

FOR SALE

CUPERTINO

±3.37 ACRES • LOS ALTOS, CALIFORNIA HEART OF SILICON VALLEY REDEVELOPMENT OPPORTUNITY



SUNNYVALE

SHORELINE BOULEVARD

LOS ALTOS

190 JORDAN AVENUE
LOS ALTOS, CA



MOUNTAIN VIEW

SAN ANTONIO ROAD

LOS ALTOS HILLS

CENTRAL EXPRESSWAY

EL CAMINO REAL

PALO ALTO

FOOTHILL EXPRESSWAY

HENRY GUNN HIGH SCHOOL

STANFORD UNIVERSITY

ARASTRADERO ROAD

FREMONT ROAD

LOOP ROAD

±3.37 ACRES
190 JORDAN AVENUE
LOS ALTOS, CALIFORNIA

**INCREDIBLE INFILL
REAL ESTATE!**



FOR SALE

±3.37 ACRES

**190 JORDAN AVENUE
LOS ALTOS, CALIFORNIA**

ASKING PRICE: \$18,350,000

THE OPPORTUNITY

- **Heart of Silicon Valley**
Los Altos is a relatively easy commute to the biggest names and employers in the tech world.
- **Extremely Rare Infill Land Opportunity**
Los Altos is a mature built out community. Residential redevelopment opportunities of this size are very rare.
- **Prime Los Altos, California Location**
Los Altos is the wealthiest suburb in California and the 4th wealthiest in the United States (rankings vary by source).
- **World Class Schools & Universities**
From both public and private K-12 schools to Stanford University this property is surrounded by top tier education.
- **Favorable Existing Zoning**
The existing R1-10 Single Family Residential zoning is consistent with nearby residential densities and supports the underlying land value. Zoned R1-10 - Single Family District - 10,000 minimum net square feet per lot (11,000 minimum net sf per lot for corner lots).
- **Additional Upside Potential**
Newer California laws favor development of denser, more affordable housing on land with existing residential zoning.
- **Redevelopment Advantages**
As an infill redevelopment site this property is already served by existing roads, services, and utilities.

THE REGION

The term "Silicon Valley" came into the vernacular in the late 1970s. It is widely understood what the ensuing flood of talent, ingenuity, and highly compensated employment would mean to real estate values in what was an already desirable locale to raise a family and retire.

This acreage, which was developed as a church in the late 1970s as well, became increasingly valuable real estate given its proximity not only to Stanford University and top tier public and private schools, but also to corporations such as Apple, Adobe, Google, Meta, NVIDIA and Oracle. The story of the Silicon Valley is an incredible and ongoing narrative. Today's worldwide explosion of artificial intelligence is centered in the Silicon Valley, with nearby NVIDIA as the dominant force.

There is no better place for those involved in the AI revolution to live than Los Altos, California.

The opportunity for Silicon Valley executives and engineers to live in close proximity to their work and at the cutting edge of innovation while being able to retreat home into a nearby, beautiful suburban neighborhood will always be a strong draw. This property represents a rare opportunity to join an established Los Altos, California neighborhood.

Note: The premises are currently occupied. Please do not disturb the occupants. Tours will be accommodated by appointment only.



±3.37 ACRES
190 JORDAN AVENUE
LOS ALTOS, CALIFORNIA
RESIDENTIAL ZONED

FOR SALE

**INCREDIBLE INFILL
REAL ESTATE!**

**HEART OF SILICON VALLEY
REDEVELOPMENT
OPPORTUNITY**

**STANFORD
UNIVERSITY**
ARASTRADERO ROAD

**PALO
ALTO**

FOOTHILL EXPRESSWAY

**SANTARITA
ELEMENTARY
SCHOOL**

LOS ALTOS AVENUE

**LOS
ALTOS**



**EGAN
JUNIOR
HIGH
SCHOOL**

SAN ANTONIO ROAD

SITE



EL CAMINO REAL

JORDAN AVENUE

**MOUNTAIN
VIEW**



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Lic. 00975548

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kris.riley@newcastlepg.com
Lic. 01290492



Absolutely Amazing Schools!

There are few places in America that can compare to this property in terms of its location relative to top tier education alternatives. Stanford University is among the most prestigious school in the United States, and the campus is within an walking distance. The property's proximity to has been a major factor in the surrounding community offering absolutely amazing K-12 public and private school choices.

PUBLIC SCHOOLS (K-12)

The public K-6, middle school, and high school campuses are all within a mile of the property.

- Almond Elementary (± 0.79 miles) Grades K-6
- Eagan Junior High School (± 0.15 miles) Grades 7-8
- Los Altos High School (± 0.36 miles) Grades 9-12
(Los Altos High School has a "Great Schools" rating of 10/10 and a "Niche" school rating of A+)

PRIVATE SCHOOLS (K-12)

There are also abundant private school options available in close proximity. All of the pre-college private schools have a "Niche" school rating of A+.

- Pinewood School, has its lower and middle schools in Los Altos and its upper school in Los Altos Hills.
- Sacred Heart Schools (± 5.86 miles), is a Catholic pre K-12 school in Atherton.
- St Francis High School (± 2.1 Miles), is a top tier Catholic high school located in Mountain View.
- Menlo School (± 5.9 Miles), is a grades 6-12 college preparatory school in Atherton.
- Castilleja School (± 3.6 miles), is a prestigious all girls 6-12 school in Palo Alto.
- Bellarmine (± 11 Miles), is an all boys Jesuit college preparatory school in San Jose.

COLLEGES & UNIVERSITIES

- Stanford University (± 1.3 miles)
- Foothill College (± 2.2 miles)
(#1 Community College in the Nation)
- Menlo College (± 5.9 miles)
- Santa Clara University (± 9.7 miles)



SITE

PALO ALTO

MOUNTAIN VIEW

LOS ALTOS

LOS ALTOS HILLS

EXCELLENT LOCAL K-12 SCHOOLS!

- 1. Almond Elementary (±.79 miles)
- 2. Los Altos High School (±.36 miles)
- 3. Pinewood School K-2 (±2 miles)
- 4. Pinewood School 3-6 (±1.8 miles)
- 5. Pinewood School 7-12 (±1.7 miles)
- 6. Egan Jr. High School (±.15 miles)



ARASTRADERO ROAD

FREMONT ROAD

FOOTHILL EXPRESSWAY

SAN ANTONIO ROAD

EL CAMINO REAL

SOUTH EL MONTE ROAD

MIRAMONTE AVENUE



6

2

1

4

3

5

FOR SALE

JORDAN AVENUE

SUBJECT

CATALINA WAY

DELPHI CIRCLE

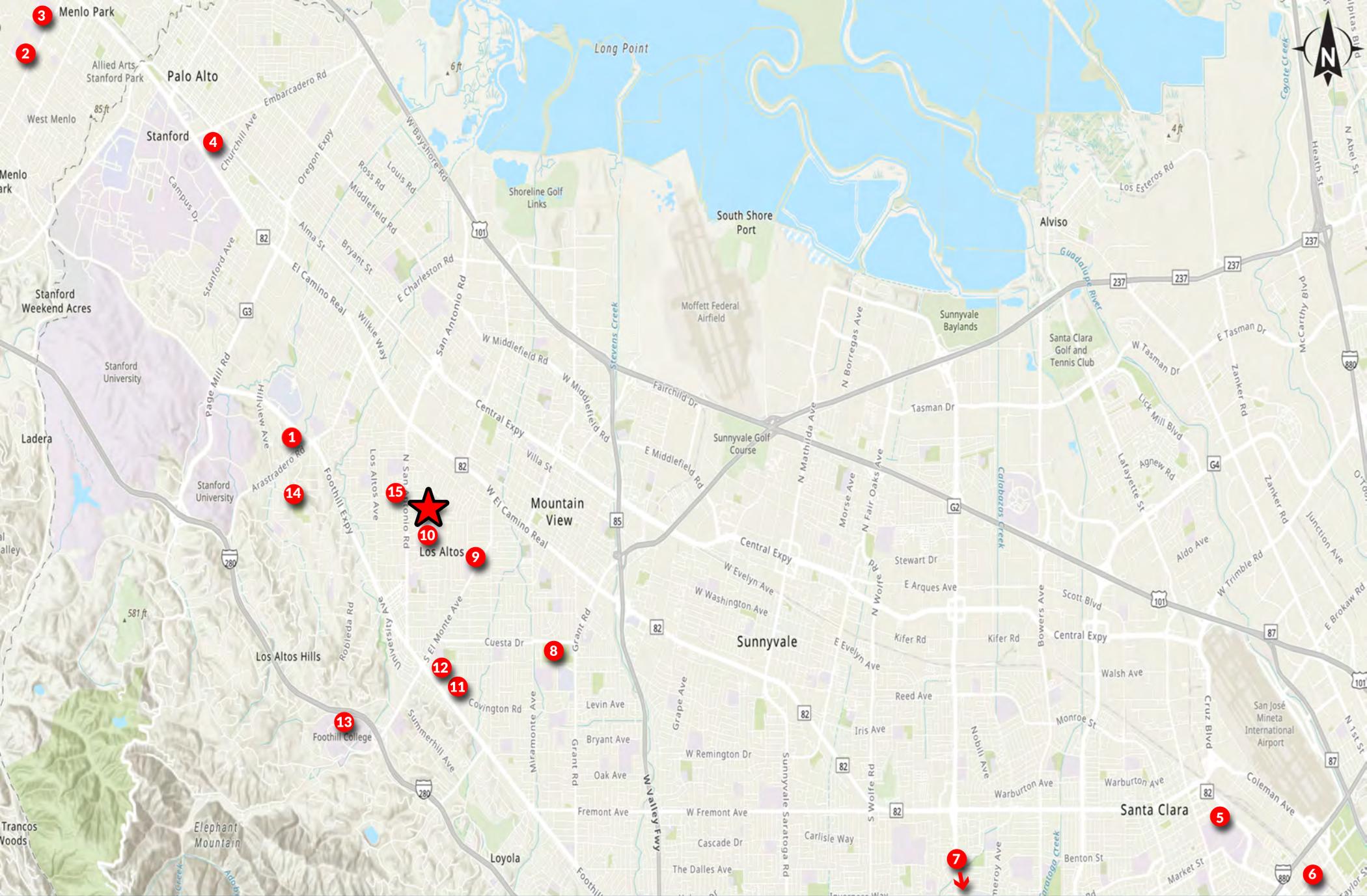
CATALINA COURT



**190 JORDAN AVENUE
LOS ALTOS, CALIFORNIA**

±3.37 ACRES





- 1. Stanford University (±1.3 miles)
- 2. Sacred Heart Catholic (±5.9 miles)
- 3. Menlo School (±5.9 miles)
- 4. Castilleja School (±3.6 miles)
- 5. Santa Clara University (±9.7 miles)

- 6. Bellarmine High School (±11 miles)
- 7. Harker Schools (multiple campus)
- 8. St. Francis Catholic (±2.1 miles)
- 9. Almond Elementary (±0.79 mile)
- 10. Los Altos High School (±0.36 miles)

- 11. Pinewood School K-2 (±2 miles)
- 12. Pinewood School 3-6 (±1.8 miles)
- 13. Foothill College (±2.2 miles)
- 14. Pinewood School 7-12 (±1.7 miles)
- 15. Egan Jr. High School (±0.15 miles)



SILICON VALLEY



MARIN COUNTY

SAN FRANCISCO

EMERYVILLE

BERKELEY

MARTINEZ

CONCORD

SACRAMENTO

WALNUT CREEK

SAN RAMON

LIVERMORE

PLEASANTON

HAYWARD

SAN MATEO

REDWOOD CITY

MOUNTAIN VIEW

LOS ALTOS

FOOTHILL COLLEGE

SUNNYVALE

OGIS International

COZEN

eurofins

Apple

DeAnza College

CUPERTINO

CAMPBELL

SARATOGA

LOS GATOS

SANTA CRUZ

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MORGAN HILL

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OpenAI

POCKET COMPANY

INTEC I.T. USA

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Silicon Valley Sales

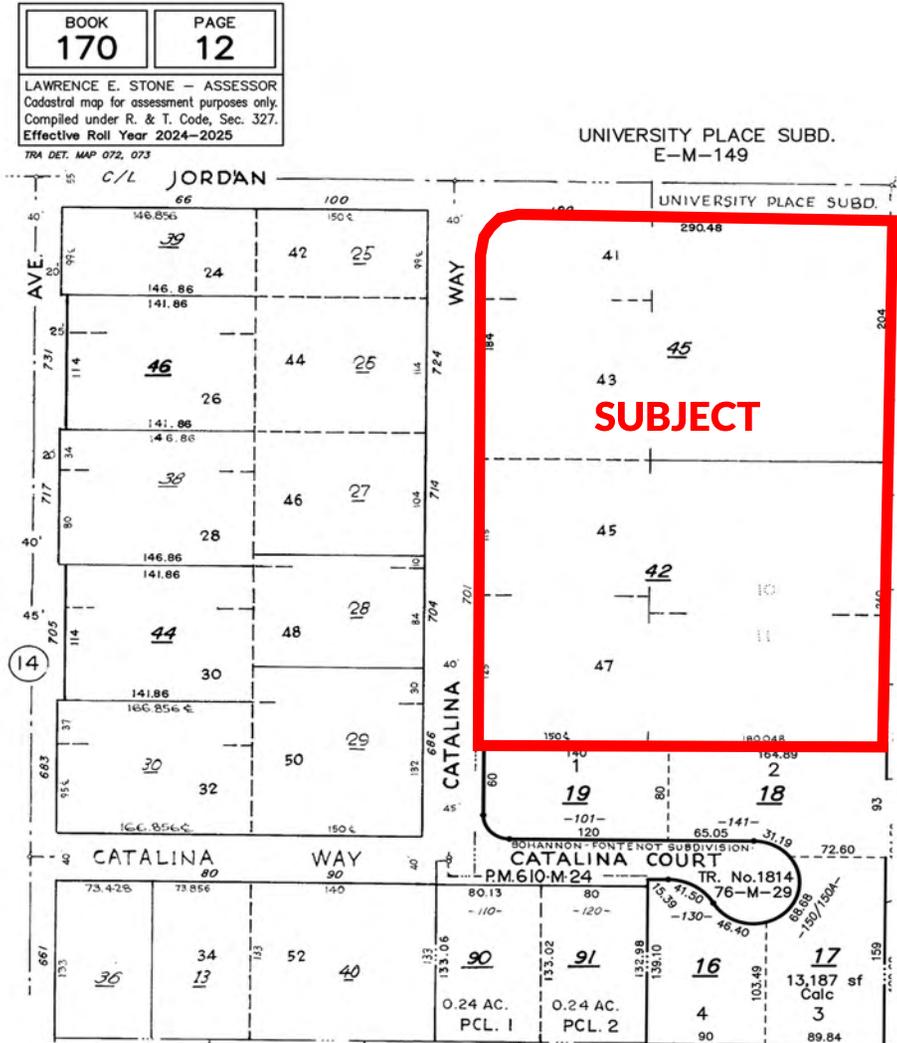
kinetic technologies

TEC DTA

www.tecdia.com

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190 JORDAN AVENUE
LOS ALTOS, CALIFORNIA



SANTA CLARA COUNTY
ASSESSOR'S PARCEL NUMBERS
170-12-042 and 170-12-045

SIZE DISCLAIMER:

The Assessor acreage measurements are approximate only. The use of approximate acreage figures does not mean that more accurate measurements, or a survey, do not exist.



Los Altos Parks & Recreation

1. **Los Altos Community Center / Hillview Soccer Field / Hillview Baseball Field**
97 Hillview Ave
2. **Blach Intermediate School**
1120 Covington Rd
3. **Village Park**
Edith Ave/San Antonio Rd
4. **Egan Junior High School**
100 W Portola Ave
5. **Veterans Community Plaza**
Corner of Main & State Sts
6. **Grant Park**, 1575 Holt Ave
7. **Heritage Oaks Park**
Portland/Miramonte Ave
8. **Lincoln Park**
University/Lincoln Ave
9. **Marymeade Park**
Fremont/Grant Rd
10. **McKenzie Park**
707 Fremont Ave
11. **Montclair Park**
2068 Stonehaven Dr
12. **Bus Barn Theater**
161 S San Antonio Rd
13. **Redwood Grove Nature Preserve**
482 University Ave
14. **Rosita Park**
401 Rosita Ave
15. **San Antonio Club - Tiny Tots**
647 N San Antonio Rd
16. **Shoup Park / Garden House**
400 University Ave



Additional Locations

- + **Growing IQ**, 750 Sunnyvale-Saratoga Rd, Sunnyvale
- + **Shoreline Aquatic Center**, 3160 N Shoreline Blvd, Mtn View

[+ PLEASE GO TO
MAPS.GOOGLE.COM
FOR DIRECTIONS]

THE FACILITY FOR SALE

190 JORDAN AVENUE
LOS ALTOS, CALIFORNIA

±18,968 SQUARE FOOT FACILITY

±166 PARKING STALLS

±3.37 ACRES

- ABUNDANT PARKING
- BEAUTIFUL FACILITY
- MATURE NEIGHBORHOOD
- PRIME LOCATION



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The information contained herein has been obtained from sources believed to be reliable, but has not been verified for completeness and accuracy, and is subject to change. The buyer should independently investigate and verify all information in regard to the property as neither the seller or the broker represent or warrant such information as correct.

