



THE FAIRGROUNDS
SANTA CLARA COUNTY FAIRGROUNDS

Monterey Rd

Umbarger Rd



2.35 AC Combined Industrial/Commercial Land FOR SALE
Infill Land Opportunity

2724 Monterey Road, San Jose

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

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Investment Overview



OFFERING PRICE: \$7,950,000

GENERAL PLAN: Combined Industrial/Commercial “CIC”

ZONING: “IP” Industrial Park

LAND AREA: 2.35 AC | 102,366 Square Feet

PARCEL NUMBER: 497-33-004

2.35 AC INFILL DEVELOPMENT OPPORTUNITY

- 2724 Monterey Rd, San Jose presents a rare opportunity to acquire a 2.35 AC parcel within the Combined Industrial/Commercial General Land Use Designation.
- This land use designation allows a significant amount of flexibility for the development of a varied mixture of compatible industrial and commercial uses. Properties with this designation are intended for industrial, commercial, or office developments or a compatible mix of these uses. This designation occurs in areas where the existing development pattern exhibits a mix of commercial and industrial land uses or in areas on the boundary between commercial and industrial uses.

LOCATION – MONTEREY ROAD

- Strategically Positioned on the Corner of Monterey Road and Umbarger Road, 3.8 miles away from Downtown San Jose and 9 miles from Norman Y. Mineta San Jose International Airport.
- Strong demographics with household incomes in excess of \$109,380 in a 1-mile radius.

"CIC" Zoning District Use Table



Use	Zoning District CIC
Industry	
Construction/corporation yard	S
Laboratory, processing	P
Manufacturing and assembly, light	P
Manufacturing and assembly, medium	P
Research and development	P
Warehouse/distribution facility	P
Wholesale sale establishment	P
Additional Uses	
Any use without a permanent fully enclosed building on-site	C
Agriculture	
Aquaculture, aquaponics, and hydroponics	S
Certified farmers' market	S
Certified farmers' market - small	P
Neighborhood agriculture	P
Drive-Through Use	
Drive-through in conjunction with any use	C
Education and Training	
Day care center	S
Instructional art studios	P
Private instruction, personal enrichment	P
School, driving (class A & B license)	P/S
School, driving (class C & M license)	P/S
School, elementary and secondary (public or private)	C
School, post secondary	C
School, trade and vocational	S
Entertainment and Recreation	
Health club, gymnasium	P
Performing arts production and rehearsal space, excluding performances	P
Recreation, commercial/indoor	P
Recreation, commercial/outdoor	C
Relocated cardroom	C GP
Stadium, 2,000 seats or fewer including incidental support uses	C
Stadium, more than 2,000 seats including incidental support uses	CC GP

Use	Zoning District CIC
Food Services	
Caterer	P
Commercial kitchen	P
Drinking establishments	C
Drinking establishments interior to a full-service hotel or motel that includes 75 or more guest rooms	P
Public eating establishments	P
Outdoor dining, incidental to a public eating establishment	P
Taproom or tasting room in conjunction with a winery, brewery, or distillery	A
Winery, brewery, and distillery	P
General Retail	
Alcohol, off-sale - beer and/or wine only	C
Alcohol, off-sale - full range of alcoholic beverages	C
Alcohol, off-sale - as incidental to a winery, brewery, or distillery	A
Food, beverages, and groceries	P
Nursery, plant	P
Outdoor vending	A
Outdoor vending - fresh fruits and vegetables	P
Retail sales, goods, and merchandise	P
Retail art studio	P
Retail bakery	P
Sales, industrial equipment and machinery	P
Seasonal sales	P
General Services	
Dry cleaner	P
Hotel or motel	P
Laundromat	P
Personal services	P
Printing and publishing	P
Social service agency	S
Health and Veterinary Services	
Animal boarding	P/S
Animal grooming	P
Emergency ambulance service	C
Hospital/in-patient facility	C
Medical cannabis collective	R GP

Use	Zoning District CIC
Health and Veterinary Services Cont.	
Medical cannabis collective cultivation site only	R GP
Medical cannabis collective dispensary site only	R GP
Medical cannabis business	R GP
Non-medical cannabis business	R GP
Cannabis manufacturing (Type 6) business	R GP
Cannabis distribution business	R GP
Office, medical	P
Veterinary clinic	P
Historic Reuse	
Historic landmark structure reuse	S
Offices and Financial Services	
Automatic teller machine	P
Business support use	P
Financial institution	P
Office, general business	P
Office, research and development	P
Public, Quasi-Public and Assembly Uses	
Church/religious assembly	C
Recycling Uses	
Reverse vending machine	A
Collection facility, small	A
Residential	
Emergency residential shelter, more than 50 beds	C
Emergency residential shelter, 50 beds or fewer	P
Hotel supportive housing	C
Transportation and Utilities	
Commercial vehicle storage	S
Common carrier depot	S
Community television antenna systems	C
Data center	S
Off-site, alternating and alternative use parking arrangements	S
Off-street parking establishment	C
Television, radio studio	C

Use	Zoning District CIC
Transportation and Utilities Cont.	
Utility facilities, excluding corporation yards, storage or repair yards and warehouses	C
Wireless communications antenna	C
Wireless communications antenna, slimline monopole	S
Wireless communications antenna, building mounted	P
Utilities, Power Generation	
Co-generation facility	S
Private electrical power generation facility	C
Solar photovoltaic power system	P
Stand-by/backup facilities that do not exceed noise and air standards	P
Stand-by/backup facilities that do exceed noise and air standards	C
Temporary stand-by or backup electrical power generation facility	P
Vehicle Related Uses	
Auto dealer, wholesale, no on-site storage	P
Car wash, detailing	C
Fuel service station or charge station, no incidental service or repair	P
Fuel service station or charge station with incidental service and repair	P
Repair and cleaning of vehicles	C
Sale, brokerage, or lease (rental) of passenger vehicles, pick-up trucks not exceeding 25 feet in length, and motorcycles	S
Sale or lease of commercial trucks, buses, trailers, campers, boats, mobile homes, construction equipment	C
Sale, vehicle parts	P
Warehouse retail indoor sale of passenger vehicles, pick-up trucks not exceeding 25 feet in length, and motorcycles	C



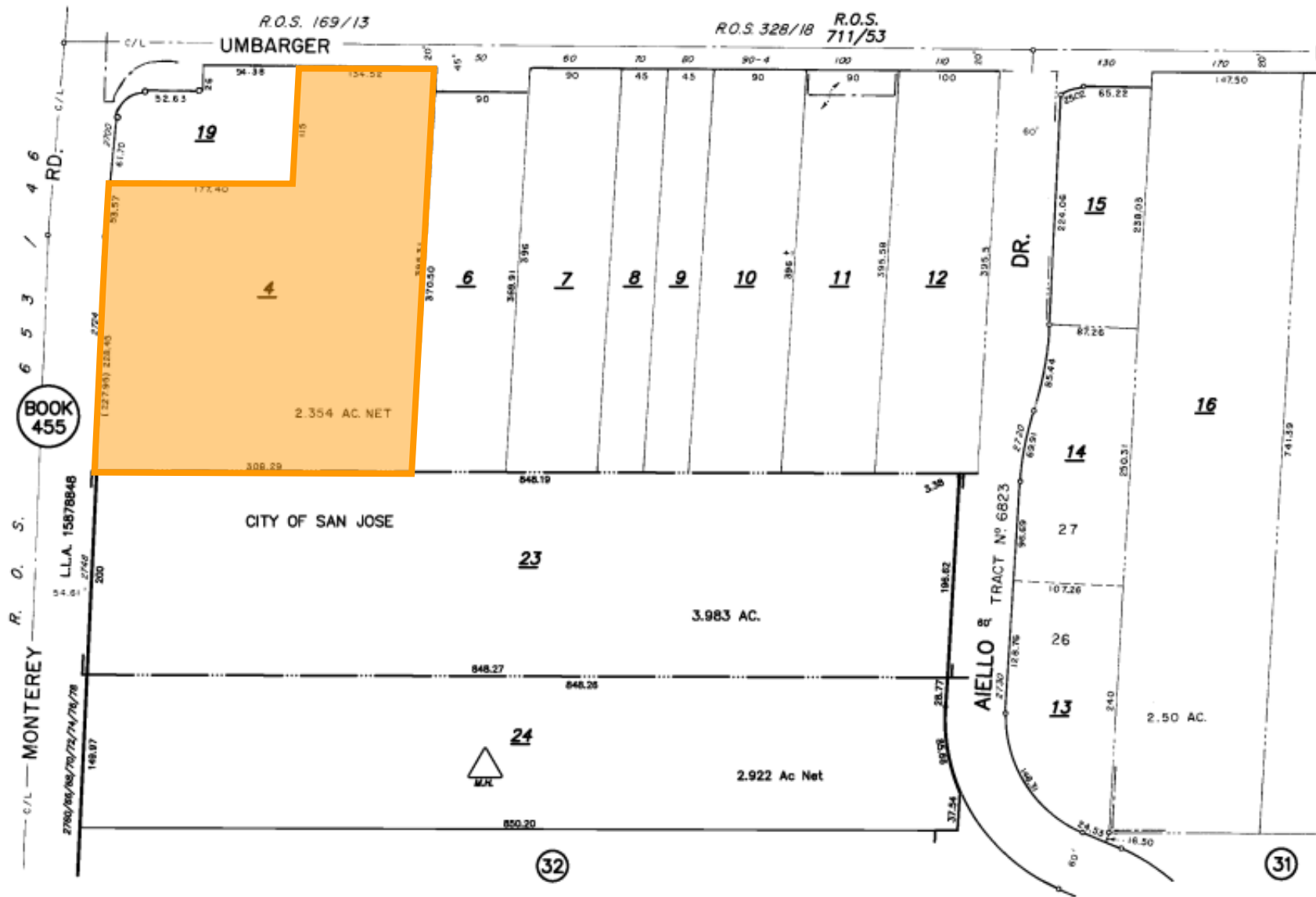






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Parcel Map



2023 SUMMARY	2-MILE	5-MILE	10-MILE
Population	111,978	678,480	1,351,707
Households	34,412	211,334	446,080
Average Household Size	3.2	3.1	2.9
Owner Occupied Housing Units	17,508	115,356	251,861
Renter Occupied Housing Units	16,462	93,313	189,198
Median Age	36.5	36.9	38.1
Median Household Income	\$89,743	\$107,868	\$126,141
Average Household Income	\$119,590	\$139,195	\$155,954

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