

1292 KIFER ROAD

Marcus & Millichap

SUNNYVALE, CA 94086



1292

- HAMPTON WEST FUNDS 806
- ARMATURE SYSTEMS INC. 809
- CDCONNECTION.COM 803
- S.A. DAVIS & ASSOCIATES, INC 805
- GTT International 801
- FARMERS INSURANCE 802
- MILESTONE TECHNOLOGY 810
- SOLAR SEMICONDUCTOR 808
- DHC MOLECULAR DIAGNOSTICS 807

1290

OFFERING MEMORANDUM

EXCELLENT INVESTMENT OPPORTUNITY IN SUNNYVALE, CA

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR
MARCUS & MILLICHAP AGENT FOR MORE DETAILS

ACTIVITY ID: ZAF001XXXX

Marcus & Millichap



EXCLUSIVELY LISTED BY:

YURI SERGUNIN, CCIM

FIRST VICE PRESIDENT INVESTMENTS
C: (650) 701-5590 | O: (650) 391-0764
Yuri.Sergunin@marcusmillichap.com
License: CA 01908322

J.J. TAUGHINBAUGH

SENIOR VICE PRESIDENT INVESTMENTS
C: (408) 348-8821 | O: (650) 391-1807
JJ.Taughinbaugh@marcusmillichap.com
License: CA 01413305

PROPERTY SUMMARY

ADDRESS	1292 Kifer Road Suite 808, Sunnyvale, CA 94086
PRICE	\$1,980,000
ASSESSOR PARCEL NUMBER	216-55-011
PROPERTY TYPE	Office Condo
UNIT SIZE	± 3,600 SF
# OF STORIES	2
YEAR BUILT	2005

INVESTMENT HIGHLIGHTS

- Excellent Owner-User Opportunity
- Ground Zero Silicon Valley Location
- Well-Maintained Two-Story Office Condo
- Professionally Managed by Kifer HOA Association
- 2024 Monthly HOA Dues \$748
- Ample Parking
- Direct Proximity to Lawrence Expressway and Highway 101



REGIONAL AERIAL



PROPERTY PHOTOS



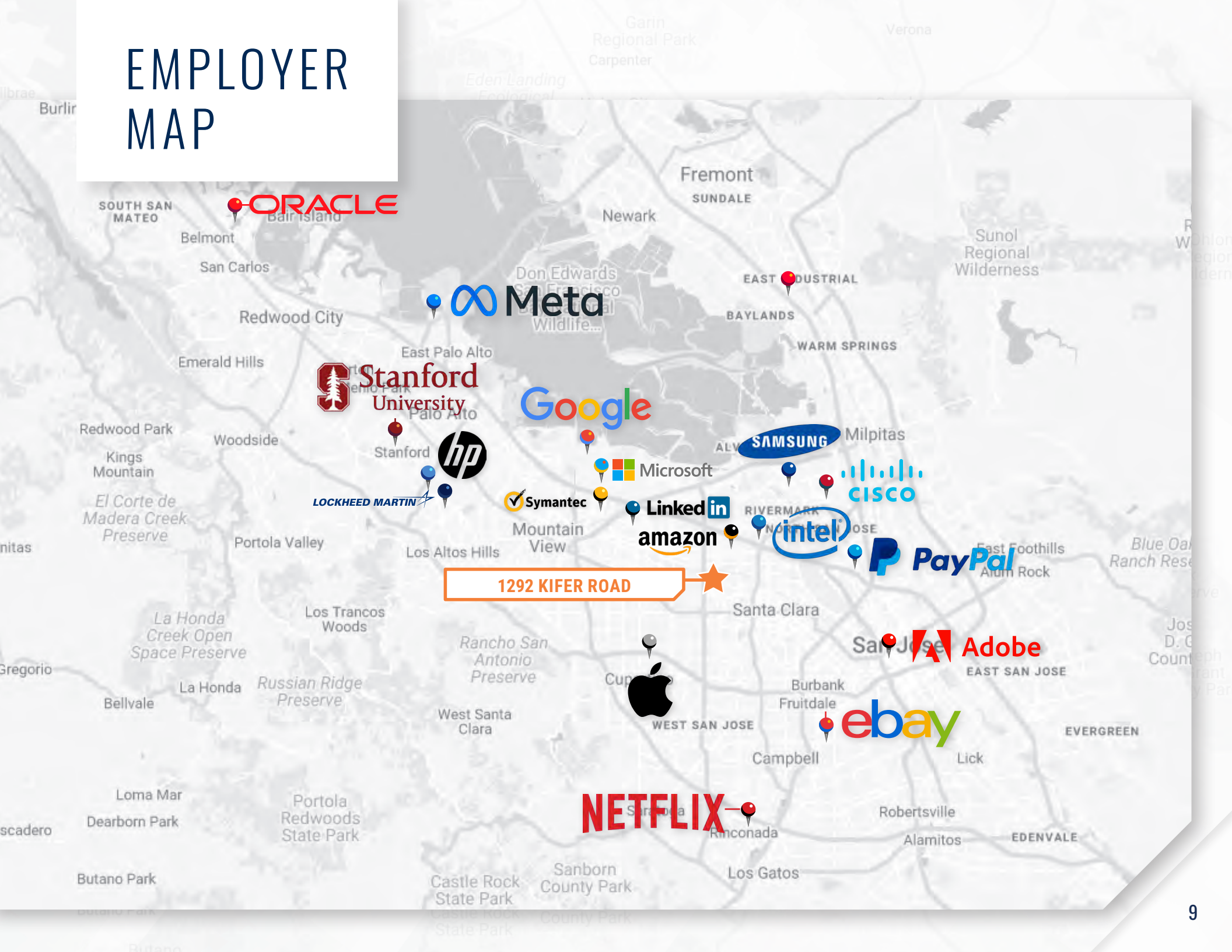
PROPERTY PHOTOS



PROPERTY PHOTOS



EMPLOYER MAP



MARKET OVERVIEW

SAN JOSE

Known to the world as Silicon Valley, the San Jose metro is located at the southern end of the San Francisco Bay and encompasses Santa Clara and San Benito counties. A large portion of the area's 1,315 square miles is unincorporated ranch and farmland. The metro contains roughly 1.95 million inhabitants, and roughly half of the region's residents reside in the city of San Jose. It is the metro's largest city with 983,000 residents, followed by Sunnyvale and Santa Clara. Venture capital funds received in the 1990s helped turn the area into the world's most prominent technology hub — a distinction that still stands today, despite recent volatility in the office sector.

▮ METRO HIGHLIGHTS



TOP HIGH-TECH CENTER

Silicon Valley's dense concentration of high-tech jobs is world renowned, attracting a variety of large employers and startups.



HIGH INCOMES

Well-paying jobs in the tech sector contribute to a median annual household income level that is more than double the U.S. median.



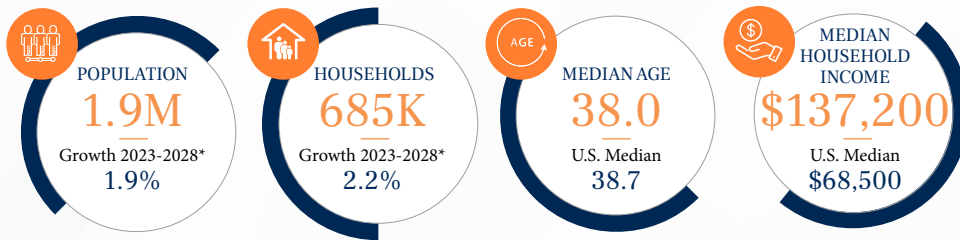
HIGHLY-EDUCATED WORKFORCE

A pro-business environment and affordability will continue to lure new companies to Atlanta.



DEMOGRAPHIC DATA

- The metro is expected to add approximately 36,000 people through 2028, and during this time, more than 21,500 households will be formed.
- High home prices contribute to a homeownership rate of 55 percent, which is below the national rate.
- Nearly 47 percent of residents ages 25 and older hold a bachelor's degree, including more than 20 percent who have also obtained a graduate or professional degree.



2023 POPULATION BY AGE



QUALITY OF LIFE

The San Jose metro has an enviable combination of major universities that produce a highly-educated workforce, cutting-edge tech firms and exceptional affluence. Residents can visit a plethora of museums, including the San Jose Museum of Art and the Tech Interactive. Santa Clara County is home to performing arts companies and hosts the San Jose Jazz Festival. The San Francisco 49ers play their home games at Levi's Stadium, and the San Jose Sharks hockey team plays at the SAP Center. Other sports venues include Excite Ballpark and Stevens Stadium. The northern portion of the metro is minutes away from San Francisco and relatively close to some of the world's finest wine-producing regions, notably the Napa, Sonoma and Alexander valleys.

SPORTS

- Football | **NFL** | SAN FRANCISCO 49ERS
- Hockey | **NHL** | SAN JOSE SHARKS
- Soccer | **MLS** | SAN JOSE EARTHQUAKES
- Soccer | **NWSL** | BAY FC
- Baseball | **MiLB** | SAN JOSE GIANTS
- Football | **IFL** | BAY AREA PANTHERS

EDUCATION

- STANFORD UNIVERSITY
- SAN JOSE STATE UNIVERSITY
- SANTA CLARA UNIVERSITY
- SAN JOSE CITY COLLEGE

ARTS & ENTERTAINMENT

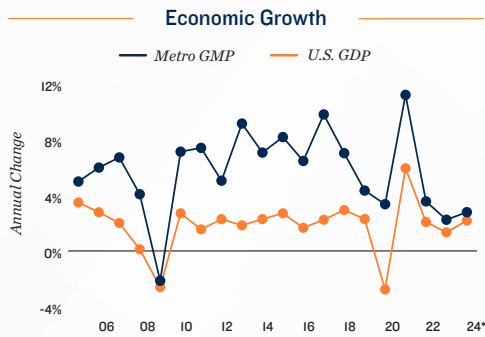
- CHILDREN'S DISCOVERY MUSEUM OF SAN JOSE
- SILICON VALLEY SYMPHONY
- SAN JOSE MUSEUM OF ART
- THE TECH INTERACTIVE

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHIC DATA

- The San Jose employment base contains nearly 1.2 million workers. There are 17 Fortune 500 companies headquartered in Santa Clara County, including Intel, Cisco Systems, HP, Apple Inc., eBay, Netflix, Broadcom and Alphabet.
- The area's many institutions of higher learning, including Stanford University, San Jose State University and Santa Clara University, translate to a well-educated workforce.



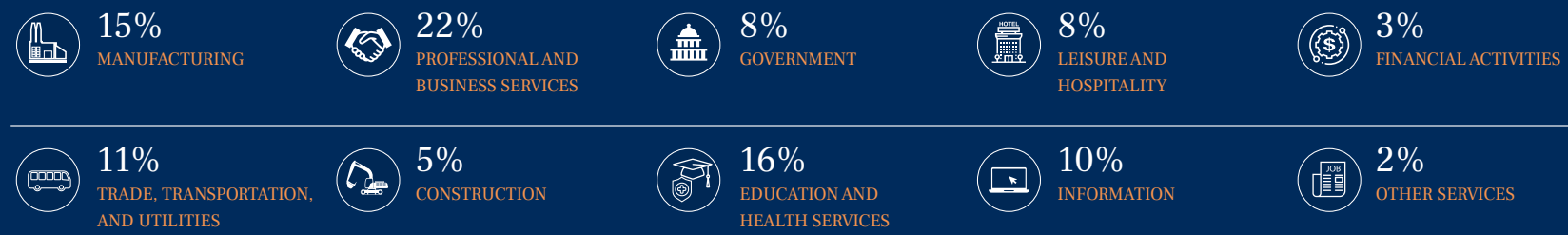
MAJOR AREA EMPLOYERS

- Apple Inc.
- Cisco Systems
- Adobe Systems Inc.
- Hewlett-Packard Co.
- Alphabet Inc.
- Intel Corp.
- eBay
- Stanford University
- San Jose State University
- Meta

*Forecast



SHARE OF 2023 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point



EXCLUSIVELY LISTED BY:

YURI SERGUNIN, CCIM

FIRST VICE PRESIDENT INVESTMENTS
C: (650) 701-5590 | O: (650) 391-0764
Yuri.Sergunin@marcusmillichap.com
License: CA 01908322

J.J. TAUGHINBAUGH

SENIOR VICE PRESIDENT INVESTMENTS
C: (408) 348-8821 | O: (650) 391-1807
JJ.Taughinbaugh@marcusmillichap.com
License: CA 01413305