

1805-1879 Walsh Avenue
Santa Clara, CA

FULL COMMISSION TO PROCURING BROKER



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Colliers

Address	Available SF
1875 Walsh Ave	3,356 SF *Can combine
1879 Walsh Ave	2,525 SF \$1.60 NNN

- Private Office/Bathroom
- New Market Ready Interiors
- HVAC Office
- Insulated Warehouse
- 2 Roll Up Doors
- 16' Clear Height
- 6 Parking Stalls

Address	Available SF
1849 Walsh Ave	3,371 SF *Can combine
1845 Walsh Ave	3,423 SF \$1.80 NNN

- ±1,491 SF Office
- New Market Ready Interiors
- 3 Restrooms
- HVAC Office
- Insulated Warehouse
- 2 Roll Up Doors
- 16' Clear Height
- 9 Parking Stalls

Property Overview

Property Address	1805-1879 Walsh Ave
# of Buildings	2
Rentable Area	51,900 SF
Land Area	2.01 Acres
Units	16 Units
Land Area	2.01 Acres
Zoning	Low-Intensity Office / R&D (LO-RD) Industrial and Manufacturing Uses Permitted
Parcel #'s	224-57-006; 224-57-007
Shell Construction	Concrete Tilt
Clear Height	16'
Loading Access	16 Drive-In Doors
Exterior Parking	54 Stalls

SITE PLAN



Floorplans not exact or to scale

Gallery



Corporate Neighbors



ORACLE

Infoblox

BROADCOM

intel

Abbott

US 101

AMD

paloalto
NETWORKS

SCOTT BLVD

APPLIED
MATERIALS

Qualcomm

SANTA
CLARA
SQUARE

ON
Semiconductor

servicenow

CENTRAL EXPY

amazon

nvidia

nvidia

WALSH AVE

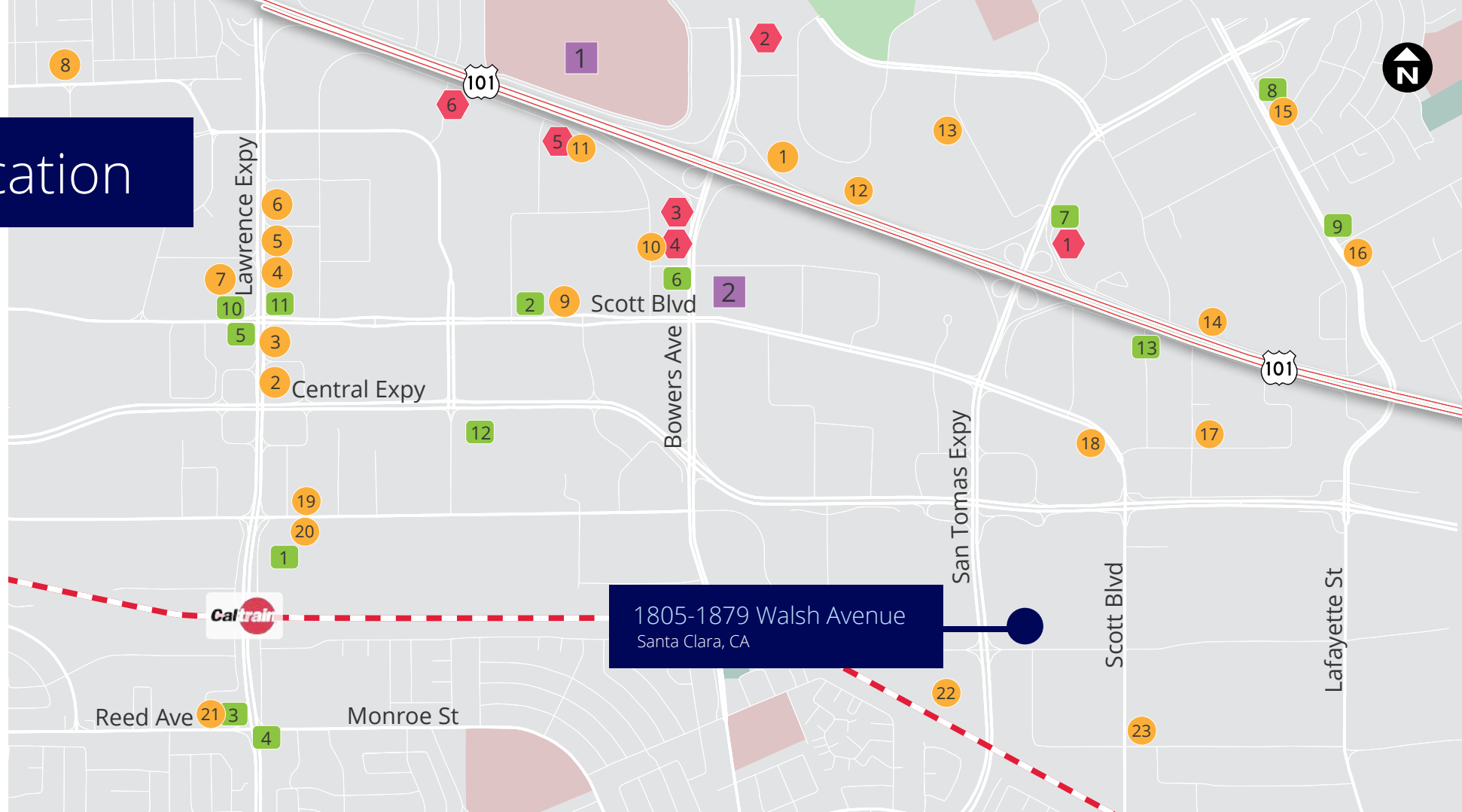
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NEC/TOKIN

SJC
SAN JOSE MINETA
INTERNATIONAL AIRPORT

BAE SYSTEMS

Location



RESTAURANTS

1. Birk's
2. Swathi Tiffins
3. Sneha
4. iChaat Cafe
5. Pad Thai Cuisine
6. Falafel Bite
7. Luv Pho
8. St. John's Bar & Grill
9. Myzen
10. Chaats & Currys
11. Tasty Subs & Pizza
12. Celebrations
13. Togo's
14. Merit
15. Una Mas
16. Panera Bread
17. Taj Cafe
18. Sushi Blvd
19. Tia Juana
20. Clarita's
21. Obed
22. Barn Thai
23. Pho Vy
24. Arcade Cafe
25. Sizzler
26. Prime Restaurant
27. Pedro's
28. Specialty's
29. Pho Van Rest & Deli
30. New Ca Mau
31. Taqueria Cazadores
32. Vespa

33. Athena Grill & Catering
34. Bamboo Leaf
35. Back a Yard
36. Sweet Tomatoes
37. Vito's Famous Pizza
38. Spreadz
39. Taqueria Vallarta

HOTELS

1. Biltmore Hotel
2. Santa Clara Marriott
3. Embassy Suites
4. TownePlace Suites
5. The Plaza Suites
6. Residence Inn

SERVICES

1. Costco
2. Simplicity Bank
3. Bharat Bazar
4. Shell
5. Chevron
6. Shell
7. Valero
8. Shell
9. Rotten Robbie
10. City Sports Club
11. 24 Hour Fitness
12. Bay Club
13. Gold's Gym

SHOPPING CENTERS

1. Mercado
Walmart Neighborhood Market, HomeGoods, MexiCali Gril, World Wrapps, Jamba Juice, AMC Mercado 20, Starbucks, FedEx Office, Tomatina, In-N-Out Burger, Krispy Kreme, Panda Express, SmokeEaters, Subway, Pho Hoa, Jazen Tea
2. Santa Clara Square Marketplace
Il Fornaio, Chase Bank, Specialty's Cafe & Bakery, Books Inc., Sur La Table, COMEBUY, Whole Foods Market