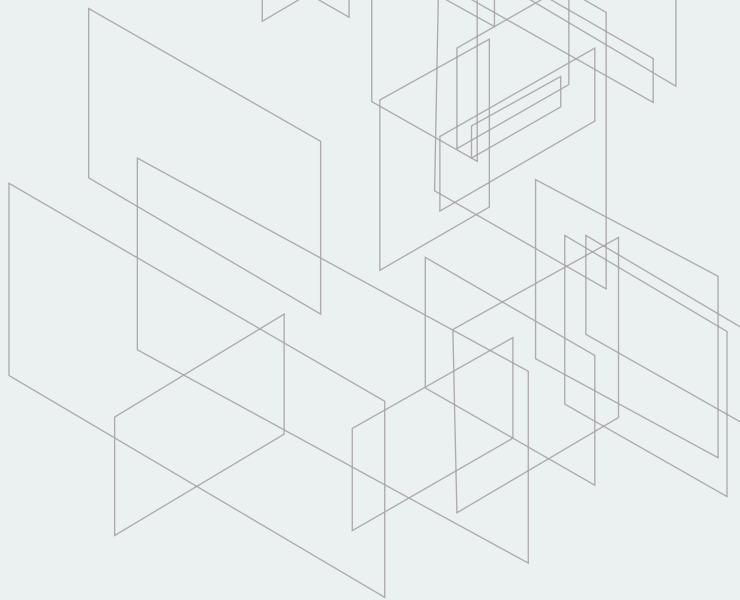




# DEVELOPMENT OPPORTUNITY

*0.97 Acre Single Family Home  
Development with 8  
Homes Proposed*

2530 QUIMBY RD, SAN JOSE, CA



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EXECUTIVE SUMMARY

2530 Quimby Rd, San Jose, CA

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EVERGREEN  
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AREA OVERVIEW

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2530 Quimby Road offers a rare opportunity to develop new single-family housing on approximately one acre in San Jose’s highly desirable Evergreen area. Zoned R-1-8, the property is being marketed with a proposed eight-home development concept that presents an attractive opportunity for a homebuilder to create a thoughtfully designed infill community.

The property combines a peaceful residential setting with convenient access to some of East San Jose’s most popular shopping, dining and recreational destinations. Nearby Eastridge Center offers more than one million square feet of shopping and entertainment, including AMC Theatres & IMAX and Round1 Bowling & Arcade. Residents can also enjoy the restaurants and neighborhood atmosphere of Evergreen Village Square, along with the open space and recreational amenities at Lake Cunningham Regional Park.

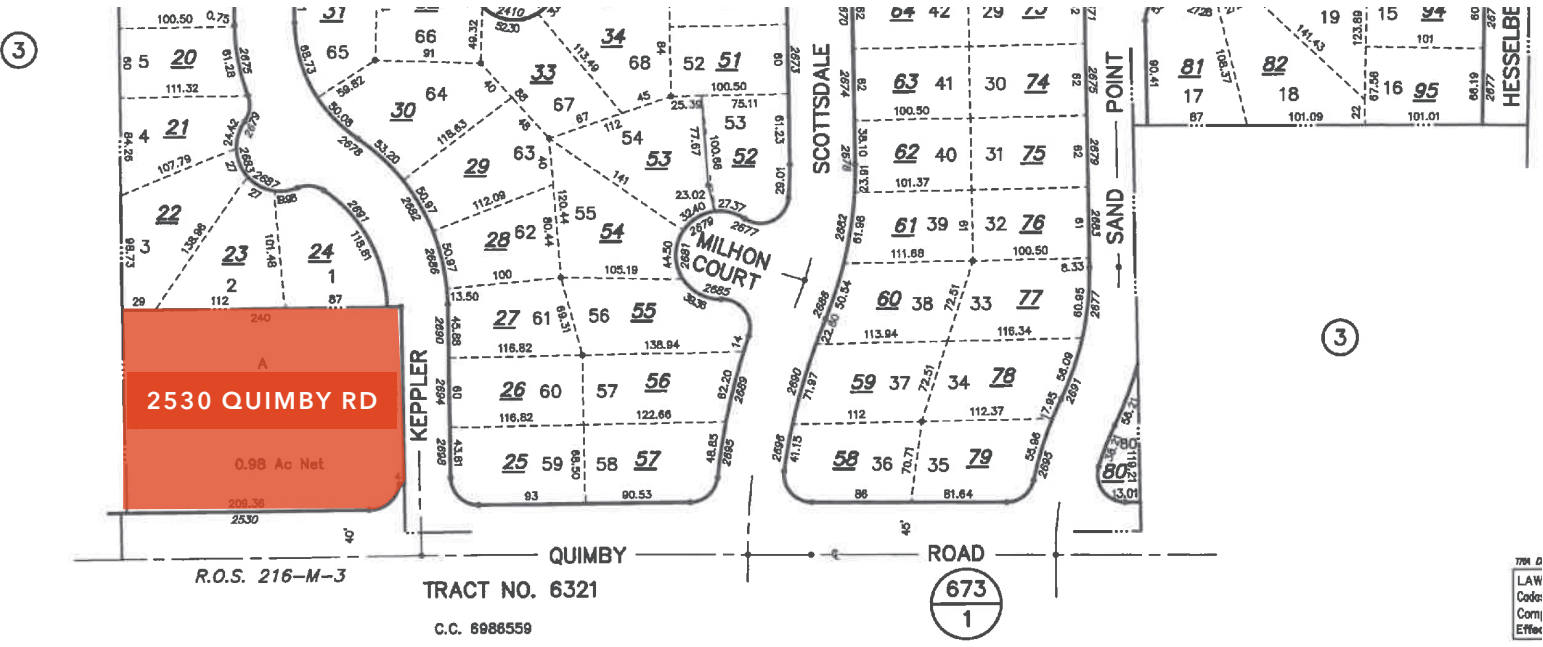
Located within the Capitol Avenue Expressway Transit-Oriented Development Corridor, the site provides convenient connections to major employment centers and the greater Silicon Valley. Its established neighborhood location, nearby lifestyle amenities and residential development potential make 2530 Quimby Road an exceptional opportunity to deliver a distinctive new community in the heart of Evergreen.

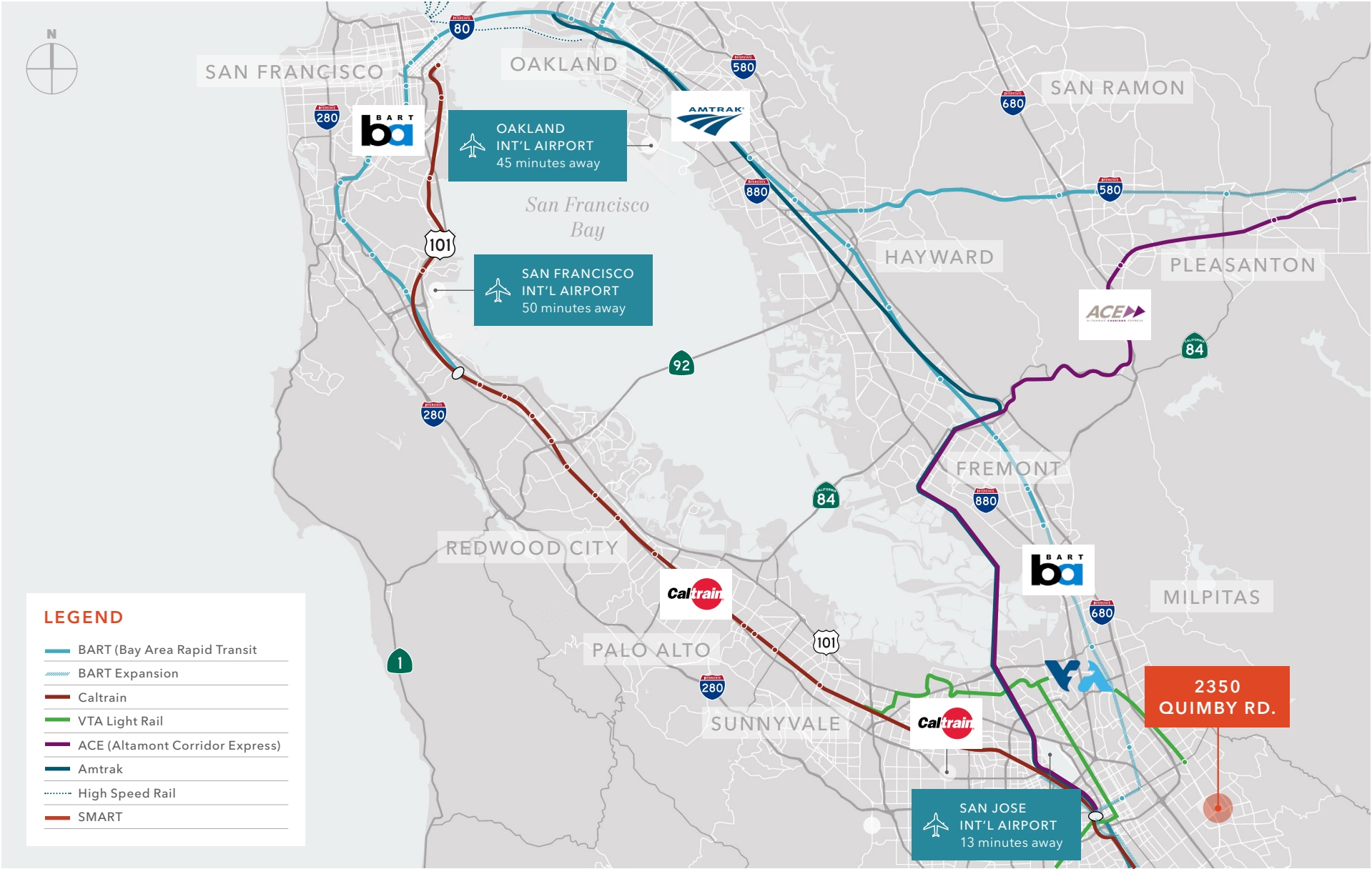
PROPERTY OVERVIEW

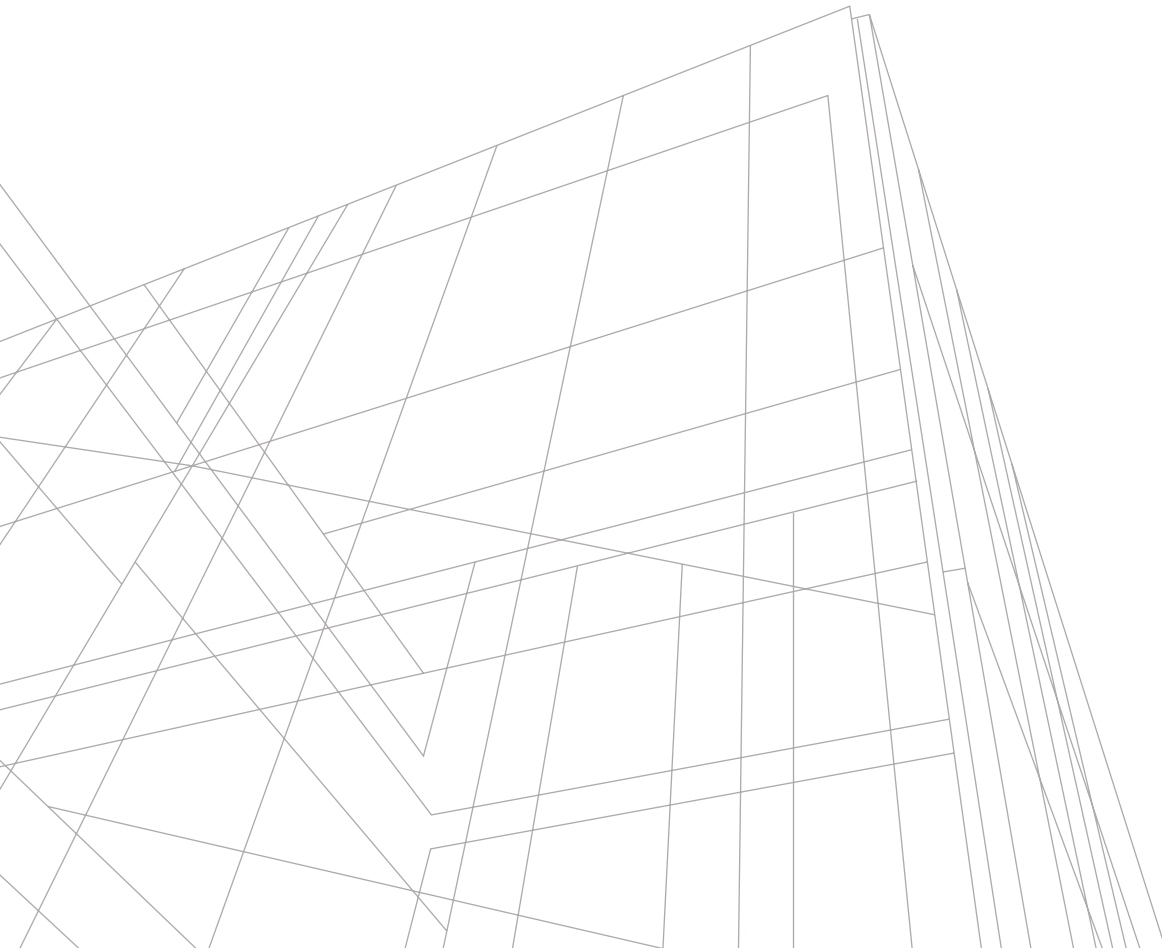
|                   |                                           |          |
|-------------------|-------------------------------------------|----------|
| ADDRESS           | 2530 Quimby Rd.<br>San Jose, CA 95148     |          |
| LOT AREA          | 42,480 SF (0.97 Acres)                    |          |
| EXISTING BUILDING | 1,328 SF                                  |          |
| APN               | 497-37-106                                |          |
| ORIENTATION       | Corner lot on Quimby Rd. & Capitol Expy.  |          |
| LOT DIMENSIONS    | Frontage                                  | 256.5 ft |
|                   | Right Side                                | 160.7 ft |
|                   | Back Side                                 | 256.5 ft |
|                   | Left Side                                 | 184.9 ft |
| ZONING            | R I-8                                     |          |
| DENSITY           | One to eight units                        |          |
| MAXIMUM HEIGHT    | 2.5 stories                               |          |
| DISTANCE TO VTA   | 3.4 miles to Alum Rock                    |          |
| DISTANCE TO VTA   | 0.5 miles to VTA Eastridge Transit Center |          |
| PRICE             | \$3,500,000 (82.39 PSF)                   |          |



PARCEL MAP







## 02

EVERGREEN  
DEVELOPMENT  
POLICY (2008)

1. Residential Neighborhood
2. Residential Policy

# EVERGREEN NEIGHBORHOOD

## *Established Neighborhood Character with a Connected Lifestyle*

### LAND USE

Evergreen is one of San Jose's most established residential communities, offering a diverse mix of neighborhoods, housing types, schools and community-serving businesses. The City's planning vision encourages high-quality infill development that complements the area's existing character while supporting a range of housing opportunities. New development is intended to strengthen the community through thoughtful architecture, attractive landscaping and convenient access to shopping, dining, education and neighborhood services.

### OPEN SPACE

Parks, trails and open space are central to Evergreen's identity and long-term appeal. The area provides convenient access to Lake Cunningham Regional Park, neighborhood parks and recreational facilities, along with scenic views of the surrounding foothills. City planning priorities encourage the preservation and expansion of open space, community gardens and trail connections that support outdoor recreation and enhance the quality of life for existing and future residents.

### MOBILITY & ACCESS

Evergreen offers convenient access to Capitol Expressway, Quimby Road, Tully Road and Highway 101, connecting residents to employment centers throughout San Jose and Silicon Valley. The Eastridge Transit Center provides regional bus service, while the area's transportation planning supports continued investment in transit and roadway improvements. These connections place major shopping, dining, educational and recreational destinations within easy reach.

### CONNECTIVITY

The City's vision for Evergreen emphasizes safe and convenient connections between homes, schools, parks, shopping areas and public transportation. New development is encouraged to support walkable streets, bicycle routes, connected sidewalks and multiple transportation options. This integrated approach creates a more accessible community

### THE EVERGREEN ADVANTAGE

With its established residential character, abundant recreation and convenient regional access, Evergreen offers a highly desirable setting for future homeowners. The proposed development at 2530 Quimby Road provides an opportunity to introduce new single-family homes within a connected community that combines neighborhood charm with the conveniences of modern Silicon Valley living.



→ EVERGREEN DEVELOPMENT POLICY (2008)

→ EVERGREEN EAST HILLS DEVELOPMENT POLICY

# RESIDENTIAL NEIGHBORHOOD LAND USE DESIGNANTION

## DEVELOPMENT STANDARDS

- Typical density: up to 8 dwelling units per acre
- Maximum FAR: 0.70
- Typical building height: 1 to 2.5 stories
- Proposed density must match the prevailing neighborhood density when it is lower than 8 DU/AC
- Development above 8 DU/AC may be considered in limited circumstances, with a maximum density of 16 DU/AC

## INFILL DEVELOPMENT REQUIREMENTS

- Preserve and complement the established single-family neighborhood character
- Match surrounding lot sizes, shapes, orientation and building forms
- Maintain consistency with the massing and development pattern of adjacent homes
- Integrate with the existing neighborhood and street network
- Follow the Envision San José 2040 General Plan design guidelines

## DENSITY CONSIDERATIONS

- The prevailing density of nearby properties may determine the allowable unit count
- Alternative density may be considered when it better matches homes along the same street
- Density above 8 DU/AC may be supported when at least 50% of the same block is developed above that density
- Projects exceeding 8 DU/AC must comply with all applicable General Plan policies and design guidelines
- A distinct development pattern may be considered when the site is separated from surrounding neighborhoods by an expressway, freeway, riparian corridor or similar physical barrier

All development concepts and unit counts are subject to independent verification and approval by the City of San José

→ ENVISION SAN JOSE 2040 GENERAL PLAN

# RESIDENTIAL NEIGHBORHOOD POLICIES

## Envision San Jose 2040 General Plan - Goal LU-11

### OVERALL GOAL

- Promote high-quality residential neighborhoods through compatible design, appropriate urban form and strong architectural standards
- Ensure new development supports the quality of life of neighborhood residents

### RESIDENTIAL DESIGN AND STREET FRONTAGE

- Each new detached single-family home should front a public street
- A private street may be permitted if it appears and functions like a public street
- New development should maintain a consistent streetscape with surrounding homes

### SUBDIVISION AND DENSITY

- New lots should reflect the surrounding pattern of lot sizes and street frontages
- Subdivisions should maintain the prevailing neighborhood form and density
- Courthomes, flag lots and other configurations that increase density or disrupt the established pattern are discouraged
- Secondary dwelling units are preferred over creating flag lots or undersized parcels
- A property already developed with multiple homes may generally retain the same number of units through redevelopment

### NEIGHBORHOOD COMPATIBILITY

- New infill development should match the typical lot size and building form of adjacent properties
- Particular emphasis applies to homes fronting the same public street as the proposed project
- Significant residential growth should be directed to designated Growth Areas
- Infill development outside Growth Areas should maintain the existing form and density of adjoining properties

### ACCESS AND CONNECTIVITY

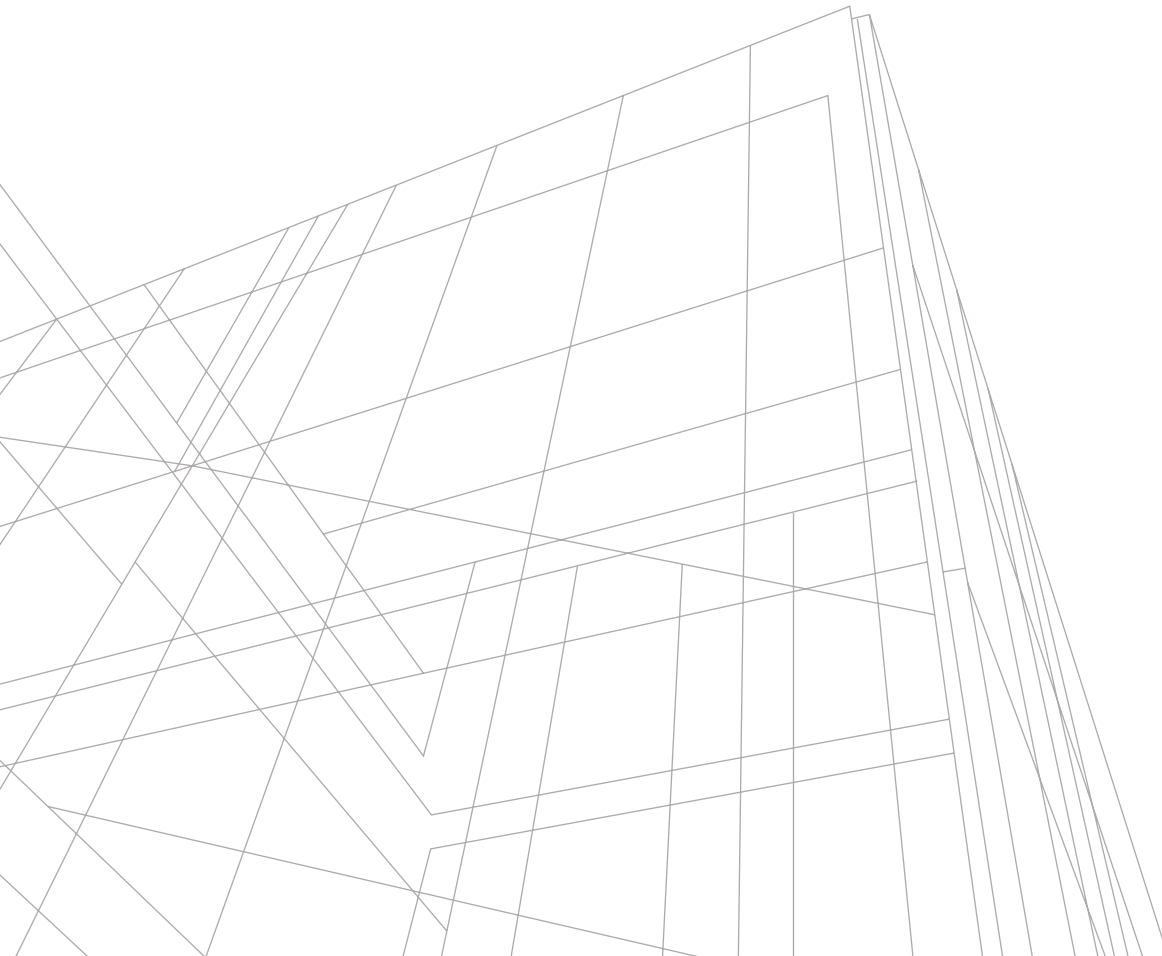
- New development should connect with the existing street network
- Street extensions should be provided when appropriate
- Pedestrian and bicycle connections should support movement between neighborhoods

### EXCEPTIONS AND IMPLEMENTATION

- A project may establish a distinct density, lot pattern or design character when completely separated from existing neighborhoods by a freeway, major expressway, riparian corridor or similar barrier
- Residential zoning should align with the General Plan designation and the types of uses supported within the neighborhood

Source: Envision San José 2040 General Plan, Policies LU-11.1 through LU-11.8. Development potential remains subject to City review and approval.

→ ENVISION SAN JOSE 2040 GENERAL PLAN



## 03

### AREA OVERVIEW

1. Location Highlights
2. Eastridge Mall
3. VTA & Caltrain
4. Demographics



## LOCATION HIGHLIGHTS

Silicon Valley remains one of the nation's largest and most productive regional economies, with an estimated GDP of approximately \$840 billion.

San Jose benefits from an exceptionally high-income resident base, with median household income of approximately \$158,500.

Housing values remain among the highest in the country, with San Jose homes selling for a median of approximately \$1.40 million during the three months ending August 2026.

East San Jose remains a highly competitive housing market, with homes selling in approximately 22 days and 52% of homes selling above asking price as of August 2026.

San Jose is planning for 62,200 additional housing units between 2023 and 2031, a 77% increase from the prior housing cycle, highlighting the significant long-term need for additional housing supply.

## EASTRDIGE CENTER

### *Shopping, Dining and Entertainment in the Heart of East San Jose*

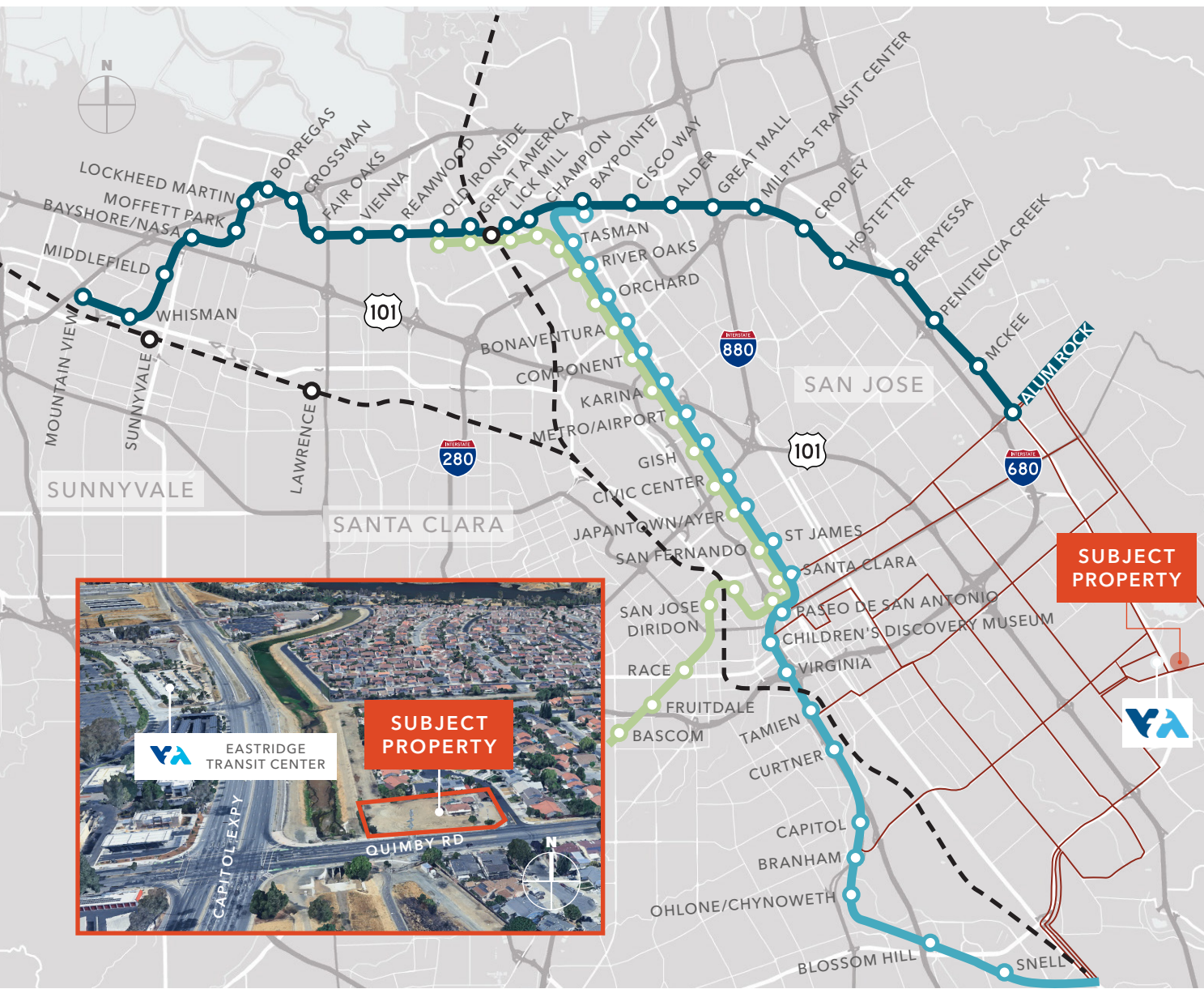
Eastridge Center is one of San Jose's largest regional shopping and entertainment destinations. Located at 2200 Eastridge Loop near Capitol Expressway, Tully Road and Quimby Road, the approximately 113-acre retail campus serves the Evergreen and greater East San Jose communities. The two-level, climate-controlled center offers more than one million square feet of shopping, dining and entertainment, with approximately 150 stores and restaurants and five major retail and entertainment anchors.

Major shopping and service destinations include Macy's, JCPenney, H&M, Hollister, Home Interiors Furniture, Hot Topic and 24 Hour Fitness. Dining options include Olive Garden, Iniburger, Charleys Cheesesteaks & Wings, Auntie Anne's Pretzels and The Eatery, which features a variety of quick-service restaurants.

Entertainment and family attractions include AMC Theatres with IMAX and Dolby Cinema, Round1 Bowling & Arcade, a children's PLAY area and two family lounges with movies, games and family facilities. The pet-friendly center also features grassy outdoor gathering areas, lawn games, electric vehicle charging stations and approximately 20,000 square feet of outdoor mural art. A center-wide renovation completed in 2018 further enhanced the property's shopping and visitor experience.

Eastridge Center occupies a prominent location within San Jose's Evergreen and Eastside communities, with direct access from Capitol Expressway, convenient connections to Highway 101 and immediate access to the Eastridge Transit Center. Its combination of major retailers, restaurants, theaters, recreation and year-round community programming makes Eastridge an important lifestyle amenity for future residents of 2530 Quimby Road.





TRANSPORTATION SCHEDULE

- BLUE LINE SANTA TERESA TO BAYPOINTE
- GREEN LINE WINCHESTER TO OLD IRONSIDES
- ORANGE LINE MOUNTAIN VIEW TO ALUM ROCK
- CAL TRAIN - ACE - AMTRAK
- RAPID/FREQUENT BUS

| Capitol VTA Station |  |                 |  |
|---------------------|--|-----------------|--|
| N Bound             |  | S Bound         |  |
| Start - 4:41 AM     |  | Start - 5:42 AM |  |
| Every 30 min        |  | Every 35 min    |  |
| Ends - 12:27 AM     |  | Ends - 12:19 AM |  |

| Alum Rock VTA Station |  |                 |  |
|-----------------------|--|-----------------|--|
| E Bound               |  | W Bound         |  |
| Start - 5:45 AM       |  | Start - 5:58 AM |  |
| Every 15 min          |  | Every 15 min    |  |
| Ends - 11:55 PM       |  | Ends - 10:40 PM |  |

# SAN JOSE DEMOGRAPHICS

1,500,000  
POPULATION

2.9  
AVG HH SIZE

\$212,884  
AVG HH INCOME

37.8  
MEDIAN AGE

## HOME VALUE



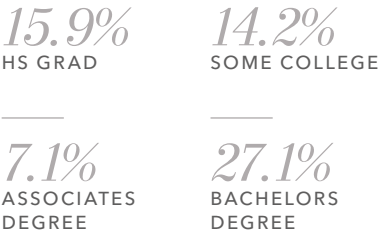
■ Renters-Occupied Median Rent  
■ Owner-Occupied Median Value

## RACE & ETHNICITY

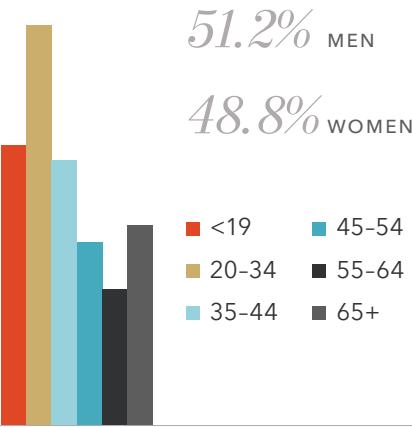
|                   |       |
|-------------------|-------|
| WHITE             | 28.3% |
| ASIAN             | 37.3% |
| PACIFIC ISLANDER  | 0.3%  |
| AFRICAN-AMERICAN  | 3.4%  |
| HISPANIC          | 36.6% |
| TWO OR MORE RACES | 10.3% |

Source: ESRI

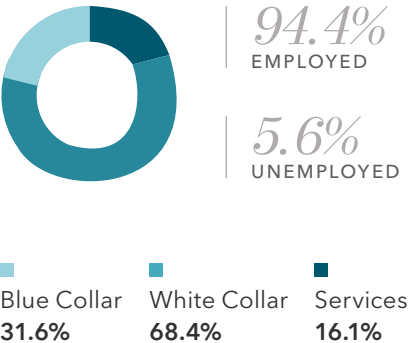
## EDUCATION



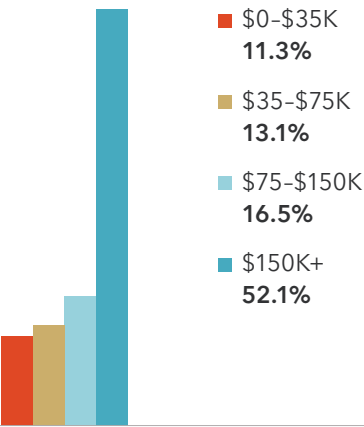
## GENDER & AGE



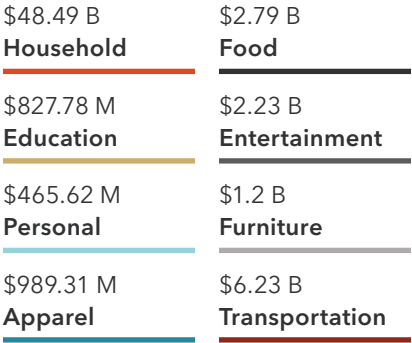
## EMPLOYMENT



## INCOME BY HOUSEHOLD



## HOUSEHOLD SPENDING



# 2530 QUIMBY RD

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