. When analyzing this property buyer should use income, vacancy and expense levels that will accurately reflect the manner in which it plans to operate the property. Broker, Agent and Seller are making no representations or warranties as to the level of income or expenses Buyer will incur at the property.

Building square footage, unit square footage and lot sizes are not guaranteed. Broker, Agent and Seller have not measured the units, lot or the building and are making NO representation as to the accuracy of square footage figures. Data source for building size and lot size is provided by an online resource such as that provided by Chicago Title Company. SVMG is not responsible for errors in the data. Buyer should measure all units, lot and the building prior to purchase and should not rely on any square footage figures provided by Broker, Agent or Seller.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

- Do Not Disturb -- Please respect the Seller's request that the tenants not be disturbed. Unless otherwise indicated, all offers are to be written subject to inspection. The Seller will provide access for the Buyer to inspect the interiors of all units within a reasonable period following a fully executed purchase contract. Seller requests that all inspections be made on the same day.
- Representation -- This information is given with the understanding that all negotiations relating to the purchase of the property described herein shall be conducted through SVMG.

All properties and services are marketed by SVMG in compliance with all applicable fair housing and equal opportunity laws.

SILICON VALLEY
MULTIFAMILY GROUP

2080 ALMADEN RD SAN JOSE, CA 95125

Michael Shields, CCIM

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SILICON VALLEY

MULTIFAMILY GROUP