

# 1375 S. DE ANZA

Cupertino, California



## OFFERING SUMMARY

Building Size:	6,168 SF
Lot Size:	0.32 AC
Zoning:	P(CG, Res 5-15)
Market:	City of Cupertino

## PROPERTY OVERVIEW

This prime commercial property located at 1375 S. De Anza Blvd., Cupertino, CA 95014, features a 13,981 square foot lot and a 6,168 square foot building, presenting an excellent investment opportunity for those in the restaurant or hospitality industry. The property's zoning accommodates a wide range of uses, including accessory facilities, multiple-family residential dwellings, congregate residences, employee housing, recreational food growing, and home occupations. It also permits single-family dwellings, and supportive and transitional housing, with conditional use permits available for specific purposes such as larger congregate residences, two-story structures, and certain industrial uses.

The property is also suitable for temporary and educational uses, large-family and small-family day care homes, and more, ensuring flexibility for potential buyers. Located in the desirable Cupertino area, this listing offers the potential for diverse commercial and residential applications. This is a unique opportunity to own a well-established restaurant property with flexible zoning in a prime location.



# 1375 S. DE ANZA

Cupertino, California





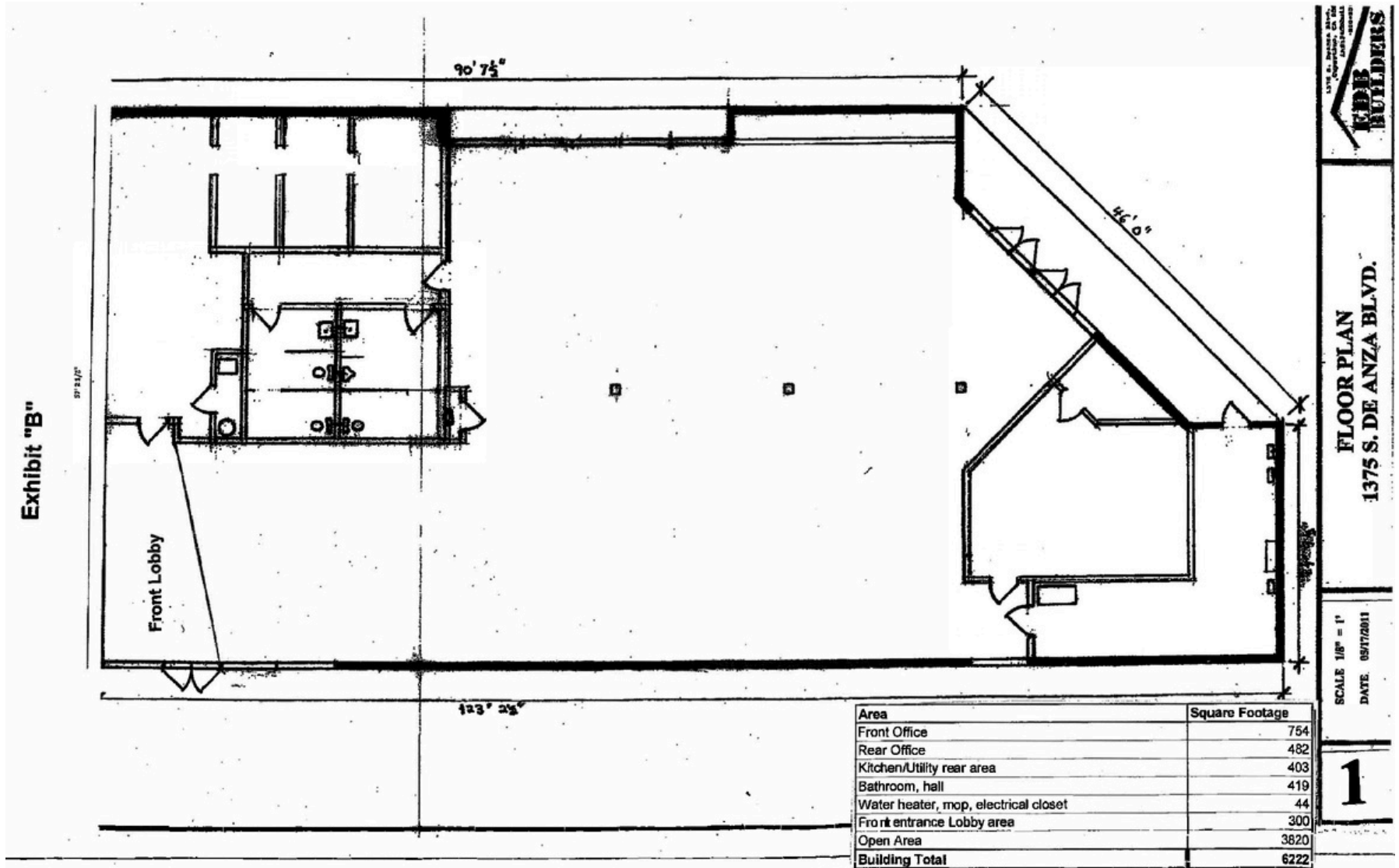
# 1375 S. DE ANZA

Cupertino, California



# 1375 S. DE ANZA

Cupertino, California







# 1375 S. DE ANZA

Cupertino, California



## CARLOS SERRANO-QUAN

Managing Partner

carlos@sq-commercial.com

Direct: 415-608-8409

CaIDRE #01707584

## PROFESSIONAL BACKGROUND

Mr. Carlos Serrano-Quan is the Founder and Managing Partner of Sequoia Commercial Group (SCG), a commercial real estate brokerage with four offices in the San Francisco Bay Area. Carlos was awarded the prestigious CoStar Power Broker Awards for the highest volume of deals in Q3 of 2022 and Q1 of 2020. SCG specializes in sourcing value-add investment opportunities for local and international clients, leasing, and asset management.

## EDUCATION

In addition to his business accomplishments, Carlos has proudly served the City and County of San Francisco in various positions. He was appointed by the S.F. Board of Supervisors and the Mayor as a Citizen's Advisory Committee member of the San Francisco Department of Aging and Adult Services; and a member of the San Francisco Department of Youth and Families Community Advisory Committee. Among Carlos' favorite activities is helping the community by serving in various roles, i.e., as the former Executive Director of 3 community-based nonprofit organizations, Homeownership SF, Chinatown Youth Center, Chinese Newcomers Service Center; and two international nonprofits, the American Diabetes Association, and Goodwill Industries.

## MEMBERSHIPS

Carlos is active in the organized Real Estate Industry, serving as an advisor to real estate tech startup companies and real estate industry associations. He is a Past President and Chairman of the Chinese Real Estate Association of America (CREAA) – a leading ethnic real estate industry organization in the United States; an Advisory Member of Sterling Bank & Trust, and a member of the Asian Commercial Professionals (ACP). Carlos is also currently serving as a Planning Commissioner for San Mateo County.

Sequoia Commercial Group  
3595 Balboa Street  
San Francisco, CA 94121  
415-572-6376

CARLOS SERRANO-QUAN  
415-608-8409  
carlos@sq-commercial.com

REGINA HUANG  
415-860-0538  
regina@sq-commercial.com

sq-commercial.com



# 1375 S. DE ANZA

Cupertino, California



**REGINA HUANG**

**Realtor**

regina@sq-commercial.com

Direct: 415-806-0538

CalDRE #01994067

## PROFESSIONAL BACKGROUND

Ms. Regina Huang is a seasoned real estate investment consultant, boasting a wealth of experience since 2015. Over the years, Regina has expertly guided her private clients through a myriad of residential and commercial real estate transactions, with a keen focus on the dynamic San Francisco Bay Area market.

Before embarking on her successful real estate career, Regina honed her skills as a sales and marketing manager at Xinshang catering company in vibrant Shanghai, China. Having resided in both Shanghai and Guandong for over two decades, Regina is not only deeply immersed in the culture but also fluent in both Cantonese and Mandarin.

Regina's journey to the United States commenced after she accomplished her bachelor's degree at East China Normal University, driven by a desire to seek new opportunities and experiences. Beyond her professional endeavors, Regina finds immense fulfillment in giving back to the community. She actively serves as a dedicated volunteer at the nonprofit organization, Chinese Newcomers Service Center.

Sequoia Commercial Group  
3595 Balboa Street  
San Francisco, CA 94121  
415-572-6376

CARLOS SERRANO-QUAN  
415-608-8409  
carlos@sq-commercial.com

REGINA HUANG  
415-860-0538  
regina@sq-commercial.com

sq-commercial.com



# 1375 S. DE ANZA

Cupertino, California

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Sequoia Commercial Group, LLC, its directors, officers, agents, advisors, affiliates, and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use, or any and all other matters.

Neither Sequoia Commercial Group, LLC, nor its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such a party. Sequoia Commercial Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating, under contract, or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third-party independent professionals selected by such a party. All financial data should be verified by the party, including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Sequoia Commercial Group, LLC, makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Sequoia Commercial Group, LLC, does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Sequoia Commercial Group, LLC, in compliance with all applicable fair housing and equal opportunity laws.