

10520 SOUTH DE ANZA BOULEVARD CUPERTINO, CA

ASKING PRICE
\$6,950,000

0.61
ACRES

26,625
SF TOTAL



CIG

Clemence Investment Group, Inc.

Buying • Selling • Financing • Investments • Mergers & Acquisition

CLEMENCE INVESTMENT GROUP, INC.
www.ClemenceInvestments.com

Thomas S. Chang

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HIGH VISIBILITY LOCATION ALONG
DE ANZA BOULEVARD



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EXECUTIVE SUMMARY

Clemence Investment Group, Inc. is pleased to present for sale a prime commercial property located at 10520 S. De Anza Boulevard, Cupertino, California. This exceptional offering provides a rare opportunity to acquire a high-visibility asset in the heart of one of Silicon Valley's most desirable retail and business corridors. Positioned along De Anza Boulevard with strong traffic counts and excellent frontage, the property benefits from proximity to major tech campuses, affluent residential neighborhoods, and regional amenities. With its strategic location, stable market fundamentals, and strong potential for long-term appreciation or redevelopment, this property represents an outstanding investment opportunity in one of the Bay Area's most dynamic commercial markets.



PROPERTY HIGHLIGHTS

Great visibility
Daily Traffic Counts >30,000 daily
Number of Units: Three

PROPERTY SUMMARY

Asking Price: \$6,950,000
Year Built: 1968
Lot Size: 0.61 Acres (26,625 SF)
Building SF: 4,800 SF
Parking Ratio: 7.7 Per 1,000 SF
Zoning: P(CG), General Commercial

LOCATION HIGHLIGHTS

Affluent area
High demand neighborhood
Close to high-end housing
Busy main street



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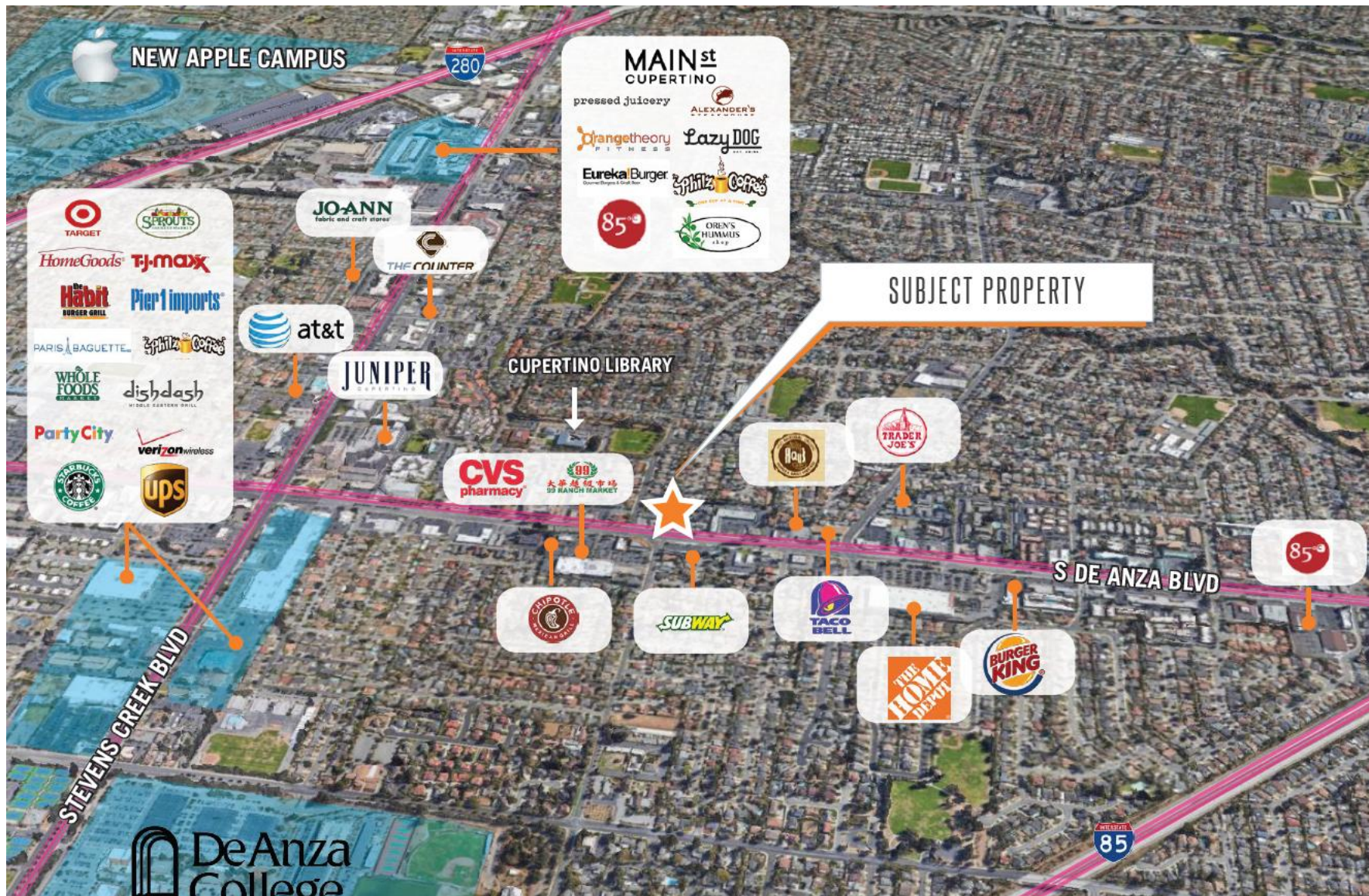
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AERIAL MAP



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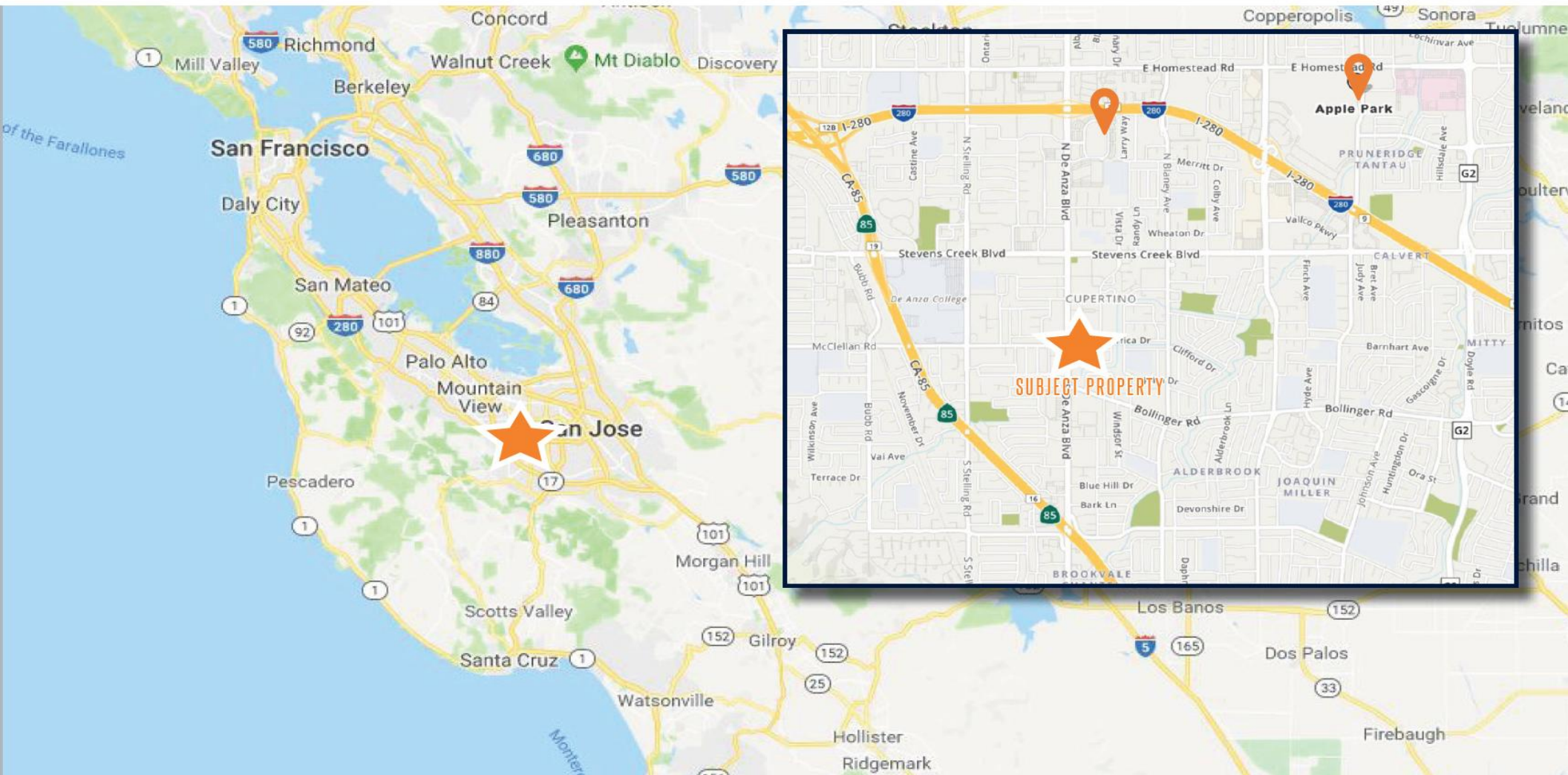
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REGIONAL & LOCAL MAP

 SUBJECT PROPERTY IS 1.7 MILES FROM APPLE HEADQUARTERS AND THE NEW CAMPUS



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RENT ROLL

TENANT	SIZE (SF)	% of TOTAL	LEASE COMMENCEMENT	LEASE EXPIRATION	ANNUAL RENT	MONTHLY RENT	RENT PSF	RENT INCREASES	EXPENSE BASIS	RENEWAL OPTIONS	OTHER
Wei's Fish	2021	42.10%	6/1/2023	5/31/2033	\$152,772.00	\$12,731.00	\$75.59	3% Annual	Gross	2 x 5 yrs	LL credit \$500 mthly*
Loma Spa	1829	38.10%	12/1/2024	11/30/2027	\$87,792.00	\$7,316.00	\$48.00	3% Annual	Gross	1 x 5 yrs	None
All state	950	19.79%	9/1/2025	8/30/2028	\$41,088.00	\$3,424.00	\$43.25	3% Annual	Gross	3 x 3 yrs	None
TOTAL	4800	100%			\$281,652.00	\$23,471.00					

* Reimbursement to the restaurant tenant to cover common use of their garbage bin and shared electricity and water.



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