

**THE CAPRI MOTEL**  
2465 EL CAMINO REAL  
**SANTA CLARA**

**RARE 40 UNIT MOTEL FOR SALE ON A ±0.66 AC LOT**

**REDEVELOPMENT OPPORTUNITY – ±0.66 AC LOT, MIXED USE GENERAL PLAN  
CORNER OF EL CAMINO REAL & SAN TOMAS EXPY**



# PROPERTY OVERVIEW



**PRICE:** \$5,525,000

**YEAR BUILT:** 1959

**PROPERTY TYPE:** Motel

**GENERAL PLAN:** Community Mixed Use (El Camino Real Specific Plan)

**NUMBER OF UNITS:** 40 (39 + 1 Managers Unit)

**APN:** 216-01-041

**LOT SIZE:** ±29,000 SF (±0.66 AC)

# THE CAPRI MOTEL

## RARE 40 UNIT MOTEL ON EL CAMINO REAL

- 100% Fee Simple Interest in a 40 Unit Motel Located at 2465 El Camino Real, Santa Clara.
- 40 Units (34 – 1 Bedroom Units, 5 – Two Bedroom Units, 1 – Managers Unit Which is a 2BD/1BTH with Kitchen)
- Rare Owner User Opportunity – The Property will be Delivered Vacant at the Close of Escrow.
- Located One Parcel Away from the Corner of El Camino Real and San Tomas Expressway.
- Large ±29,000 Square Foot Lot with Redevelopment Potential, in the Community Mixed Use General Plan Designation.
- The Community Mixed Use General Plan Designation is a combination of the Community Commercial and Medium Density Residential designations and is intended to encourage a mix of residential and commercial uses along major streets.
- High Barrier to Entry Market with Household Income in Excess of \$168,000 in a 1-Mile Radius from the Property.









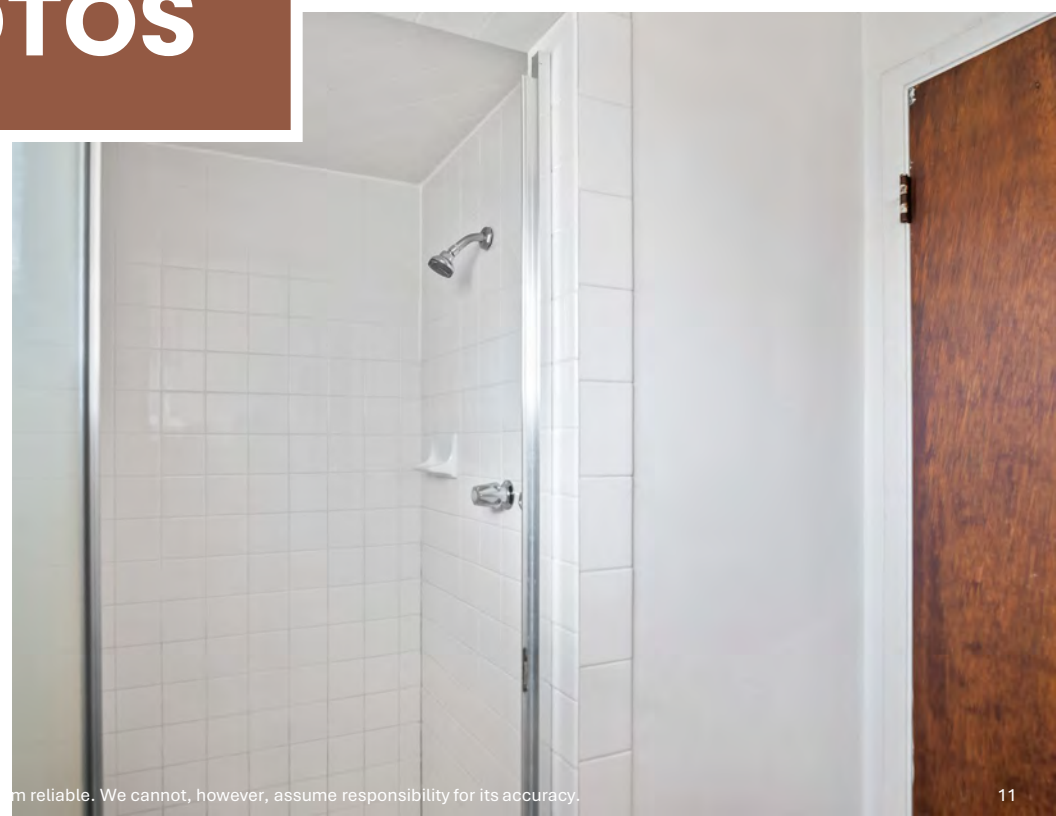
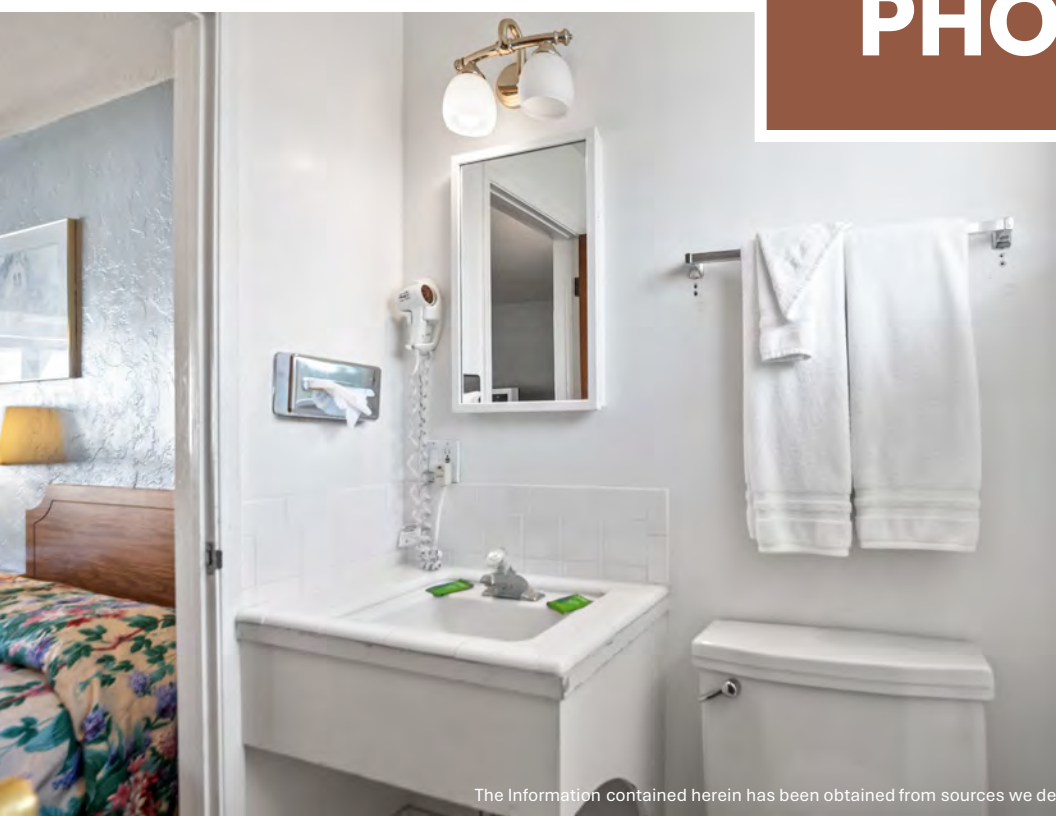








INTERIOR  
**PHOTOS**





INTERIOR  
**PHOTOS**





SAN TOMAS EXPY

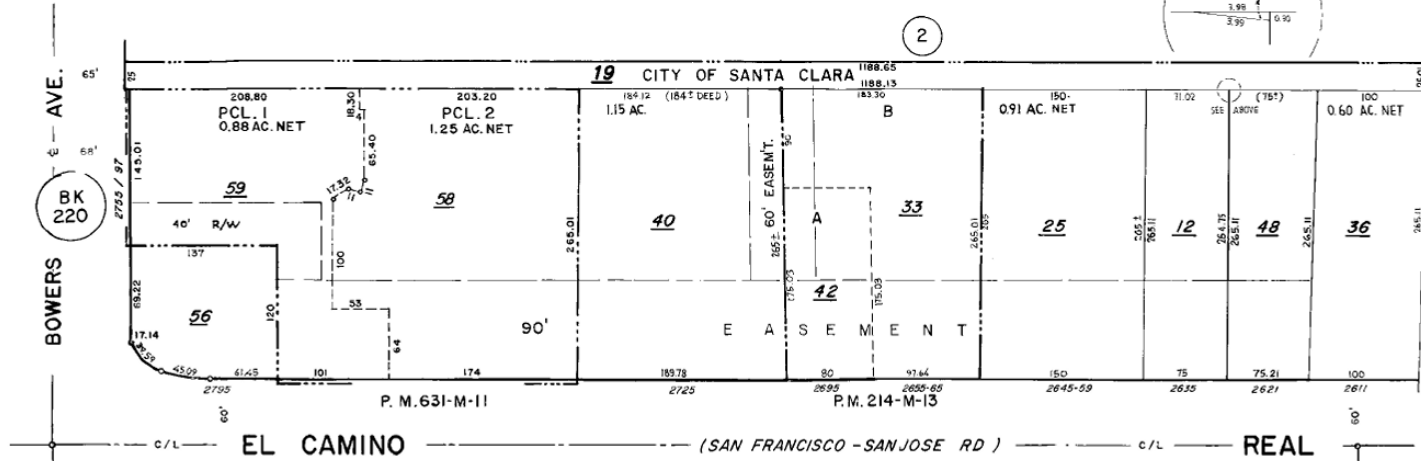
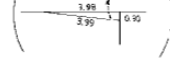


EL CAMINO REAL

# PARCEL MAP

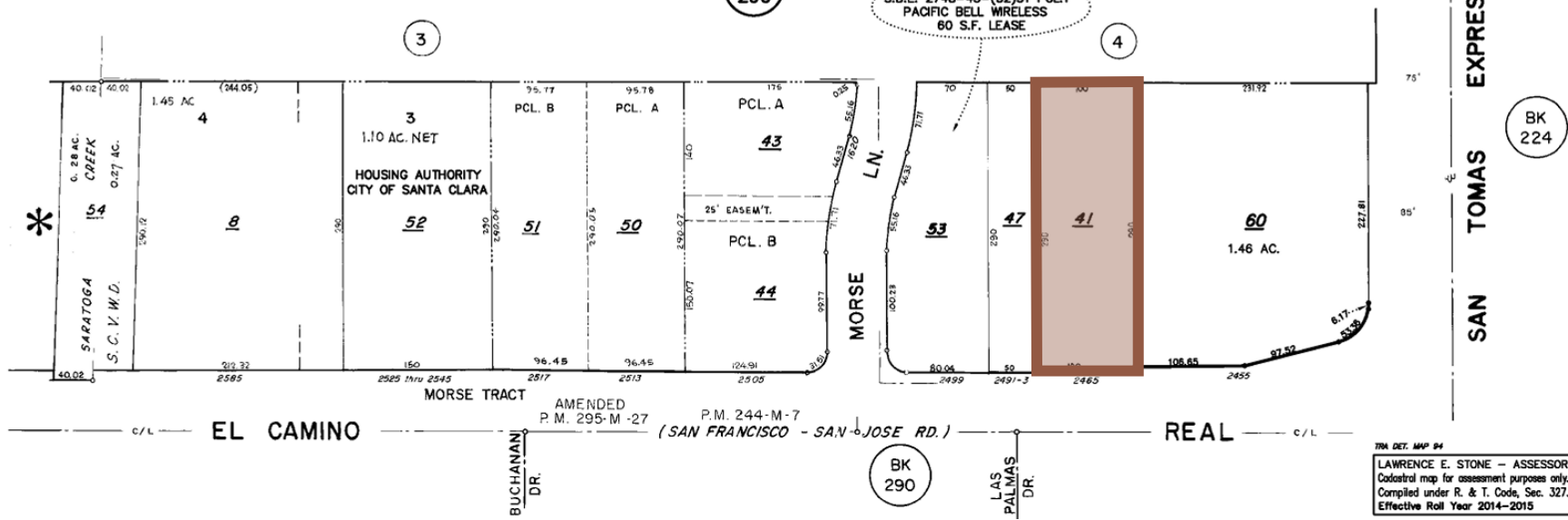
OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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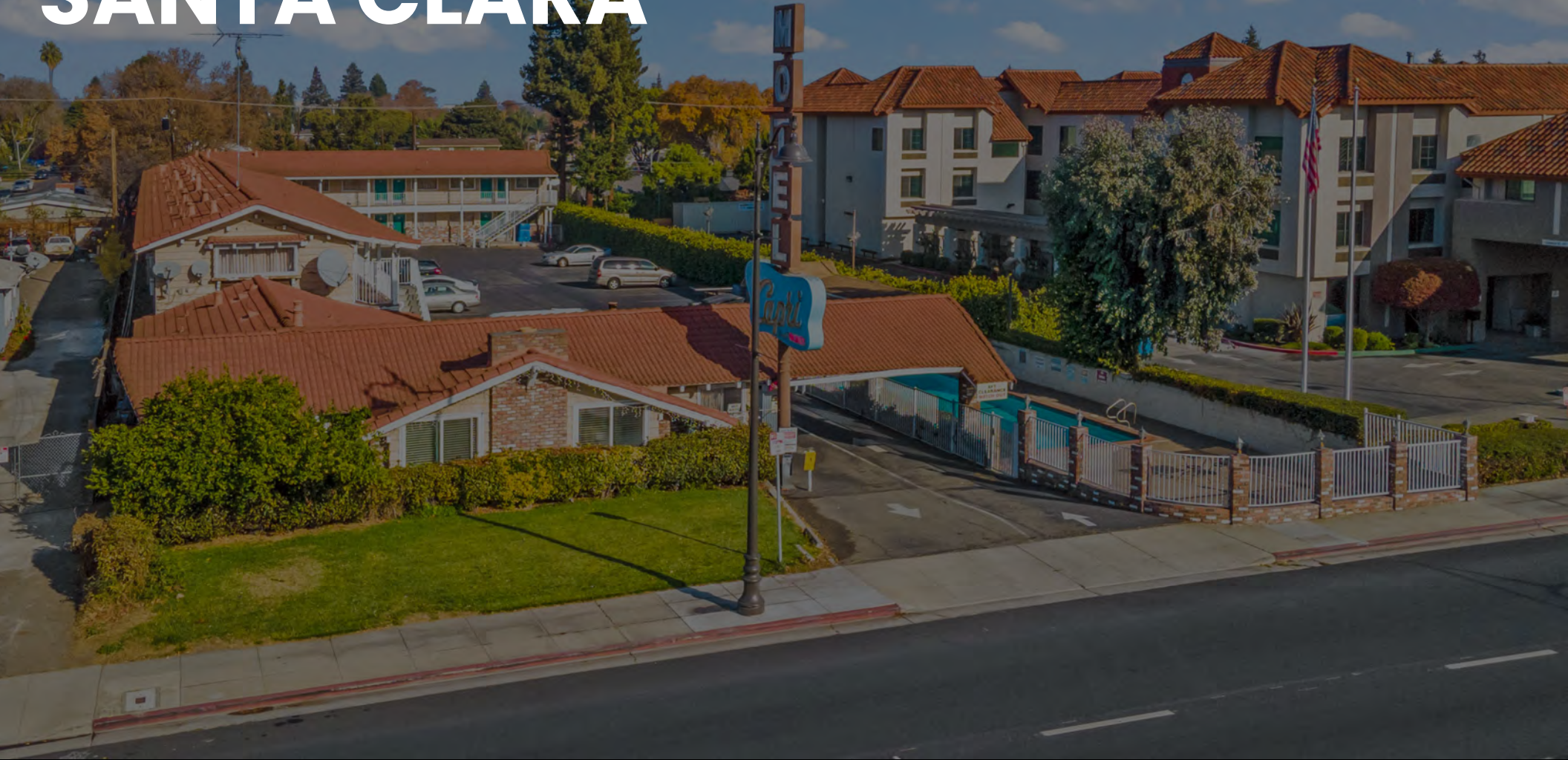
S.B.E. 2748-43-(32)31 PCL.1  
PACIFIC BELL WIRELESS  
60 S.F. LEASE



TRA DET. MAP 04  
LAWRENCE E. STONE - ASSESSOR  
Cadastral map for assessment purpose only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2014-2015

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# 2465 EL CAMINO REAL SANTA CLARA



**David Taxin**  
Partner  
Lic. #00983163  
408.966.5919  
dtaxin@moinc.net

**Jeremy Awdisho**  
Vice President  
Lic. #02064232  
650.814.4510  
jeremy@moinc.net

