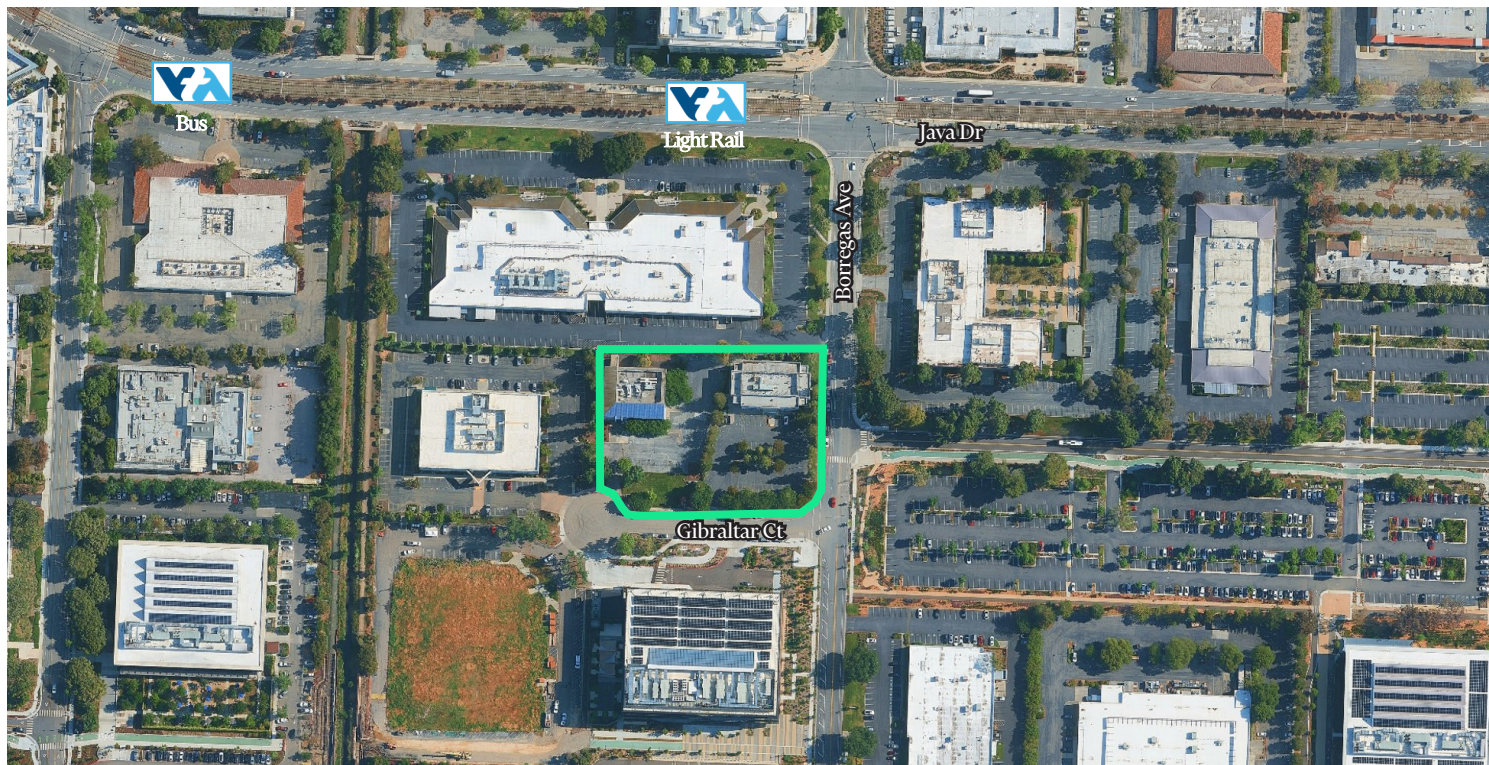


# 1277 Borregas Ave & 151 Gibraltar Ct Sunnyvale, CA



Two Office/R&D buildings totaling  $\pm 32,186$  BSF on  $\pm 2.0$  Acres

## Property Details

- + Well located within Sunnyvale's Moffett Park Specific Plan area
- + MIXED-USE (MP-MU) Zoning allows for a variety of redevelopment possibilities including residential, office, or mixed-use redevelopment
- + Redevelopment options up to 200% FAR and 170 ft building height
- + Site can be delivered 100% vacant by 8/31/2026
- + Surrounded by major corporations with large ownership stake in the area such as Amazon, Meta, HPE, Lockheed Martin, and a large Global Tech. company
- + 5-min walk to VTA light rail (Borregas station, 0.2 miles)
- + Buildings recently renovated and well maintained
- + Two separate parcels. APN 110-35-13 & 110-35-14
- + Call for pricing

## Contact Us

### JERRY INGUAGIATO

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## Property Overview

CBRE is pleased to present the opportunity to acquire two adjacent properties in the prestigious Moffett Park submarket of Silicon Valley. In 2023, the city of Sunnyvale adopted the new Moffett Park Specific Plan with the vision of transforming this neighborhood into a vibrant Live/Work environment. The contiguous properties, totaling 2.0 acres, benefit from a Mixed-Use (MP-MU) zoning which allows redevelopment optionality for residential, office, and mixed-use properties. The neighborhood also provides immediate access to public transportation via the Borregas VTA light rail stop, amenities such as the newly constructed TETRA / AC Hotel, and direct access to the world famous San Francisco Bay Trails.

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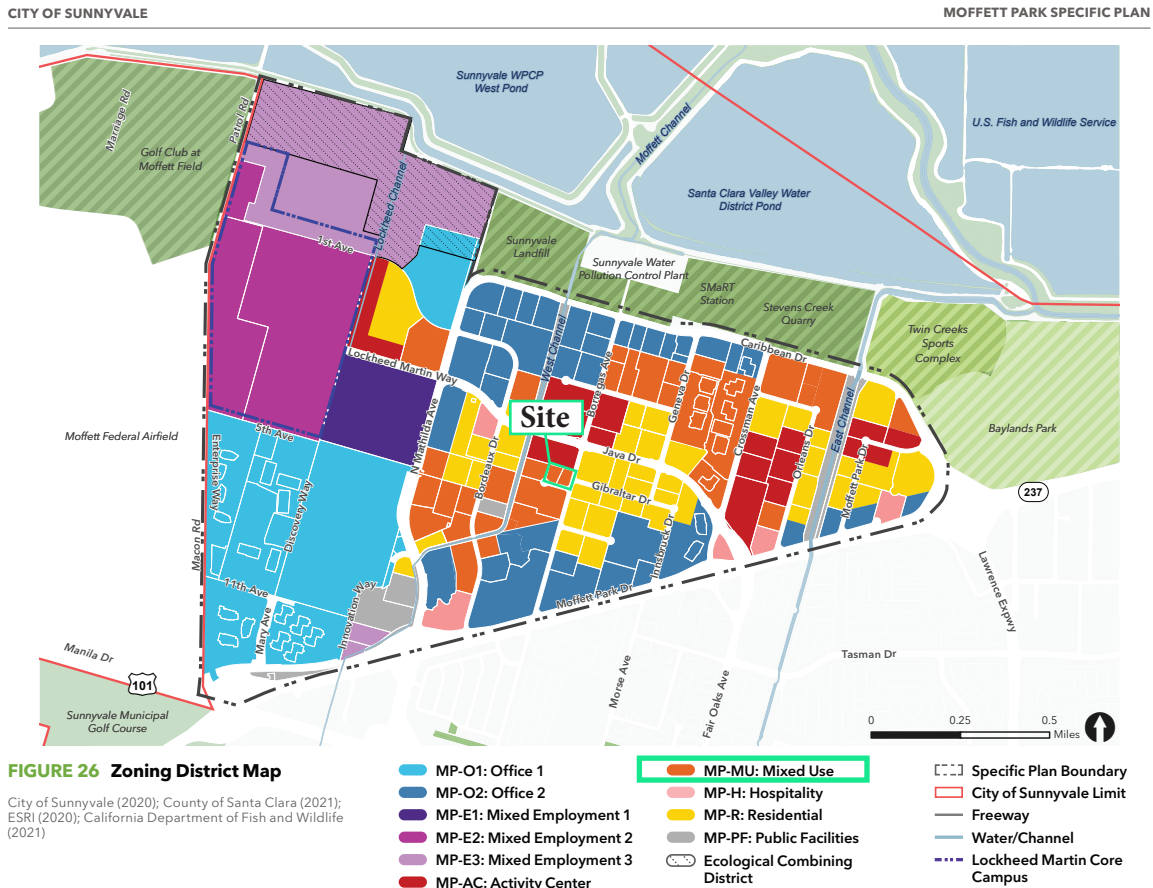
# Moffett Park Specific Plan

The properties are located within the Java/Borregas Activity Center and Plaza, identified in the Specific Plan's Urban Design Framework as a primary mixed-use and transit-oriented node within the SoJa Neighborhood.

The adopted framework envisions:

- Higher-intensity mixed-use development
- Residential over retail activation
- Public plaza and neighborhood gathering space
- Integration with the Java Transit Spine
- Enhanced pedestrian and bicycle connectivity
- Strong transit orientation to Borregas VTA

While currently zoned MP-MU, the site's placement within this designated Activity Center node positions it at the center of the City's long-term transformation strategy.

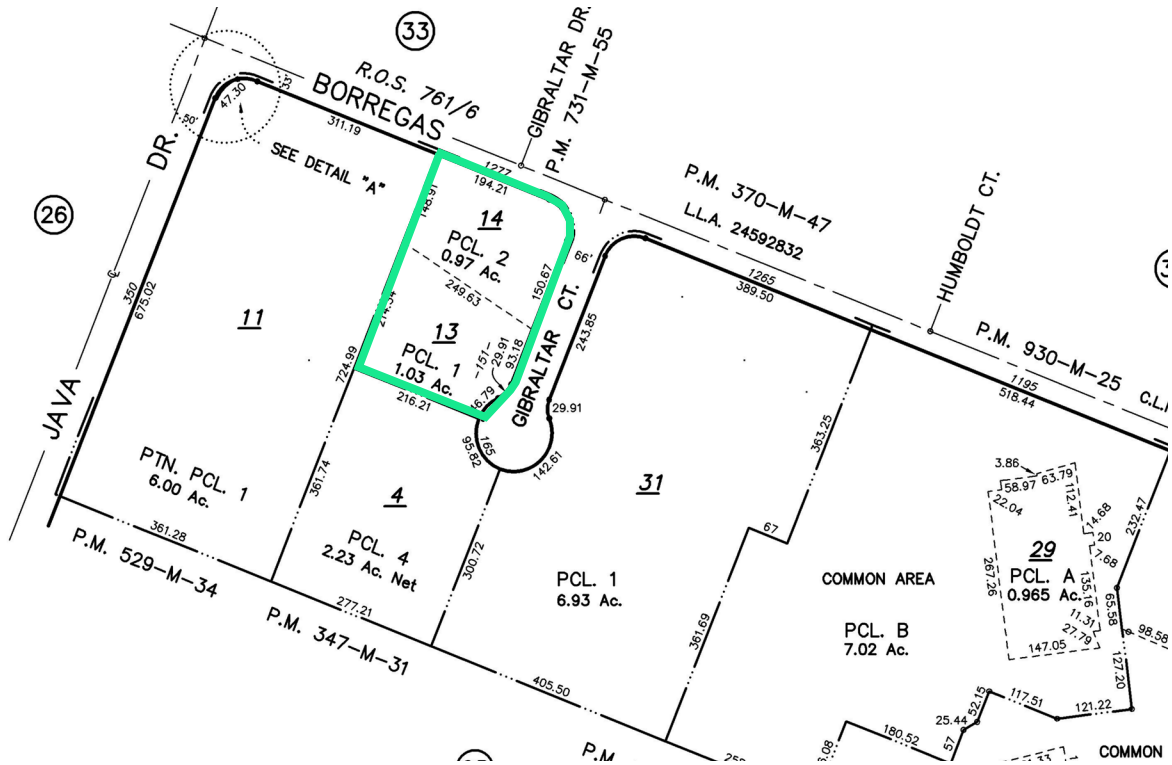


**TABLE 2 Office and Residential Intensity and Density Standards by Land Use District**

Land Use District	Office and R+D Base FAR	Office and R+D Bonus Maximum	Residential Density Minimum	Total FAR Maximum*
MP-AC	35%	75%	40 du/a	150%
MP-R	-	-	70 du/a	-
MP-MU	35%	100%	No minimum required for a non-residential development. 36 du/ac minimum for a residential or mixed-use residential development.	200%
MP-O1	35%	100%	-	150%
MP-O2	35%	135%	-	200%
MP-E1 (Navy)	35%	75%	-	150%
MP-E2 (LHM)	35%	50%	-	100%

\* Source: City of Sunnyvale Moffett Park Specific Plan

# Parcel Map

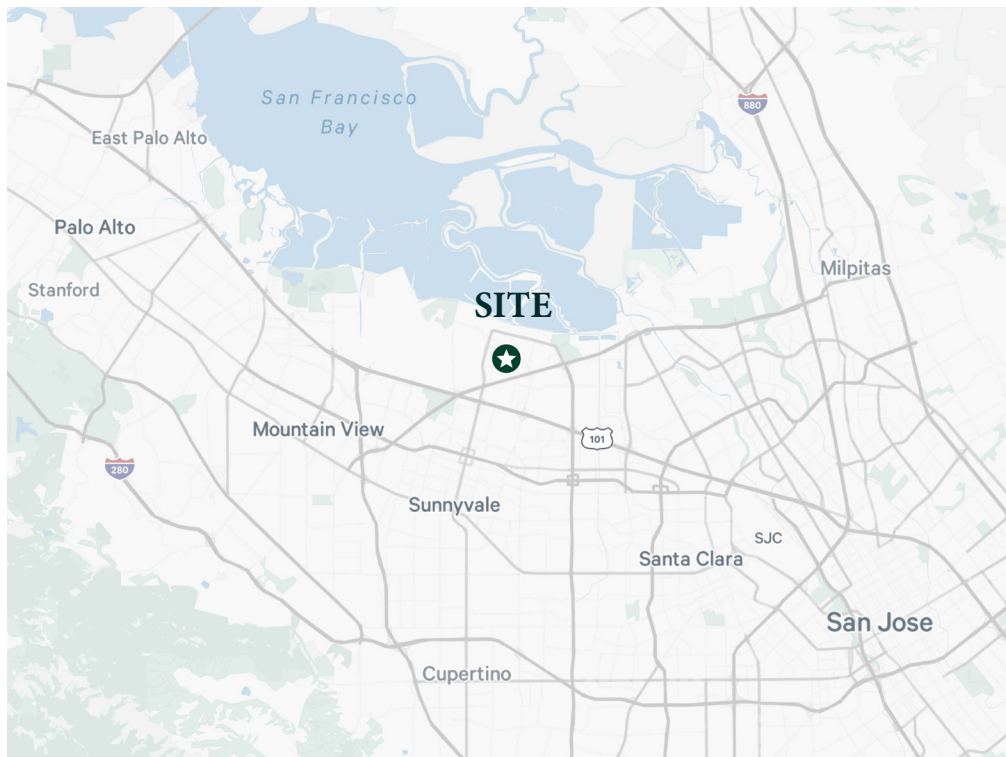


## Moffett Park Tenant Overview

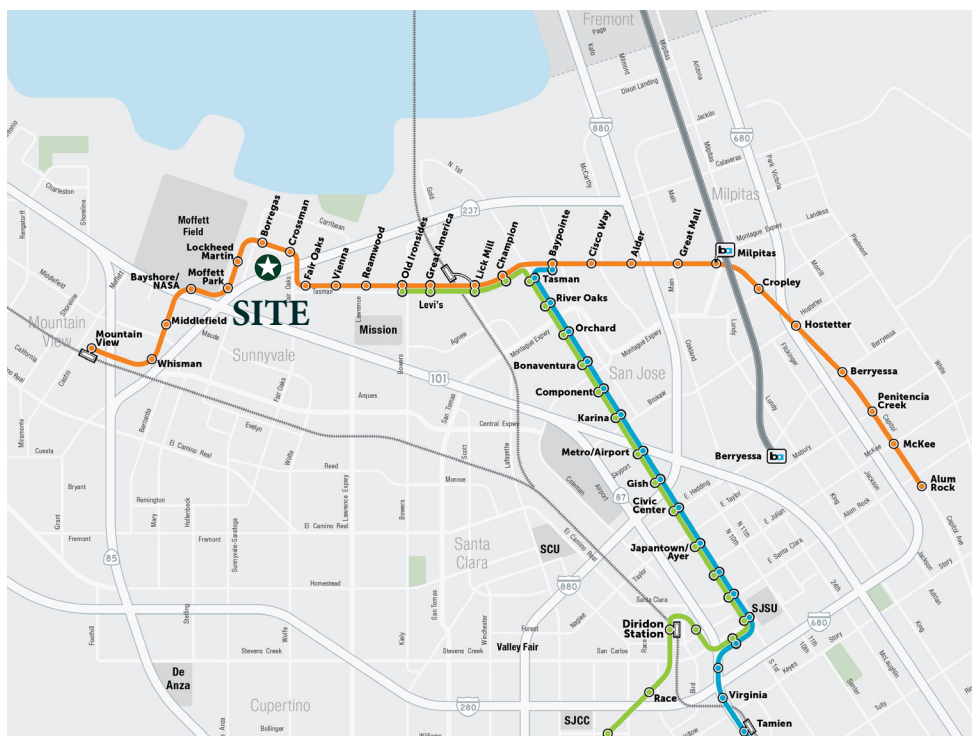


Global Tech Companies have a significant ownership stake in Moffett Park, including the neighboring sites.

# Location Map



# VTA Light Rail Transit Map



# Amenities



## Hotels

- 1 TETRA & AC Hotel
- 2 Aloft
- 3 Hilton Santa Clara
- 4 Hyatt Regency
- 5 Radisson Hotel
- 6 Santa Clara Marriot

## Restaurants

- 1 Bagel Street Café
- 2 Boba Drive
- 3 Burger King
- 4 Denny's
- 5 Dish n Dash
- 6 El Califas Tacos
- 7 Falafel Flame
- 8 Faultline Brewing
- 9 Gobi Mongolian BBQ
- 10 Hobee's
- 11 Lados
- 12 McDonald's
- 13 Peggy Sue's
- 14 Pho Queen Noodle House
- 15 Starbucks
- 16 Subway
- 17 Taco Bell
- 18 ToGo's
- 19 Una Mas
- 20 ZPizza

## Attractions

- 1 The Golf Club at Moffett Field
- 2 Twin Creek Sports Complex
- 3 Baylands Park
- 4 Sunnyvale Municipal Golf Course
- 5 Levi's Stadium
- 6 California's Great America
- 7 Santa Clara Convention Center

## Services

- 1 USPS
- 2 Bank of the West
- 3 Star One Credit Union
- 4 Wells Fargo
- 5 Bank of America

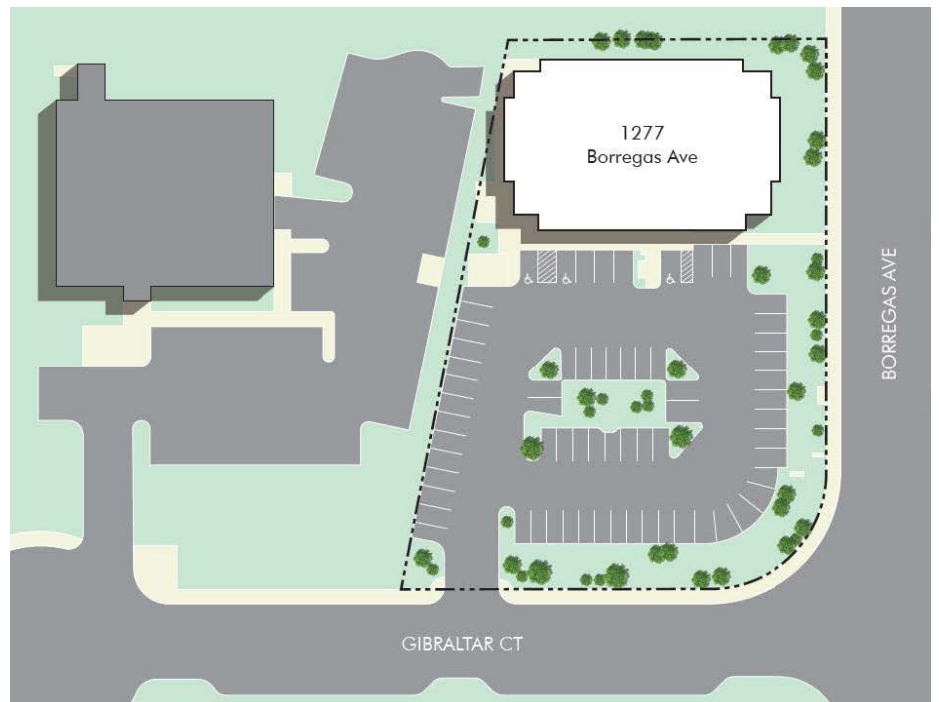
# 1277 Borregas Ave

Sunnyvale, CA 94089



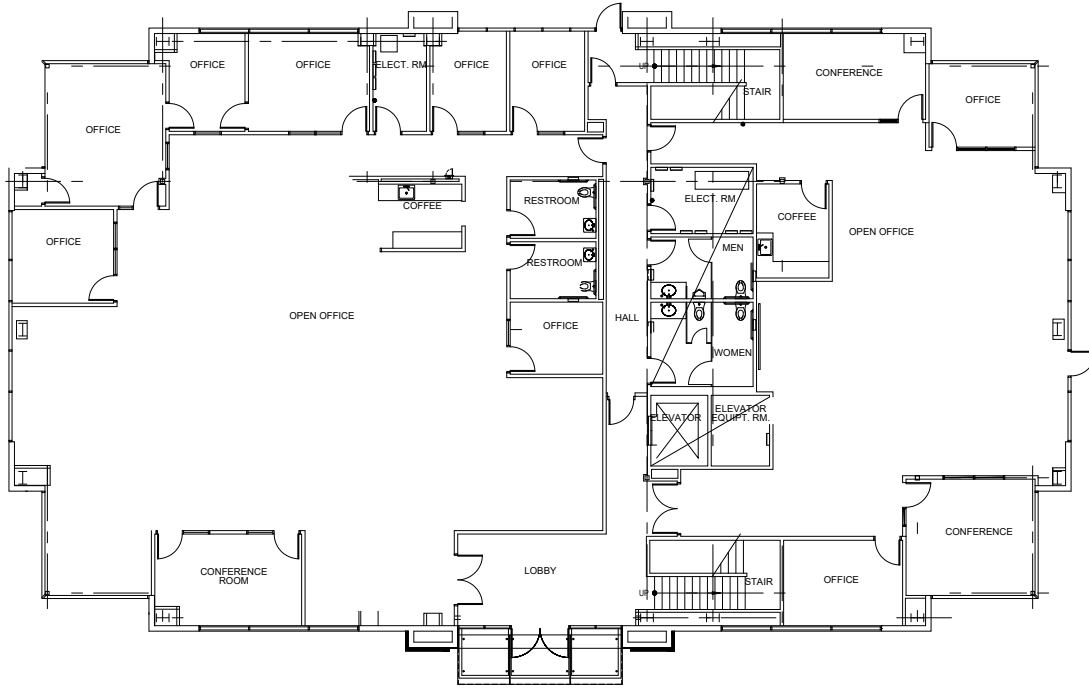
## Property Details

- + Building: 18,034 SF
- + Land: 0.97 Acre / 42,253 SF
- + Parcel Number: 110-35-014
- + Power: 800a/277-480v
- + HVAC: 100% Throughout
- + Parking: 3.5/1000 Ratio
- + Sprinklers: 100% Throughout
- + Year Built: 2002, renovated in 2018
- + 1st Floor Leased Through 8/31/26
- + 2nd Floor Owner Occupied, Can Vacate at Close of Escrow
- + Delivered Vacant at Close of Escrow

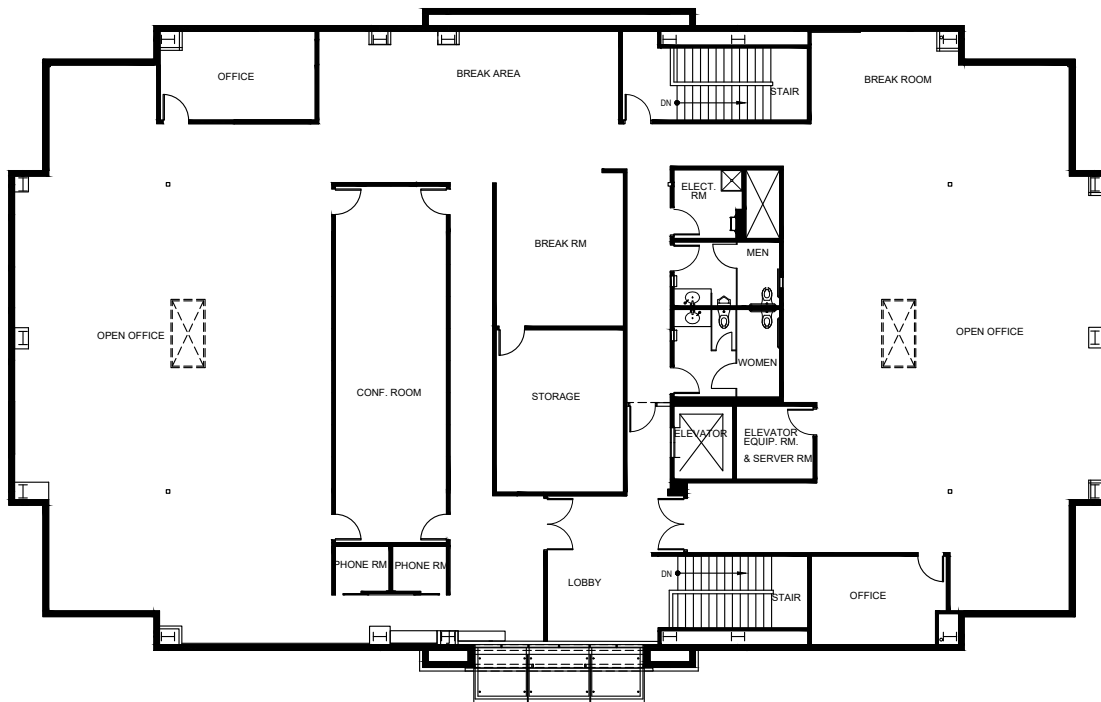


# Floor Plan

## First Floor Plan



## Second Floor Plan



# Interior Photos



Open Office



Open Office



Break Room



Conference Room

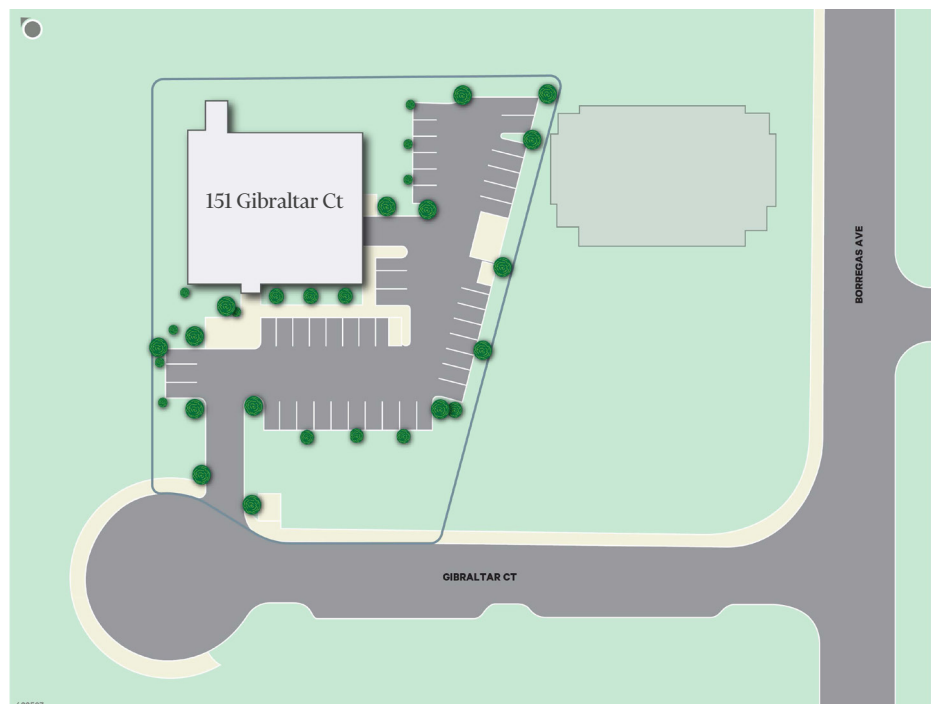
# 151 Gibraltar Court

Sunnyvale, CA 94089



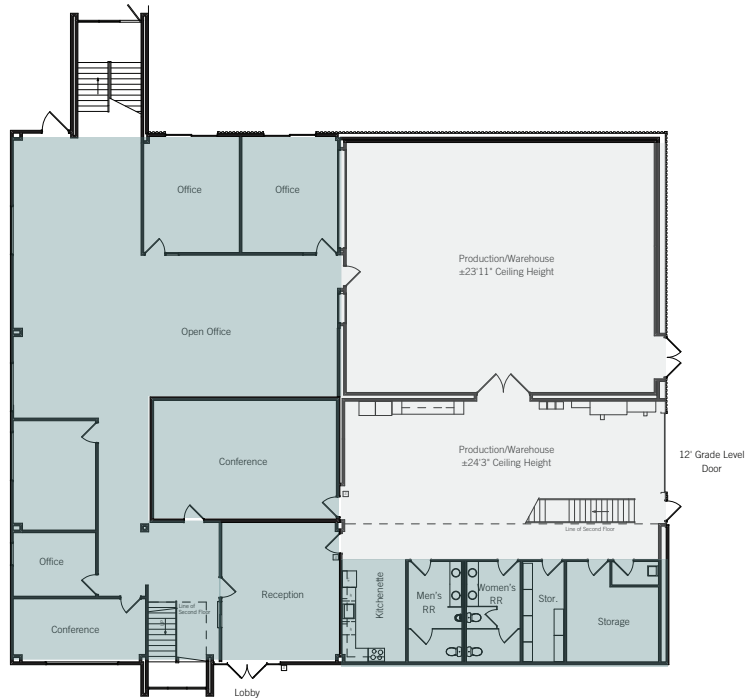
## Property Details

- + Building: 13,617 SF
- + Land: 1.03 Acres / 44,867 SF
- + Parcel Number: 110-35-013
- + Power: 1,200a/120-208v and 400a/277-480v
- + Clear Height: 23'11" - 24'3" in warehouse/production area
- + HVAC: 100% in Office/R&D areas, Heating only in warehouse/production area
- + Loading: One 12ft Grade Level Door
- + Parking: 3.3/1000 (43 spaces), 4 EV Chargers
- + Sprinklers: 100% throughout (to confirm)
- + Year Built: 1975, renovated in 2013 and 2025

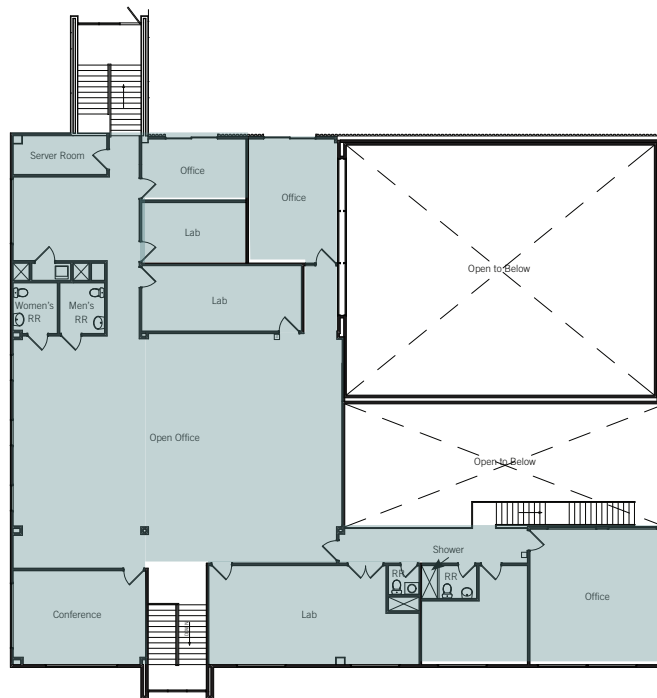


# Floor Plan

First Floor Plan



Second Floor Plan



EXPOXY  
VCT

# Interior Photos



Open Office



Open Office



Warehouse



Exterior View

## Contact Us

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