



OFFERING
MEMORANDUM

FOR SALE
RESIDENTIAL LOT DEVELOPMENT

The Vineyard - Chester Ave, Saratoga (APN 397-01-071)

INTERO
A Berkshire Hathaway Affiliate

CHRISTIE'S
INTERNATIONAL REAL ESTATE
SERENO

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INTERO

A Berkshire Hathaway Affiliate



**BRIAN
TANGER**
Realtor®

408.203.3990
btanger@intero.com
DRE 01469107

CHRISTIE'S

INTERNATIONAL REAL ESTATE
SERENO



**JOE
POLLIFRONE**
Broker Associate

408.460.5469
joe@justrealty.com
DRE 00889153

I TABLE OF CONTENTS

Part One. PROPERTY

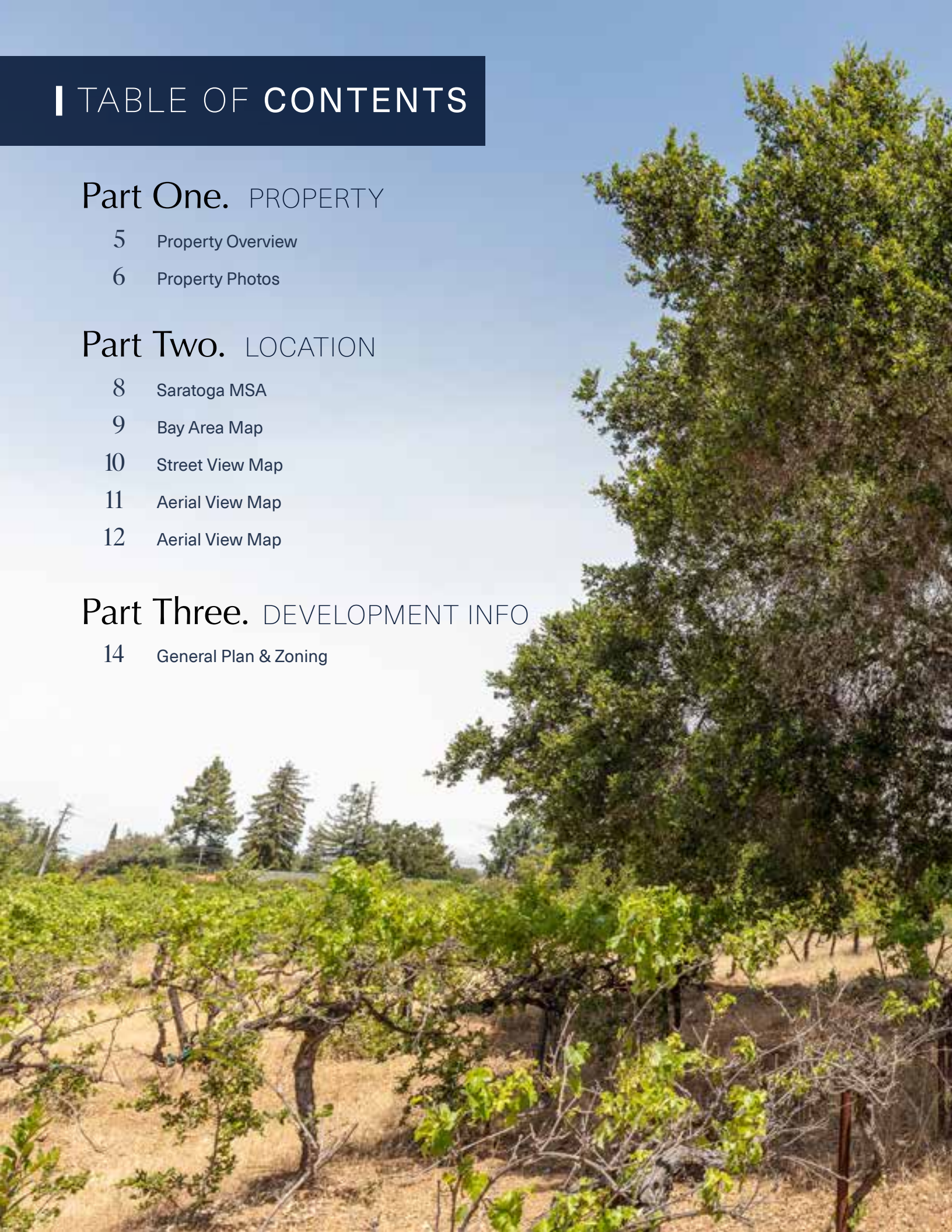
- 5 Property Overview
- 6 Property Photos

Part Two. LOCATION

- 8 Saratoga MSA
- 9 Bay Area Map
- 10 Street View Map
- 11 Aerial View Map
- 12 Aerial View Map

Part Three. DEVELOPMENT INFO

- 14 General Plan & Zoning



Part One

PROPERTY



I PROPERTY OVERVIEW

This opportunity is once in a lifetime – an offering of 11.83 acres of flat land (APN 397-01-071) in a premier neighborhood within Silicon Valley. This property offers the potential to continue use as a vineyard or subdivide into homes on nearly one-half-acre lots in a highly-sought-after pocket of Northern California.

The General Plan for this offering is for 20,000-square-foot proposed lots on a parcel beginning at the corner of Chester Avenue and Allendale Avenue. Certain portions of the land enjoy excellent hillside views, and city utility services are available at Allendale and Chester Streets.

The location of this land is situated to enjoy excellent schools in the Campbell Union School District and convenient access to the major tech companies of Silicon Valley. Surrounding neighborhoods are comprised of generously-built estate homes, which Saratoga is known for.

This Vineyard land has belonged to one family since 1902.

The yield study of potential lots that may be developed from this property is conceptual only and strictly used as marketing material. These materials should not be relied upon for buyers intended use. The property has not been surveyed and buyer is to verify current zoning.

PROPERTY DETAILS

PROPERTY NAME:	The Vineyard at Saratoga
PROPERTY ADDRESS:	Chester Ave Saratoga, CA 95070
APN:	397-01-071
LOT SIZE:	11.83 Acres
LAND USE:	Residential
ASKING PRICE:	\$36.9 Million

For more information, visit the website:

TheVineyardAtSaratoga.com



I PROPERTY PHOTOS



Part Two

LOCATION





Saratoga

Saratoga is a highly sought-after location nestled in the Foothills of the Santa Cruz mountains in Northern California. Benefits to living here include a high quality of life, excellent schools, and access to Fortune- 500 employers in Silicon Valley like Google, Netflix, and Apple.

Saratoga has a population of about 30,000 people and beautiful year-round weather ranging from the mid-50s to the low 80s. The city enjoys a charming downtown, many local parks, and community events like a farmer's market and summertime music series. Cultural attractions are a major asset thanks to the Montalvo Arts Center, Mountain Winery music venue, and Hakone Estate and Gardens. Wineries along Big Basin Way are also popular, as well as the many hiking and biking trails that wind their way through the gently rolling hills.

Local schools are a source of pride in Saratoga, both public and private. Schools assigned to the Vineyard property listed in this Offering Memorandum include: Marshall Lane Elementary School, Rolling Hills Middle School, and Westmont High School, all ranking above average in overall ratings and test scores.* People are attracted to Saratoga because of its rural charm, tree-lined streets, and impressive, sprawling homes. The City of Saratoga maintains these natural elements through careful zoning policies and historic preservation.

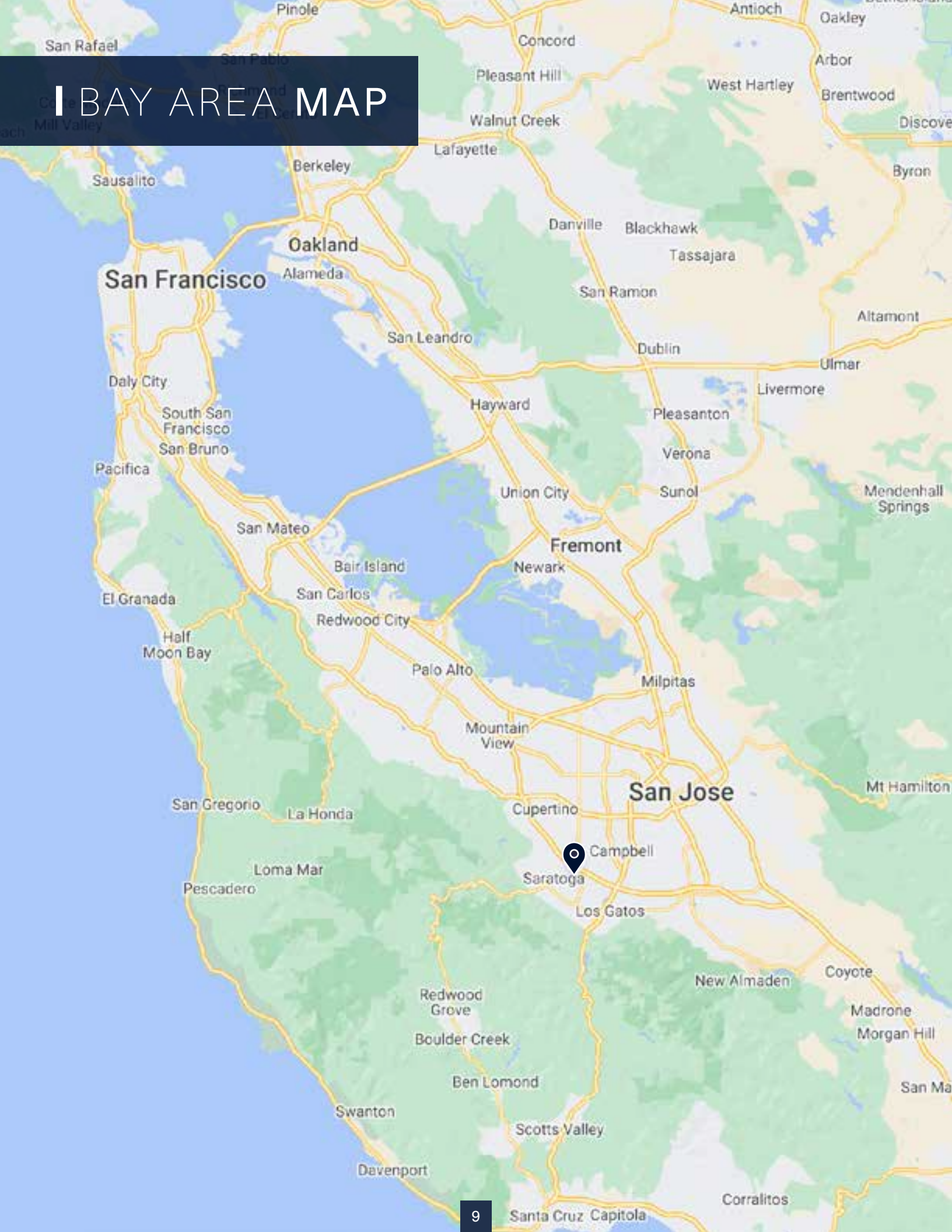
Saratoga was a logging community in the mid-1800s, but with its beautiful weather and natural ambience, what had previously been a frontier town quickly became an elite travel destination. These days, Saratoga may most be known historically for its agriculture. Plentiful fruit trees and vineyards still thrive in the backyards and public grounds of this fertile land, and the community comes together seasonally to pick and donate their abundance.

While Saratoga offers a quieter, quaint ambience, just a short drive away is the shopping, dining, and excitement of the nearby larger cities, including high-end Westfield Valley Fair mall in San Jose and the Westgate Center and Pruneyard in Campbell. De Anza Boulevard, Lawrence Expressway, and Highway 85 are all nearby, taking commuters into Silicon Valley or connecting to Highway 280 heading north toward San Francisco or Highway 101 south to Monterey.

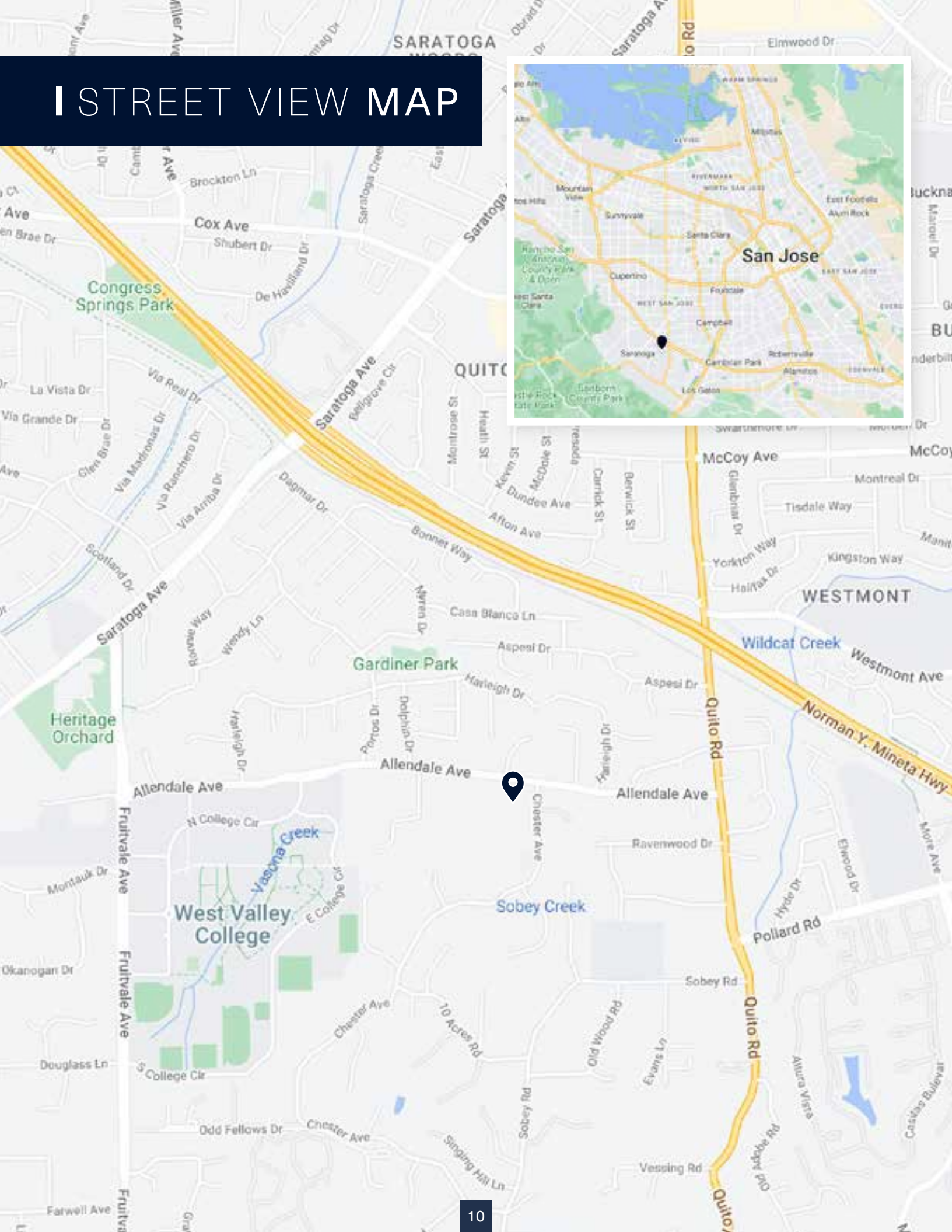
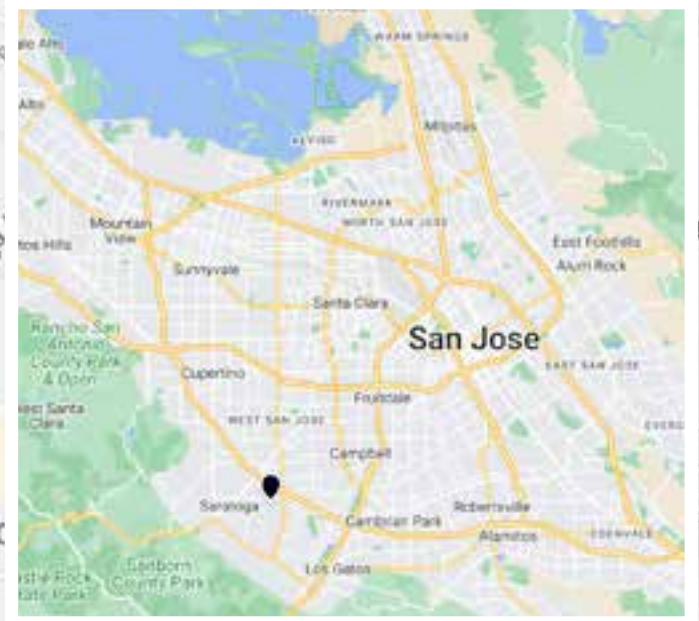
Saratoga is located in the 95070 zip code, and the majority of houses in the area are single family homes located on large lots. There are some condominiums and townhomes located on the edge of town and downtown. The median per household income recorded between 2016-2020 was just over \$200,000, with over 77% of residents holding a bachelor's degree or higher.**

*Per greatschools.net
** per census.gov/quickfacts/saratogacitycalifornia
(Buyer to verify all facts per their own satisfaction)

BAY AREA MAP



STREET VIEW MAP



AERIAL VIEW MAP

14001 CHESTER AVE
SARATOGA



AERIAL VIEW MAP

14001 CHESTER AVE
SARATOGA



APPROXIMATE DISTANCES FROM THE VINEYARD (in miles)

Schools

Marshall Lane Elementary School.....	1
Rolling Hills Middle School.....	1.4
Westmont High School.....	1.4
Sacred Heart Parish School.....	1.5
St. Andrews Episcopal School.....	1.5

Community

West Valley College.....	0.7
Saratoga Library.....	1.5
La Rinconada Country Club.....	2.4

Business

Netflix.....	2.9
Apple Infinite Loop.....	8.2
Microsoft Silicon Valley Campus.....	13.1
GooglePlex.....	13.7
Norman Y. Mineta S.J. International Airport.....	12.1

Part Three

DEVELOPMENT INFO



I GENERAL PLAN & ZONING



GENERAL PLAN

A General Plan is a long-term policy document that provides guidance for managing a City's physical, social, and economic resources. It provides a basis for decisions that affect future growth and development. It also identifies the community's shared vision for the future and addresses the unique characteristics and needs. Elements of the General Plan are different chapters that focus on specific topics.

UPDATE PROCESS

The City of Saratoga's current Housing Element became effective in 2015 and must be updated by 2023. Following public review and consideration by the Planning Commission and City Council, the City must submit a draft of the Housing Element to California Department of Housing and Community Development (HCD) for its review. The City must adopt the final Housing Element and submit it to HCD by January 2023.

ZONING

Currently zoned Agriculture however Proposed is R-1 20,000