

PRIME DATA CENTER DEVELOPMENT OPPORTUNITY

\$9,950,000

7201 CA-1 · Moss Landing, CA 95039 · MLS #82030973

ASKING PRICE

86.9 Acres

TOTAL LAND AREA

1,060 MW

ADJACENT POWER PLANT

Temperate Coast

IDEAL COOLING CLIMATE

PG&E Territory

NORTHERN CALIFORNIA

WHY THIS SITE FOR DATA CENTER DEVELOPMENT

- **Power Infrastructure Adjacency** — Directly next to the Moss Landing Power Plant (1,060 MW). Existing high-voltage transmission — including 500 kV lines to Path 15 — eliminates years of grid interconnection delays, the #1 bottleneck in Northern California data center development.
- **Ideal Climate for Cooling Efficiency** — Moss Landing's coastal microclimate delivers consistently mild temperatures year-round, with natural marine air cooling that dramatically reduces mechanical cooling loads and energy costs compared to inland California or desert data center markets.
- **Hyperscale-Ready Acreage** — 86.9 contiguous acres supports single or multi-campus hyperscale development. Most available data center land in NorCal is under 50 acres — this is a rare large-format opportunity at a strategically superior location.
- **Speed to Power** — Power-adjacent sites compress project timelines by 2–3 years vs. greenfield builds — a decisive advantage in the race to deploy AI infrastructure at scale.

PROPERTY DETAILS

Address	7201 CA-1, Moss Landing, CA 95039	MLS Number	82030973
Land Area	86.9 Acres	Asking Price	\$9,950,000
Power Adjacency	Moss Landing Power Plant (1,060 MW)	Climate	Mild Coastal Microclimate
Grid Connection	500 kV via Path 15 Corridor	Market	Northern California / PG&E Territory

MARKET CONTEXT

PG&E's data center connection pipeline holds over 3.5 GW of pending requests across Northern California, with companies including Google, Microsoft, Amazon, and CoreWeave competing aggressively for power-adjacent sites. Available substations across Silicon Valley are not expected to be energized until 2028 or later. Power adjacency is no longer a convenience — it is the determining factor in project viability and timeline. This site's combination of existing 1,060 MW plant infrastructure, temperate coastal climate, and 86.9 acres of contiguous land is unmatched in the current Northern California market.