

±8,616 SF 2 Story Office/Medical Office Building For Sale

Rare Cupertino Owner User Opportunity

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21801 Stevens Creek Blvd, Cupertino





OFFERING PRICE: \$5,750,000 (\$667 SF)

BUILDING AREA: ± 8,616 SF

Property Type: Office/Medical Office

LAND AREA: ± 18,860 SF

YEAR BUILT: 1981

PARCEL NUMBER (APN): 326-19-119 & 326-19-120

ZONING: P (CN, ML, RES 4-12)

OF PARKING SPACES: 30

8,616 SF OFFICE/MEDICAL OFFICE BUILDING FOR SALE

RARE OWNER USER OPPORTUNITY IN CUPERTINO, CA

- Rare owner user opportunity to acquire an 8,616 square foot two story office/medical office building in Cupertino on Stevens Creek Blvd.
- All tenants are on short term leases, allowing for an Owner User to occupy the entire building.
- Sellers are occupying the 2nd floor for their Tutoring Service, which specializes in tutoring High School and Middle School students, they will vacate at the close of escrow.
- P (CN, ML, RES 4-12) Zoning Designation - Uses include office, medical office, vocational and specialized schools, dance/music studios, and day care/preschool with a CUP-PC (Conditional Use Permit issued by the Planning Commission).
- The property includes a separate 4,370 SF lot on Mann Drive with 8 parking spaces, total of 30 parking spaces.
- The property is fully sprinklered.
- Large attic for storage.
- The property is located on the corner of Stevens Creek Blvd & Mann Dr/Orange Ave – Easy access to Hwy 85 and 280.
- Extremely strong demographics with household incomes in excess of \$200,000 in a 1-mile radius.



Mann Dr. →
← Orange Ave.

218
STEVENS CREEK
CREEKSIDE ENRICHMENT
GOALS
PLUM BERRY ACUPUNCTURE
HANK HU CHIROPRACTIC

COMMERCIAL
COMMERCIAL
FOR LEASE
408-837-2541 650-419-3885

Stevens Crk. Blvd.





NO
PARKING
ANY
TIME

PARKING RESTRICTED
24 HRS. DAILY
TOWED AWAY
AT OWNER'S RISK
UNLESS PERMITTED
IN WRITING
BY THE PROPERTY
MANAGER
NO PARKING
IN FRONT OF
BUS STOP
OR IN FRONT
OF DRIVEWAY
OR GARAGE
OR IN FRONT
OF DRIVEWAY
OR GARAGE
OR IN FRONT
OF DRIVEWAY
OR GARAGE



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



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21801
STEVENS CREEK

CREEKSIDE ENRICHMENT

 **GOALS** Therapy

 PLUM FAIRY ACUPUNCTURE

HANK HU CHIROPRACTIC

UNION CENTER











OPEN

Please
come in

SUITE 1 / 101



Arroyo Village by
 **taylor morrison.**

Stevens Creek Blvd

Orange Ave

Mann Dr



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Stevens Creek Blvd

Mann Dr

YIELD

YIELD



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2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	16,714	373,087	1,023,277
Households	5,768	138,715	387,241
Average Household Size	2.9	2.7	2.6
Owner Occupied Housing Units	3,488	73,207	194,874
Renter Occupied Housing Units	2,060	61,985	184,868
Median Age	42.5	40.8	39.7
Median Household Income	\$189,957	\$174,346	\$153,329
Average Household Income	\$200,225	\$190,820	\$175,619



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CUPERTINO, CA

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