

FOR SALE

±37,180 SF R&D/OFFICE FACILITY ON ±2.52 ACRES

OWNER-USER / RESIDENTIAL DEVELOPMENT / REPOSITIONING OPPORTUNITY
3100-3118 PATRICK HENRY DRIVE, SANTA CLARA, CA



LISTING BROKERS

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3100-3118 PATRICK HENRY DRIVE, SANTA CLARA, CA

EXECUTIVE SUMMARY:

OWNER USER / RESIDENTIAL DEVELOPMENT / REPOSITIONING OPPORTUNITY

3100-3118 Patrick Henry Drive in Santa Clara is located in the prestigious Marriot Business Park and is easily accessible to Highway 101 and Highway 237. Numerous amenities such as restaurants and hotels are located within the immediate area. 3100-3118 Patrick Henry Drive is also located within the Patrick Henry Drive Specific Plan which designates the property as Urban Village (100-149 DU/AC).

PROPERTY CHARACTERISTICS:

±37,180 SF R&D/Office Facility:

- Suite #3100: ±9,270 SF*
- Suite #3108: ±6,377 SF*
- Suite #3118: ±21,533 SF*

±2.52 Acre Parcel

800 Amps, 277/480 Volts (Buyer to Confirm)

Sprinklered

Dock & Grade Level Loading

**Sale Termination Clauses on all leases*

ZONING INFORMATION:

Current Zoning: ML – Light Industrial

Patrick Henry Drive Specific Plan Zoning: UV – Urban Village

Residential Density: 100 to 149 Dwelling units per acre

Building Height:

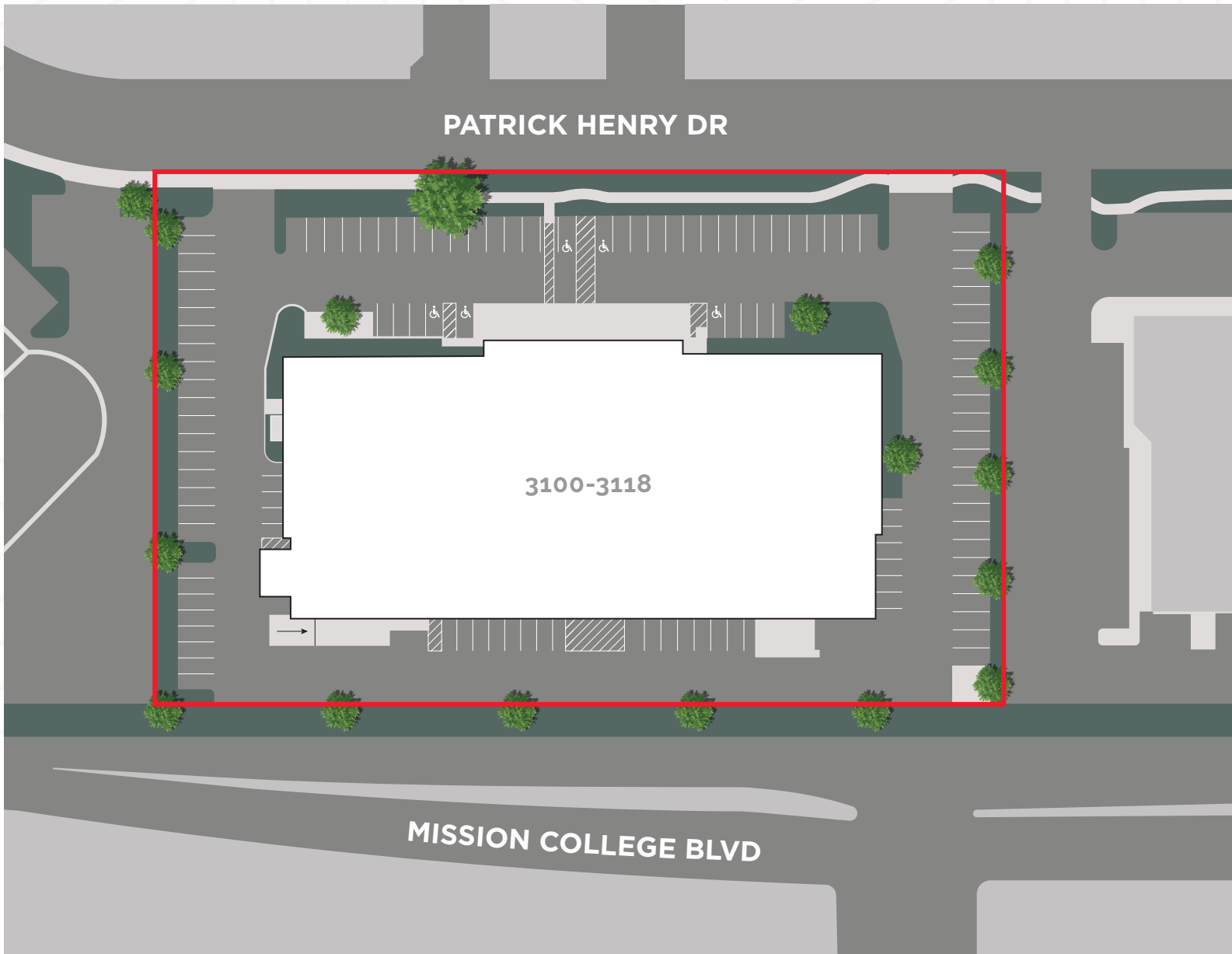
- Minimum 5 Stories
- Maximum 12 Stories

TOURING INSTRUCTIONS:

- Please Do Not Disturb Tenants
- Tour By Appointment Only

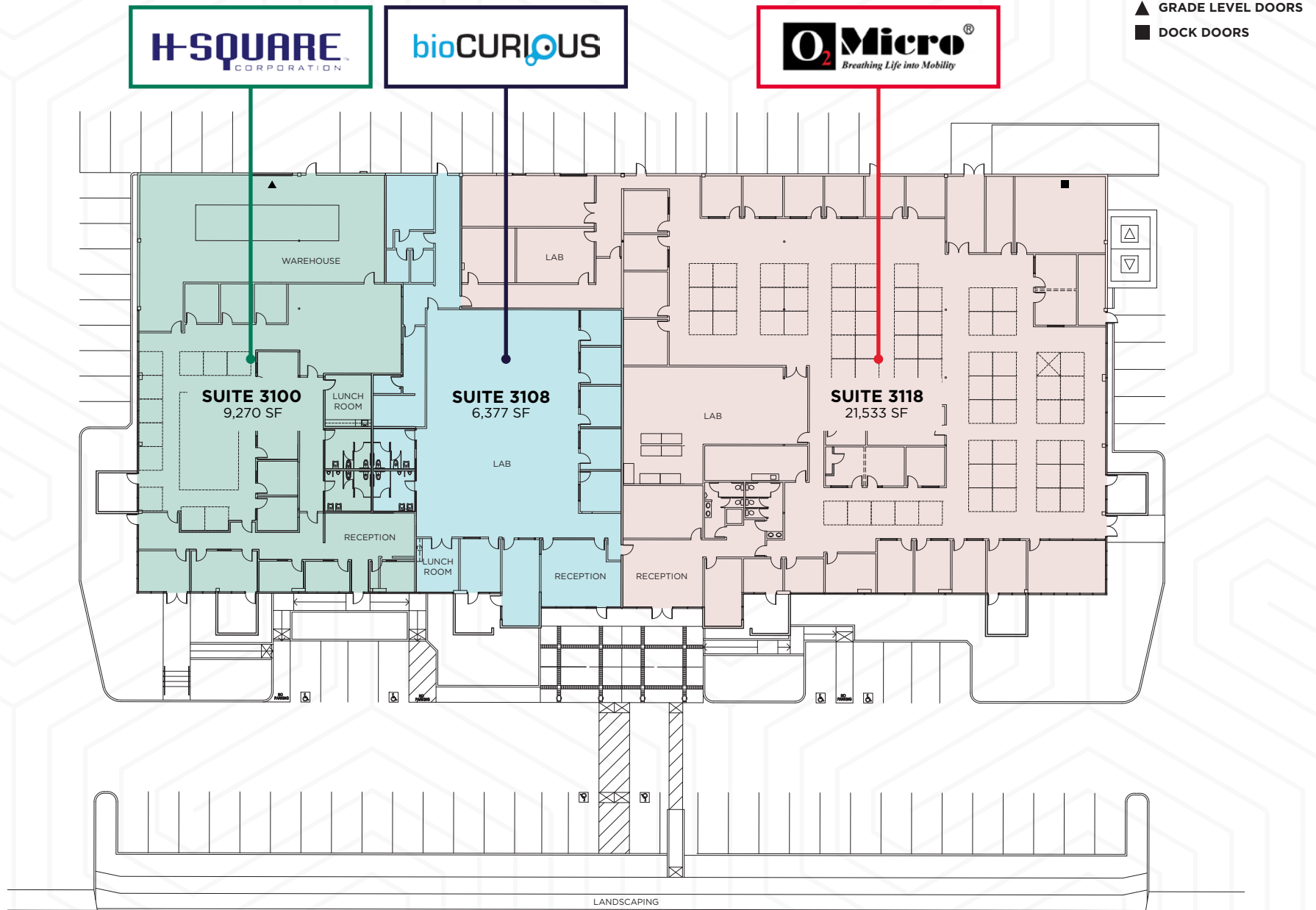


3100-3118 PATRICK HENRY DRIVE, SANTA CLARA, CA
SITE PLAN:



**Floor Plan and Site Plan are Not to Scale & May Not Be Accurate*

3100-3118 PATRICK HENRY DRIVE, SANTA CLARA, CA
FLOOR PLAN:



*Floor Plan and Site Plan are Not to Scale & May Not Be Accurate

3100-3118 PATRICK HENRY DRIVE, SANTA CLARA, CA RESIDENTIAL DEVELOPMENT:

3100-3118 Patrick Henry Drive in Santa Clara is located within The Patrick Henry Drive Specific Plan which was adopted by the City Council on March 22, 2022. The vision is to transform a series of 1970s office parks and several existing office parks into a cohesive, high-density mixed-use community that fosters economic vitality, helps ameliorate the State's housing shortage, and enhances quality of life for those who live, work, and recreate in the area (<https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/specific-plans/patrick-henry-drive>)

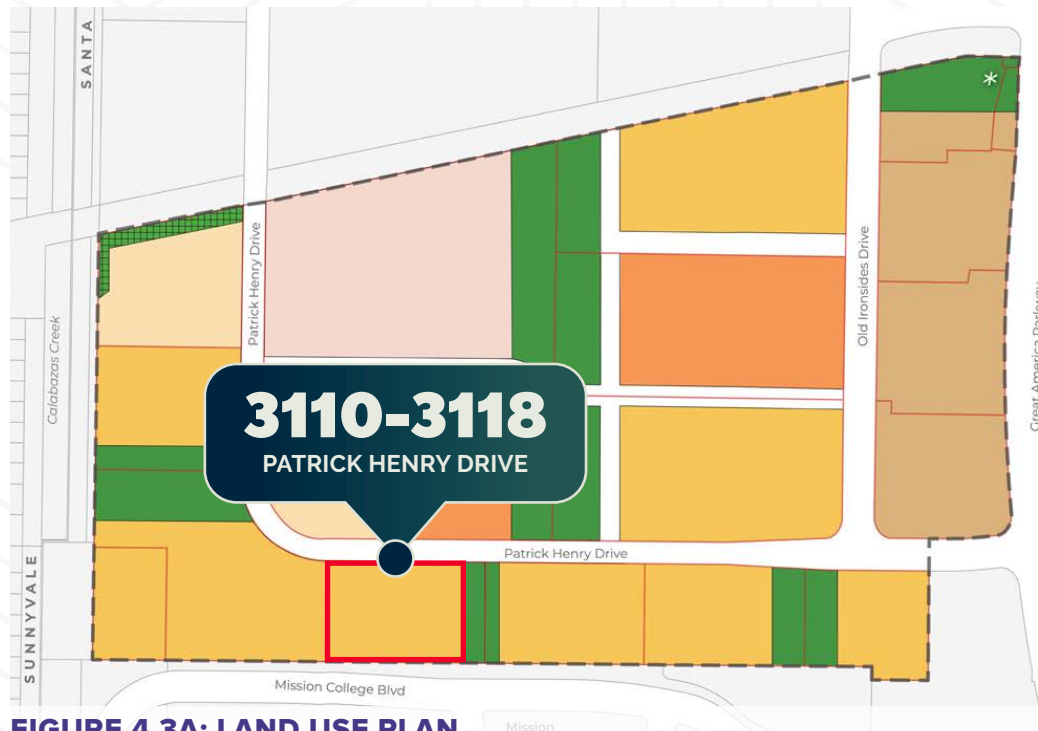
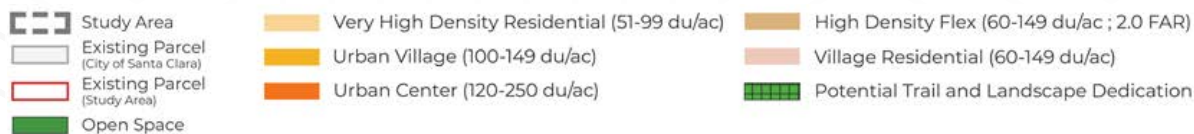


FIGURE 4.3A: LAND USE PLAN



PROPERTY INFORMATION:

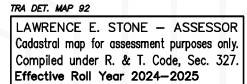
Gross Parcel Size:	±2.52 Acres or ±109,771 SF
Building Size:	±37,180 SF
Current Zoning:	ML – Light Industrial
Patrick Henry Drive Specific Plan Zoning:	UV – Urban Village
Residential Density:	100 to 149 Dwelling Units Per Acre
Building Height:	Minimum 5 Stories Maximum 12 Stories



PATRICK HENRY SPECIFIC BOUNDARY:



PARCEL MAP:



3100-3118 PATRICK HENRY DRIVE, SANTA CLARA, CA
LOCATION & AMENITIES MAP:



CALIFORNIA
237

CALIFORNIA
237



OLD MOUNTAIN VIEW - ALVISO ROAD

GREAT AMERICA PARKWAY

TASMAN DRIVE

3110-3118
PATRICK HENRY DRIVE

PATRICK HENRY DRIVE

MISSION COLLEGE BOULEVARD

LAWRENCE EXPRESSWAY

AMC THEATRES	IN-N-OUT BURGER	jazen tea
Krispy Kreme	PANDA EXPRESS CHINESE KITCHEN	Pho Hoa
PARIS BAGUETTE BAKERY CAFE	ROASTED CRAB	SMOKE EATERS
SUBWAY	Starbucks	TJ-maxx
TOMATINA fresh italian	Walmart	

MISSION COLLEGE
SANTA CLARA

SHELL	TOGO'S TRUE TO SANDWICH	TACO BELL
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HYATT REGENCY

Hilton
HOTELS & RESORTS

Levi's
STADIUM



Six Flags
GREAT AMERICA

OUR LADY OF PEACE



MARRIOTT
SANTA CLARA

US
101

Balaji Mess	Banh Mi & Bowl	TREMONE'S PASTA	Hire Mori	IGUANAS BURRITO ZILLA
HOUSE OF BAGELS	PIZZA MY HEART	WING STOP		

BIRK'S
RESTAURANT

Pedro's
RESTAURANT & CANTINA



MISSION COLLEGE BOULEVARD

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