

1175-1199

SARATOGA

Entitled Development Opportunity 60 Townhomes on 2.78 Acres

Highly Desirable West Valley Location with
Excellent Schools and Amenities

1175-1199 Saratoga Ave, San Jose, CA 95129



The Offering

Jones Lang LaSalle Americas, Inc. (“JLL”), as the exclusive advisor, is pleased to present the opportunity to acquire 1175-1199 Saratoga (“Property” or “Site”), a rare, fully entitled 60-unit townhome development opportunity in San Jose, California.

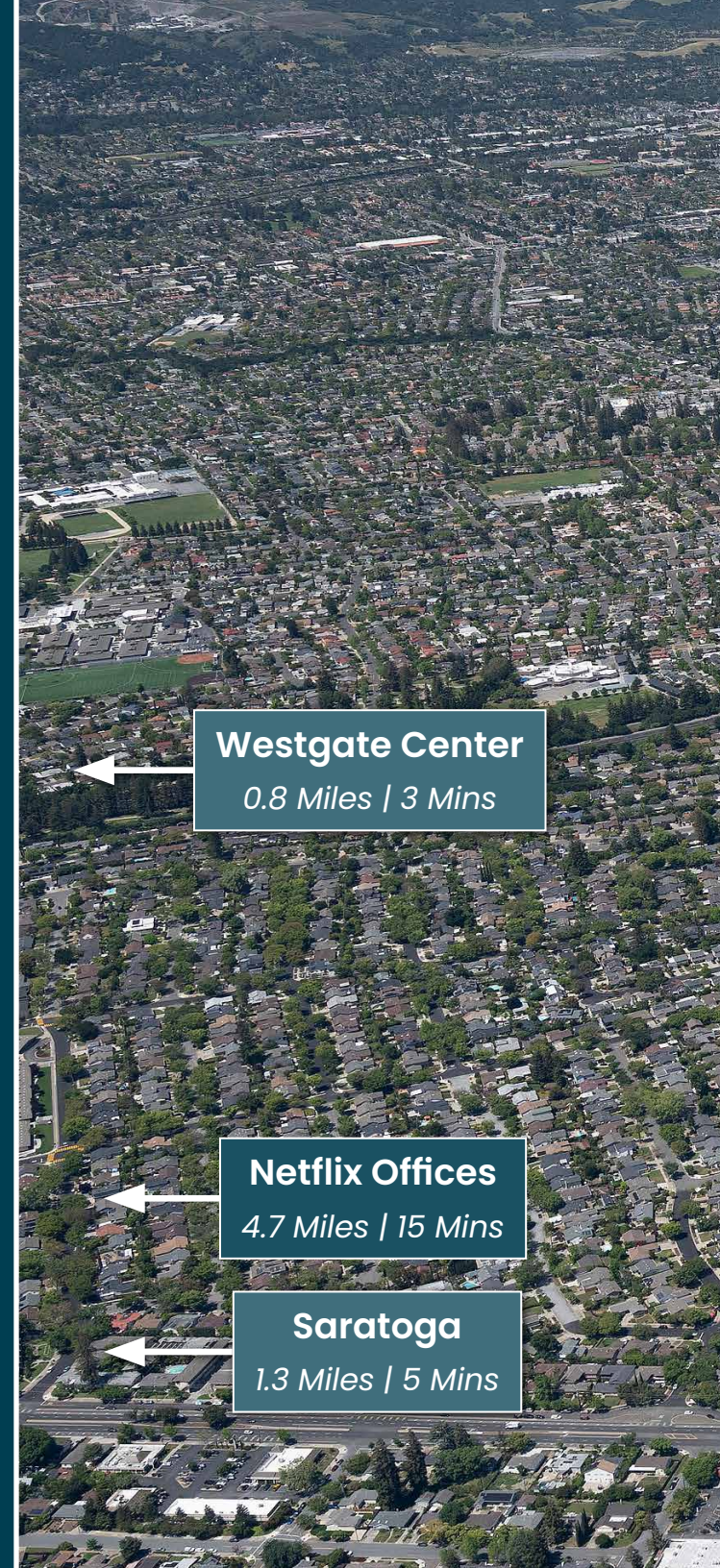
Prime Location

The San Francisco Bay Area, one of the most dynamic and globally recognized metropolitan regions in the world. The Bay Area is renowned for its top-tier schools, diverse and vibrant neighborhoods, and an exceptional mix of cultural, retail, and dining destinations, along with extensive regional transit connectivity. It is anchored by major employment centers across San Francisco, Silicon Valley, and the Peninsula, including headquarters and campuses for many of the world’s leading technology, life sciences, and AI-focused companies. These fundamentals support a highly educated, innovation-driven, and high-income workforce, making the Bay Area one of the most affluent and economically resilient markets in the United States.

1175-1199 Saratoga is in the desirable West Valley submarket, adjacent to Saratoga, Cupertino, Campbell and Santa Clara—an area known for strong schools, curated retail and dining, including Santana Row, and convenient access to major employment centers, including Apple’s Cupertino campus just minutes away. The surrounding communities are among the most affluent in Silicon Valley, supported by a dense concentration of leading technology and AI-driven companies that anchor a highly educated, high-income workforce.

Approved Project

1175-1199 Saratoga Avenue is approved for a premium, attached townhome community consisting of 60 rowhouse-style residential units across nine buildings, including eight affordable units restricted to households earning up to 80% of Area Median Income (AMI). The project is entitled under an approved Vesting Tentative Map which was approved in March 2026. The Final Map has not been recorded and will involve Public Works review and approval, including a Public Street Improvement Permit and execution of a Construction Agreement for required public improvements. The Final Map and Public Street Improvement Permit may be processed concurrently and are estimated to take approximately 6 to 8 months to complete.



Alphabet (Google)
13 Miles | 23 Mins

Cupertino
1.7 Miles | 5 Mins


Apple Park (Headquarters)
3.5 Miles | 10 Mins

Main Street Cupertino
3.0 Miles | 10 Mins

Santa Clara
2.2 Miles | 7 Mins



**Easterbrook Elementary
Discovery School**

**1175-1199
SARATOGA**

**Santana Row
Westfield Valley Fair**
3.0 Miles | 10 Mins

Campbell
1.1 Miles | 5 Min

Doyle Rd

Saratoga Ave



Investment Highlights

1175-1199 Saratoga represents a rare, fully entitled townhome development opportunity in Silicon Valley's West Valley submarket. The property's entitlements, heavily amenitized location, top schools, and proximity to major employers positions it as a premier housing development.

Fully Entitled

1175-1199 Saratoga has received full entitlements for a 60-unit premium townhome development consisting of nine three-story buildings with rowhouse-style architecture. The project includes 52 market-rate units and 8 affordable units restricted to households earning up to 80% of Area Median Income (AMI).

Heavily Amenitized

The property is proximate to one of Silicon Valley's most affluent retail corridors, with immediate access to a curated mix of luxury shopping, upscale dining, and neighborhood-serving retail.

Westgate Center (0.8 miles | 3 minutes) delivers everyday convenience retail stores, local restaurants, while Main Street Cupertino (3.0 miles | 10 minutes) offers an upscale mixed-use environment anchored by popular Asian restaurants and specialty shops.

Westfield Valley Fair & Santana Row (3.0 miles | 10 minutes) rank among the top luxury destinations in the Bay Area, featuring high-end retailers. Santana Row offers an upscale mixed-use environment with boutique hotels, and tree-lined streetscapes designed for walkability and outdoor dining.

The Pruneyard Shopping Center (3.7 Miles | 13 Minutes) provides convenient neighborhood retail complemented by popular dining and entertainment options, serving as a community gathering spot for nearby residents.



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Top-Ranked Public Schools

1175-1199 Saratoga benefits from its location within two of Santa Clara County's highest-performing public school systems, a critical driver of residential demand among the area's dual-income professional households.

Campbell Union High School District ranks as the #6 best district in Santa Clara County according to Niche. The district significantly outperforms state averages with 48% math proficiency versus 37% statewide, and 66% reading proficiency versus 49% statewide.

Moreland School District serves elementary and middle school students, with approximately 71% of schools rated above average compared to just 40% statewide.

Major Employers

The West Valley hosts a dense concentration of global technology leaders that anchor Silicon Valley's innovation economy and employ tens of thousands of highly compensated professionals.

Apple Park (3.5 miles | 10 Minutes) — Apple's 175-acre headquarters in Cupertino employs approximately 12,000 people and serves as the company's global design and engineering hub.

Adobe Headquarters (6.9 Miles | 18 Minutes) — Adobe's urban campus anchors downtown San Jose and employs thousands in software engineering, product management, and creative roles.

Alphabet (Google) (13 miles | 23 Minutes) — Google's Mountain View campus remains one of the largest employment centers in Silicon Valley.

NVIDIA (3.7 Miles | 13 Minutes) — NVIDIA's Santa Clara headquarters has rapidly expanded to support demand for AI chips and infrastructure, making it one of the world's most valuable technology companies.

Excellent Transit Options

1175-1199 Saratoga offers excellent regional connectivity, with a VTA bus stop steps away, Caltrain access at Santa Clara Station within 20 minutes, and BART service at Berryessa/North San Jose reachable in about 30 minutes. The location is also positioned to benefit from future Waymo autonomous taxi service, with expansion testing underway that is expected to serve the area.

Entitlements

1175-1199 Saratoga is entitled for the development of 60 premium rowhouse-style residences across nine three-story buildings. Each home features private outdoor space, including decks and/or patios. Community amenities include shared common areas with BBQs and seating for residents to enjoy.

The Final Map has not been recorded and will involve Public Works review and approval, including a Public Street Improvement Permit and execution of a Construction Agreement for required public improvements. The Final Map and Public Street Improvement Permit may be processed concurrently and are estimated to take approximately 6 to 8 months to complete.

52

Market-Rate Units

8

80% AMI Affordable Units

Unit Mix

Type	Bed	Bath	SF	Garage parking	Unit Count
Unit 1	3	3	1,260	2	20
Unit 1 – BMR	3	3	1,260	2	8
Unit 2	4*	3.5	1,649	2	14
Unit 2.1	4*	3.5	1,674	2	6
Unit 2.2	4*	3.5	1,674	2	9
Unit 2.3	4*	3.5	1,717	2	3
Total Units					60

**These units have 3 bedrooms on the upper floors and one “bonus room” on the ground floor.*



Prime West Valley Location

Affluent, Amenity-Rich Suburban Community Near World-Class Employers

Located in the heart of Silicon Valley's highly sought-after West Valley, 1175-1199 Saratoga enjoys an exceptional suburban area defined by top rated schools, vibrant neighborhoods, and a strong sense of community. The property is minutes from the region's premier retail and dining destinations at Santana Row, Westfield Valley Fair and The Pruneyard Shopping Center, with ease of access to major employers, including Apple's nearby headquarters. Bordering the desirable cities of Cupertino, Saratoga, and Campbell, the site is ideally positioned along key commute corridors—Highways 280, 85, and 17—placing the best of the Bay Area within easy reach.

San Jose is the center of Silicon Valley and the largest city in the Bay Area and Northern California. It is the third-largest city in California and the 12th-largest in the U.S., with one of the most diverse populations among large American cities.

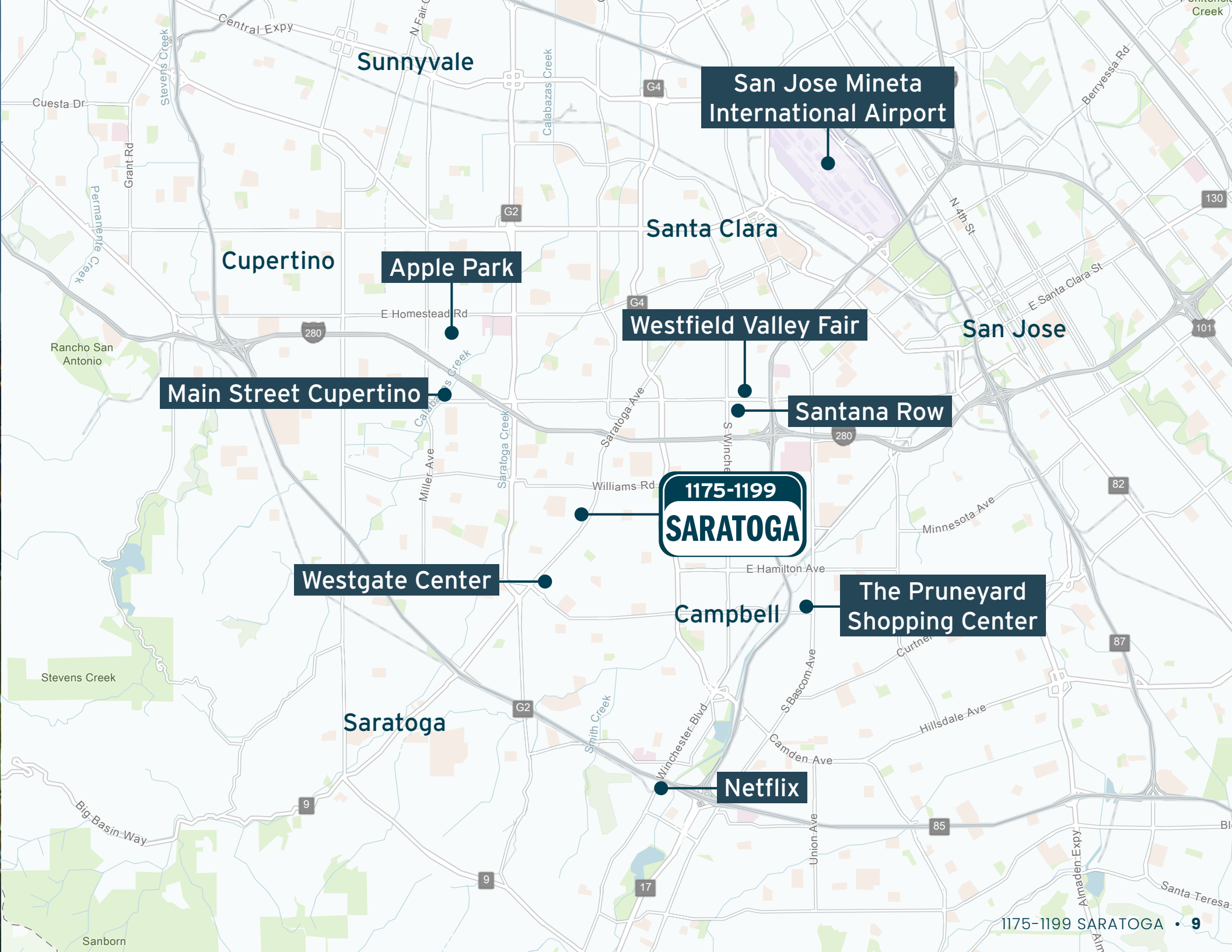
Saratoga is an affluent, highly desirable residential enclave favored by tech executives for its luxury homes, top schools, and proximity to major Silicon Valley job centers.

Cupertino is a premier tech hub, home to Apple and a concentration of high-paying tech and AI roles, with excellent schools and strong property values.

Santa Clara is a central innovation and employment hub with major tech campuses, AI-driven companies, and growing affluence.

Campbell is an upscale community with a vibrant downtown and easy access to nearby tech and AI job centers. (1175-1199 Saratoga is a part of the Campbell Union School District)

Demographics	1 Mile	3 Miles	5 Miles
Population	32,017	234,135	549,495
Median Age	39	40	40
Median Household Income	\$140,260	\$168,061	\$175,859
Average Household Income	\$199,574	\$233,867	\$245,737



San Jose Mineta International Airport

Santa Clara

Apple Park

Westfield Valley Fair

San Jose

Main Street Cupertino

Santana Row

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Westgate Center

The Pruneyard Shopping Center

Campbell

Saratoga

Netflix

Proximate Amenities

West Valley Positioned Among the Best Retail Amenities

The site is ideally positioned within one of Silicon Valley's most affluent and sought-after retail and lifestyle corridors, offering immediate access to a premier collection of amenities. Nearby Westfield Valley Fair and Santana Row rank among the top luxury shopping and dining destinations in the Bay Area, featuring high-end retailers, restaurants, hotels, and entertainment. The Westgate Center and the Pruneyard Shopping Center provide convenient neighborhood-serving retail complemented by popular dining and entertainment options, while Main Street Cupertino is an upscale mixed-use environment anchored by popular Asian restaurants and specialty shops.

Westgate Center & Westgate West

J.CREW FACTORY NORDSTROM

SEPHORA SHAKE  SHACK®

TRADER JOE'S **SPROUTS**
FARMERS MARKET



Westfield Valley Fair

bloomingdales *Cartier*

DIOR 



BALENCIAGA

GUCCI LOUIS VUITTON

Santana Row

ARC'TERYX



Crate&Barrel

LE LABO
GRASSE - NEW YORK

VUORI  HermanMiller

T E S L A

Pruneyard Shopping Center

sweetgreen PRUNYARD *dine-in* CINEMAS



Main Street Cupertino



海底捞火锅
Haidilao Hot Pot



SUL & BEANS

somisomi
SOFT SERVE & TAIYAKI



Santana Row



Main Street Cupertino



The Pruneyard Shopping Center



Westfield Valley Fair

Top-Ranked Public School System

1175-1199 Saratoga is located within the Campbell Union High School District and the Moreland School District, both widely regarded for their strong academic performance. Campbell Union High School District is considered among the top districts in the Bay Area and is cited as the sixth best district in Santa Clara County according to Niche. Notable schools including Prospect High School, Westmont High School, Branham High School, and Leigh High School all hold ratings above 8/10 on GreatSchools, with Leigh High School recognized as one of the top-performing schools in the state. Leigh, the district's highest-ranked school, reports a 98% four-year graduation rate and an 85% SAT college readiness rate, significantly exceeding the state average of approximately 50%.

The Moreland School District is also highly regarded, particularly among families seeking strong elementary and middle school options. Approximately 71% of schools in the district are rated above average, compared with a statewide average of 40%. Easterbrook Discovery School stands out as the district's top-performing school, earning consistent 10/10 ratings on GreatSchools and achieving a 98% Algebra I pass rate.

For dual-income professional households, the core West Valley demographic, access to high-quality school districts is a key factor influencing residential choice.

Schools Serving 1175-1199 Saratoga

Specification	Easterbrook Discovery School	Country Lane Elementary School	Prospect High School	Leigh High School
GreatSchools Rating	10/10	9/10	8/10	10/10
Niche Rating	A	A	A	A
Public / Private	Public	Public	Public	Public
Grades	K-8	K-5	9-12	9-12
Drive Time	2 Minutes	3 Minutes	5 Minutes	17 Minutes

Academic Performance

Campbell Union High School District

#6

Best District in Santa Clara County

48% vs. 37%

Math Proficiency vs. State

66% vs. 49%

Reading Proficiency vs. State

Moreland School District

56% vs. 37%

Math Proficiency vs. State

63% vs. 49%

Reading Proficiency vs. State

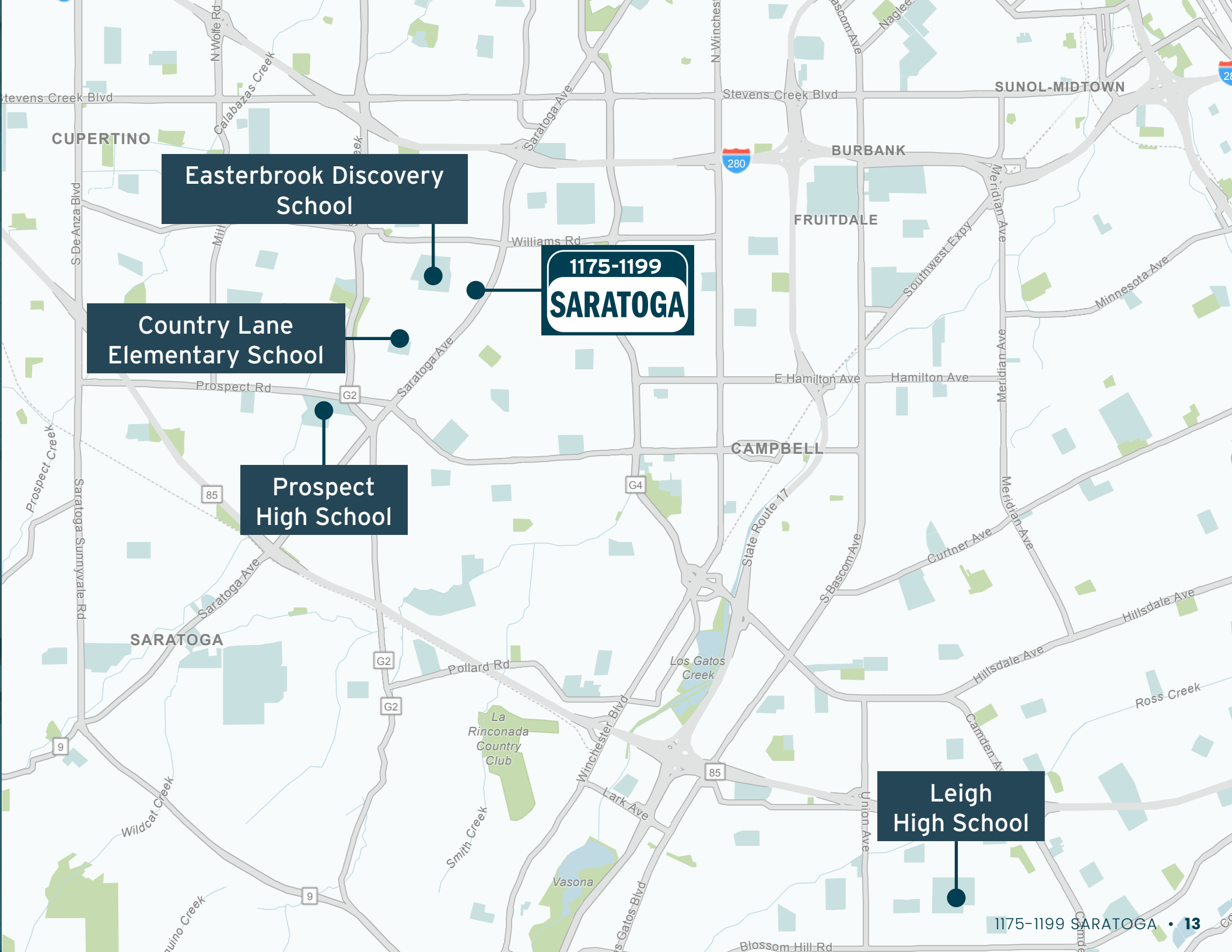
Easterbrook Discovery School

Country Lane Elementary School

Prospect High School

Leigh High School

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