

±15,840 SF Development Opportunity For Sale

Currently a Service Station with a Deed Restriction No Longer Allowing Service Stations

New Uses Include Office, Medical Office, Retail, Mixed-Use Developments

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12015 Saratoga Sunnyvale Rd, Saratoga



INVESTMENT OVERVIEW



OFFERING PRICE: \$3,500,000

LAND AREA: ±15,840 Square Feet

ZONING: CN – Commercial Neighborhood

GENERAL PLAN: CR – Commercial Retail

±15,840 SF DEVELOPMENT OPPORTUNITY

LOCATED ON THE GATEWAY TO THE CITY OF SARATOGA

- The property is currently a Service Station with a Deed Restriction No Longer Allowing Service Stations, so the use must be changed. The CN – Commercial Neighborhood zoning designation allows for office and retail and with a conditional use permit medical office and mixed-use development can be approved.
- Rare owner user opportunity to build a freestanding building at the entrance of the Saratoga city limits or an investment opportunity for a mixed-use development.
- The property is situated on the corner of Saratoga Sunnyvale Rd & Prospect Rd located on the Gateway to the City of Saratoga.
- The lot is ±15,840 square feet and located In front of the Blue Hills Shopping Center.

AAA LOCATION

PRIDE OF OWNERSHIP OPPORTUNITY

- The property is in one of the highest barrier to entry markets in the Silicon Valley.
- The property is located on a hard corner of a 4-way intersection of Saratoga Sunnyvale Rd, Prospect Rd and S De Anza Blvd.
- Great signage and visibility with very high traffic counts.
- Extremely strong demographics with household incomes in excess of \$222,000 in a 1-mile radius.

- (a) **Permitted uses.** In addition to the permitted uses listed in Section 15-19.020(a) of this Article, the following permitted uses shall also be allowed in a C-N district:
 - (1) Professional and administrative offices.
 - (2) Financial institutions.
 - (3) Personal service businesses.
 - (4) Religious and charitable institutions.
 - (5) Christmas tree and pumpkin sales lots.

- (b) **Conditional uses.** In addition to the conditional uses listed in Section 15-19.020(b) of this Article, the following conditional uses may also be allowed in a C-N district, upon the granting of a use permit pursuant to Article 15-55 of this Chapter.
 - (1) Mixed-use development conforming to the design standards found in Article 15-58.
 - (2) Medical offices and clinics.

- (c) **Site area.** The minimum net site area of any lot in a C-N district shall be ten thousand square feet.

- (d) **Site frontage, width and depth.** The minimum site frontage, width and depth of any lot in a C-N district shall be as follows:

Frontage	Width	Depth
60 feet	60 feet	100 feet

- (e) **Coverage.** The maximum net site area covered by structures on any lot in a C-N district shall be sixty percent.
- (f) **Front, side, and rear setback areas.** For any nonconforming site in the C-N district, as defined in this Chapter, the requirements provided in Section 15-65.040(b) apply to the site. For any conforming site in the C-N district, the minimum setback area requirements in the C-N district, are as follows:
- (1) **Front setback area.** The minimum front setback area of any lot in a C-N district shall be ten feet; except that on a site abutting and fronting on the same street as, or directly across the street from, an A, R-1, HR, R-M or P-A district, the minimum front setback area shall be fifteen feet.
- (2) **Side and rear setback areas.** No side or rear setback areas shall be required for any lot in a C-N district, subject to the following exceptions:
- (i) On a reversed corner lot abutting a lot in an A, R-1, or HR district, the minimum exterior side setback area shall be not less than one-half of the required front setback area of the abutting lot.
- (ii) Except as otherwise provided in subsection (f)(2)(i) of this Section, on a lot abutting an A, R-1, or HR district, the minimum side setback area or rear setback area abutting such other district shall be thirty feet.
- (iii) On a lot directly across a street or alley from an A, R-1, or HR district, the minimum side setback area or rear setback area abutting to such street or alley shall be ten feet.
- Where a side or rear setback area is required under any of the foregoing provisions, one foot shall be added to the required setback area for each one foot of height or fraction thereof by which a structure within thirty feet of the lot line for such setback area exceeds fourteen feet in height.
- (g) **Height of structures.** The maximum height of any structure in a C-N district shall be twenty feet.







S De Anza Blvd



Prospect Rd



Saratoga Sunnyvale Rd



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

Saratoga Sunnyvale Rd



Prospect Rd



S De Anza Blvd



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2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	17,640	343,851	1,058,918
Households	5,883	126,553	398,901
Average Household Size	3	2.7	2.6
Owner Occupied Housing Units	4,492	69,647	203,330
Renter Occupied Housing Units	1,255	54,206	188,093
Median Age	44.3	41	39.8
Median Household Income	\$222,033	\$166,372	\$148,717
Average Household Income	\$216,535	\$184,734	\$172,541

12015 Saratoga Sunnyvale RD

Saratoga, CA



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