

# FOR LEASE/SALE

## ±416,008 SF CLASS A OFFICE / R&D CAMPUS ±36 ACRES



**EVERGREEN  
CENTER**

3403 YERBA BUENA ROAD  
SAN JOSE, CA

**SUNRISE VALUE  
INVESTMENTS**

**NEWMARK**



# PROPERTY HIGHLIGHTS

- ±416,008 SF Class A Office/R&D campus situated on 36 acres of land
- ±383,650 SF, four story headquarters building, ±23,592 SF Café and Fitness Center, ±2,091 Security building, ±2,648 Utility building, and ±4,027 SF Day care center
- More than 15,000 Amps of power @ 277/480V with multiple backup power systems
- Dock-high shipping and receiving area
- Outdoor amphitheater and roof garden
- Large size site offering unique re-development potential



# PROPERTY OVERVIEW

YERBA BUENA RD SAN JOSE-STEELWAVE

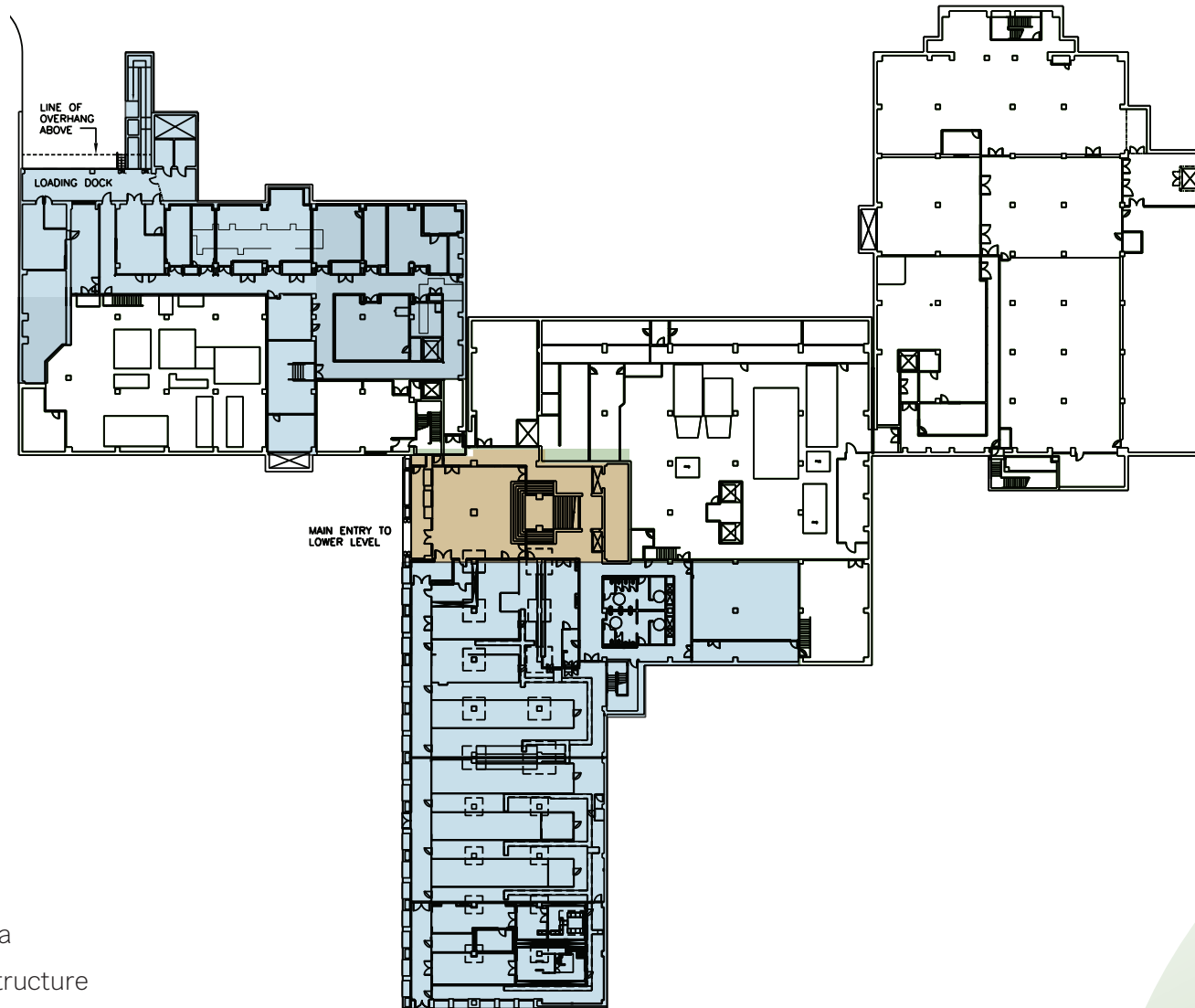


<b>ACRES</b>	36.19
<b>ADDRESS</b>	3403 Yerba Buena Road, San Jose
<b>APN</b>	660-19-026
<b>ZONING DISTRICT</b>	A(PD)
<b>GENERAL PLAN</b>	Industrial Park (IP)
<b>DEVELOPMENT POLICY AREA</b>	Evergreen
<b>UTILITIES</b>	-Gas and Electric: PG&E -Water: San Jose Water -Sanitary/Sewer: San Jose / Santa Clara Regional Wastewater Facility -Police/Fire: City of San Jose
<b>PARKING</b>	-1.70/1000 SF (702 Stalls) -Potential to add 225 stalls to increase ratio to 2.7/1000 SF

<b>POWER</b>	-15,000 Amps -21,000 Volt 3-Phase with 5 substations
<b>HVAC</b>	Two 850 Ton Centrifugal Chiller Two Gas-Fired Boilers
<b>ELEVATORS</b>	Seven Hydraulic units
<b>INFRASTRUCTURE</b>	-Executive and general Office -Labs (wet and dry) -R&D Assembly -Microscopic Benching -Clean Rooms -Fume Hoods -Process Piping -Liquid Nitrogen -Hydronic Water
<b>CONSTRUCTED</b>	in 1992 and remodeled in 2007

# FLOOR PLANS

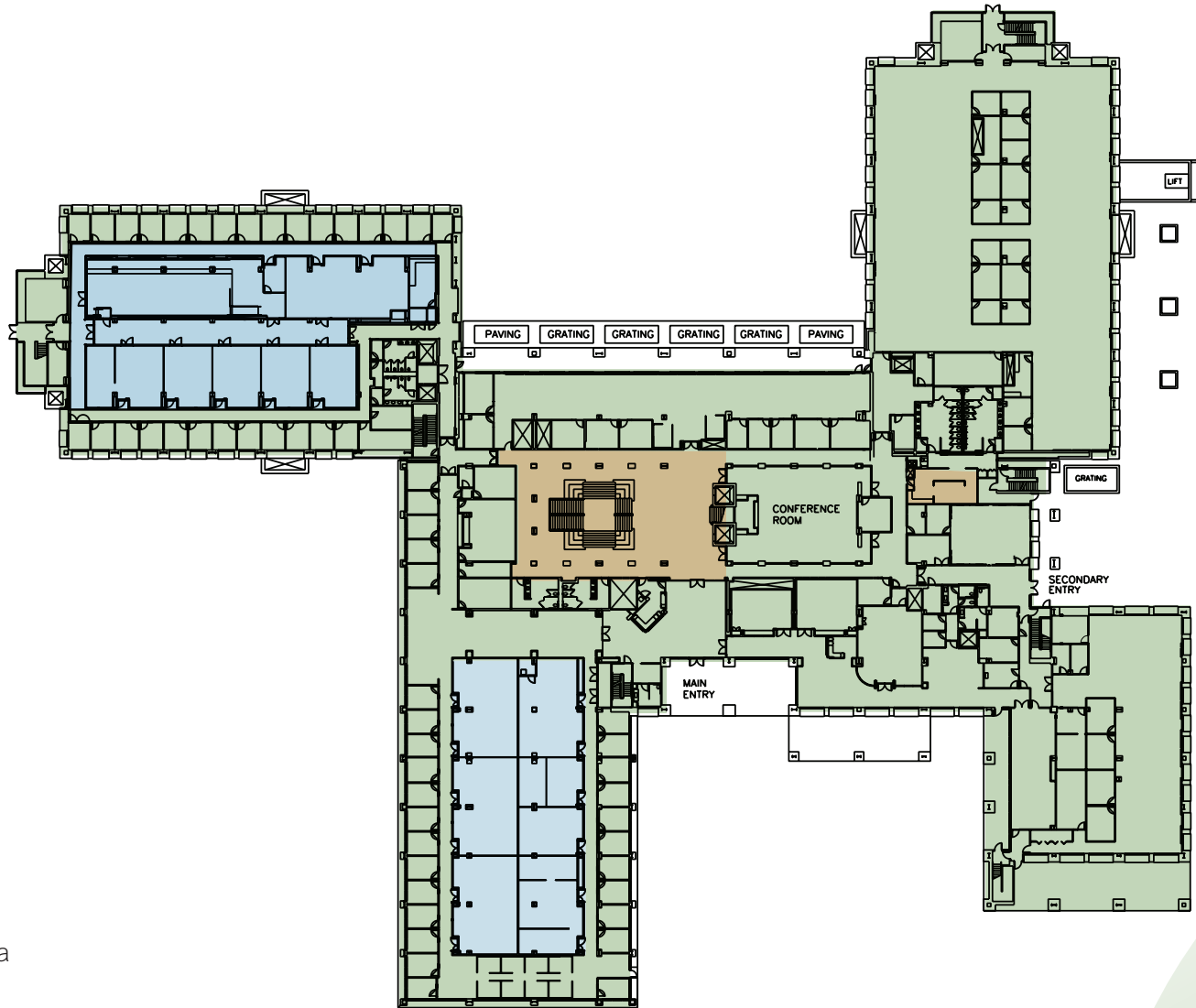
## MAIN BUILDING LOWER LEVEL






- Lab
- Amenity / Break area
- Mechanical / Infrastructure

# FLOOR PLANS

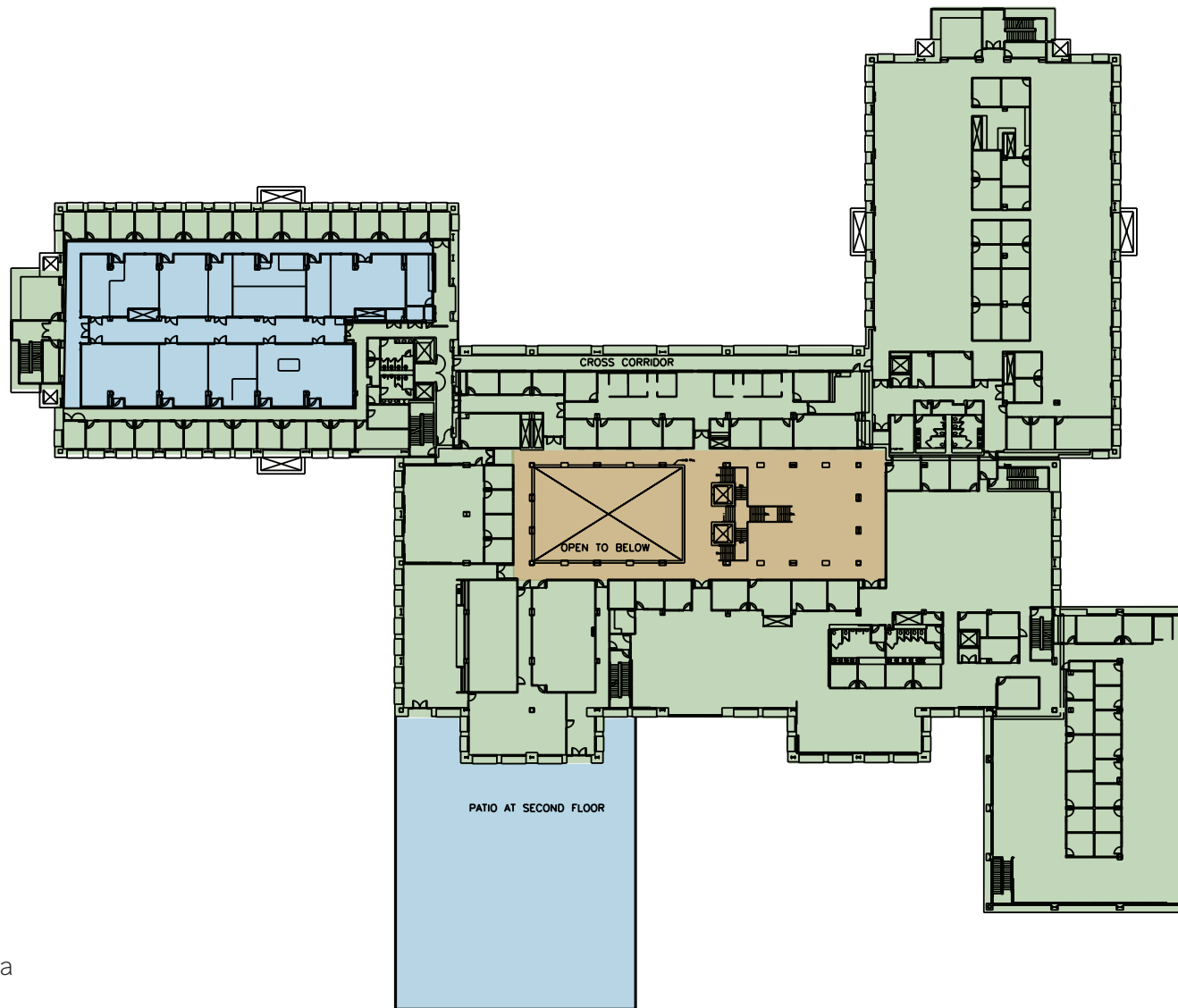
## MAIN BUILDING GROUND LEVEL



-  Lab
-  Amenity / Break area
-  Office

# FLOOR PLANS

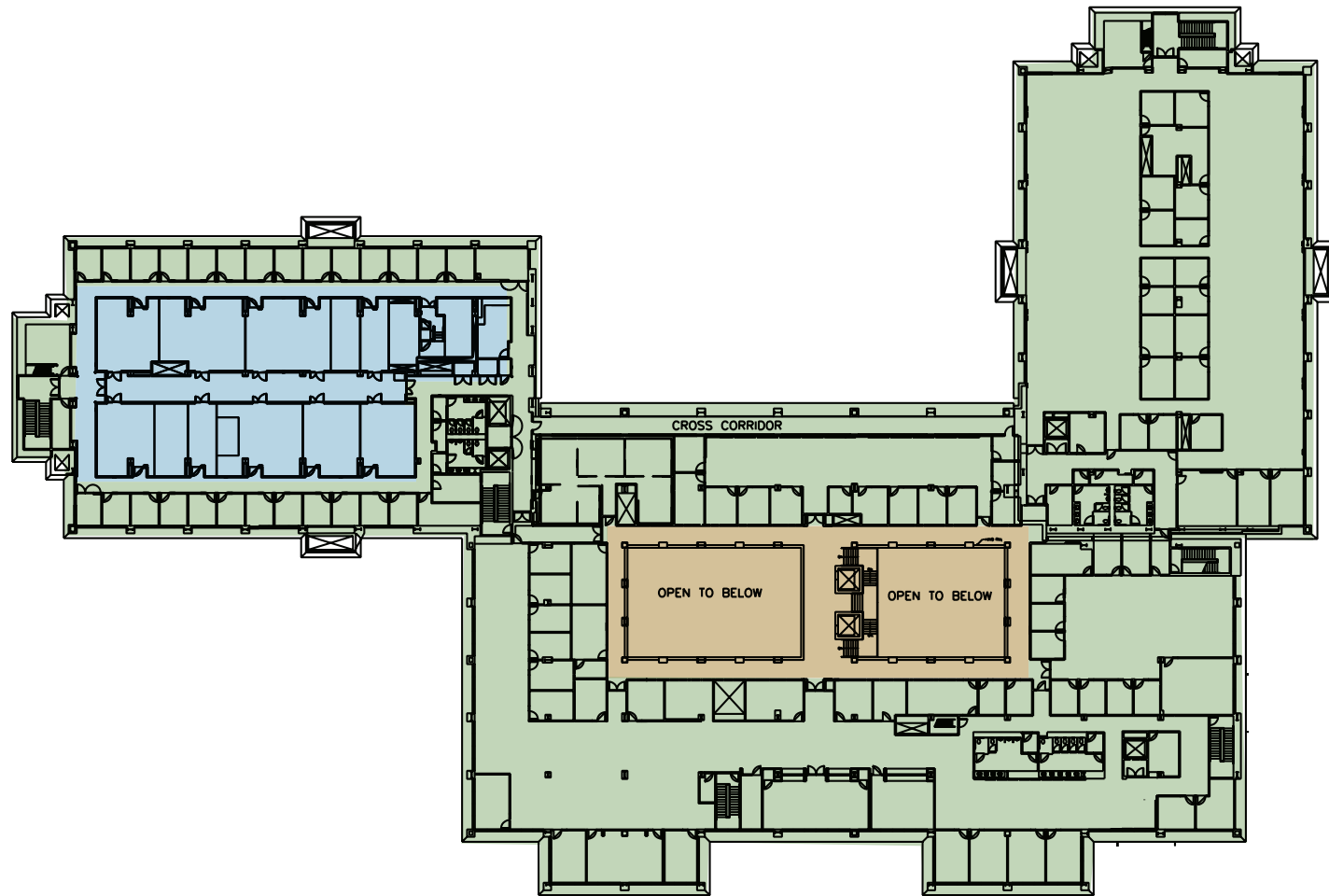
## MAIN BUILDING 2ND FLOOR






- Lab
- Amenity / Break area
- Office

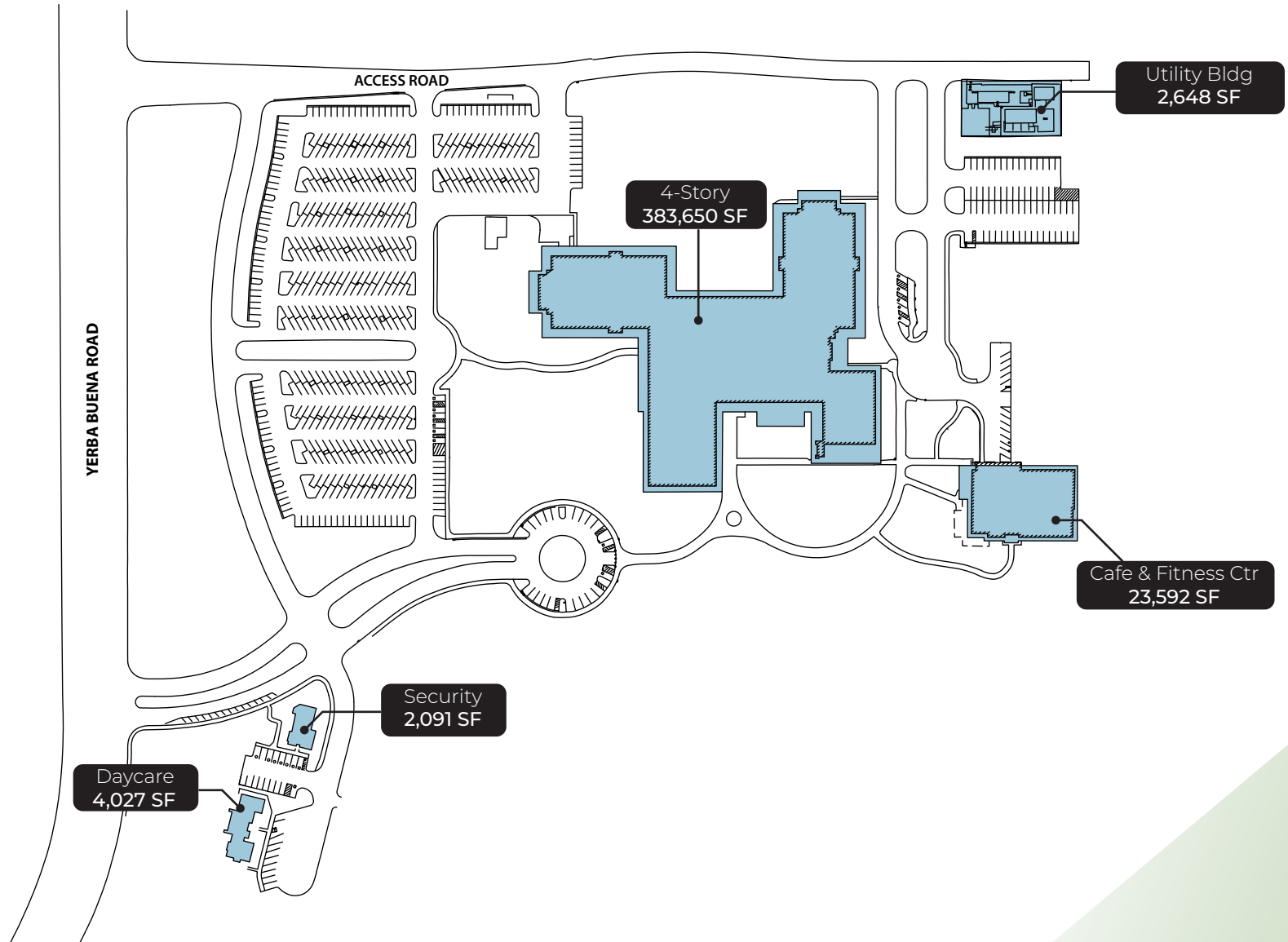
# FLOOR PLANS

## MAIN BUILDING 3RD FLOOR



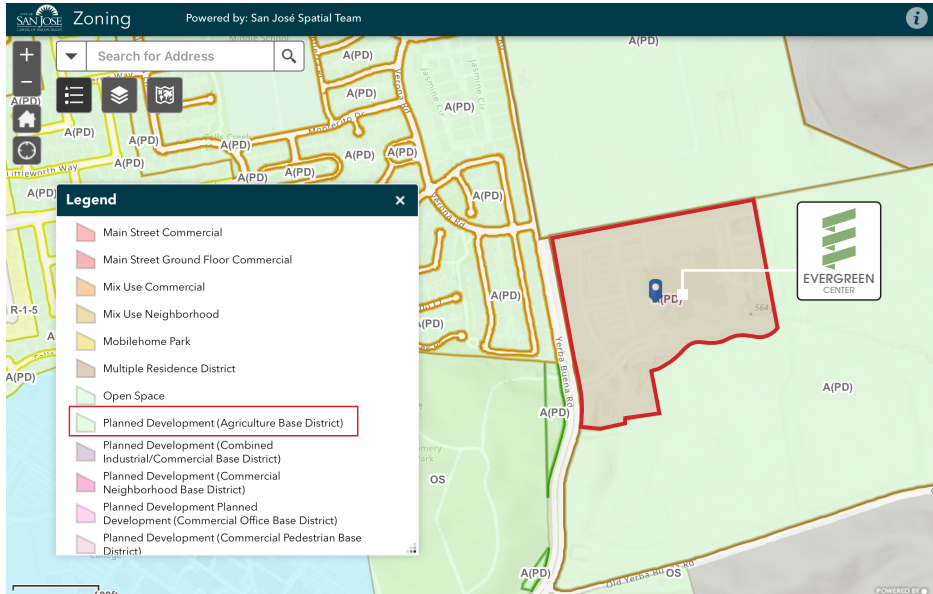
-  Lab
-  Amenity / Break area
-  Office

# SITE PLAN





# ZONING/PARCEL MAP



[Click for The Zoning Map](#)



**APN  
660-19-026**

## Legend

- PAR ONE
- PAR TWO
- Ease for Single Line of Poles recorded 04/08/1937 Bk816 Pg404 OR - Item 8 (Unlocatable)
- Ease for Water Management & Storm Water Drainage recorded 03/10/1992 Bk M081 Pg853 OR - Item 11
- Ease for Ingress, Egress & Public Utilities recorded 05/13/2010 # 20711276 OR - Item 17 (Unlocatable)

# GENERAL PLAN

## SAN JOSE GENERAL PLAN

Per the San Jose's General Plan, the site has an Industrial Park (IP) land use designation. This land use designation allows for the vast majority of current Silicon Valley tenants related to the technology industry as well as industrial uses such as manufacturing, warehouse/distribution and assembly and testing. Alternative uses that would require a conditional use permit (CUP) include post-secondary schools, medical offices, clinics and out-patient services, Church/Religious Assembly and assisted living.

General Plan 2040

3403 Yerba Buena Rd, San Jose, CA, 95135
✕

Results:1
↕

Parcel APN: 66019026

**General Plan:** Industrial Park (IP)

**Growth Areas:**

- Urban Village: No
- Specific Plan Area: No
- Downtown Growth Area: No
- Employment Area: Evergreen Campus Industrial

**Neighborhood Business District:** No

**Downtown Employment Priority Area:** No

**Transportation Employment Residential Overlay:** No

**Preferred Hotel Site Overlay:** No

**Coyote Valley Agricultural Overlay:** No

**Strong Neighborhood Initiative:** No

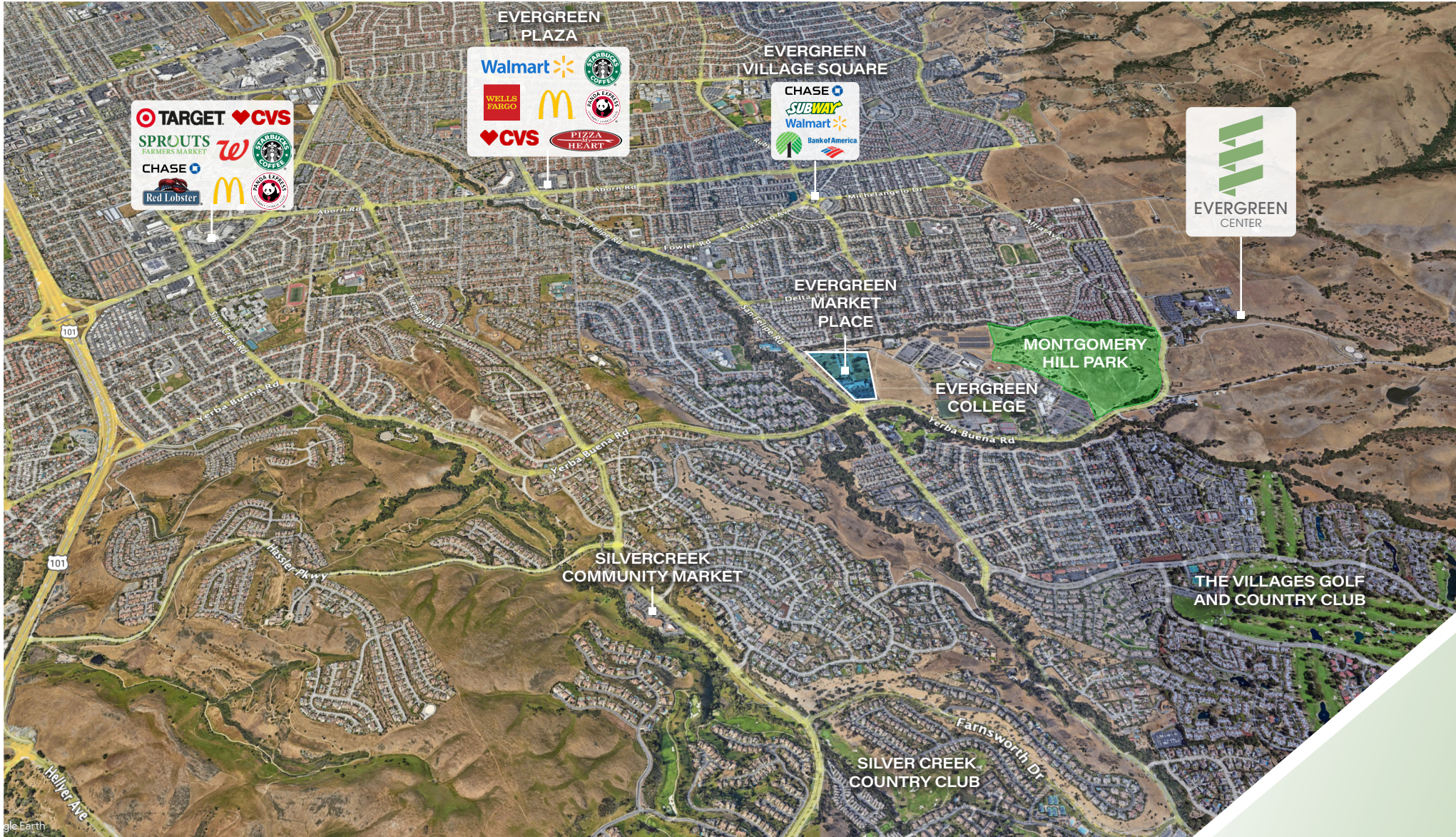
**Urban Service Area:** Yes

**Urban Growth Boundary:** Yes

**Urban Reserve:** No

[Click here for the General Plan 2040](#)

# AMENITIES MAP



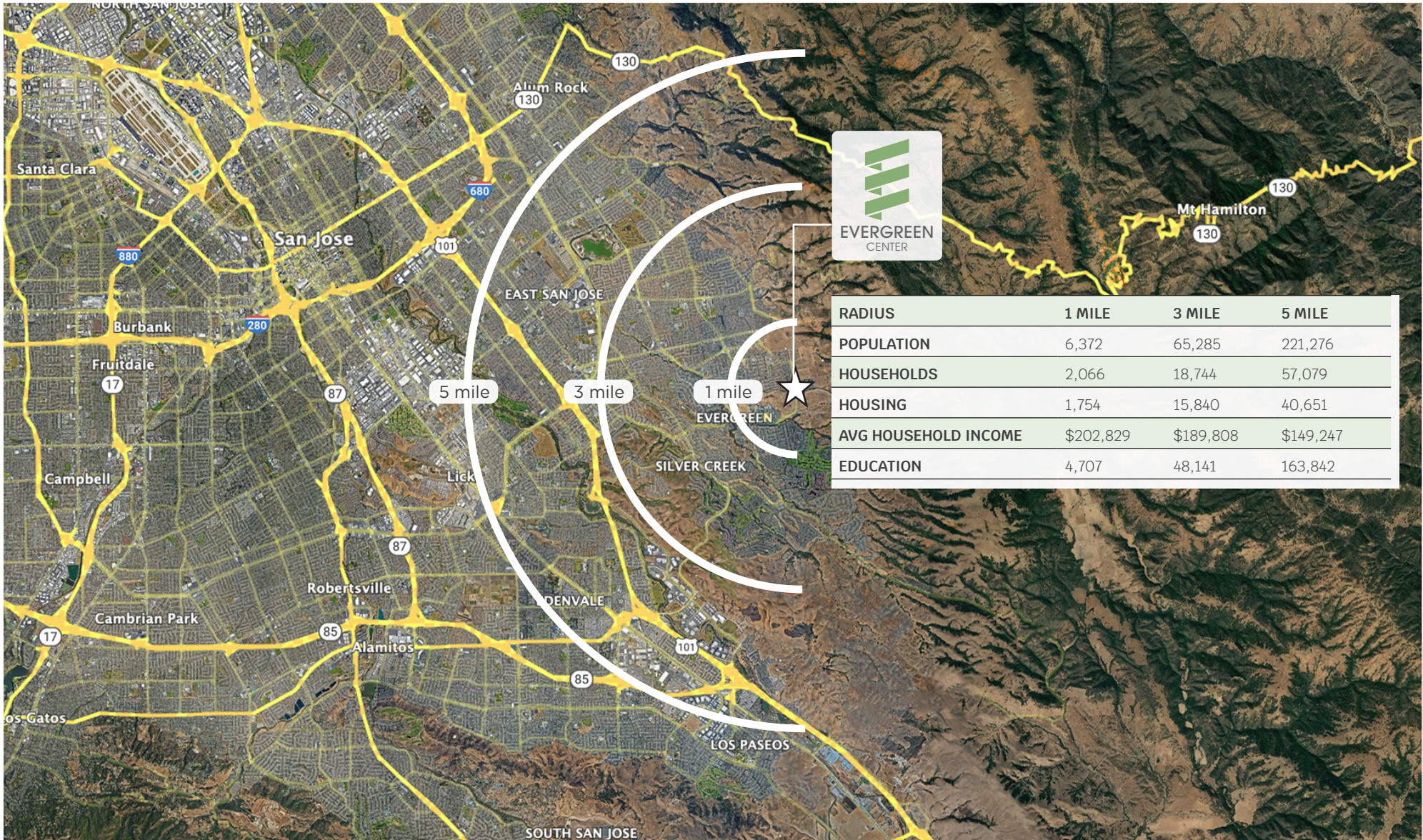
# REVERSE COMMUTE MAP

Evergreen Center's unique location allows for a reverse commute as compared to most headquarter locations in Silicon Valley, saving Employee's time and money. Drive times during typical rush hour are less than 30 minutes from most neighborhoods in the greater Silicon Valley which is much less than typical commuters spend driving shorter distances.



# DEMOGRAPHICS

2023



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