



APN: 083-19-023

Acreage: 3.4

Zoning*: MP - Industrial Park

General Plan*: BPRD - Business Park/Research & Development

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: No

School District: Milpitas USD

MTC Priority Site: Yes

Opportunity Zone: No

*Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.

**WALK SCORE****34**

Car Dependent

**BIKE SCORE****67**

Bikeable

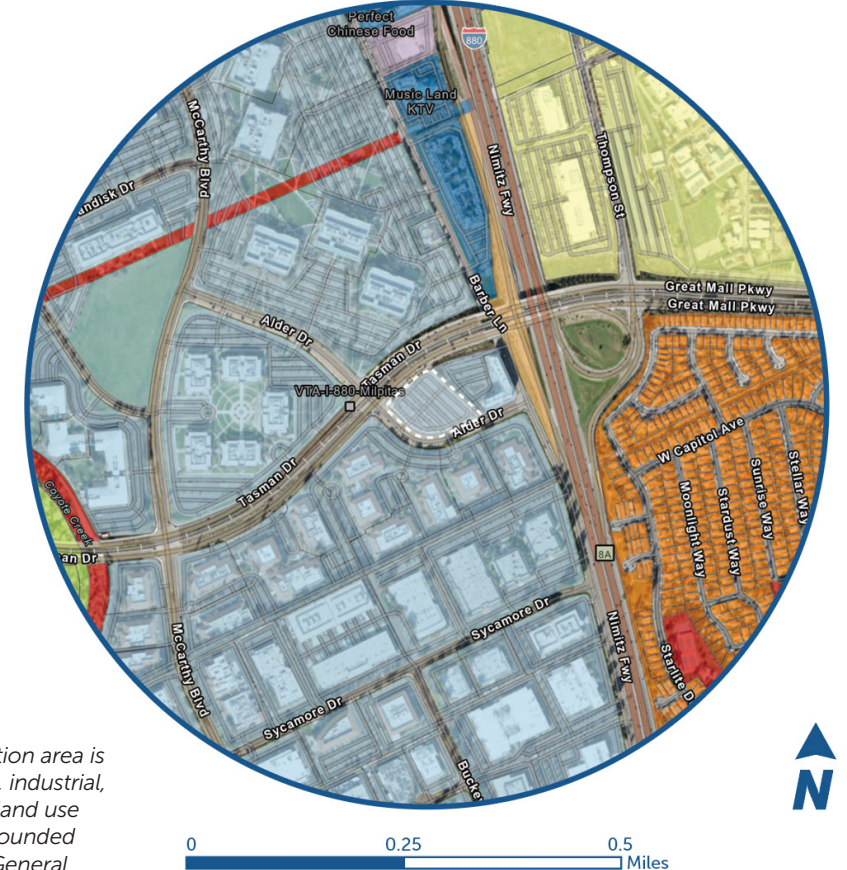
**TRANSIT SCORE****44**

Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE**LEGEND**

-  Development Site
-  Open Space, Parklands & Habitat
-  BPRD - Business Park/Research & Development
-  GNC - General Commercial
-  LDR - Low Density Residential
-  MGSP - Milpitas Gateway Specific Plan
-  POS - Permanent Open Space
-  ROW
-  VDHMu - Very High Density Mixed Use



This land use map shows how land within the Alder station area is designated and used, including residential, commercial, industrial, parks and open space, and public facilities. Alder has a land use of "Business Park/Research & Development" and is surrounded by "Business Park/Research & Development", "ROW", "General Commercial" land uses.

0 0.25 0.5 Miles

Effective Date: July 2025

**DEMOGRAPHICS**

African American/Black:	1%
Asian:	76%
Hispanic/Latino:	5%
White:	16%
Other Race:	2%
Median Age:	31.4

Median Household Income:	\$205,610
Share of Households with Someone Under 18:	26%
Share of Households with Someone Over 65:	3%
Average Household Size:	2.1
Share of Households without a Vehicle:	6%
Share of Housing Units that are Owner-Occupied:	13%
Share of Housing Units that are Renter-Occupied:	87%

Source: 2022 American Community Survey 5-Year Estimates for tract 5050.06.