

1900 Lafayette Street Santa Clara, California 95050

APN 224-75-001 | 15600 SqFt OFFICE

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INVESTMENT OPPORTUNITY 3

OVERVIEW 4-5

FLOOR PLAN 6

LOCATION OVERVIEW 7-9

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OWNER OPERATOR / INVESTMENT OPPORTUNITY

Prime Two-Story Office Building with 12 Separate Units – A Value-Add Opportunity

Located in Santa Clara, this two-story office building is part of a well-maintained commercial condominium complex with shared grounds, ensuring low-maintenance ownership. This spacious and versatile property comprises 12 separate units, all 100% leased on a month-to-month basis at below-market rents, presenting a significant value-add opportunity.

The building offers a professional and convenient workspace with minimal maintenance requirements, making management easier. Additionally, the property benefits from Silicon Valley Power, providing reliable and cost-effective energy.

Key features include:

- Cornerstone building to this premier commercial condominium.
- Prime location – just 10 minutes from San Jose Mineta International Airport, ideal for businesses requiring easy travel access.
- Commercial Condominium offering low maintenance, allowing for a higher level of focus on revenue generating activities.

This is a rare opportunity for investors or owner-users looking for a strategically located office space in the heart of Silicon Valley

OVERVIEW

General Plan	Light Industrial
Zoning Code	PD - Planned Development
Units	12 Units
Building SQFT /SIZE	15,600
Appraisal	\$3,800,000
PRICE	\$3,800,000



INVESTMENT OVERVIEW

Property Highlights

- **Prime Visibility** – Highly visible location on Lafayette Street
- **Low Maintenance** – Exterior requires minimal upkeep
- **Well-Maintained Property** – In excellent condition with key upgrades
- **Upgraded HVAC System** – Three new HVAC units installed
- **Versatile Investment Opportunity** – Ideal for investors or owner-operators
- **Proximity to Santa Clara University** – High-traffic area near a major institution
- **Recent Roof Upgrade** – Durable elastomeric roof membrane installed
- **Secure Dual-Level Access** – First and second floors accessible from gated parking area
- **Consistent Aesthetic Appeal** – Uniform condominium design enhances property value
- **Income-Generating Asset** – Fully leased; owner's unit (approx. 2,274 sqft) to be vacated upon COE
- **Ample Parking Options** – Includes assigned, common, and ADA-compliant spaces
- **Unmatched Business Access** – Close to the world's top employers in a rapidly growing Bay Area neighborhood
- **Close to** – Costco (1 mile), Best Western (0.4 miles), San Jose Airport (4 miles), Home Depot (0.4 miles), PayPal Park (1.8 miles), SAP Center (3.6 miles)



[illegible]

First Floor

Second Floor

[illegible]



LOCATION OVERVIEW

4410
4410

**SANTA CLARA CITY
POPULATION : 133K**

**# OF EMPLOYEES:
73K**

**1.08%
YEAR-OVER-YEAR
EMPLOYMENT GROWTH**

**SANTA CLARA
COUNTY POPULATION:
1,936,259**

**D E M O G R A P H I C
I N S I G H T S**

**MEDIAN HOUSEHOLD
INCOME:
\$165K**

**MEDIAN HOME
VALUE:
\$1.44MM**

**AGE DEMOGRAPHICS
MEDIAN AGE: 37**

Census data: Cxexi 2022 1-year
unless noted

SANTA CLARA CITY



1900 Lafayette Street Santa Clara, California 95050 **8**

Santa Clara County, California 2019 Cens

SANTA CLARA COUNTY

Santa Clara County is a county located in the U.S. state of California, in the San Francisco Bay Area. It is the sixth most populous county in California, with a population of over 1.9 million people as of the 2020 United States Census.

The county seat and largest city is San Jose, which is the economic and cultural center of Silicon Valley, a region known for its high-tech industry and innovation. Other notable cities in Santa Clara County include Palo Alto, Sunnyvale, Cupertino, and Mountain View. The county has a Mediterranean climate with mild, wet winters and dry summers. The region is known for its scenic beauty, with the Santa Cruz Mountains to the west and the Diablo Range to the east. In terms of transportation, Santa Clara County is served by several major highways and airports, including San Jose International Airport. The county is also home to the Santa Clara Valley Transportation Authority, which operates buses and light rail throughout the region.

