



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# APPROVED PREMIUM CONDOMINIUM DEVELOPMENT OPPORTUNITY

210 & 214 W. Ahwanee Avenue | Sunnyvale, CA

**SALE**

**FLOOR**

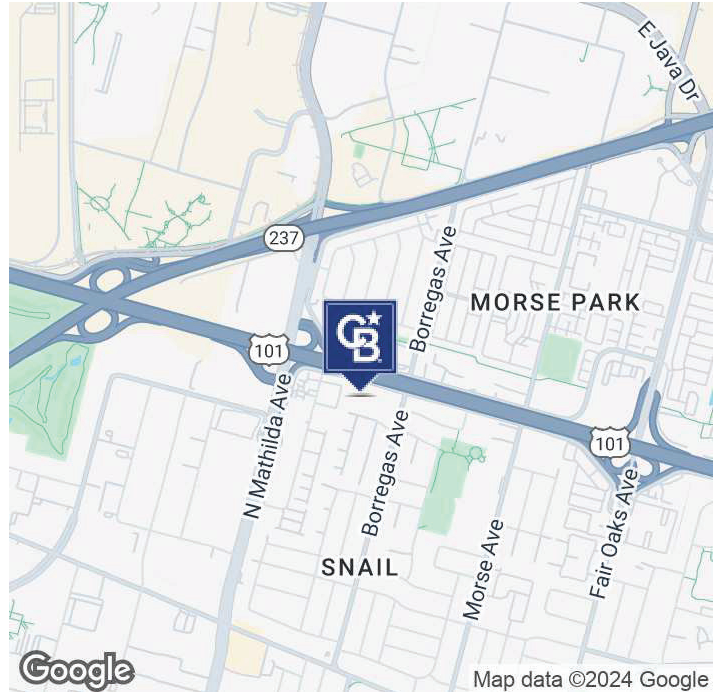


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# SALE PREMIUM CONDOMINIUM DEVELOPMENT SITE | SUNNYVALE

210 & 214 West Ahwanee Avenue Sunnyvale, CA 94085



## PROPERTY HIGHLIGHTS

- Approved Development Site
- .72 Acres
- 24 Condominium Units
- 58 Car Parking including 2 ADA Accessible
- Private Patio Per Unit
- Common Rooftop Garden with Solar Panels
- Excellent Transit-Oriented Development Opportunity
- Core Silicon Valley Location with Excellent Access to Major Employers
- General Plan Designation: Medium Density Residential (32 DU/Acre)
- 1-year Extension of SDP 2018- 7006 (24-unit residential condo project) from 8/11/24 to 8/10/25.
- Superb Residential Market with Strong Demand and Insufficient Housing Supply
- Outstanding School District
- Seller States Site is 'Shovel-Ready'

## OFFERING SUMMARY

**Offered at: \$12,000,000**

Total Units:	24
No. of Stories:	4
Total Gross Building Area:	Approx. 49,756 SF*
Net Building Area:	Approx. 29,450 SF*
Lot Size:	Approx. 31,696 SF (.72 Acre)*
Lot Coverage:	40%
Zoning:	R4
APN:	204-03-002/003

\*Per Owner

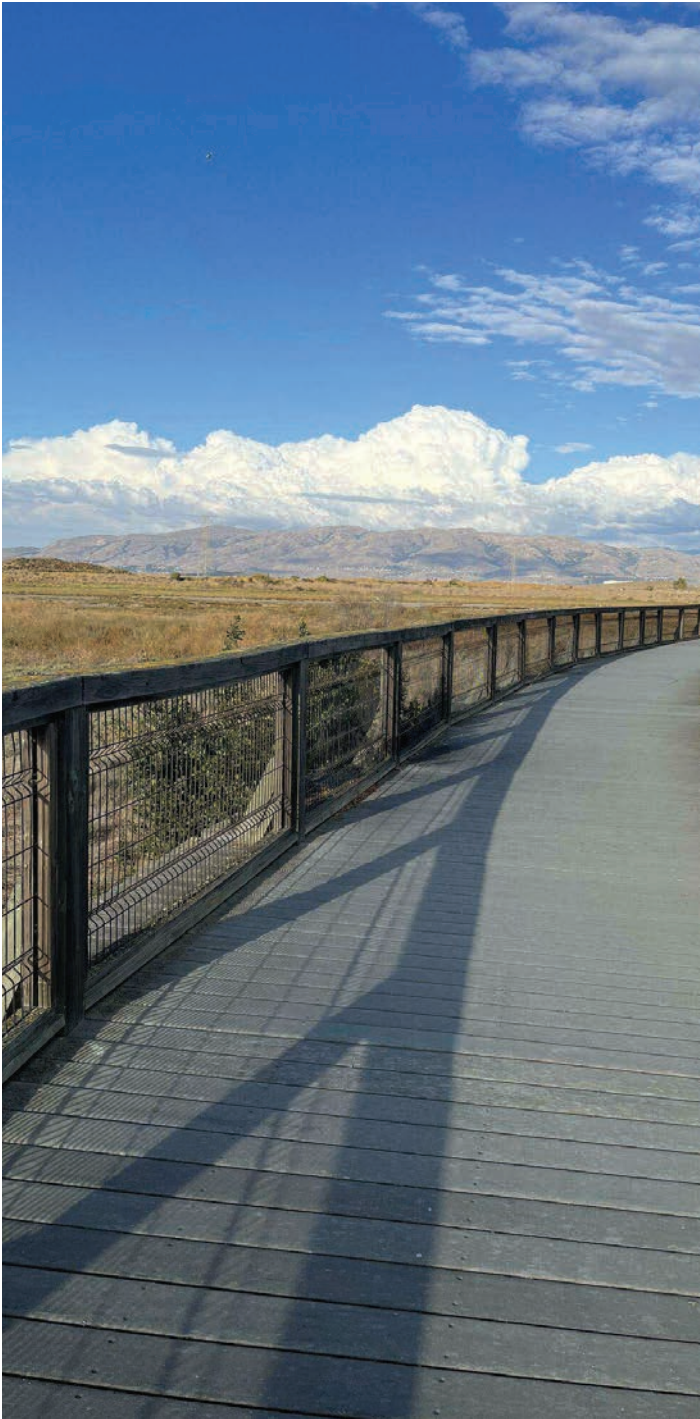
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## PROPERTY DESCRIPTION

This unique development opportunity is situated on West Ahwanee Avenue in Sunnyvale, California, encompassing approximately 31,364 square feet across two parcels. Currently, one parcel hosts a vacant commercial building, while the other contains a vacant single-family residence. The approved proposed project envisions four residential buildings, each featuring six condominium units across three levels, plus a common rooftop garden. Each level houses two units, offering a total of 24 units with a mix of 12 three-bedroom/two-bath units and 12 two-bedroom/two-bath units complete with individual patios. The total livable area spans roughly 29,450 square feet. Each unit includes a private two-car garage, complemented by an additional 10 unassigned outdoor parking spaces, including 2 ADA-accessible spots, for a total of 58 spaces. The property benefits from its prime Silicon Valley location, just a short six-minute drive to the Sunnyvale Caltrain station and the Google Headquarters. Zoned R4 for multifamily use, the site holds a medium-density designation under the general plan. This location offers a highly desirable core position within Silicon Valley, a global technology hub home to over 500 tech companies and 15 Fortune 500 corporations. This project presents a rare opportunity to develop residential units in a market with significant demand and limited supply.

## LOCATION DESCRIPTION

Sunnyvale, located about 35 miles south of San Francisco, sits at the heart of Silicon Valley, nestled between Santa Clara and Mountain View. Once an agricultural area, it has evolved into a thriving tech hub at the center of the Bay Area's transformation. With a population of over 150,000, it ranks as the Bay Area's seventh-largest city, offering both metropolitan convenience and scenic beauty. The city is home to major tech companies like Google, Meta, Amazon, Apple, Microsoft, and LinkedIn, positioning it as a focal point for technology and innovation. Yet beyond the bustling campuses of these tech giants, Sunnyvale offers quiet neighborhoods, strong schools, and a diverse, welcoming community. The city's historic downtown, filled with local eateries and shops, hosts regular art festivals, concerts, and a vibrant year-round farmers' market.

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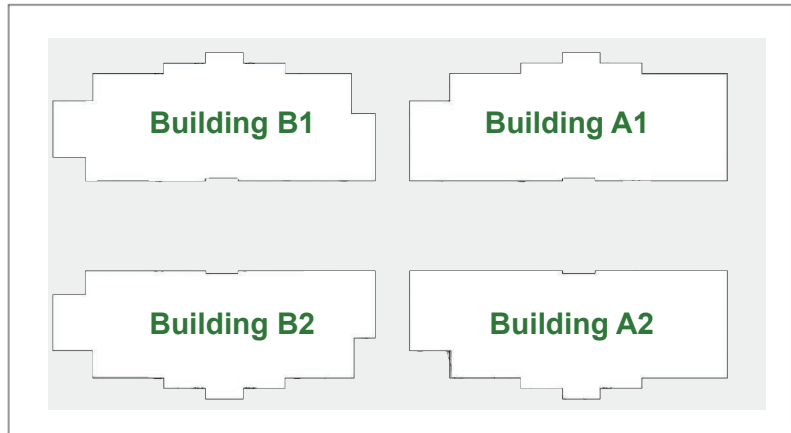


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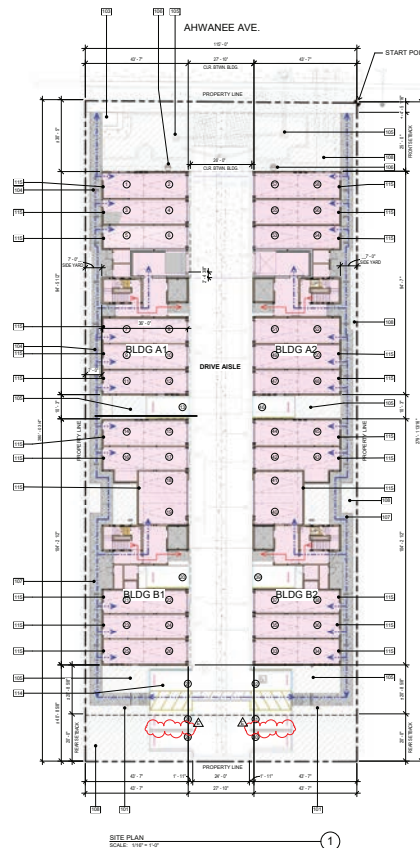
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## SITE & BUILDING PLANS



Ahwanee Avenue



Note: Complete Condominium/Building Plans are available in the disclosure documents.

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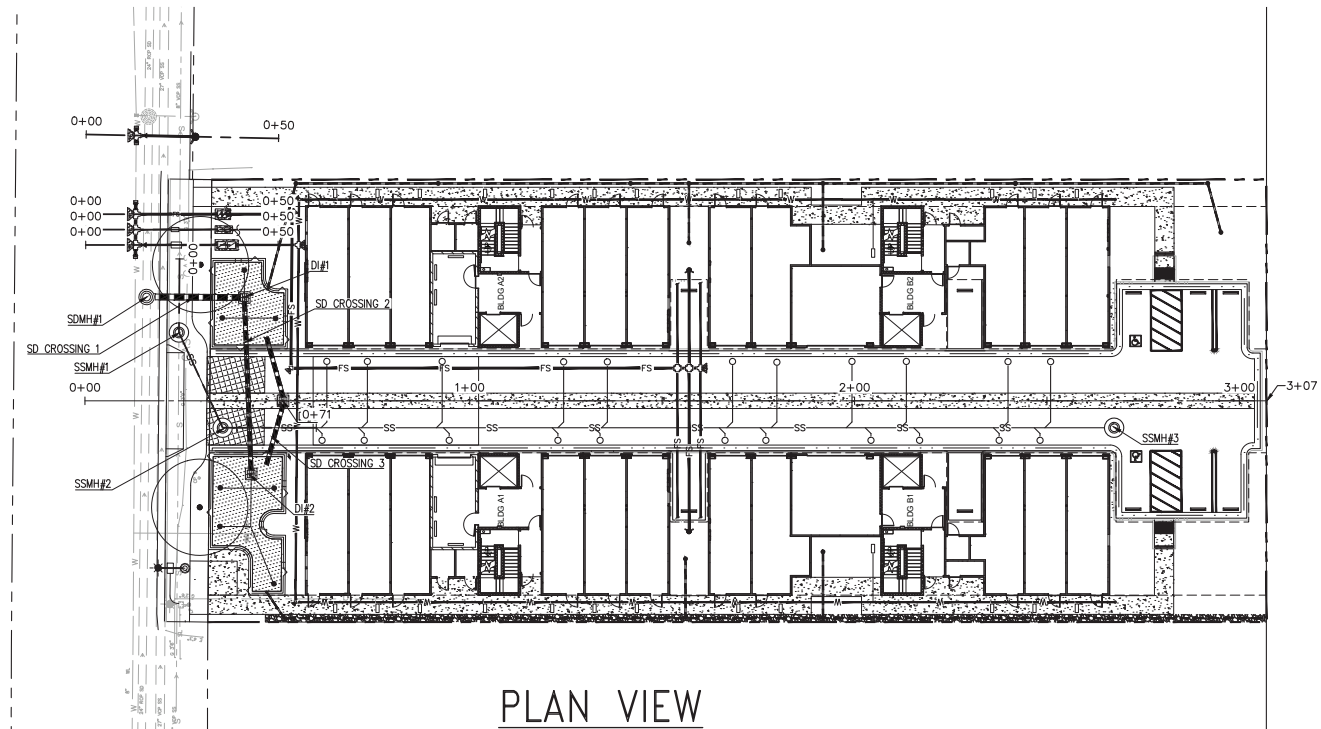


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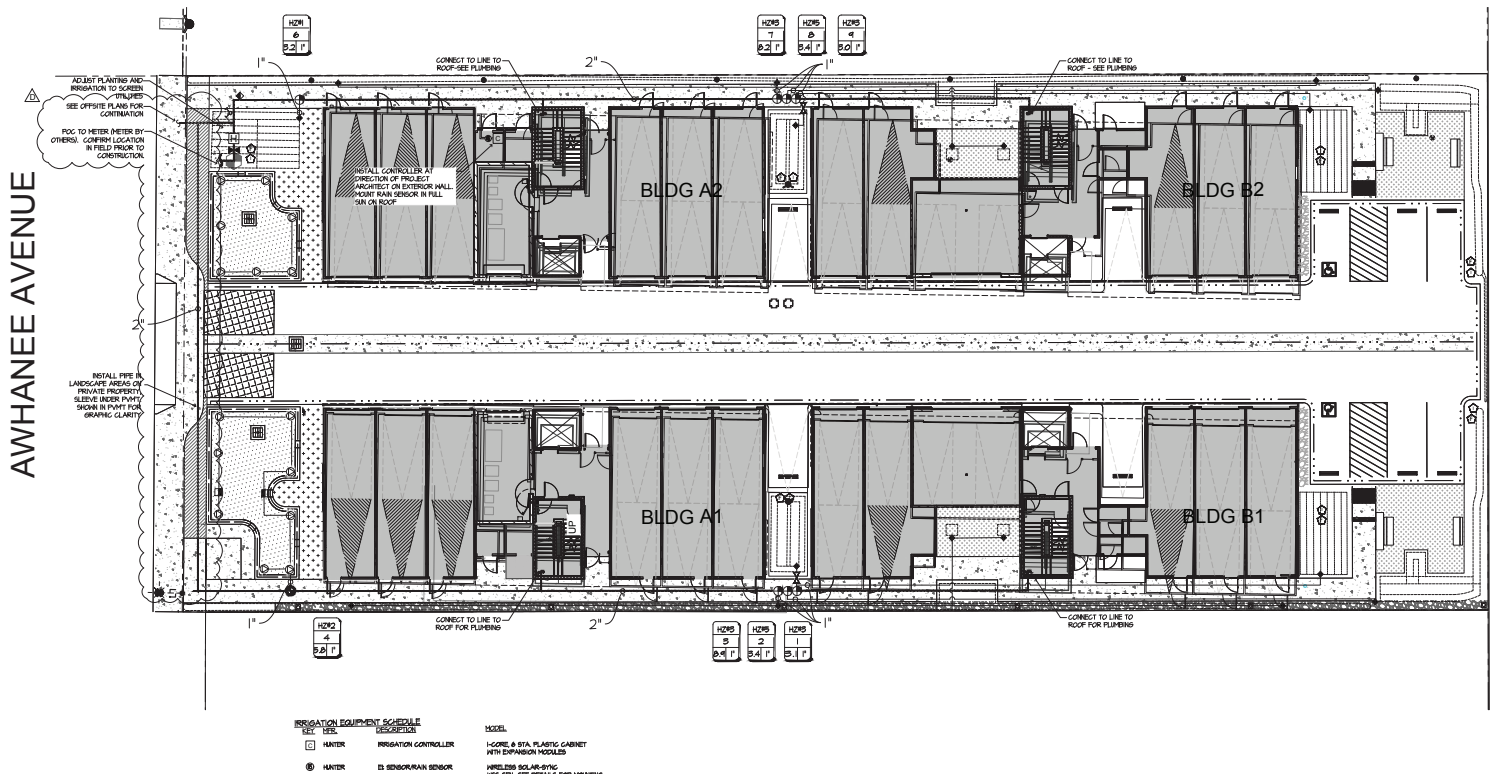
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## SITE & BUILDING PLANS



PLAN VIEW



IRRIGATION EQUIPMENT SCHEDULE		MODEL	
SYM.	DESCRIPTION	SYM.	DESCRIPTION
⊠	WATER	H2M	4 2.2 1"
⊡	IRRIGATION CONTROLLER	H2S	7 2.4 1"
⊙	WATER	H2S	8 2.4 1"
⊚	SONOSOLAR SENSOR	H2C	1 2.2 1"
			H2C 2 2.4 1"
			H2C 3 2.4 1"
			H2C 4 2.2 1"

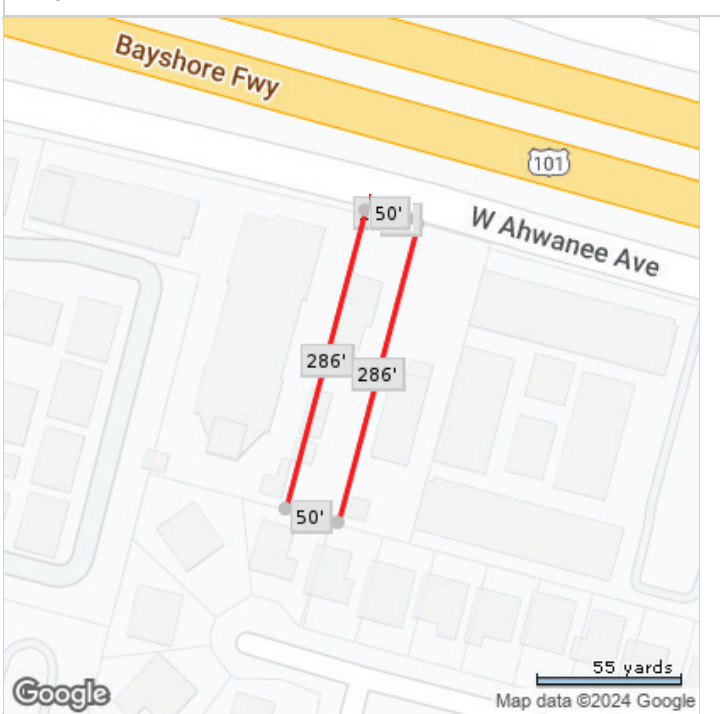
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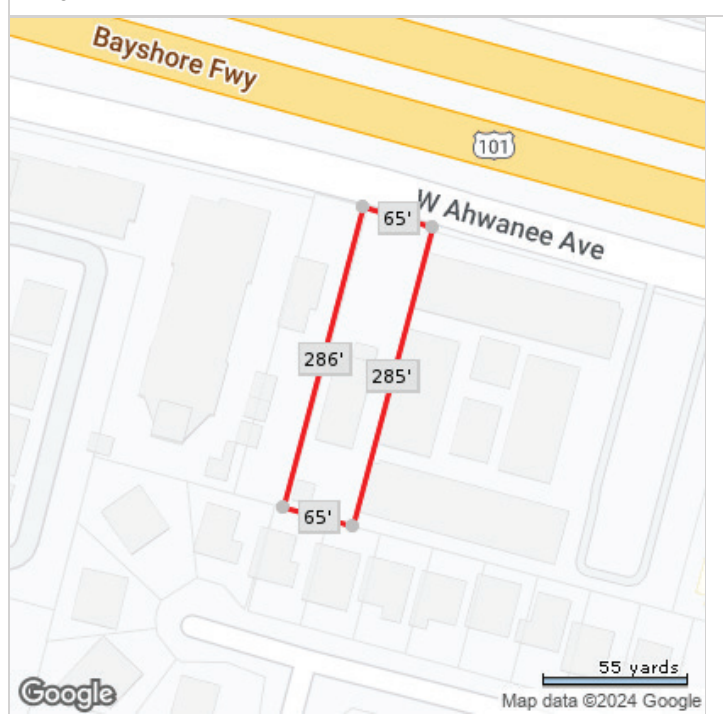


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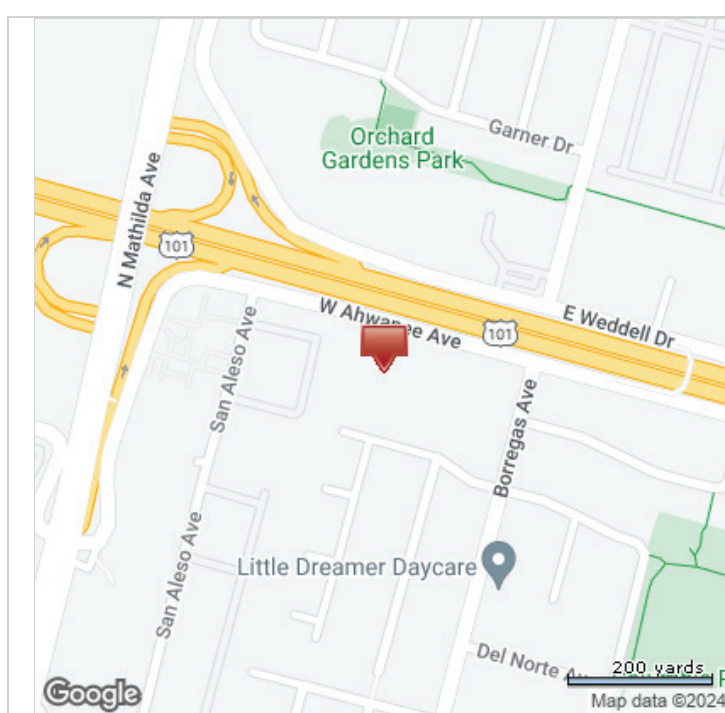
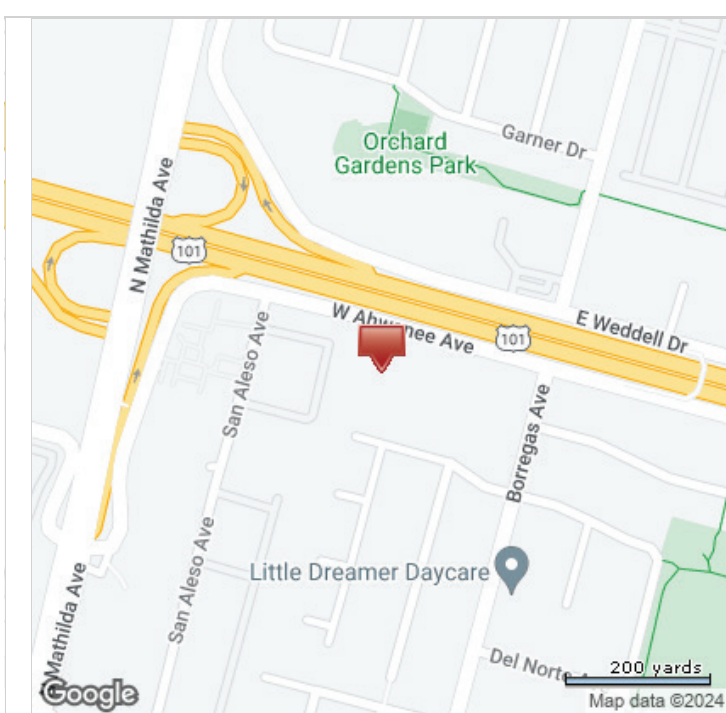
## TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



\*Lot Dimensions are Estimated



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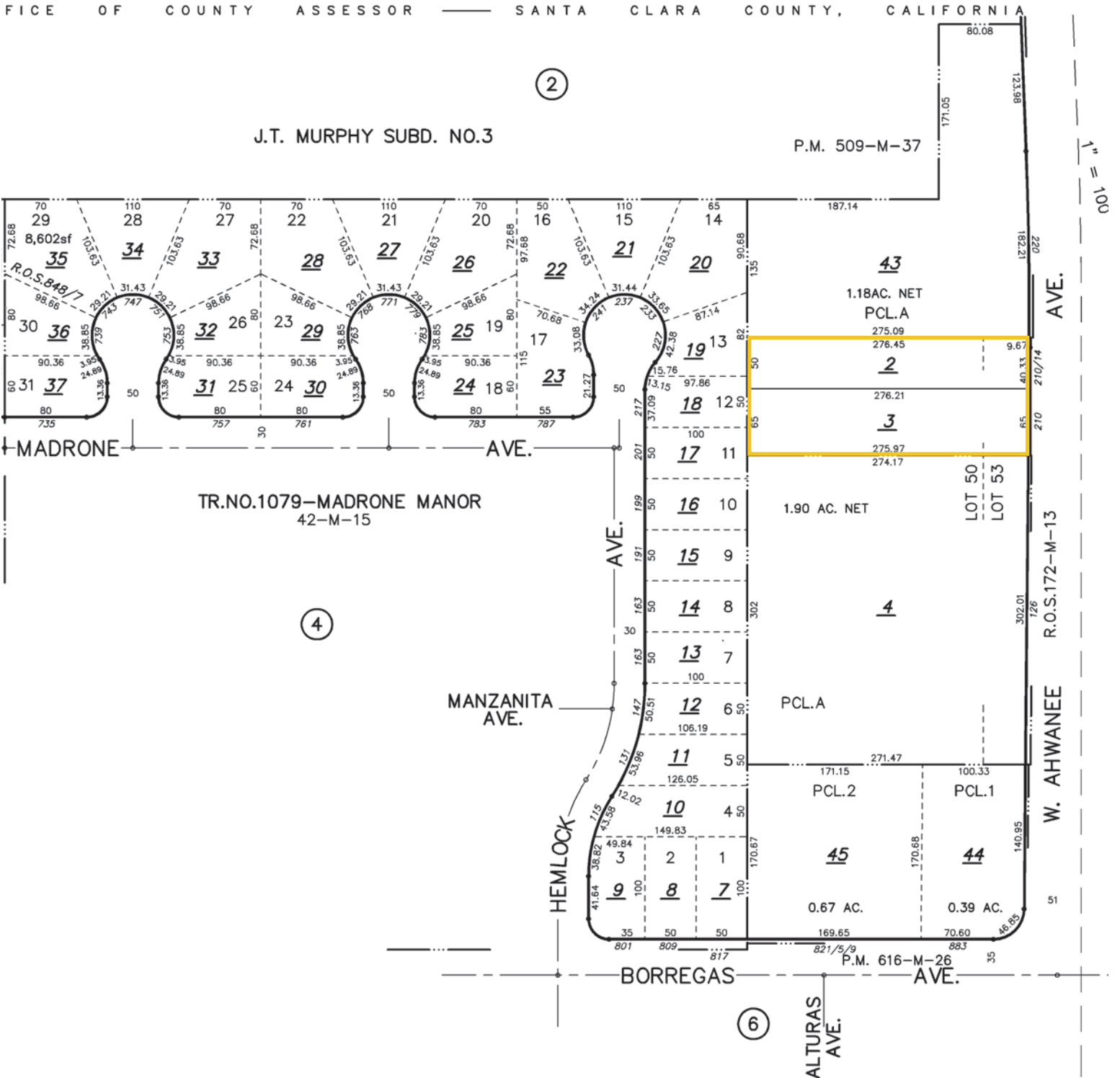


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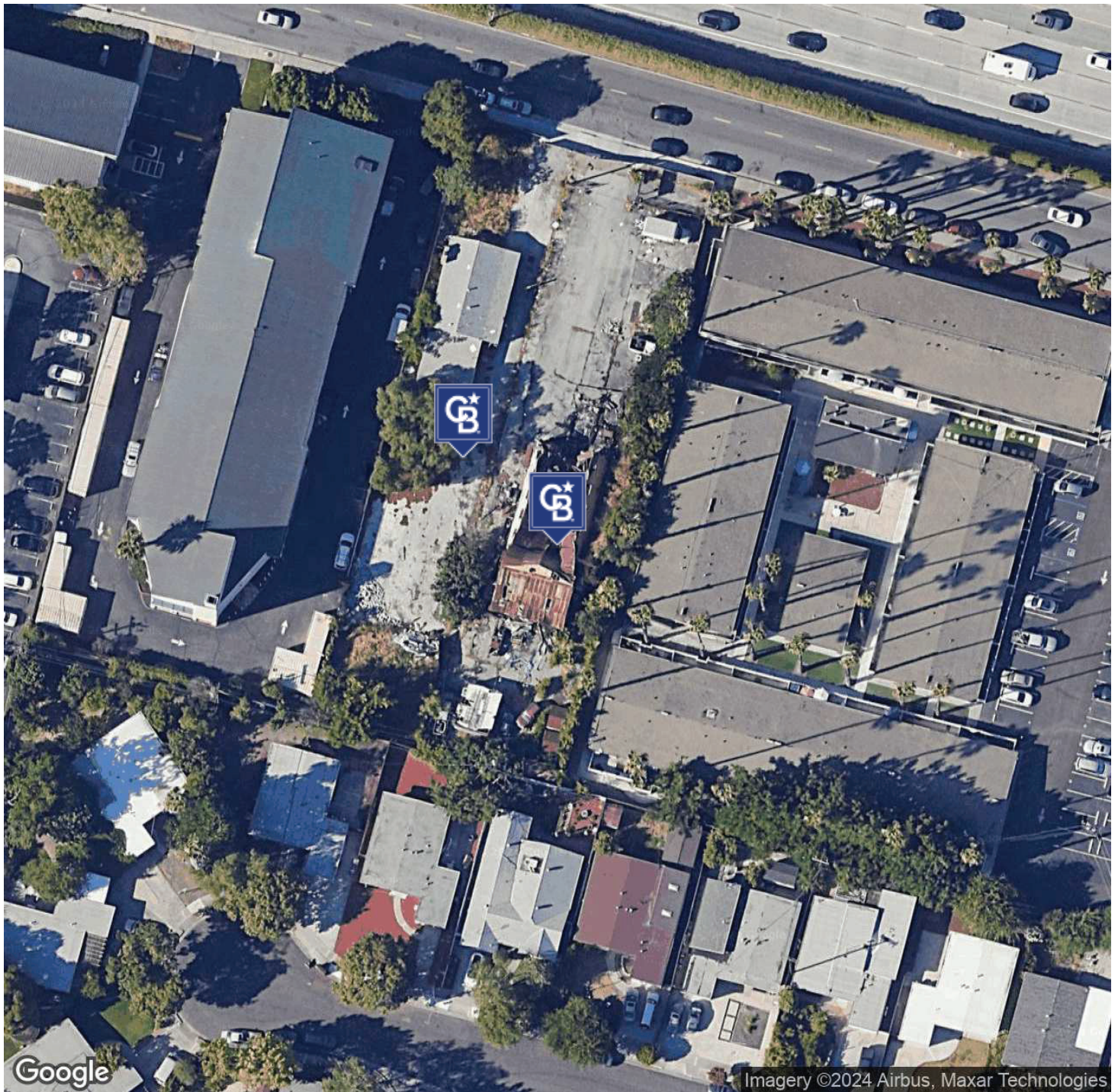
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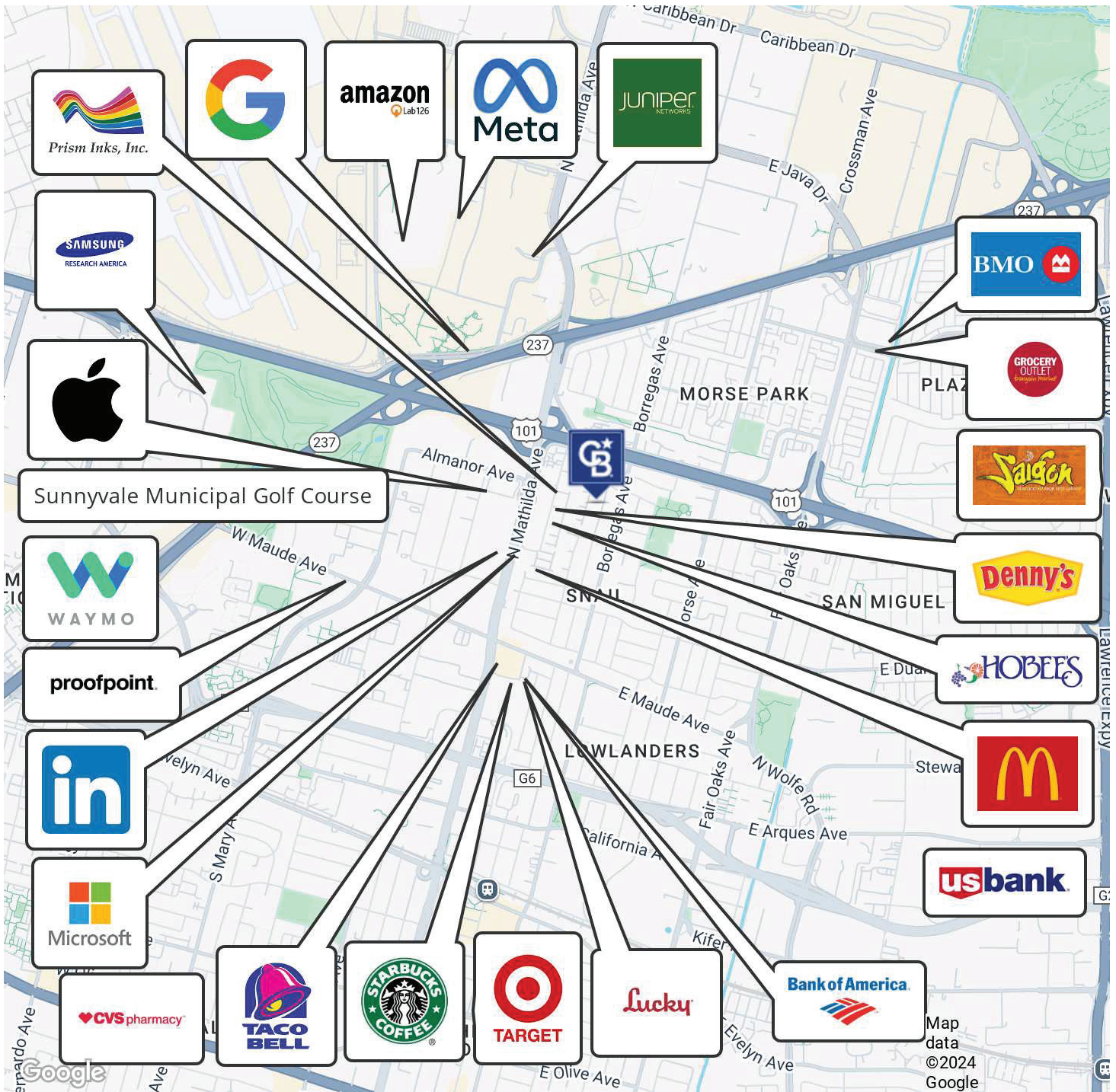
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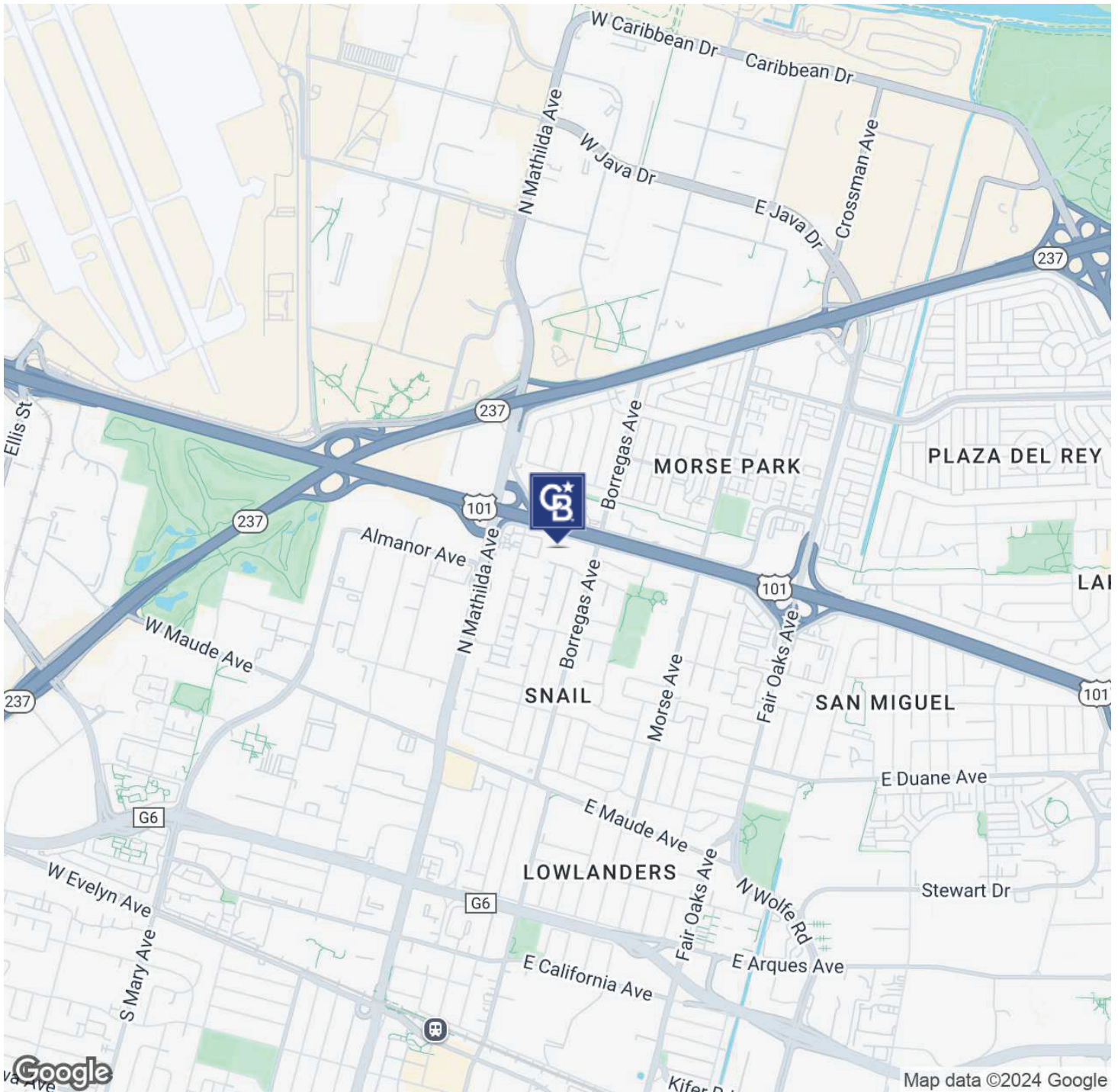


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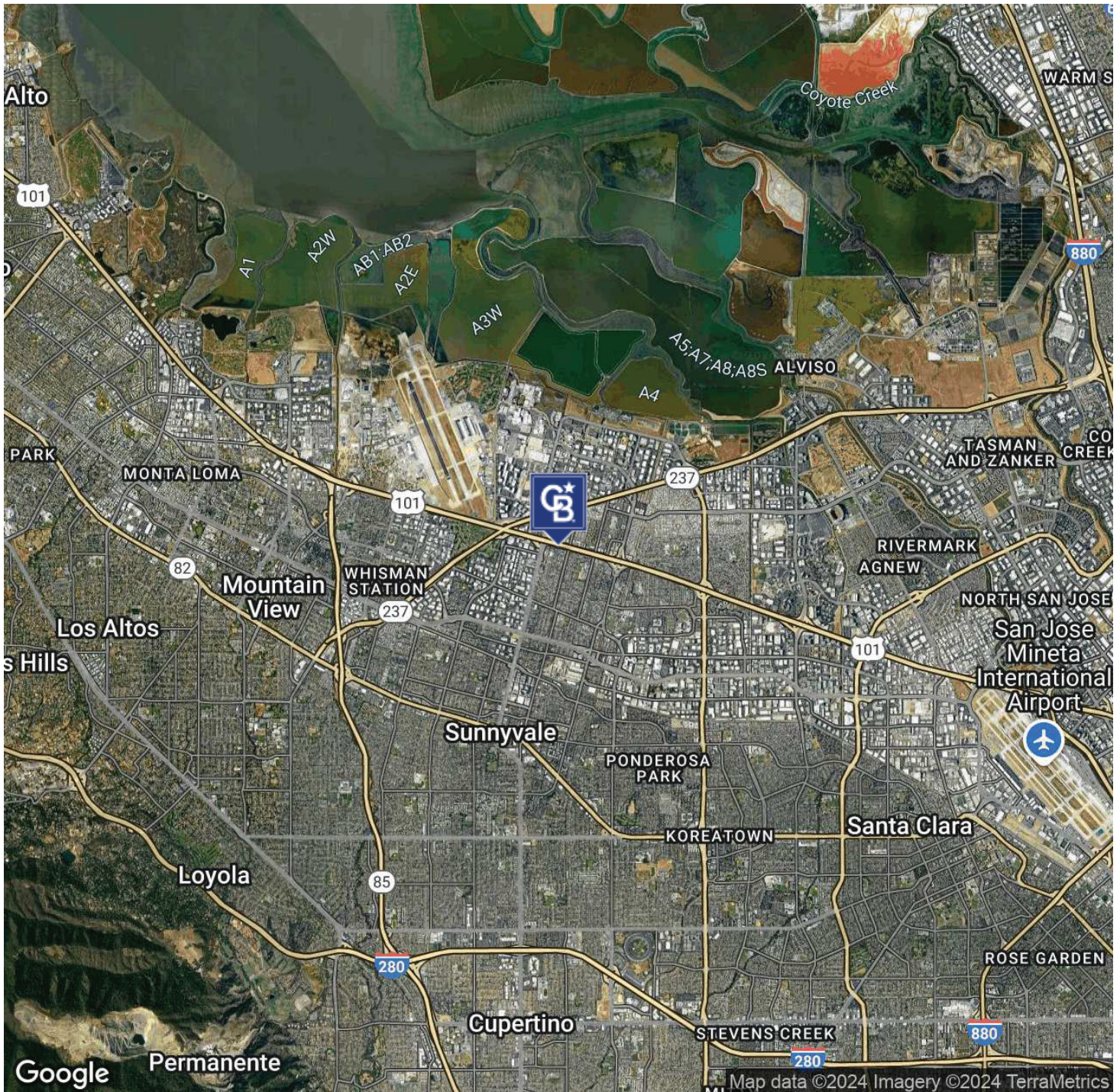
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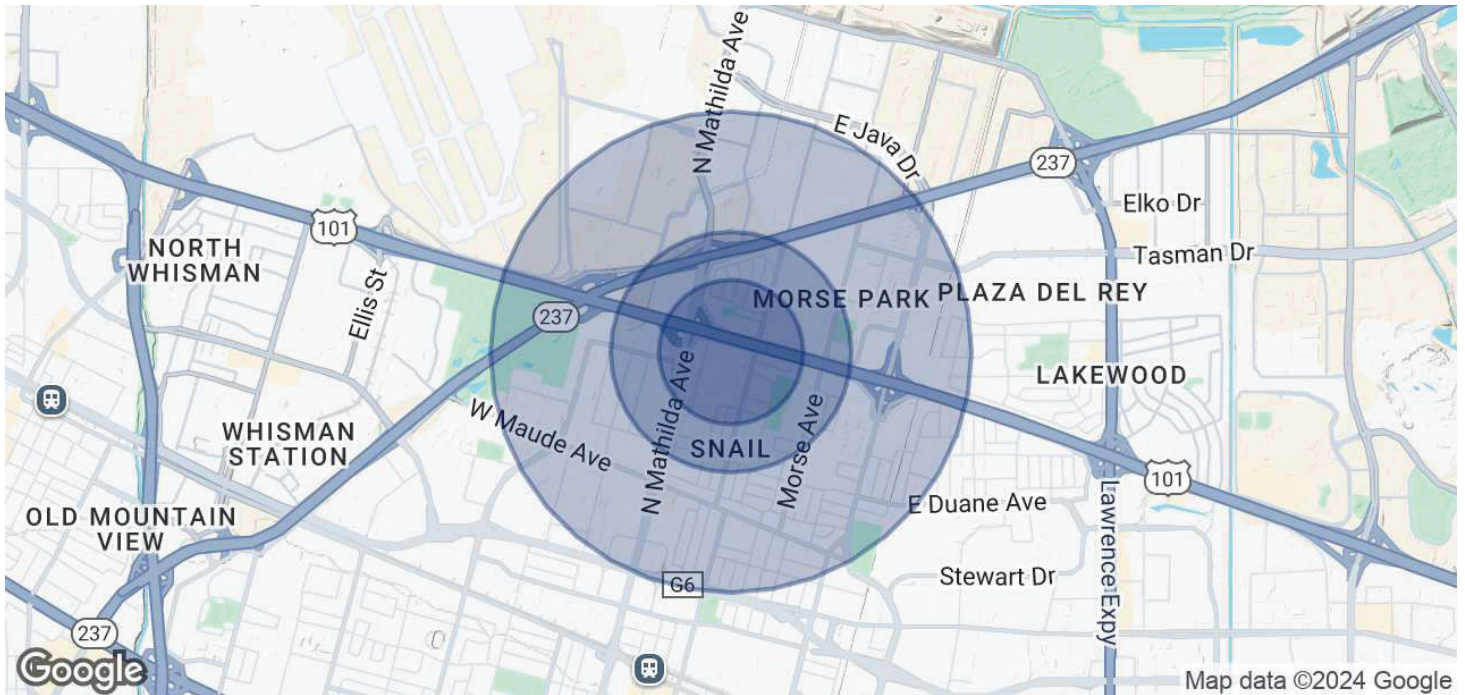
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,198	6,314	23,198
Average Age	39	39	38
Average Age (Male)	38	39	37
Average Age (Female)	40	40	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	830	2,547	9,092
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$207,451	\$214,153	\$214,974
Average House Value	\$1,544,940	\$1,485,830	\$1,449,582

Demographics data derived from AlphaMap

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