

# 951-955 MONROE ST

SANTA CLARA, CALIFORNIA



VALUE-ADD OR OWNER/USER OPPORTUNITY





# CONFIDENTIALITY AGREEMENT

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Cushman & Wakefield has been engaged as exclusive advisors to the Seller (the "Seller"), in connection with Seller's solicitation of offers for the purchase of the fee simple interest in 951-955 Monroe St, Santa Clara, CA ("The Property"). The Property is being offered on an "AS-IS" basis. This Offering Memorandum is furnished to prospective purchasers on a confidential basis solely for the purpose of prospective purchasers determining whether or not to submit an offer to purchase the Property. The information contained herein, or any other related information provided by Seller may not be reproduced, redistributed or used in whole or in part for any other purpose. No person has been authorized to give any information or to make any representation or warranty, either express or implied, other than that contained in an executed purchase agreement subject to any disclaimer or limitations set forth therein. Information or representations given or made in any other form, should not be relied upon.

While Seller has no reason to believe that the information provided herein, or in the due diligence materials, contains any material inaccuracies, neither Seller nor any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc., may make any representations or warranties, express or implied, as to the validity, accuracy or completeness of the information provided or to be provided except as may be set forth in an executed purchase agreement, subject to any disclaimers or limitations set forth therein. Without limiting the generality of the foregoing sentence, nothing herein shall be deemed to constitute a representation, warranty or promise by Seller or any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc., as to the future performance of the Property or any other matters set forth herein.

A prospective purchaser's sole role and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in the Due Diligence Materials, shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or any of its officers, directors, shareholders, owners, employees, agents, members, managers, etc., for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Prospective purchasers are not to construe the contents of this Offering Memorandum, any Due Diligence Materials or any prior or subsequent communications from Seller or any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc., as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with:

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**951-955 MONROE ST**  
SANTA CLARA, CALIFORNIA



# INVESTMENT HIGHLIGHTS

- Rare Freestanding Retail Building
- Investment or Owner/User Potential
- High Identity with Building Signage
- Unique 28' Ceiling Height
- Diverse Re-Tenancing Opportunities
- Active Retail Environment
- Walking Distance to CalTrain
- Downtown Precise Plan:  
1,071 New Homes Coming!







# PROPERTY OVERVIEW

PARCEL NUMBER	269-22-110
COUNCIL DISTRICT	District 5
GENERAL PLAN PHASE II	Downtown Core
ZONING	DNTW - Downtown
SPECIFIC PLAN	Downtown Precise Plan
BUILDING SF	±7,039
LOT ACRES	0.13
YEAR BUILT	1966
PARKING	Franklin Square Public Access





# PROPERTY PHOTOS

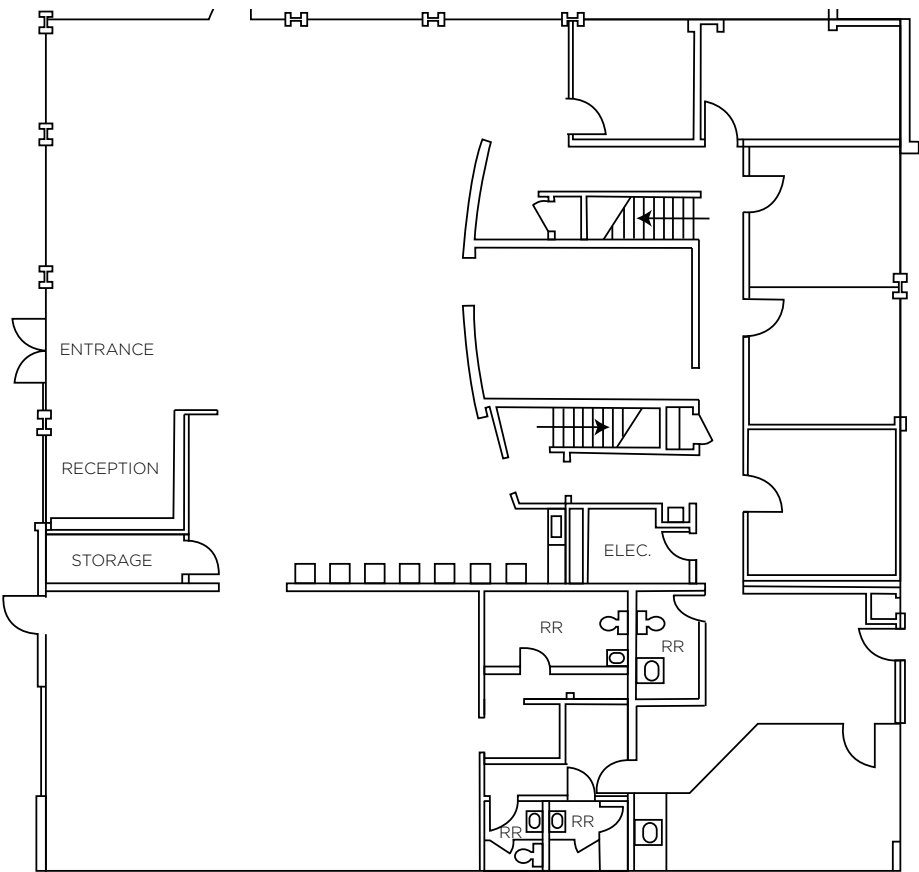


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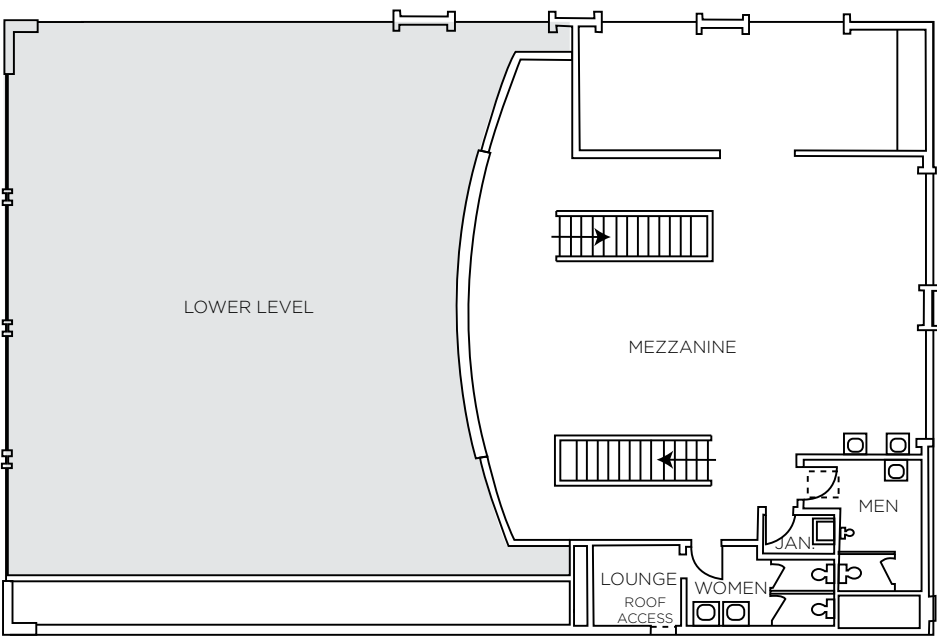


# FLOOR PLAN

FIRST FLOOR | ±5,500 SF

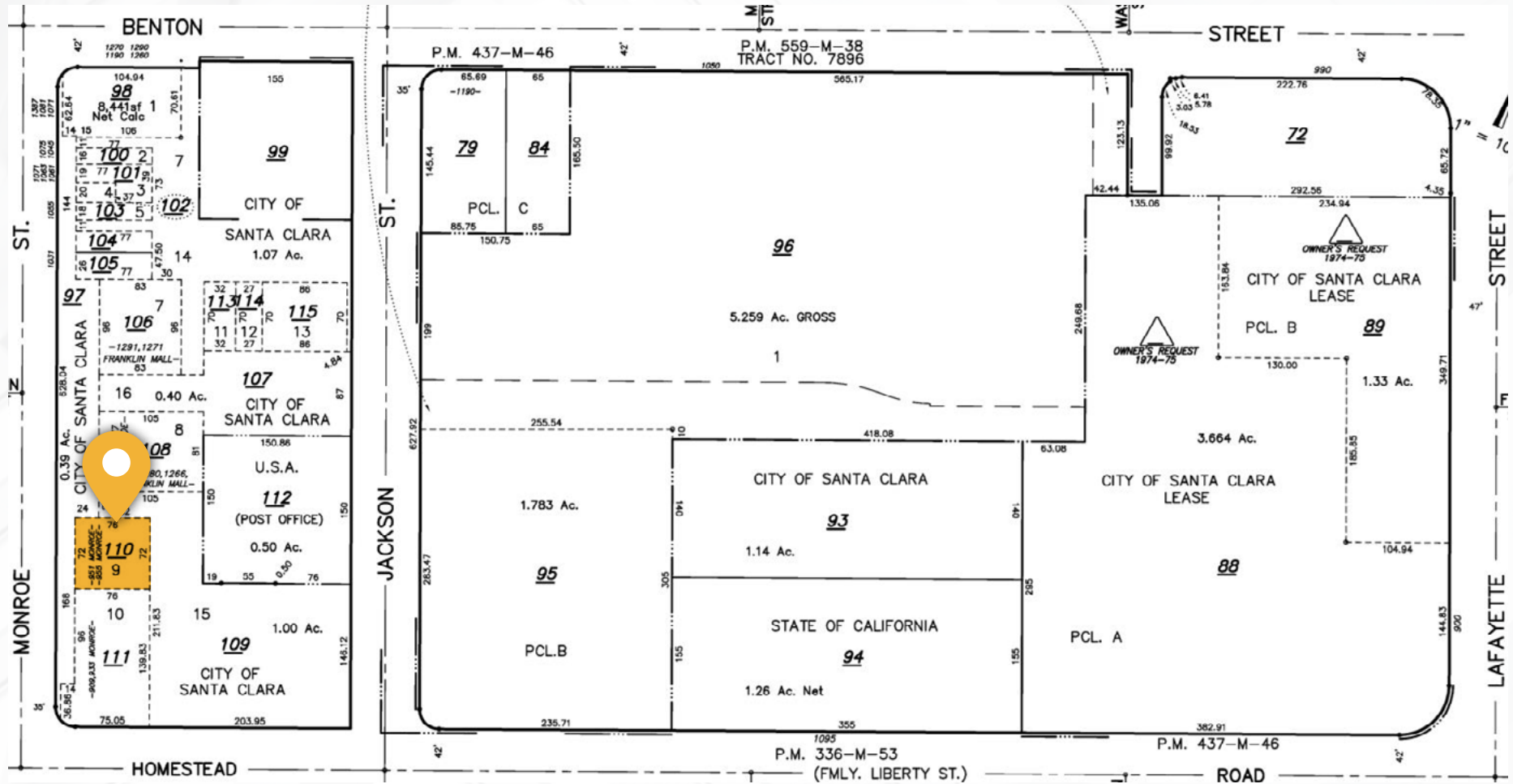


SECOND FLOOR | ±1,539 SF





# PARCEL MAP





# LOCATION OVERVIEW

## CITY OF SANTA CLARA

### ABOUT SANTA CLARA

Santa Clara is home to an extraordinary array of high-tech companies, including Applied Materials, Hewlett-Packard, Intel, Nvidia, Oracle and Ericsson. The city is also home to Santa Clara University, Mission College, California's Great America Theme Park, and Levi's Stadium, home of the San Francisco 49ers and Super Bowl 50.

Voted one of 10 All-America Cities in the New Millennium by the National Civic League, Santa Clara has a "High Tech, Human Touch, H2" approach to serving the community's needs. It offers the region's lowest combined utility costs in the nine Bay Area counties, with savings of 30 to 40% on electricity alone, and it is consistently rated one of the most affordable cities in the nation for business.

At the core of the City's government is a dedication to ethics, transparency and service to the community. Santa Clara is a Charter City with a Council/Manager form of government. The City's financial stability ensures the highest levels of citizen and business service, low business taxes and solid real estate value, and it is also one of the safest U.S. cities with a population of 75,000+.



**132,701**  
2025  
POPULATION



**49,615**  
2025  
HOUSEHOLDS



**\$229,406**  
2025 AVG.  
HOUSEHOLD INCOME



**33,367**  
2025 GRADUATE  
DEGREE





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