

Marcus & Millichap

# 101 S MURPHY AVENUE

SUNNYVALE, CA 94086

OFFERING MEMORANDUM



PRIME INVESTMENT OPPORTUNITY IN SUNNYVALE



# CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE  
CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

Marcus & Millichap



# PROPERTY SUMMARY

## 101 S MURPHY AVENUE

SUNNYVALE, CA 94086

**PRICE**

**\$3,950,000**

**ASSESSOR PARCEL NUMBER**

209-06-022

**LAND USE**

COMMERCIAL  
STORES, RETAIL OUTLET

**LOT SIZE**

5,312 SF (0.12 ACRES)

**BUILDING SF**

5,786 SF

**ZONING**

C3

## INVESTMENT OVERVIEW

The S&T Group of Marcus and Millichap is pleased to present 101 S Murphy Avenue, a rare retail corner location in Sunnyvale's thriving downtown neighborhood. Situated within the Sunnyvale Cityline Development, this property benefits from proximity to over 1 million square feet of office space and amenities, with more than 1,000 new apartment units planned. The surrounding area features numerous prominent restaurants and entertainment venues, making this an exceptional investment opportunity.



# PROPERTY PHOTOS



## INVESTMENT HIGHLIGHT

- Rare opportunity for owner-users or investors to acquire on Historic Murphy Avenue
- Prime corner location with maximum visibility
- Fully Surrounded by the Sunnyvale Cityline Development
- Extremely high barriers to entry in this sought-after market
- Directly Across From the Sunnyvale Caltrain station
- First time on the market in over 50 years
- Irreplaceable Asset



# PROPERTY PHOTOS





# PROPERTY PHOTOS

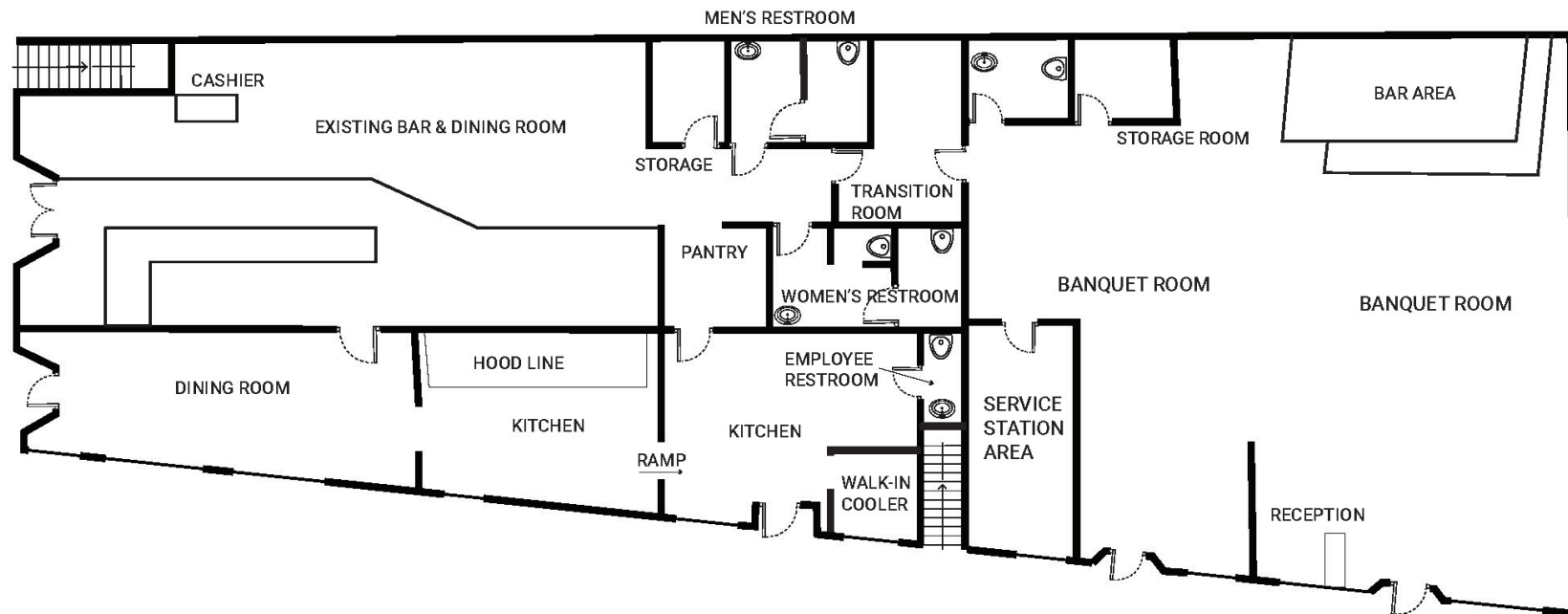




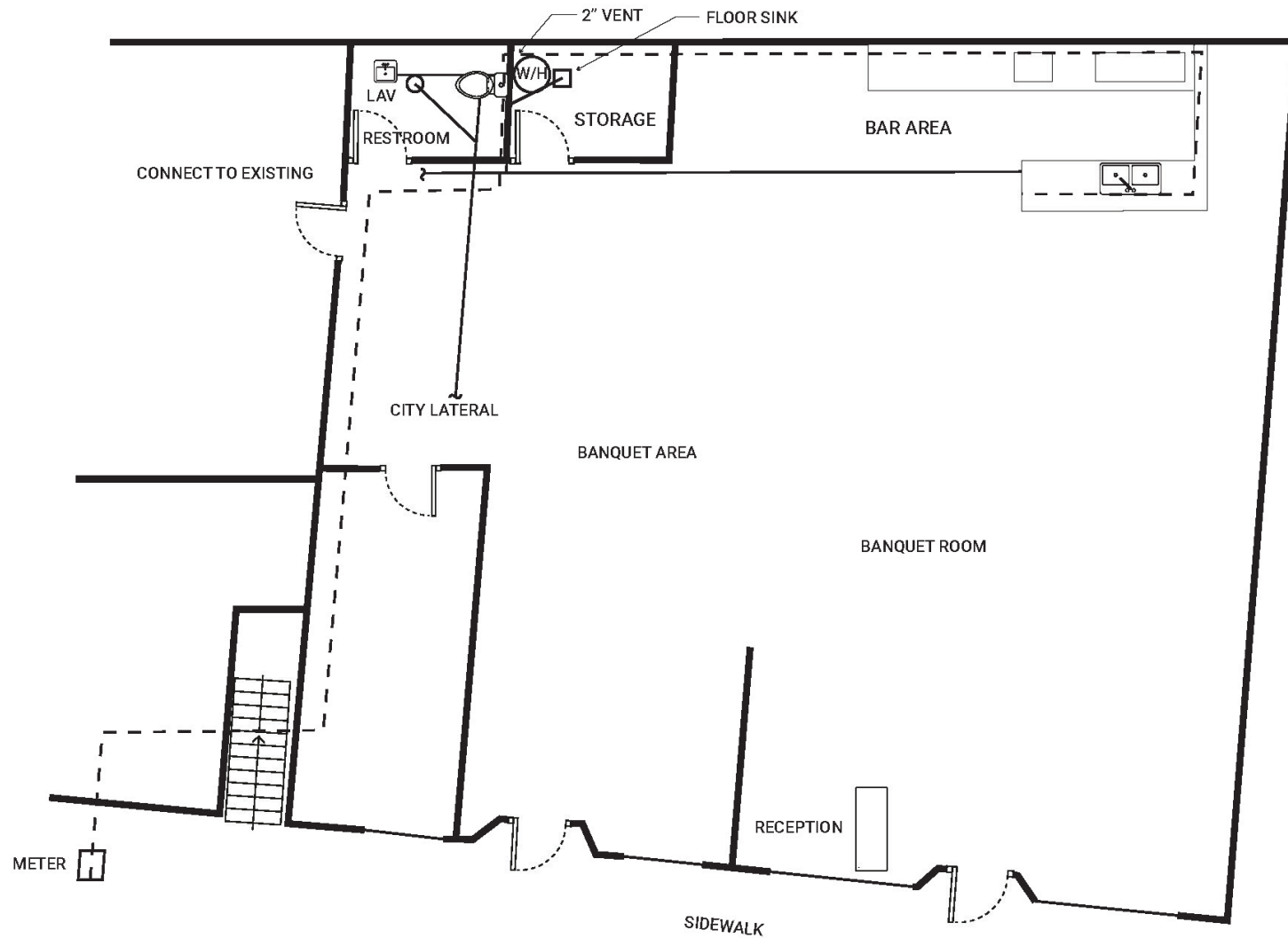
# PROPERTY PHOTOS



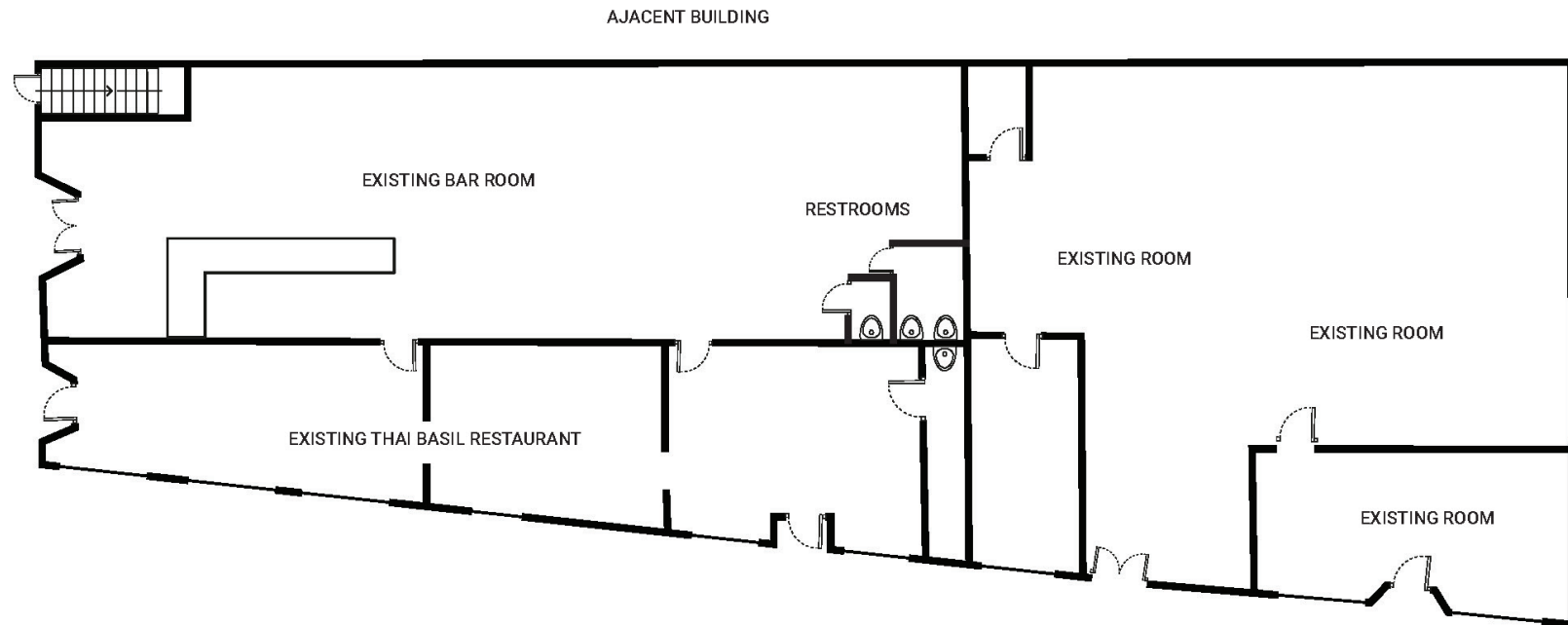




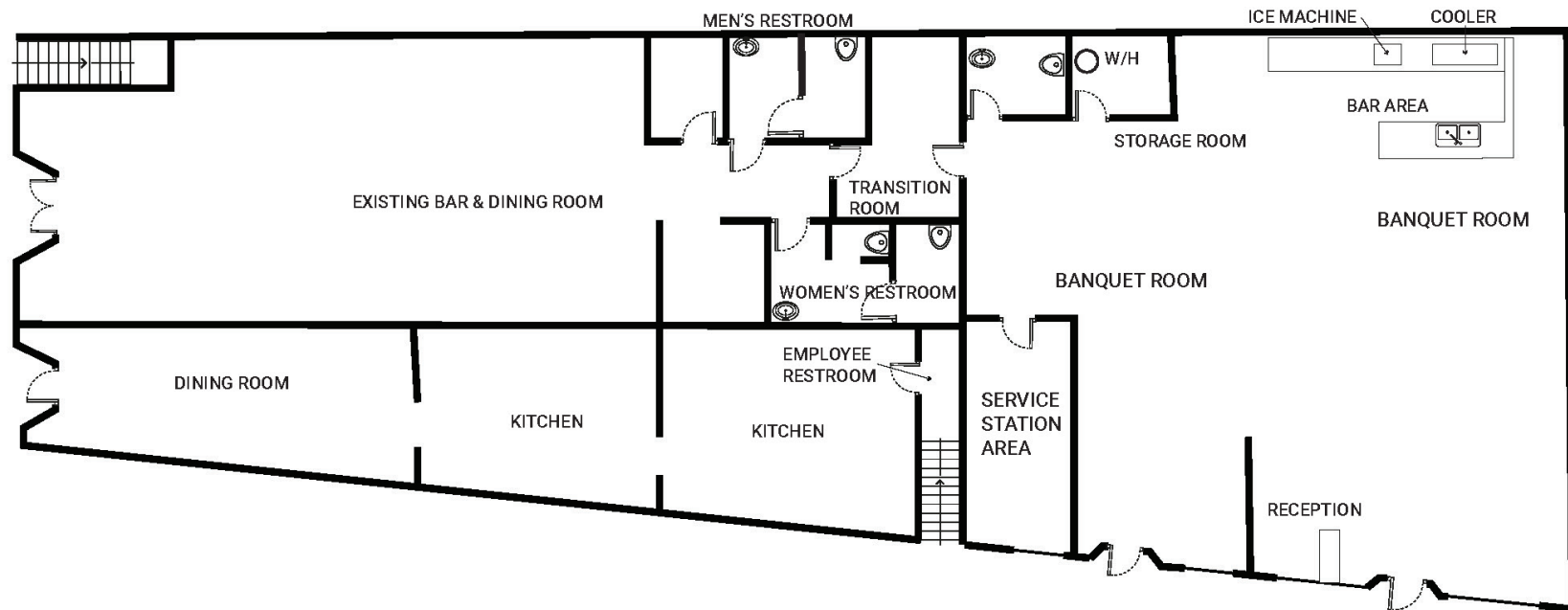












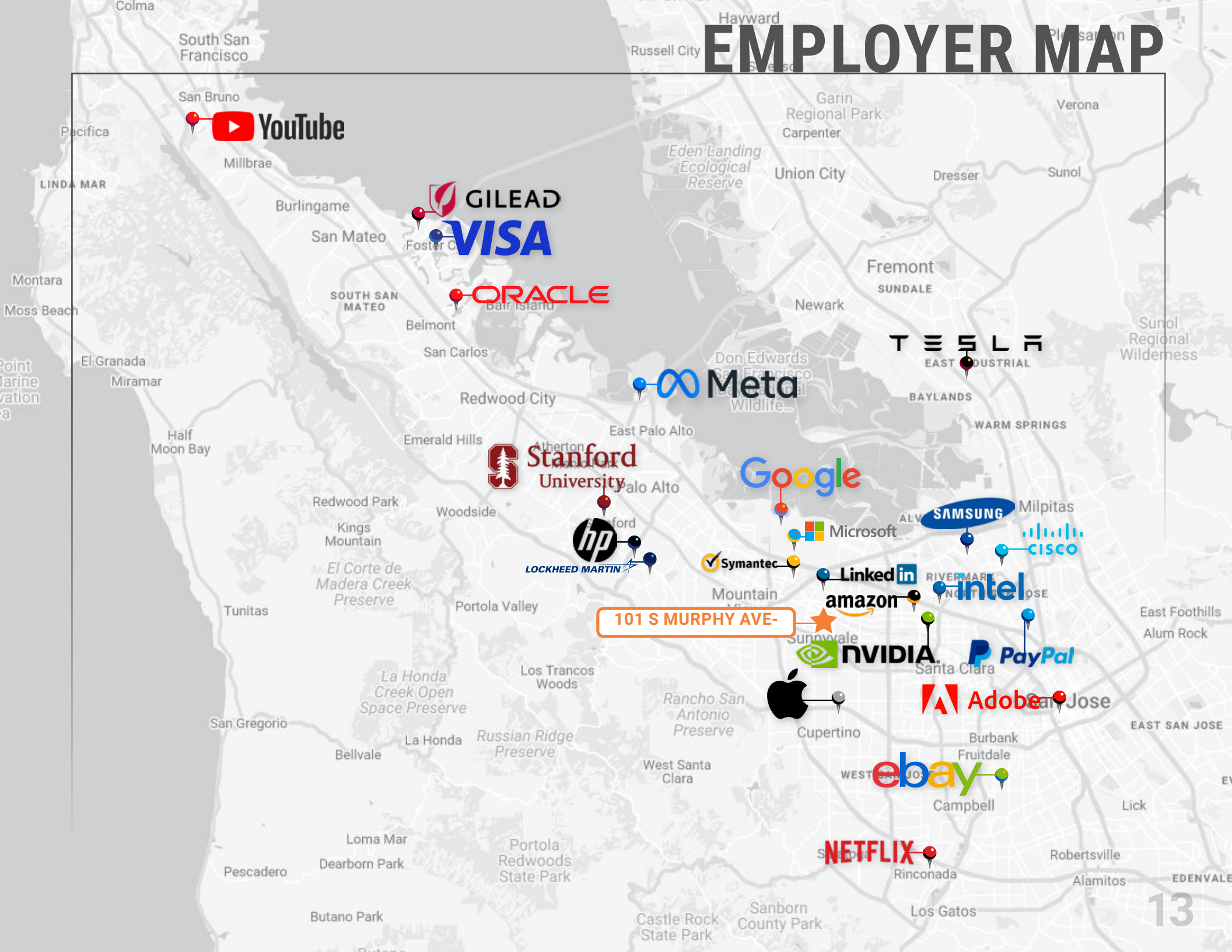


# PROPERTY PHOTOS





# EMPLOYER MAP

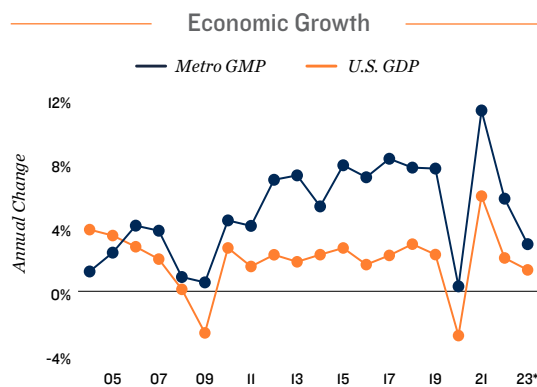




# MARKET OVERVIEW

## ECONOMY

- Local Fortune 500 companies feature a diverse array of firms, including Wells Fargo, Meta, Salesforce, Gilead Sciences, Inc. and PG&E Corporation.
- Tourism is a strong economic driver, typically drawing more than 20 million visitors annually. This sector has shown continuous improvement in the wake of the health crisis.
- The area benefits from its proximity to Silicon Valley, attracting tech companies, along with highly-educated workers and resources at local universities.



## MAJOR AREA EMPLOYERS

- Sutter Health
- Wells Fargo & Co.
- Uber Technologies, Inc.
- Pacific Gas & Electric
- Salesforce
- Genentech
- Amazon
- isa
- Gilead Sciences
- Deloitte



## SHARE OF 2022 TOTAL EMPLOYMENT



**3%**  
MANUFACTURING



**26%**  
PROFESSIONAL AND  
BUSINESS SERVICES



**12%**  
GOVERNMENT



**9%**  
LEISURE AND  
HOSPITALITY



**7%**  
FINANCIAL ACTIVITIES



**12%**  
TRADE, TRANSPORTATION,  
AND UTILITIES



**4%**  
CONSTRUCTION



**13%**  
EDUCATION AND  
HEALTH SERVICES



**10%**  
INFORMATION



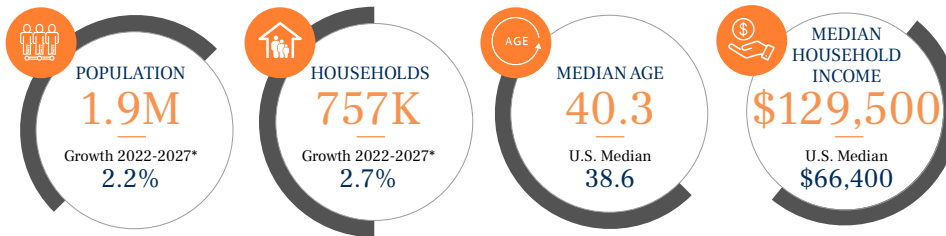
**3%**  
OTHER SERVICES



# MARKET OVERVIEW

## DEMOGRAPHICS

- Over 42,000 people are expected to be added through 2027. In the same period, roughly 21,000 households will be formed, generating demand for housing.
- Home prices well above the U.S. median result in a homeownership rate of 53 percent, which is well below the national rate, providing a strong rental market.
- Approximately 20 percent of the local population over the age of 25 holds a graduate or professional degree, well in excess of the national rate of 12 percent.



### 2022 POPULATION BY AGE



## QUALITY OF LIFE

San Francisco is recognized worldwide for its spectacular physical beauty, culture, business opportunities and professional sports teams. It also acts as the administrative, financial, cultural and services hub for the Western U.S. San Francisco's cost-of-living is one of the most expensive in the nation, due in part to the tight housing market and soaring cost of goods and services. The Bay Area has one of the highest discretionary income levels in the U.S., as a result of the metro's educated workers and its large concentration of jobs in well-paying industries. Cultural and recreational opportunities abound, including a theater district, symphony, opera and more than 20 museums.

## SPORTS

- Baseball | **MLB** | SAN FRANCISCO GIANTS
- Basketball | **NBA** | GOLDEN STATE WARRIORS

## EDUCATION

- SAN FRANCISCO STATE UNIVERSITY
- UNIVERSITY OF SAN FRANCISCO
- UNIVERSITY OF CALIFORNIA, SAN FRANCISCO
- CITY COLLEGE OF SAN FRANCISCO

## ARTS & ENTERTAINMENT

- GOLDEN GATE PARK
- THE WALT DISNEY FAMILY MUSEUM
- EXPLORATORIUM
- SAN FRANCISCO MUSEUM OF MODERN ART

\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau





Marcus & Millichap

WWW.MARCUSMILLICHAP.COM // OFFICES NATIONWIDE AND THROUGHOUT CANADA

**EXCLUSIVELY  
LISTED BY**

**ERIC CARRILLO**

INVESTMENT ASSOCIATE

C: (650) 656-5299 | O: (650) 391-1742

eric.carrillo@marcusmillichap.com

License: CA 0211809

**YURI SERGUNIN, CCIM**

FIRST VICE PRESIDENT INVESTMENTS

C: (650) 701-5590 | O: (650) 391-1764

yuri.sergunin@marcusmillichap.com

License: CA 01908322

**J.J. TAUGHINBAUGH**

SENIOR VICE PRESIDENT INVESTMENTS

C: (408) 348-8821 | O: (650) 391-1807

jj.taughinbaugh@marcusmillichap.com

License: CA 01413305