

San Jose Convention Center South Hall Site For Sale

For details go to: <http://sjredevelopment.org>

Proposed Offers Due July 30, 2018



Features:

- Zoning: Public/Quasi Public
- General Plan: Public/Quasi Public
- Lot Size: Approximately 191,668 Sq. Ft.

Contact:

Richard Keit
Managing Director
408-795-1849
richard.keit@sanjoseca.gov

Site Detail

Lot Size

Approximately 191,668 square feet

Location

The site is bounded by South Market St., South Almaden Blvd., Viola Ave., & Balbach St. in Downtown San Jose, California and situated on the block just south of the San Jose McEnery Convention Center separated by Viola Avenue.

Description

This property contains twenty (20) parcels. The site is currently used as Convention Center space with a semi-permanent tent structure on it. The remainder of the site is a public parking lot.

Other Information

The site is listed as a cleanup program site with the State Water Resources Control Board (San Francisco Bay Regional Water Quality Control Board), case number 43S1099 on GeoTracker. The following environmental reports were prepared for the site:

- 1.** Phase II Environmental Site Assessment, prepared by RUST Environment & Infrastructure, Project No. 202669, dated June 1998;
- 2.** Phase II Environmental Site Assessment, prepared by Earthtech, Project No. 36692, dated October 6, 1999;
- 3.** Tiered Environmental Risk Assessment, prepared by URS, Project No. 28649651, dated August 17, 2005; and
- 4.** Limited Phase II Environmental Investigation Report, prepared by URS, Project No. 28649758, dated September 28, 2007.

Convention Center

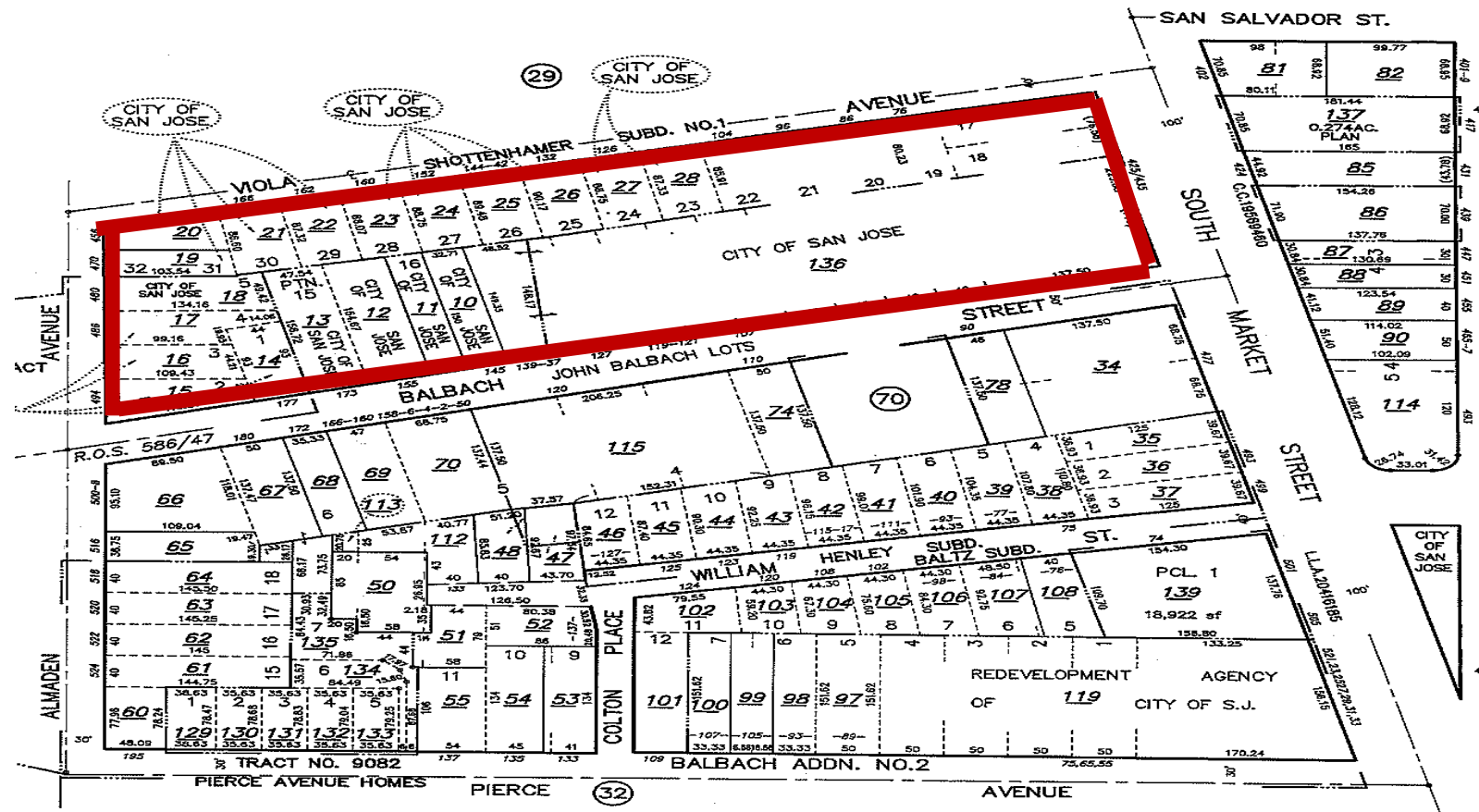
South Hall Site

Successor Agency to the
Redevelopment Agency

AERIAL & APN MAP



OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA



Convention Center

South Hall Site

Data For Each Parcel



*Successor Agency to the
Redevelopment Agency*

Address	APN #	Approximate Lot Size
145 Balbach Street	264-30-010	4,832 sq. ft.
151 Balbach Street	264-30-011	4,398 sq. ft.
155 Balbach Street	264-30-012	7,734 sq. ft.
173 Balbach Street	264-30-013	7,285 sq. ft.
177 Balbach Street	264-30-014	4,092 sq. ft.
197-199 Balbach Street	264-30-015	4,800 sq. ft.
486 South Almaden Avenue	264-30-016	4,933 sq. ft.
486 South Almaden Avenue	264-30-017	4,356 sq. ft.
480 South Almaden Avenue	264-30-018	5,702 sq. ft.
470 South Almaden Avenue	264-30-019	3,502 sq. ft.
456 South Almaden Avenue	264-30-020	4,050 sq. ft.
166 Viola Avenue	264-30-021	4,176 sq. ft.
162 Viola Avenue	264-30-022	4,208 sq. ft.
160 Viola Avenue	264-30-023	4,224 sq. ft.
152 Viola Avenue	264-30-024	4,224 sq. ft.
142-144 Viola Avenue	264-30-025	4,312 sq. ft.
132 Viola Avenue	264-30-026	4,272 sq. ft.
126 Viola Avenue	264-30-027	4,224 sq. ft.
114 Viola Avenue	264-30-028	4,128 sq. ft.
425 South Market Street	264-30-136	102,216 sq. ft.

Terms and Conditions of Sale

- **Method of Sale:** The Successor Agency is soliciting offers from prospective buyers to purchase the Convention Center South Hall Site, located within the downtown of San Jose, California. **Prospective buyers shall have until 4:00 PM, July 30, 2018, to evaluate the Property and submit an offer to purchase.** A prospective buyer must submit an offer to purchase the Property by executing a Purchase and Sale Agreement in the form provided and inserting the proposed purchase price into the Agreement. The Successor Agency approved form of Purchase and Sale Agreement is available at <http://www.sjredevelopment.org>. Executed Purchase and Sale Agreements must be received by the Successor Agency no later than **July 30, 2018 at 4:00 PM** at 200 East Santa Clara Street, 13th floor, San Jose, California, 95113 or electronically to Richard Keit: richard.keit@sanjoseca.gov. Any changes to the form of the Purchase and Sale Agreements shall be cause for rejection of the offer to purchase.
- **Deposit:** A deposit of ten percent (10%) of the purchase price shall be required as provided in the Purchase and Sale Agreement of the highest bidder. The nonrefundable deposit is due within 5 business days after the Successor Agency executes the Purchase and Sale Agreement.
- **Property Condition:** The Property shall be sold in an as-is condition. Prior to bid closing, buyers shall have the opportunity to conduct tests of site conditions upon execution of a Right of Entry Agreement available at <http://sjredevelopment.org>.
- **Payment and closing costs:** The purchase price shall be payable in cash at the close of escrow. Buyer and seller shall split equally all customary closing costs and fees. Title insurance shall be provided by First American Title Company.
- **Close of escrow:** **Close of escrow shall occur 30 days after satisfaction of Successor Agency's conditions of closing in the Purchase and Sale Agreement. Close of escrow is estimated to occur on or before September 30, 2018.**
- **Commissions:** Successor Agency shall not be liable for any real estate commission or brokerage fee that may arise from the transfer of the Property.
- **Board Approval:** All transactions have to be approved by the Successor Agency Board and the Oversight Board.
- **Rejection of Offers:** Successor Agency reserves the unqualified right to reject any and all offers.
- **Real Property Taxes.** The Property is currently not on the real property tax roll. Upon the transfer of the Property to a private party, the Property will be returned to the real property tax roll and real property taxes and assessments will be assessed on the Property. Potential buyers should consult with their legal and financial advisors to understand the implications related to the real property taxes and assessments on the Property.