

# BUILDING RELOCATION OPPORTUNITY

449 SOUTH WINCHESTER BOULEVARD IN SAN JOSE, CA  
ORIGINALLY A 'BOB'S BIG BOY'



This vacant building was once home to the first Bob's Big Boy restaurant in Northern California, and is available to the individual(s) who can demonstrate that they can and will relocate it safely and in accordance with all applicable codes and regulations.

Designed by architects Armet & Davis, and dating to 1964, this building represents a distinct prototype – a derivative of the first Denny's restaurants. An example of Coffee Shop Modern architecture, or Googie style, these types of buildings are increasingly scarce in Northern California.

The single-story building is approximately 6,800 sq. ft. (95' x 72'), and was vacated by its final user in 2016. The interior has some water damage due to roof leaks and, in the interest of full disclosure, contains the types of lead and asbestos often found in original paint and ceiling tiles dating to this period, and based on testing done in 2017.

This opportunity is real and now, as new higher-density development has been approved and will soon displace this building, so the developer is sincerely looking for an interested party to sensitively relocate it, and is prepared to offer assistance in this regard to a truly qualified party who has a suitable site in hand and the determination to do right by the notion. The requirement is that the building leaves its current location by the end of March 2019.

**Qualified, interested parties may  
contact 408.551.2254 for more information.**