

**SITE DETAILS**

APN: 464-22-032

Housing Element Site: No

Acreage: 7.6

Council District: 10

Zoning\*: CP - Commercial Pedestrian

School District: East Side UHSD, Oak Grove ESD

General Plan\*: NCC - Neighborhood/  
Community Commercial

MTC Priority Site: Yes

Transit Access: VTA Light Rail, VTA Bus

Opportunity Zone: No

Current Use: Park &amp; Ride Lot

Project Page: [vta.org/blossomhilldevelopment](https://vta.org/blossomhilldevelopment)

*\*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****68**

Somewhat Walkable

**BIKE SCORE****62**

Bikeable

**TRANSIT SCORE****45**

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
-  Neighborhood/Community Commercial
-  Open Space, Parklands & Habitat
-  Public/Quasi-Public
-  Residential Neighborhood



This land use map shows how land within the Blossom Hill project area is designated and used, including residential, commercial, industrial, parks and open space, and public facilities. Blossom Hill has a land use of "Neighborhood/Community Commercial" and is surrounded by "Neighborhood/Community Commercial", "Open Space, Parklands & Habitat", and "Residential Neighborhood" land uses.

Effective Date: July 2025

**DEMOGRAPHICS**

|                         |      |
|-------------------------|------|
| African American/Black: | 1%   |
| Asian:                  | 30%  |
| Hispanic/Latino:        | 25%  |
| White:                  | 39%  |
| Other Race:             | 5%   |
| Median Age:             | 42.3 |

|                                                  |           |
|--------------------------------------------------|-----------|
| Median Household Income:                         | \$117,194 |
| Share of Households with Someone Under 18:       | 29%       |
| Share of Households with Someone Over 65:        | 36%       |
| Average Household Size:                          | 2.88      |
| Share of Households without a Vehicle:           | 12%       |
| Share of Housing Units that are Owner-Occupied:  | 44%       |
| Share of Housing Units that are Renter-Occupied: | 56%       |

Source: 2022 American Community Survey 5-Year Estimates for tract 5120.27.