

# For Sale

280 Digital Drive, Morgan Hill, CA  
Owner/User Flex Condo  
±5,883 Square Feet

**PRICE  
REDUCED**  
\$2,988,000



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**AVISON  
YOUNG**





## Investment Highlights

- Beautiful Owner/User Flex Condo
- Building ±5,883 Square Feet
- ±11,500 Square Foot parcel
- High end finishes
- Full kitchen & executive lounge
- Full ADA compliant



**Asking Price**  
\$2,988,000



**Building Size**  
±5,883 sf



**5 Mile Population**  
53,144



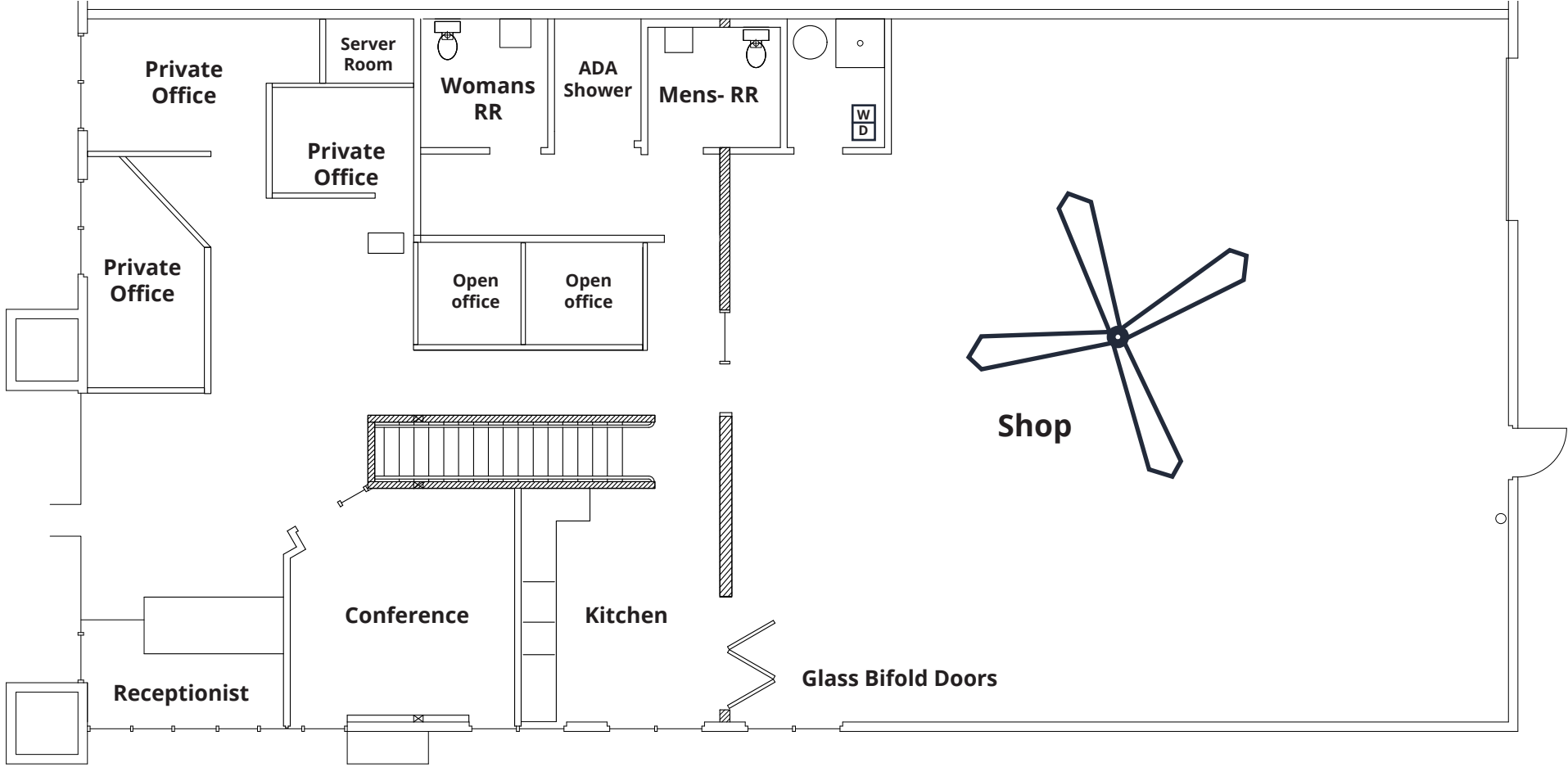
**Parking Ratio**  
Parking 0/0

# Property Details

Asking Price for Sale	\$2,988,000
Current Occupancy	Occupied
Condo Size	±5,883 SF
Parcel Number	726,47-020
Year Built	2003
Construction Type	Concrete tilt
Power	200 amps@ 480v 3ph 200 amps@ 110/208v
Electrical Meters	One (1)
Gas Meters	One (1)
Fire Sprinklers	Yes
Security System	Yes - to be delivered as is
Clear Height	22' 8" to truss 24' 5" to joists

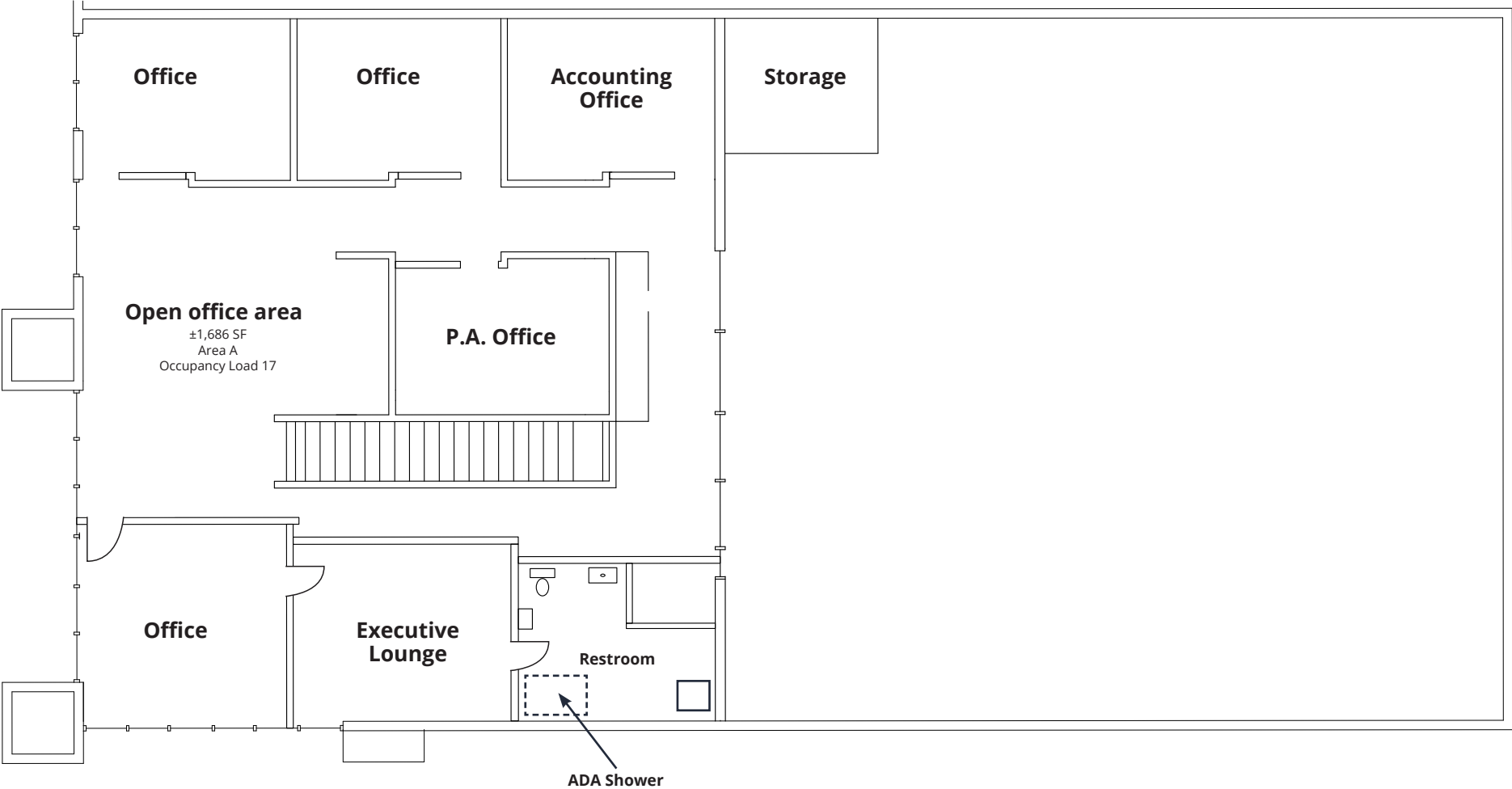


# Floor Plan - First floor



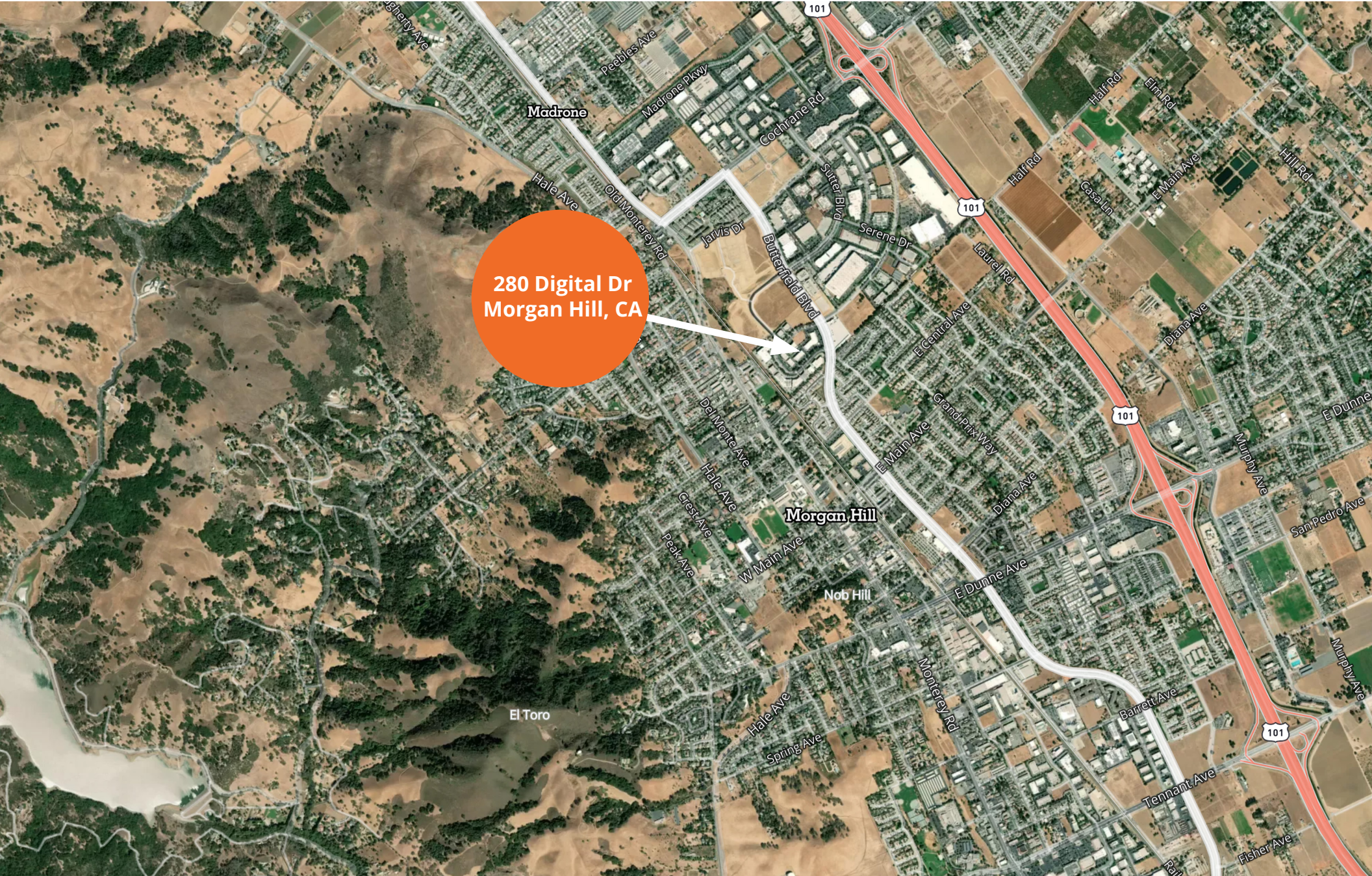


# Floor Plan - Second floor





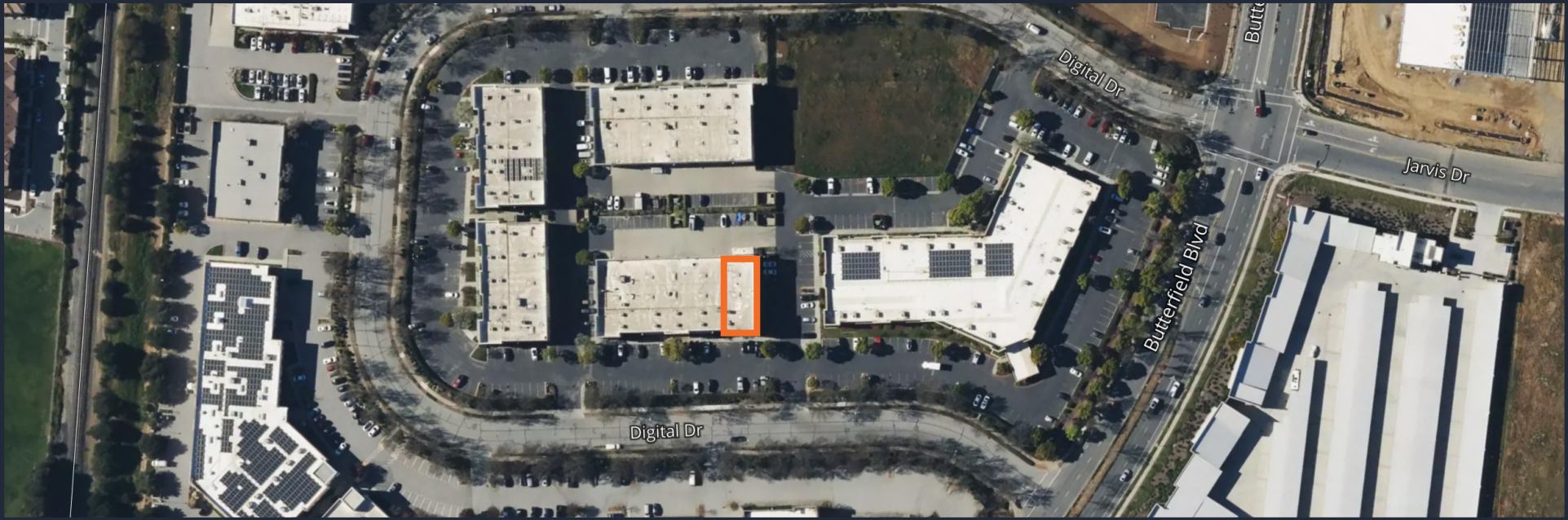
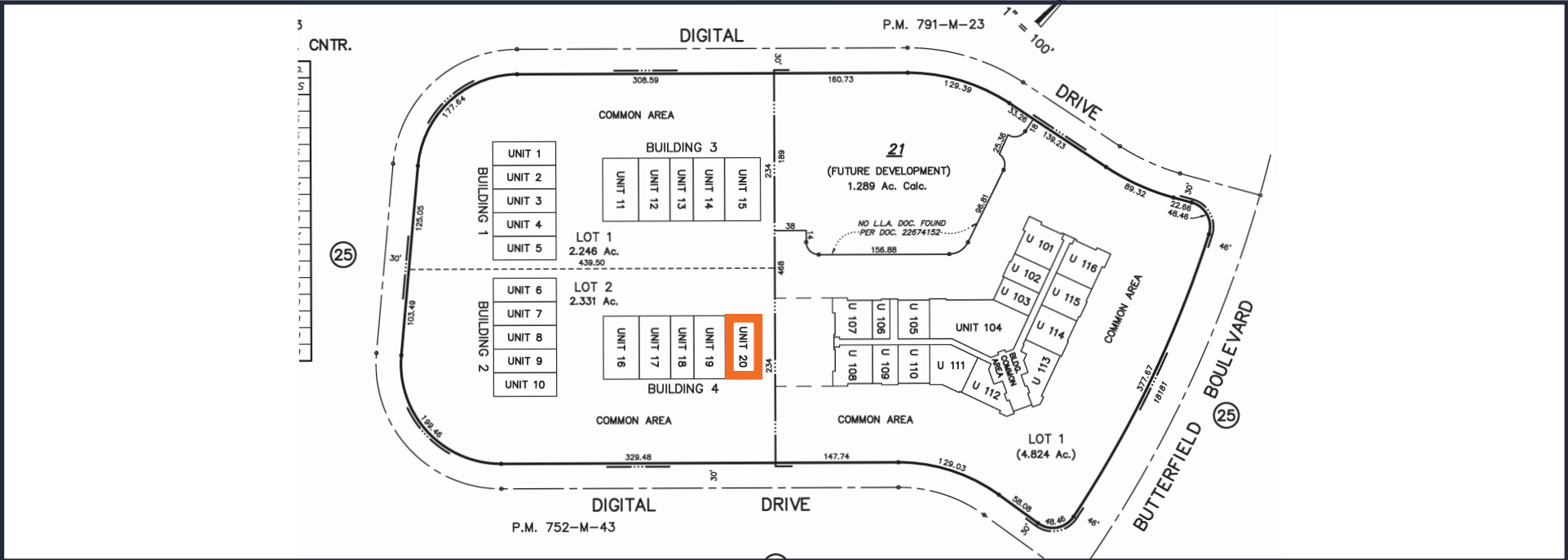
# Aerial



280 Digital Dr  
Morgan Hill, CA



# Parcel Map



# Demographics



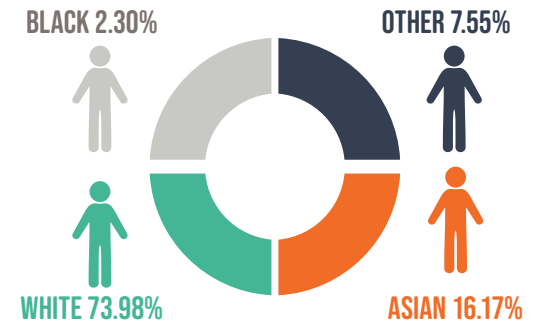
**MEDIAN AGE**

**37**

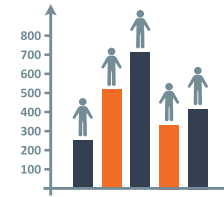
**MEDIAN HOME VALUE**

**\$1,058,302**

**POPULATION BY RACE**



**HOUSEHOLDS 98,603**



**AVERAGE HH INCOME**  
**\$169,254**

Average Household Size: **3.00**

Owner Occupied Housing Units: **12,296**

Renter Occupied Housing Units: **5,219**

Median Household Income: **\$140,923**

		1 Mile	3 Mile	10 Mile
Population	2028 Projection	13,881	44,089	53,144
	2023 Estimate	13,803	44,253	53,822
	2010 Census	11,092	37,834	48,630
	Growth 2020-2025	0.57%	-0.37%	-1.26%
	Growth 2010-2020	24.44%	16.97%	10.68%



## Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young' efforts to market for sale the property located at 280 Digital Drive, Morgan Hill, CA (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

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This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

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### EXCLUSIVE ADVISORS

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