

SITE DETAILS



APN: 456-26-025, 026-029, 031

Acreage: 5.5

Zoning*: CP - Commercial Pedestrian,
CO - Commercial OfficeGeneral Plan*: NCC - Neighborhood/Community
Commercial

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: No

Council District: 9

School District: San José USD

MTC Priority Site: Yes

Opportunity Zone: No

Project Page: vta.org/curtnerdevelopment

*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

52

Somewhat Walkable



BIKE SCORE

71

Very 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
- Heavy Industrial
- Light Industrial
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Residential Neighborhood
- Rural Residential
- Transit Residential
- Urban Residential

This land use map shows how land within the Curtner project area is designated and used, including residential, commercial, industrial, parks and open space, and public facilities. Curtner has a land use of "Neighborhood/Community Commercial" and is surrounded by "Neighborhood/Community Commercial", "Public/Quasi-Public", "Residential Neighborhood" land uses.



0 0.25 0.5 Miles

Effective Date: July 2025



DEMOGRAPHICS

African American/Black:	14%
Asian:	32%
Hispanic/Latino:	33%
White:	15%
Other Race:	6%
Median Age:	37

Median Household Income:	\$100,742
Share of Households with Someone Under 18:	37%
Share of Households with Someone Over 65:	33%
Average Household Size:	3.31
Share of Households without a Vehicle:	1%
Share of Housing Units that are Owner-Occupied:	29%
Share of Housing Units that are Renter-Occupied:	71%

Source: 2022 American Community Survey 5-Year Estimates for tract 5031.24.