

Acquisition of 32 & 60 Stockton Avenue

October 17, 2023
Item 5.2

OEDCA

Nanci Klein, Director

DOT

John Ristow, Director

DOT

Jessica Zenk, Deputy Director

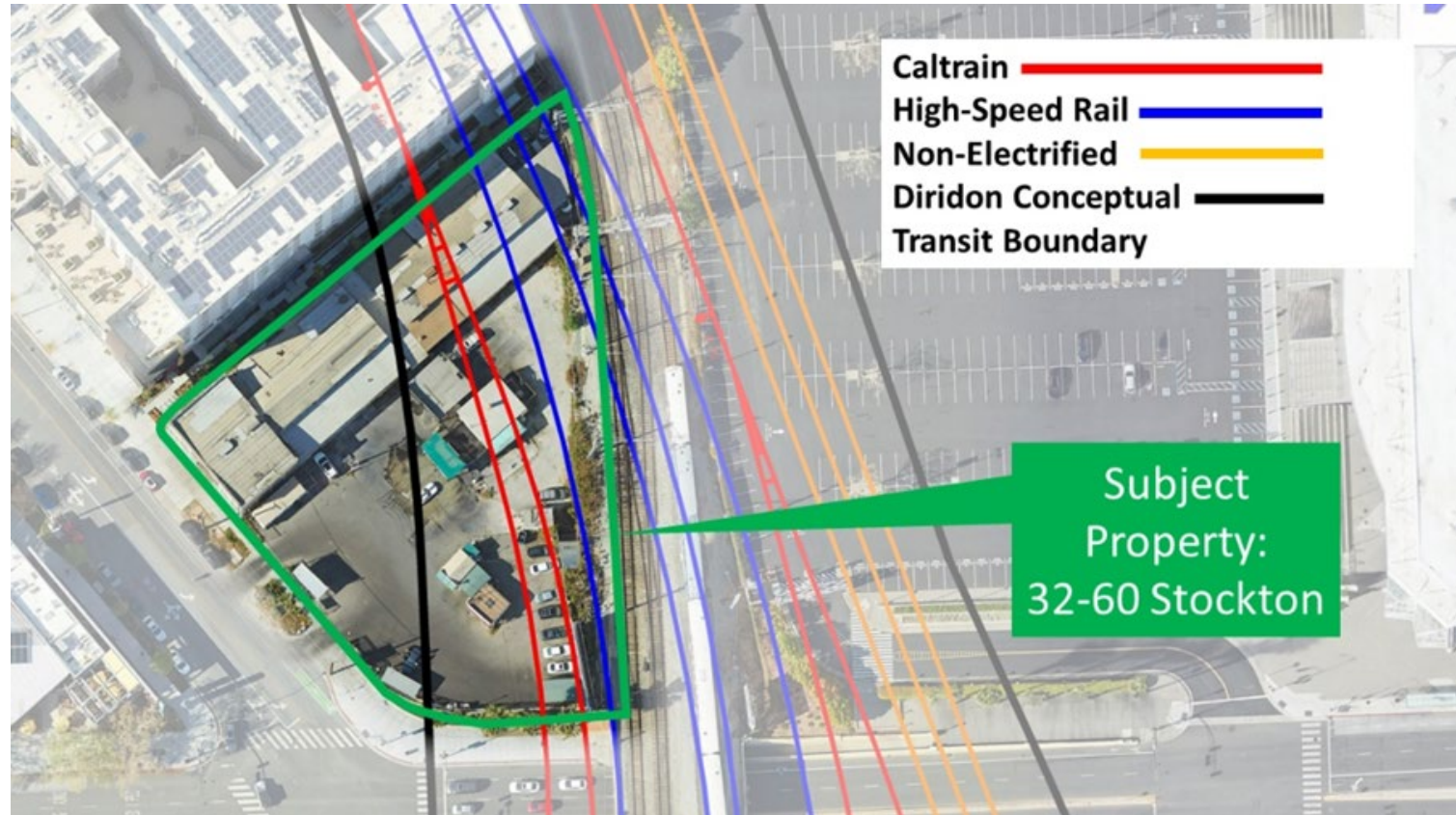
OEDCA

Kevin Ice, Senior Real Estate Manager



Background

- 32 & 60 Stockton Ave (Subject Property) are located within footprint of anticipated future rail infrastructure
- City, VTA, Caltrain, the California High Speed Rail Authority, and the Metropolitan Transportation Commission need to acquire Subject Property to facilitate the California High-Speed Rail and San José Diridon Station construction projects



Key Terms

- Price: \$23,800,000
- Subject Property consists of two contiguous parcels with ± 1.12 acres (48,830 square feet) of land containing a combined 16,000 square feet of building space
- General plan designation: Downtown
- Zoned: DC – Downtown Primary Commercial
- The City, at its discretion, may assign the purchase and sale agreement to the VTA.
 - The VTA would assume the purchase and sale agreement under the same terms and conditions.
- Removal from title of all outstanding debts, including taxes and a \$5,600,000 deed of trust.
- Purchase is contingent upon receiving Metropolitan Transportation Commission funding authorization, which is expected to be heard on October 25, 2023.
- As-is acquisition, buyer to assume closing costs.
- Buyer to deliver an I.R.S. §1033 exchange letter to seller at closing.
- The anticipated close is 30 days after the execution of a purchase agreement, but in no event later than December 31, 2023.

Thank you!

Staff are available for questions.

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