



FORMER APPLE OFFICE BUILDING FOR LEASE

10275 N DE ANZA BLVD, CUPERTINO, CA 95014



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EXCLUSIVELY LISTED BY:

YUAN CHANG

408-417-0099

YChang@AiCREPartners.com

Lic #01352021

JIM MCARTHUR

408-202-3855

JMcArthur@AiCREPartners.com

Lic #01766468



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INVESTMENT SUMMARY

Iconic Office Building in the Heart of Cupertino: A Silicon Valley Cornerstone Across from Apple's Infinite Loop campus, 10275 N. De Anza Blvd is Apple's first 2 story building when they were just a promising startup, then became the headquarters of Interio Real Estate, who was later acquired by Berkshire Hathaway. Its modern design features a grand lobby with vaulted ceilings, 22 glass-door offices, open workspaces, and conference rooms, perfectly suited for tech startups, medical practices, or professional services. With 85 parking spaces (21 underground), this bright, inviting space fosters creativity and collaboration. Strategically located near Sandhill Road, Stanford, and San Jose Airport, this iconic property has proven fertile ground for startup success, its legacy as Apple's early home inspiring new ventures to thrive in Silicon Valley's dynamic ecosystem.



PRICE

\$3.50 PSF NNN



OFFICE CLASS

B



ZONING

CG (COMMERCIAL GENERAL)



ADDRESS

10275 N DE ANZA BLVD
CUPERTINO, CA 95014



COUNTY

SANTA CLARA



BUILDING AREA

21,504 SF



LOT AREA

1.22 AC



YEAR BUILT/RENOVATED

1980/2001





INVESTMENT HIGHLIGHTS

- **Ample on-site parking:** 85 parking spaces, 21 of which are secure underground with elevator service.
- **Premier Cupertino location:** Minutes to retail, and Hwy I-280 & Hwy 85. De Anza Blvd is one of the area's main north-south arterials, offering instant access to Apple's HQ, other blue-chip tech campuses, and an abundance of dining/retail. High visibility and signage.
- **Flexible, office floor plan ideal for a single or multi-tenant:** Efficient floor plates, generous window lines, and recent building-system upgrades support today's collaborative workplace requirements.



85 PARKING SPACES



PREMIER LOCATION



FLEXIBLE FLOOR PLAN

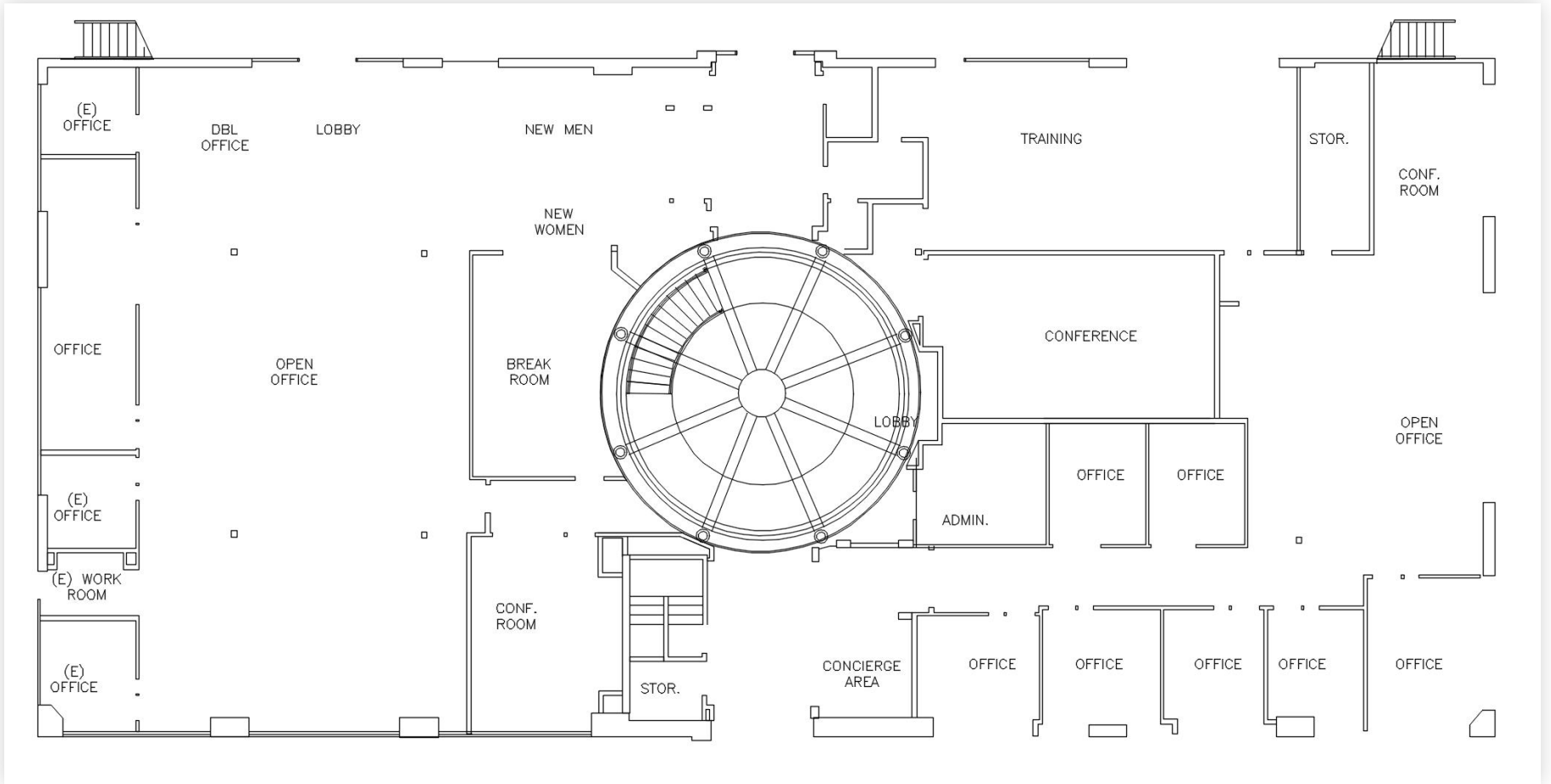






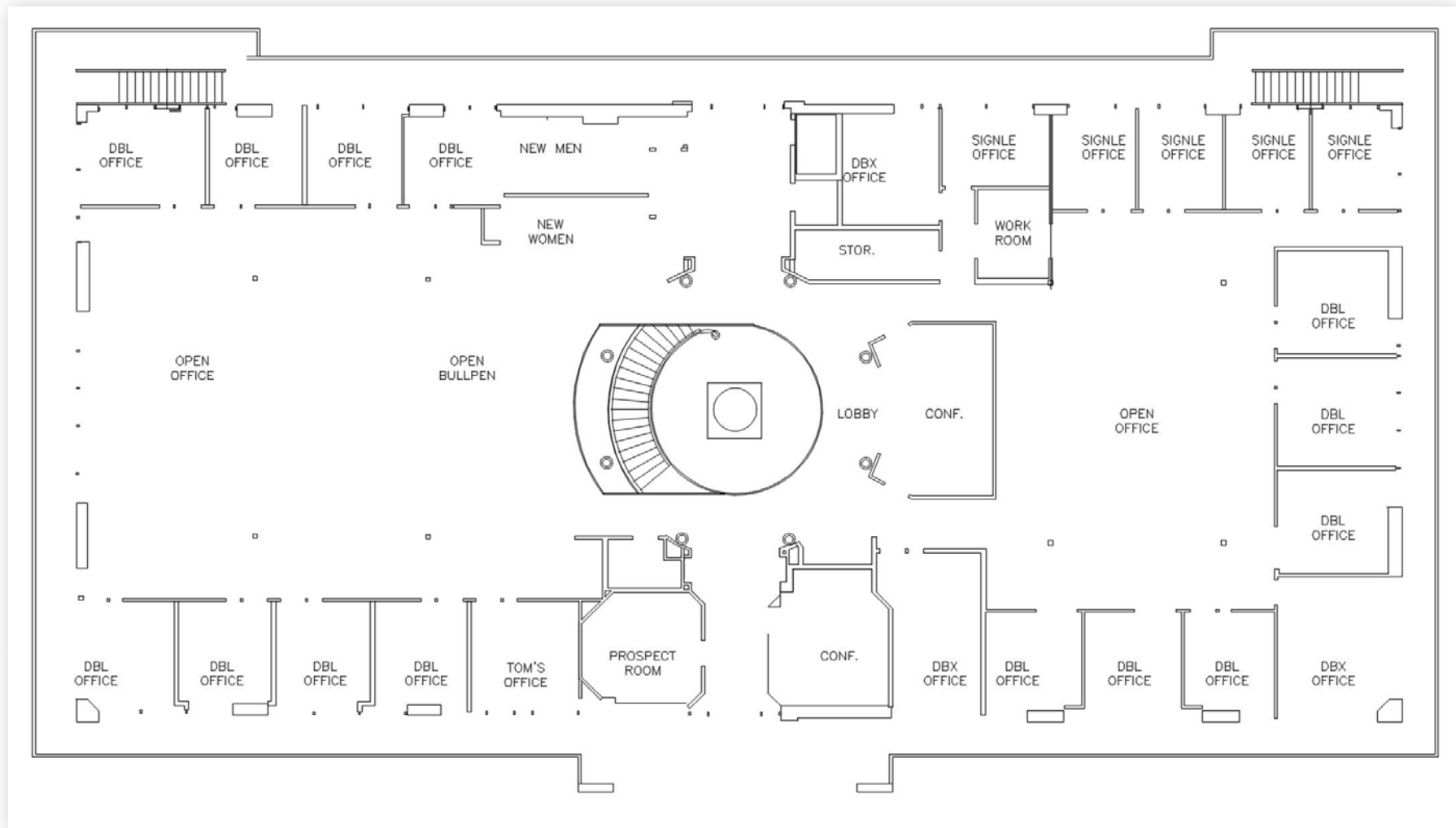
100

MAIN LEVEL

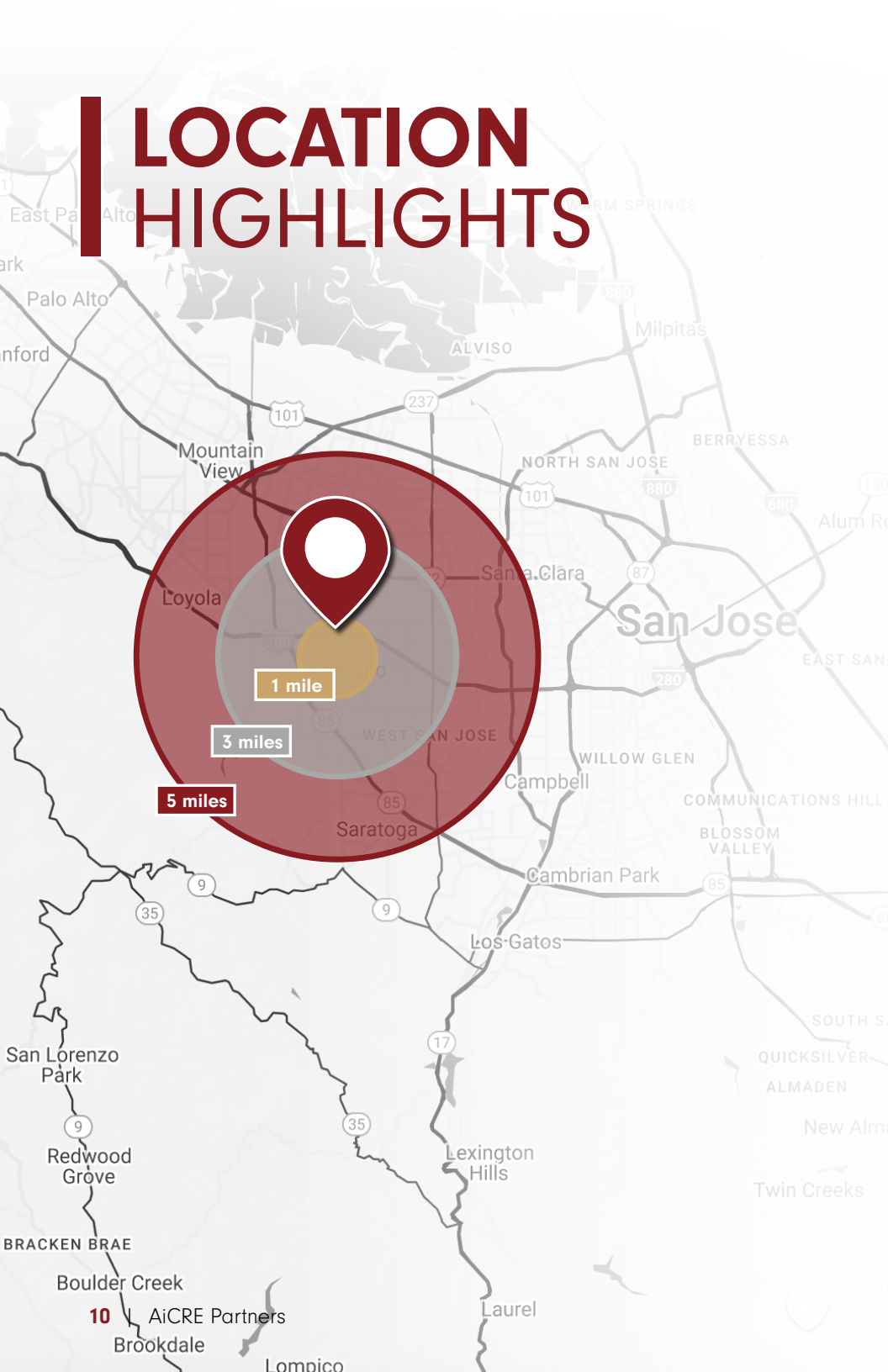


FLOOR PLAN

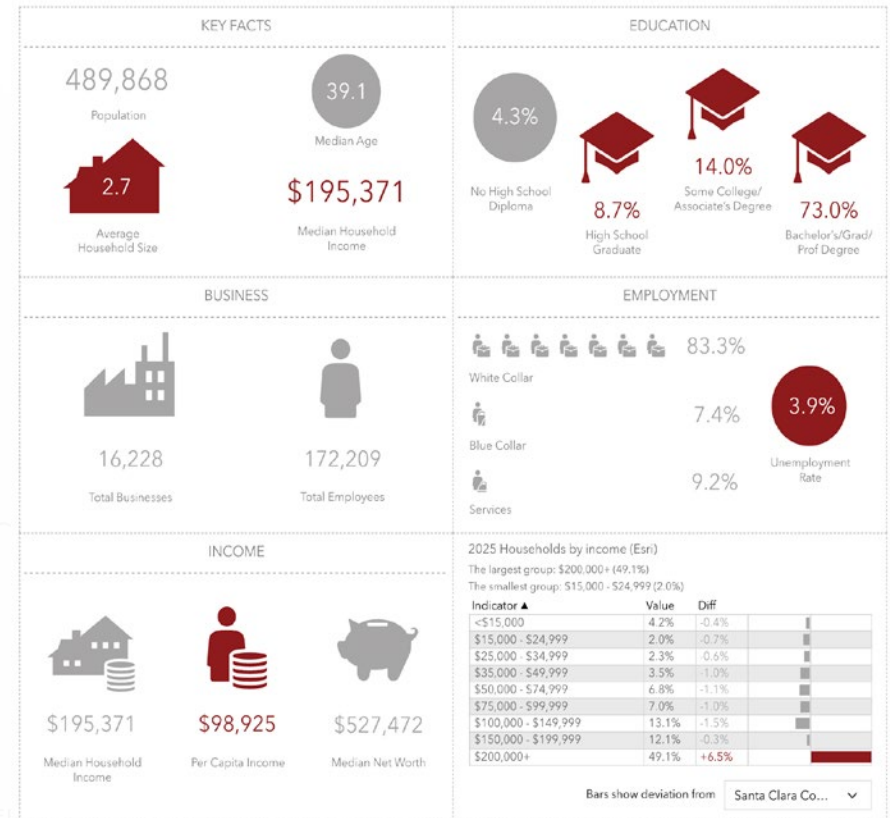
SECOND LEVEL



LOCATION HIGHLIGHTS



5 MILE SUMMARY



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	26,161	206,634	489,868
Households	9,297	73,141	181,189
Families	7,059	54,789	125,832
Average Household Size	2.81	2.80	2.68
Owner Occupied Housing Units	3,895	39,054	89,382
Renter Occupied Housing Units	5,402	34,087	91,807
Median Age	39.8	40.5	39.1
Median Household Income	\$220,772	\$211,375	\$195,371
Average Household Income	\$291,886	\$285,288	\$267,267



CUPERTINO CALIFORNIA

Cupertino, California, is a globally recognized tech hub anchored by Apple Inc., whose expansive campus defines the region's innovation-driven economy. Located in the heart of Silicon Valley, Cupertino benefits from proximity to major employers like Google, Amazon, and Meta, contributing to a robust, knowledge-based economy with multi-billion-dollar impact. The city's economy is fueled by technology, research and development, venture capital, and a thriving startup ecosystem. With its economic stability, high educational attainment, and access to world-class talent, Cupertino sustains strong demand for office, retail, medical, and housing assets.

Real estate fundamentals remain solid, with low vacancy rates, high land values, and active redevelopment projects. The market sees steady absorption in Class A office, medical office, and well-located retail properties. Investor interest stays high due to Cupertino's supply constraints, affluent consumer base, and long-term growth supported by strong employment and innovation cycles. City planning policies prioritize quality, sustainability, and mixed-use development aligned with regional live-work-play demand.

Cupertino also boasts superior infrastructure and connectivity. It offers direct access to Interstate 280 and nearby Highways 85 and 101, with connections to San Jose, San Francisco, and the Bay Area. Proximity to Caltrain, BART extensions, and both major airports further enhances accessibility, supported by investments in

infrastructure, fiber broadband, and sustainable transit. These assets make Cupertino an ideal location for both corporate headquarters and regional offices requiring seamless regional and global access.

Cupertino ranks among the highest nationwide for safety, education, and livability. Served by the top-rated Cupertino Union and Fremont Union High School Districts, the city's award-winning public schools attract families globally. Its diverse, well-educated population enjoys parks, open space preserves, recreational amenities, and a vibrant cultural scene. With strong demographics, growing economic opportunity, and a forward-thinking civic approach, Cupertino remains one of the most desirable places to live, work, and invest in the United States.



COPYBARA
CLAY STUDIO

ENJOY DANCE
STUDIO

DE ANZA
LEARNING CENTER

DE ANZA 6

10275 N DE
ANZA BLVD

N DE ANZA BLVD: 49,950 VPD

LAZANEO DR



DE ANZA 3

SAM H. LAWSON
MIDDLE SCHOOL

CUPERTINO
FIRE STATION

Donut
Wheel

ST. JOSEPH OF
CUPERTINO
SCHOOL

 N DE ANZA BLVD: 49,950 VPD

10275 N DE
ANZA BLVD

 LAZANEO DR



**10275 N DE
ANZA BLVD**

 **N DE ANZA BLVD: 49,950 VPD**



ORTEGA PARK

N WOLFE RD | 31,290 VPD

RAYNOR PARK

LAURELWOOD
ELEMENTARY
SCHOOL

KAISER PERMANENTE®



N DE ANZA BLVD | 49,950 VPD

I-280 | 164,000 VPD



APPLE
DE ANZA 3

SAM H. LAWSON
MIDDLE SCHOOL

10275 N DE
ANZA BLVD

L.P. COLLINS
ELEMENTARY
SCHOOL

CUPERTINO
FIRE STATION

ICE CENTER



CUPERTINO
SPORTS
CENTER

WILLIAM FARIA
ELEMENTARY
SCHOOL

CORT
FURNITURE RENTAL



CHUCK E.
CHEESE

Shane Co.

CUPERTINO
HIGH SCHOOL

ACRE
PARTNERS

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