

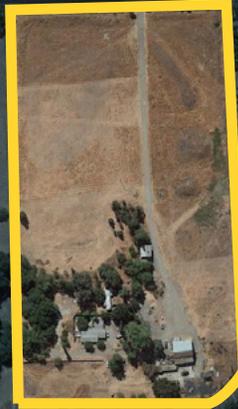
OFFERING MEMORANDUM

8470 MONTEREY ROAD

SAN JOSE, CA

MONTEREY HIGHWAY

BAILEY AVENUE



±14.39 ACRES
LAND INVESTMENT OPPORTUNITY

FOR MORE INFORMATION CONTACT:

ERIK HALLGRIMSON
+1 408 615 3435
erik.hallgrimson@cushwake.com
Lic. #01274540

JON DECOITE
+1 408 615 3408
jon.decoite@cushwake.com
Lic. #01471300

DOLORES ESTRADA
+1 408 2436 3640
dolores.estrada@cushwake.com
Lic. #02083800



CONTENTS

EXECUTIVE SUMMARY	03
AREA OVERVIEW	04
PROPERTY OVERVIEW	05
ZONING OVERVIEW	06

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 ±14.39 acres (±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.



8470 Monterey Road

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

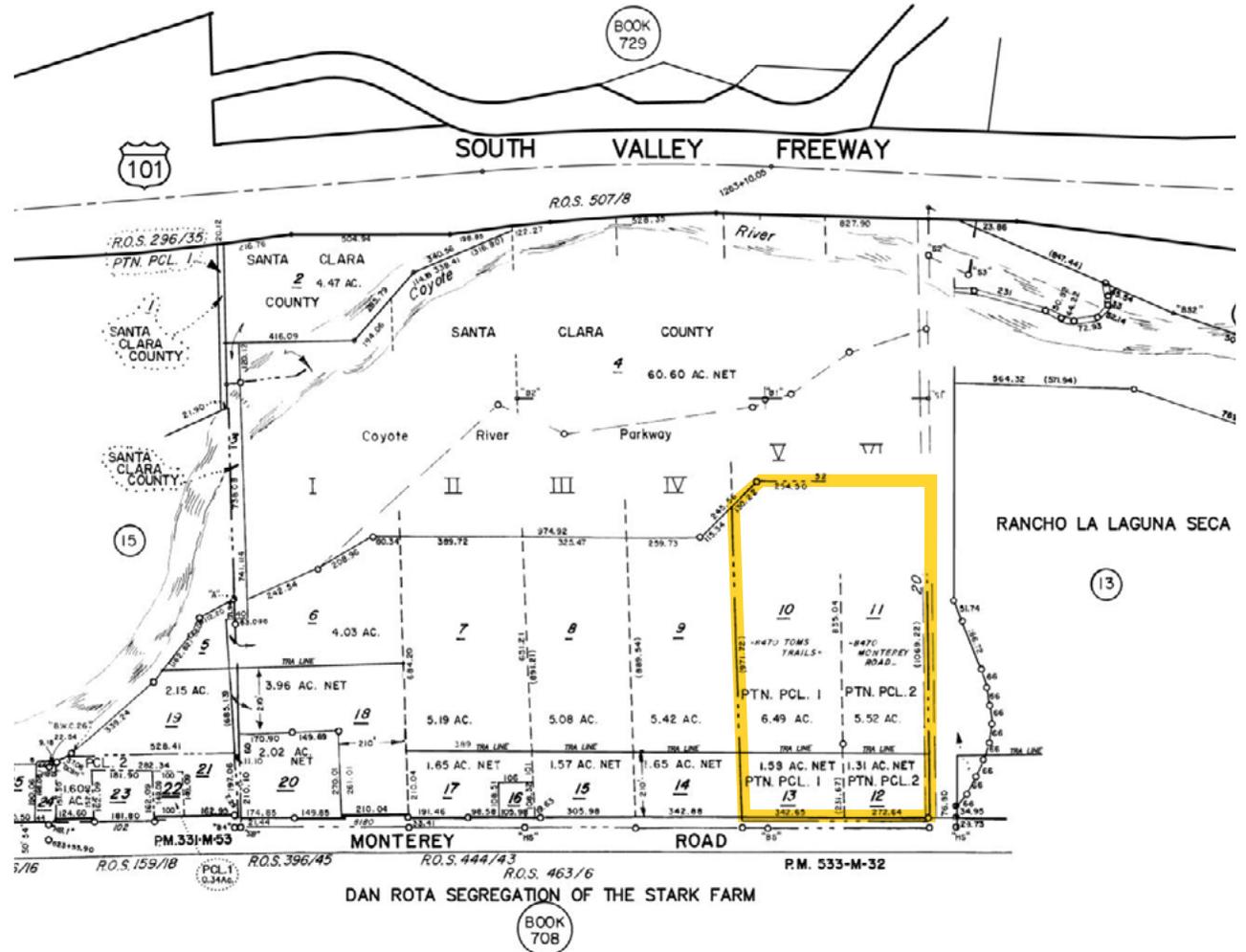
Address: 8470 Monterey Road,
San Jose, CA 95013

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



FOR MORE INFORMATION CONTACT:

ERIK HALLGRIMSON

+1 408 615 3435

erik.hallgrimson@cushwake.com

Lic. #01274540

JON DECOITE

+1 408 615 3408

jon.decoite@cushwake.com

Lic. #01471300

DOLORES ESTRADA

+1 408 2436 3640

dolores.estrada@cushwake.com

Lic. #02083800

Cushman & Wakefield

300 Santana Row, Fifth Floor

San Jose, CA 95128

www.cushmanwakefield.com

