

SITE DETAILS



APN: 097-06-032

Acreage: 17.7

Zoning*: IP - Industrial Park,
TERO - Transit Employment Residential Overlay

General Plan*: IP - Industrial Park,
TERO - Transit Employment Residential Overlay

Transit Access: VTA Light Rail, VTA Bus

Current Use: VTA Office, Park & Ride Lot

Housing Element Site: Yes

Council District: 4

School District: Santa Clara 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

63

Somewhat Walkable



BIKE SCORE

81

Very Bikeable



TRANSIT SCORE

50

Good 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
- Industrial Park
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Transit Employment Center
- Transit Residential
- Guadalupe River Park
- High Density Residential
- Medium Density Residential
- Neighborhood Mixed Use
- Parks/Open Space
- Public/Quasi Public
- Regional Commercial
- Right of Way
- Very Low Density Residential

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



Effective Date: July 2025



DEMOGRAPHICS

African American/Black:	3%
Asian:	58%
Hispanic/Latino:	6%
White:	31%
Other Race:	3%
Median Age:	31.6

Median Household Income:	\$201,190
Share of Households with Someone Under 18:	17%
Share of Households with Someone Over 65:	7%
Average Household Size:	1.98
Share of Households without a Vehicle:	6%
Share of Housing Units that are Owner-Occupied:	0%
Share of Housing Units that are Renter-Occupied:	100%

Source: 2022 American Community Survey 5-Year Estimates for tract 5050.12.