

2290-2294 WALSH AVENUE

SANTA CLARA, CA



SANTA CLARA FLEX BUILDING

PROPERTY HIGHLIGHTS

- 3 Unit Building
- Prime Exposure to busy intersection of San Tomas Expressway & Walsh Avenue
- Convenient access to Santa Clara Square amenities
- 36 Parking Stalls + 2 Fenced Enclosures
- ±32,908 SF (±0.76 Acre) Parcel
- Santa Clara County APN: 224-10-066
- Newly replaced roof and resurfaced asphalt in 2023
- Zoning: Low Intensity Office/R&D
- General Plan (Under Land Use Phase III: 2025 – 2035): Low Intensity Office/R&D including Exception Area for Places of Assembly and Entertainment Uses
- Buyer to verify with City of Santa Clara that the property is suitable for its intended use

2290 WALSH AVENUE - ±5,291 SF

- 40% Office/Showroom, Balance Warehouse/Production
- 200 AMP 240 V 3-Phase Electrical Service (Buyer to verify)
- 1 Grade Level Door
- New LED Lighting in the Warehouse
- 12.5'-14' Clear Height

2292 WALSH AVENUE - ±3,493 SF

- 2nd Floor Office Space
- Break Room with Wet Bar
- Excellent Window Line
- New LED Lights
- Open Floor Plan
- 200 AMP 240 V 3-Phase Electrical Service (Buyer to verify)

2294 WALSH AVENUE - ±5,089 SF

- Leased to Dual Sonic until December 31, 2026
- 60% Office/QA
- 200 AMP 120/208 Volt Electrical Service (Buyer to verify)
- 1 Grade Level Door
- 12.5'-14" Clear Height

FOR SALE ±13,873 SF

NEWMARK

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AERIAL MAP

SAN TOMAS EXPY

WALSH AVENUE

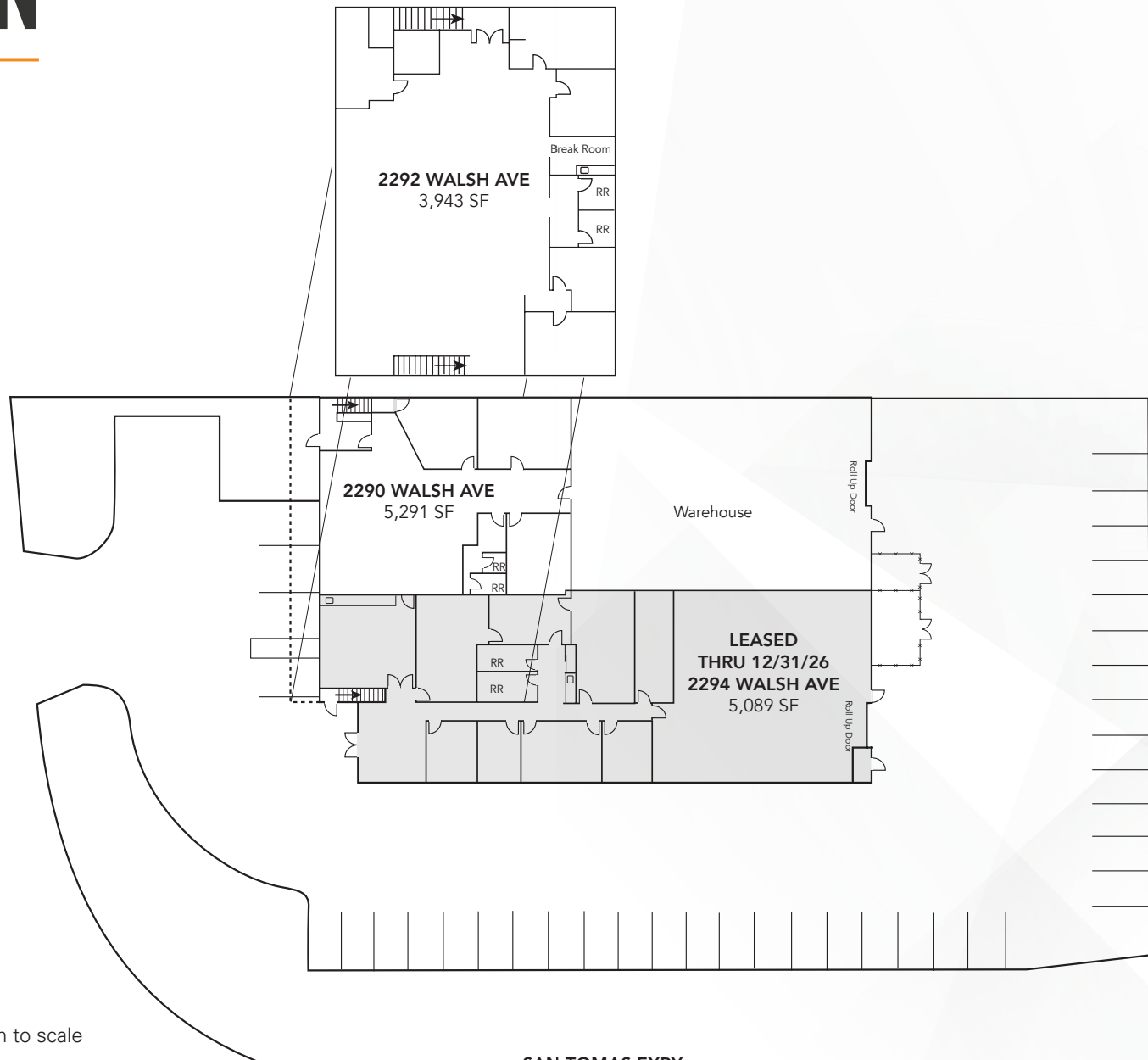
WALSH AVENUE

SAN TOMAS EXPY



FLOORPLAN

2290-2294 WALSH AVENUE

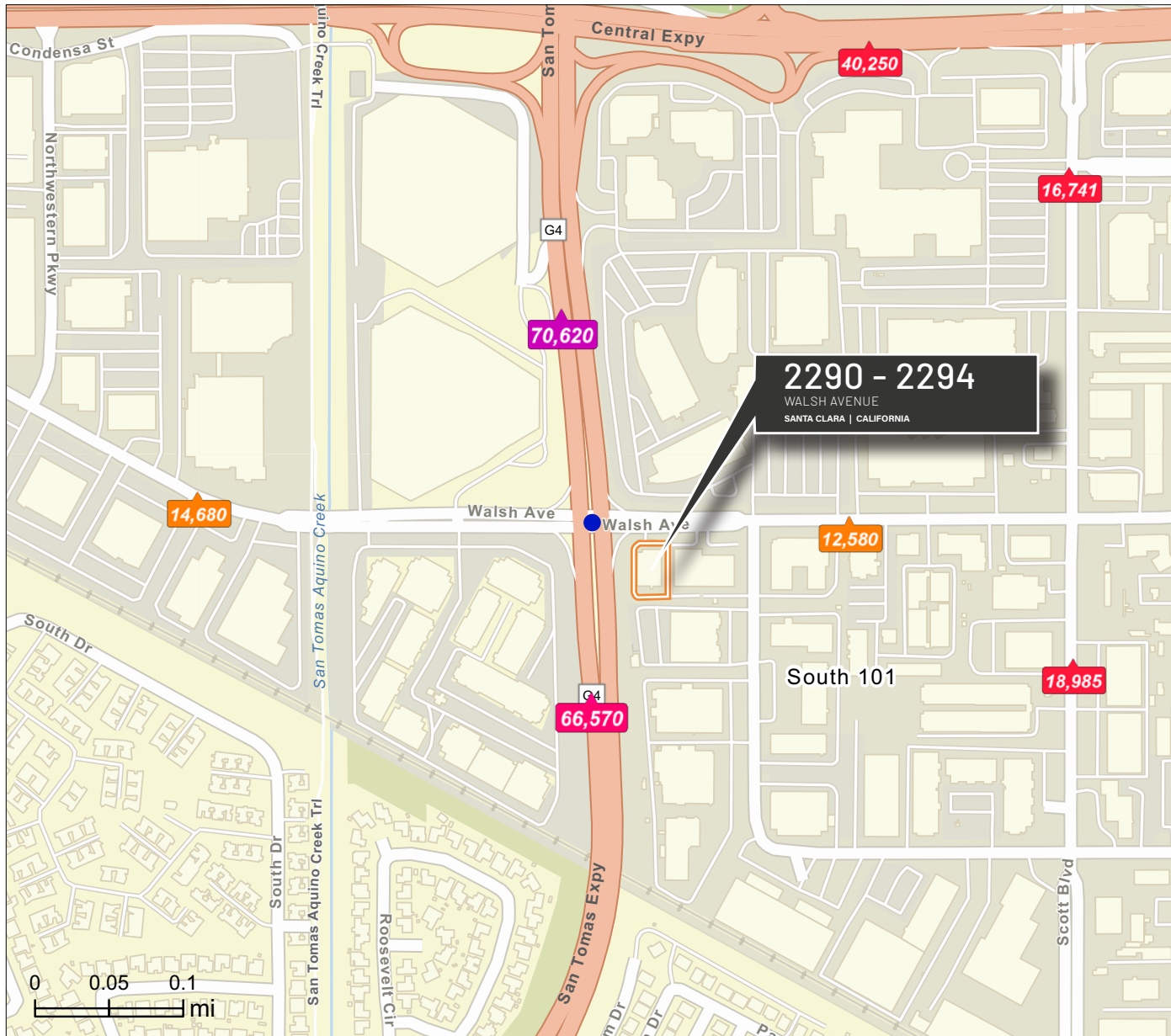


*This floor plan is not accurate or drawn to scale

SAN TOMAS EXPY

AVERAGE DAILY TRAFFIC COUNT

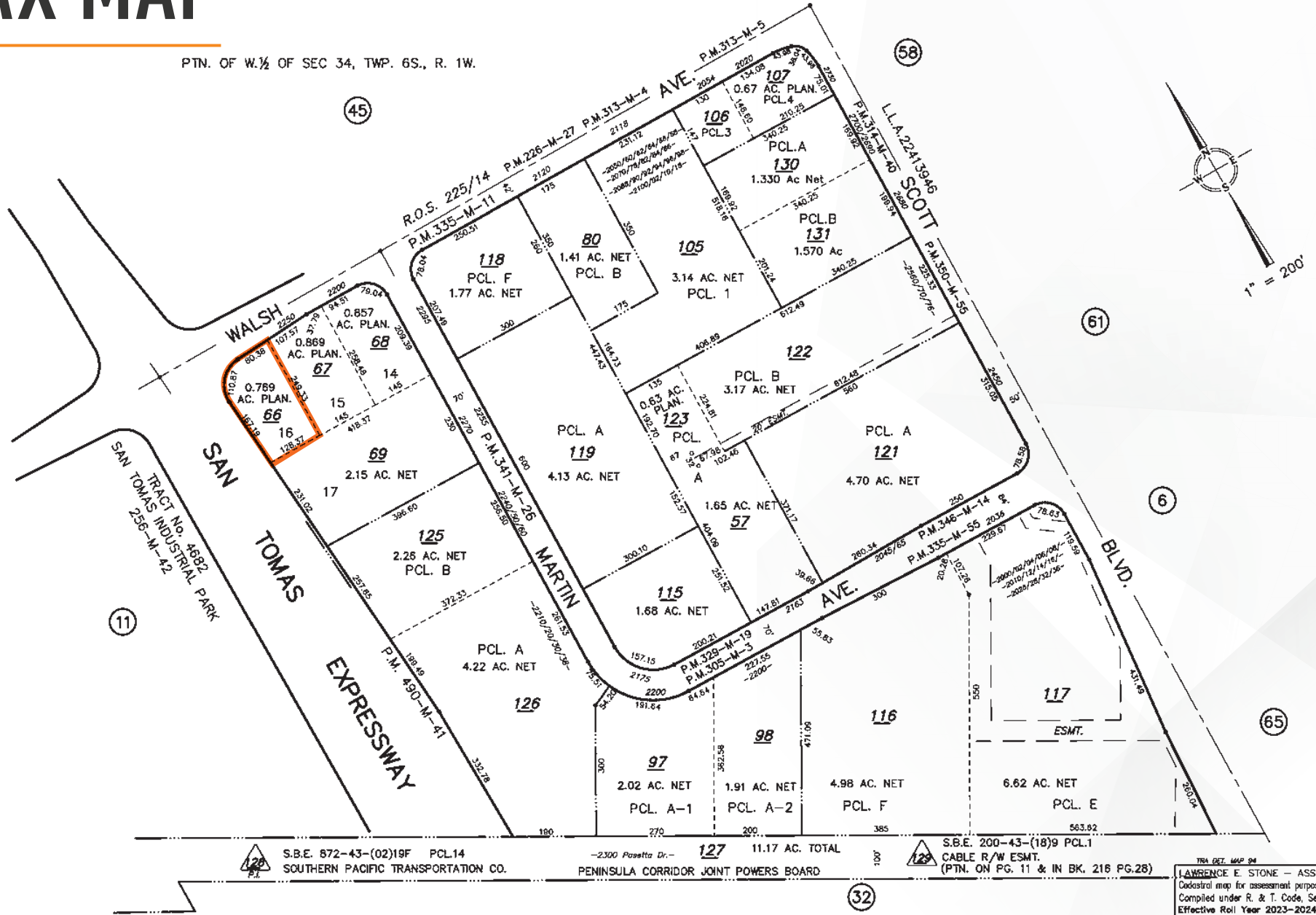
2290-2294 WALSH AVENUE



TAX MAP

2290-2294 WALSH AVENUE

PTN. OF W. 1/2 OF SEC 34, TWP. 6S., R. 1W.



TRA DET. MAP 94
LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2023-2024

GALLERY

2290-2294 WALSH AVENUE



AMENITIES MAP

OAKMEAD VILLAGE



LAWRENCE EXPY



101



BOWERS AVE

AMC MERCADO



MONTAGUE EXPY



BAYSHORE FWY

SANTA CLARA SQUARE



CENTRAL EXPY

MINETA SAN JOSE INTERNATIONAL AIRPORT
4.4 MILES
10 MIN DRIVE



2290 - 2294
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SANTA CLARA | CALIFORNIA

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