

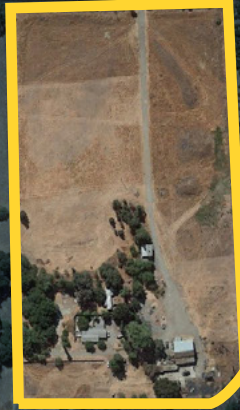
OFFERING MEMORANDUM

# 8470 MONTEREY ROAD

SAN JOSE, CA

MONTEREY HIGHWAY

BAILEY AVENUE



±14.39 ACRES  
LAND INVESTMENT OPPORTUNITY

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# EXECUTIVE SUMMARY

Cushman and Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire a 100% fee simple interest in a development site of  $\pm 14.39$  acres ( $\pm 626,828$  square feet) consisting of several structures on four legal parcels of land in the heart of Silicon Valley. The property is located at 8470 Monterey Road, San Jose, California. Silicon Valley is home to some of the region's most prestigious technology companies with an existing infrastructure geared for growth. The location provides an excellent opportunity to invest into land development targeted by energy and technology growth.





# AREA OVERVIEW

Coyote Valley is located between the Santa Cruz Mountains and Diablo Range in San Jose's southern edge. 8470 Monterey Highway is centered in Northern Coyote Valley and near the Anderson/Coyote Reservoir Watershed. As one of San Francisco Bay Area's largest greenbelts, It is immediately adjacent to the Bailey interchange.





# PROPERTY OVERVIEW

## OVERVIEW

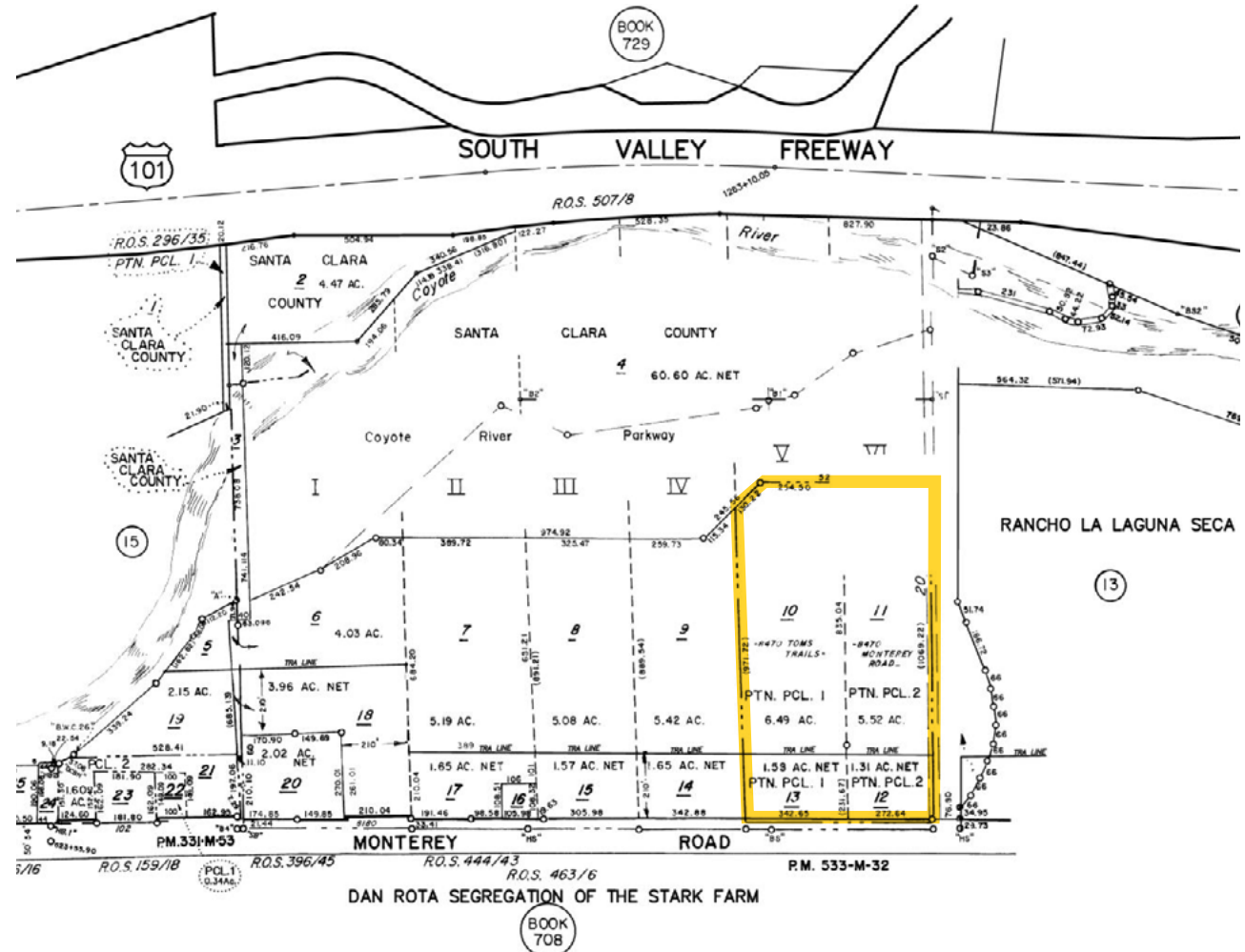
Address: 8470 Monterey Road,  
San Jose, CA 95013

Parcel No. (APN): 725-14-010, 725-14-011,  
725-14-012, 725-14-013

Land Use Cat.: A-40Ac-cv (100%)

Size: ±14.39 acres

Square Footage: ±626,828



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