

# MANZANO WAY

SUNNYVALE | CALIFORNIA

OFFERING MEMORANDUM

*Prime Infill Location  
Residential Zoning (R-0)  
3 Single-Family Detached Lots*

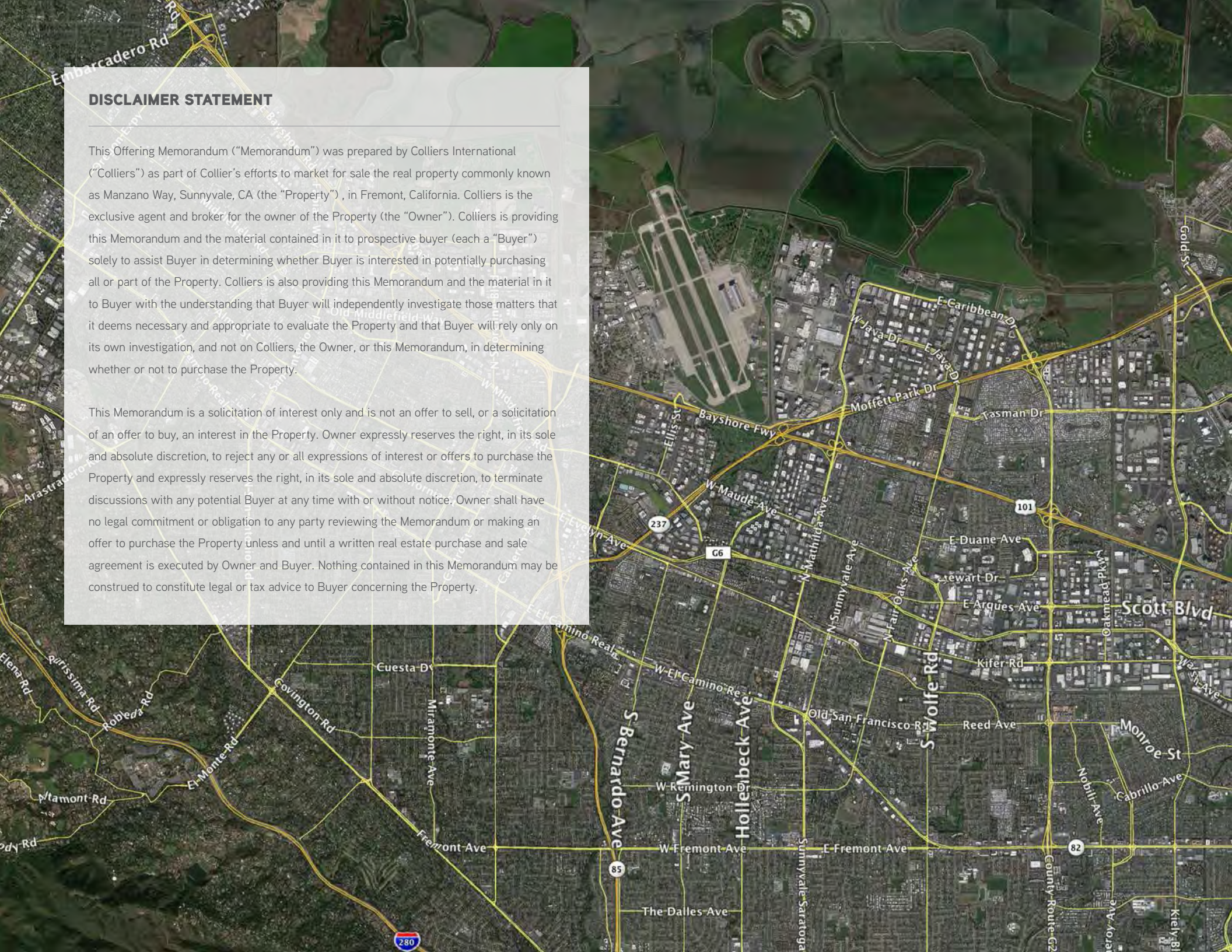




## DISCLAIMER STATEMENT

This Offering Memorandum ("Memorandum") was prepared by Colliers International ("Colliers") as part of Collier's efforts to market for sale the real property commonly known as Manzano Way, Sunnyvale, CA (the "Property") , in Fremont, California. Colliers is the exclusive agent and broker for the owner of the Property (the "Owner"). Colliers is providing this Memorandum and the material contained in it to prospective buyer (each a "Buyer") solely to assist Buyer in determining whether Buyer is interested in potentially purchasing all or part of the Property. Colliers is also providing this Memorandum and the material in it to Buyer with the understanding that Buyer will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that Buyer will rely only on its own investigation, and not on Colliers, the Owner, or this Memorandum, in determining whether or not to purchase the Property.

This Memorandum is a solicitation of interest only and is not an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, in its sole and absolute discretion, to terminate discussions with any potential Buyer at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing the Memorandum or making an offer to purchase the Property unless and until a written real estate purchase and sale agreement is executed by Owner and Buyer. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to Buyer concerning the Property.





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# EXECUTIVE SUMMARY

Colliers International (“Colliers”), as exclusive broker, is pleased to offer for sale Manzano Way (the “Property”), in Sunnyvale, California. The Property is located in a prime, central location of Silicon Valley with convenient freeway access to Highways 101 and 237.

The property is zoned Low Density Residential (R-O) and has a general plan land use designation of Low Density Residential. The Property is located across the street from Fairwood Park and backs up directly to Calabazas Creek. Residential properties in the direct neighborhood reach values as high as \$1 million.

The Property has a tentative map approval in-place for three single-family detached lots with final lot lines and lot areas to be established. Current plans are for each lot to be approximately 9,000 square feet in size with the rear portion of each lot encumbered by a public pedestrian and bicycle path currently under a revocable permit issued by Owner and proposed non-exclusive easements to Santa Clara Water District and the City of Sunnyvale. The net land area for the developable portions of the Property will be approximately 6,000 square feet for two of the lots and approximately 4,700 square feet for the third lot.



## OFFERING TERMS

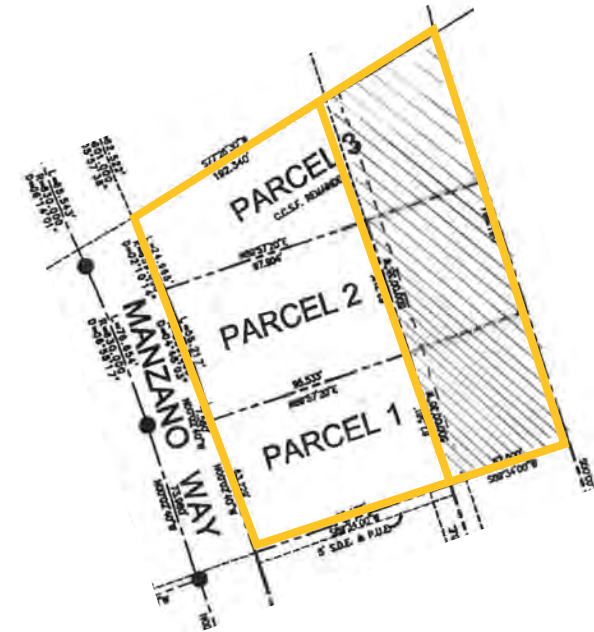
Manzano Way is being offered for sale unpriced. All investors should base their offer on the property in its “as-is” condition. In order to assist with underwriting, qualified investors will be provided access upon request to online information regarding the Property.

The Owner requests that all interest, qualified parties provide Colliers with a formal letter of intent outlining the terms and conditions under which they propose to acquire the Property. In addition, a summary providing background information on the purchaser company, its principals and its transaction history, is requested.

Procuring brokers are advised to discuss brokerage fees with their respective clients. No cooperating commission is offered by Colliers or by the Owner.

ADDRESS	1100-block of Manzano Way, Sunnyvale, CA 94089
APN	104-28-066 Santa Clara County
GROSS SITE AREA	±27,300 Square Feet
NET SITE AREA	±16,700 Square Feet
GENERAL PLAN LAND USE DESIGNATION	Low Density Residential
ZONING	Low Density Residential (R-O)
ENTITLEMENTS	Tentative map approved for three (3) lots
LOT CONFIGURATION	Trapezoid
SITE TOPOGRAPHY	Flat
CURRENT USE	Undeveloped, vacant
EXISTING IMPROVEMENTS <i>(Subject to revocable permits)</i>	Public pedestrian and bicycle path
<b>EDUCATION</b>	
SCHOOL DISTRICT	Sunnyvale Unified School District 834 API (2012)
ELEMENTARY SCHOOL	Fairwood Elementary (K-5) 850 API (2012)
<b>SERVICES</b>	
POLICE	City of Sunnyvale
FIRE	City of Sunnyvale
WASTEWATER	City of Sunnyvale
TRASH	City of Sunnyvale
GAS	Pacific Gas & Electricity (PG&E)
ELECTRIC	Pacific Gas & Electricity (PG&E)
WATER	City of Sunnyvale

# PROPERTY SUMMARY



## LEGEND

### PARCEL 1:

Total Lot Size: ±9,590 Sq. Ft. (Approximately)  
Net Buildable Area: ±6,008 Sq. Ft.

### PARCEL 2:

Total Lot Size: ±9,626 Sq. Ft. (Approximately)  
Net Buildable Area: ±6,035 Sq. Ft.

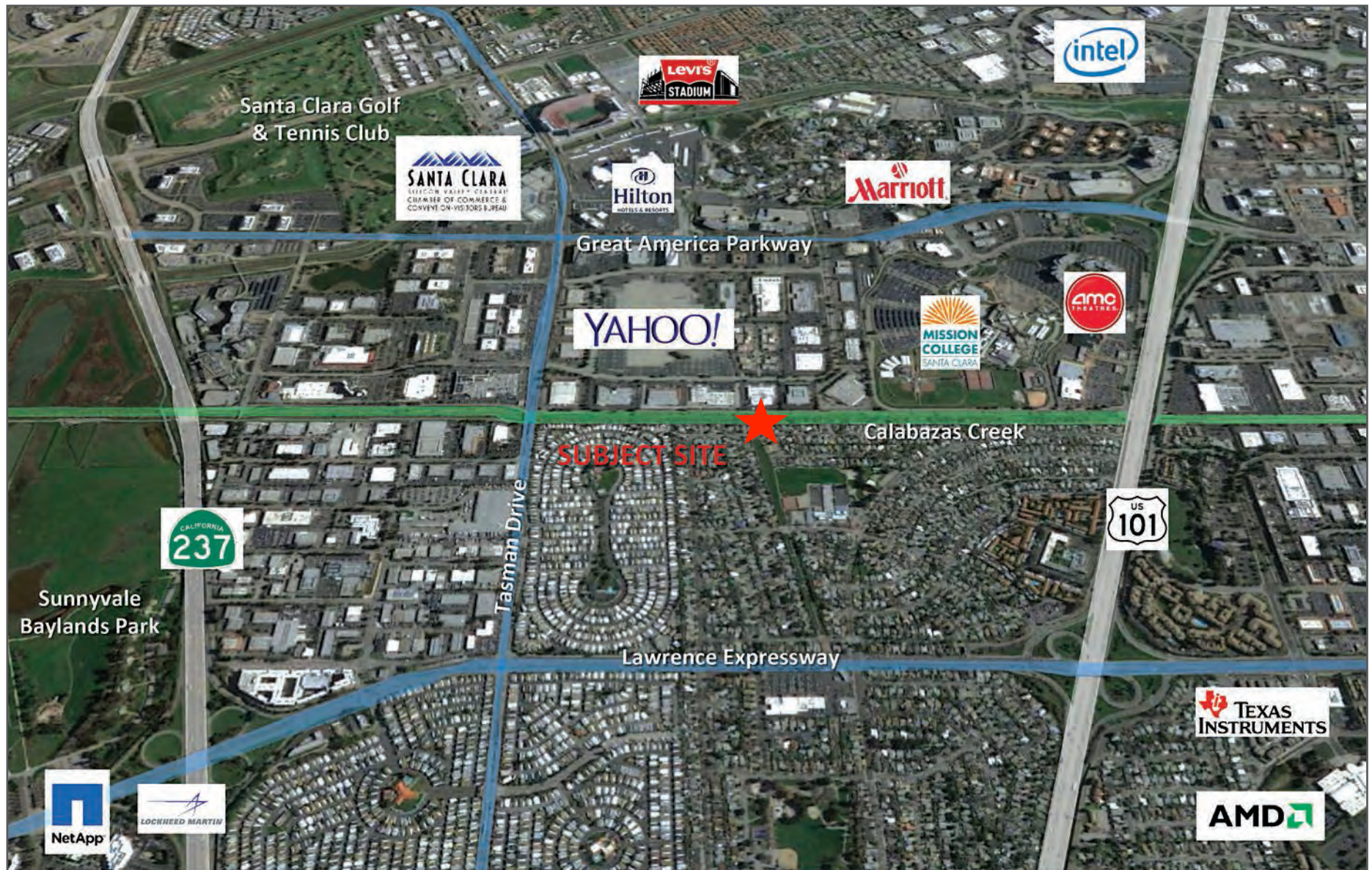
### PARCEL 3:

Total Lot Size: ±8,033 Sq. Ft. (Approximately)  
Net Buildable Area: ±4,700 Sq. Ft.

 = Section to be easement granted to SCUWD



# AERIAL OVERVIEW





# PROPERTY HIGHLIGHTS



## HIGHLIGHTS

- Prime, central location in Silicon Valley.
- Close proximity to numerous major technology employers (Google, Apple, Facebook, Gilead, Intel, Cisco, Oracle, eBay, Tesla, Hewlett-Packard and more).
- Directly adjacent to Calabazas Creek and John Christian Greenbelt.
- Across the street from Fairwood Park and walking distance to Fairwood Elementary School.
- Close proximity to Levi's Stadium and Great America theme park (1 mile).
- Close proximity to Mission College (less than 5 minutes).
- Convenient freeway access to Highways 101 and 237 (less than 5 minutes).
- Close driving distance to San Jose Airport (10 minutes) and Downtown San Jose (15 minutes).





# PROPERTY PHOTOS



Property Panoramic View (Looking East)



Property View – Northern Portion (Looking East)



Property View – Southern Portion (Looking East)





Property Panoramic View (Looking North)

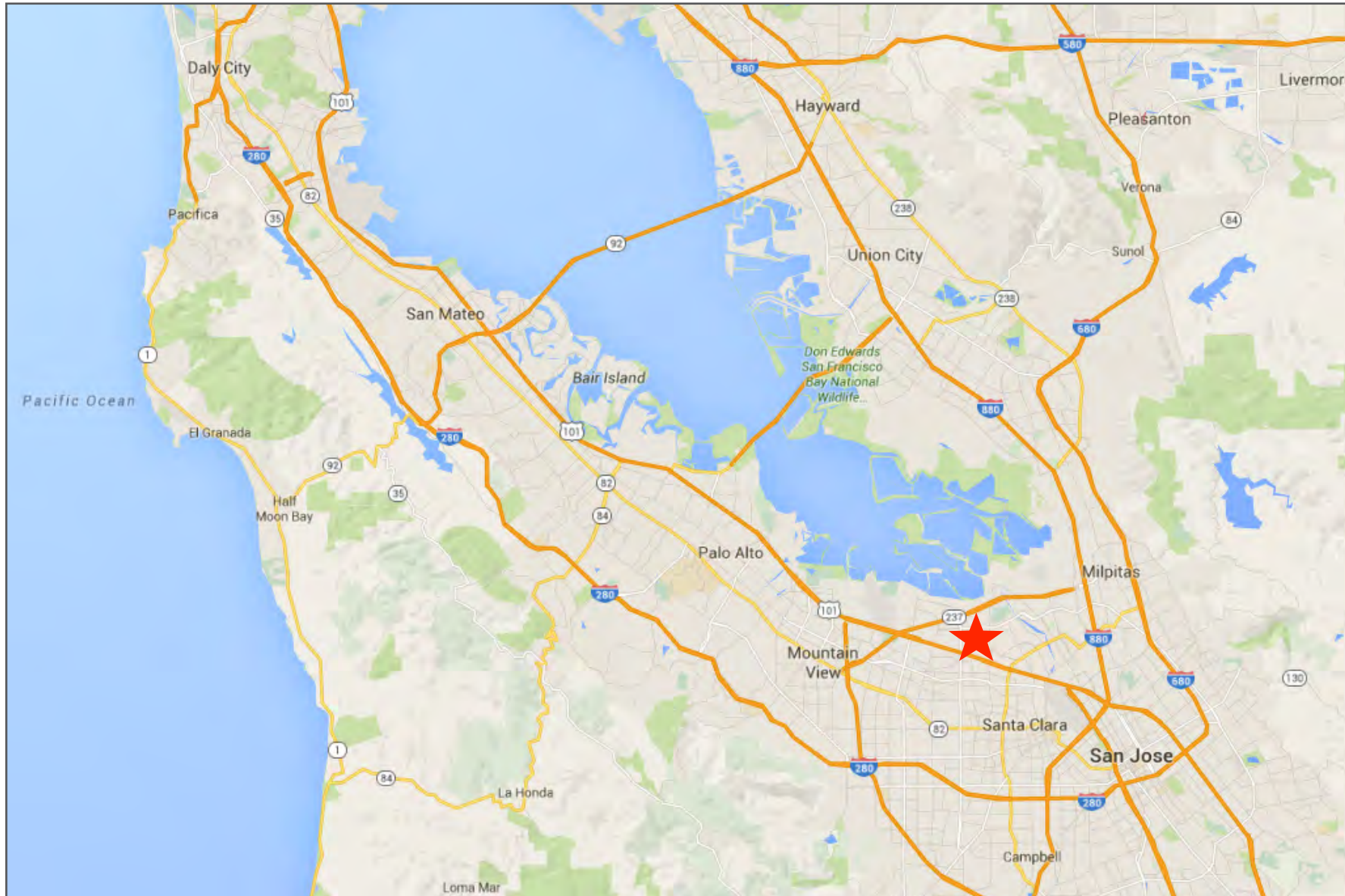


Property Panoramic View (Looking Southeast)



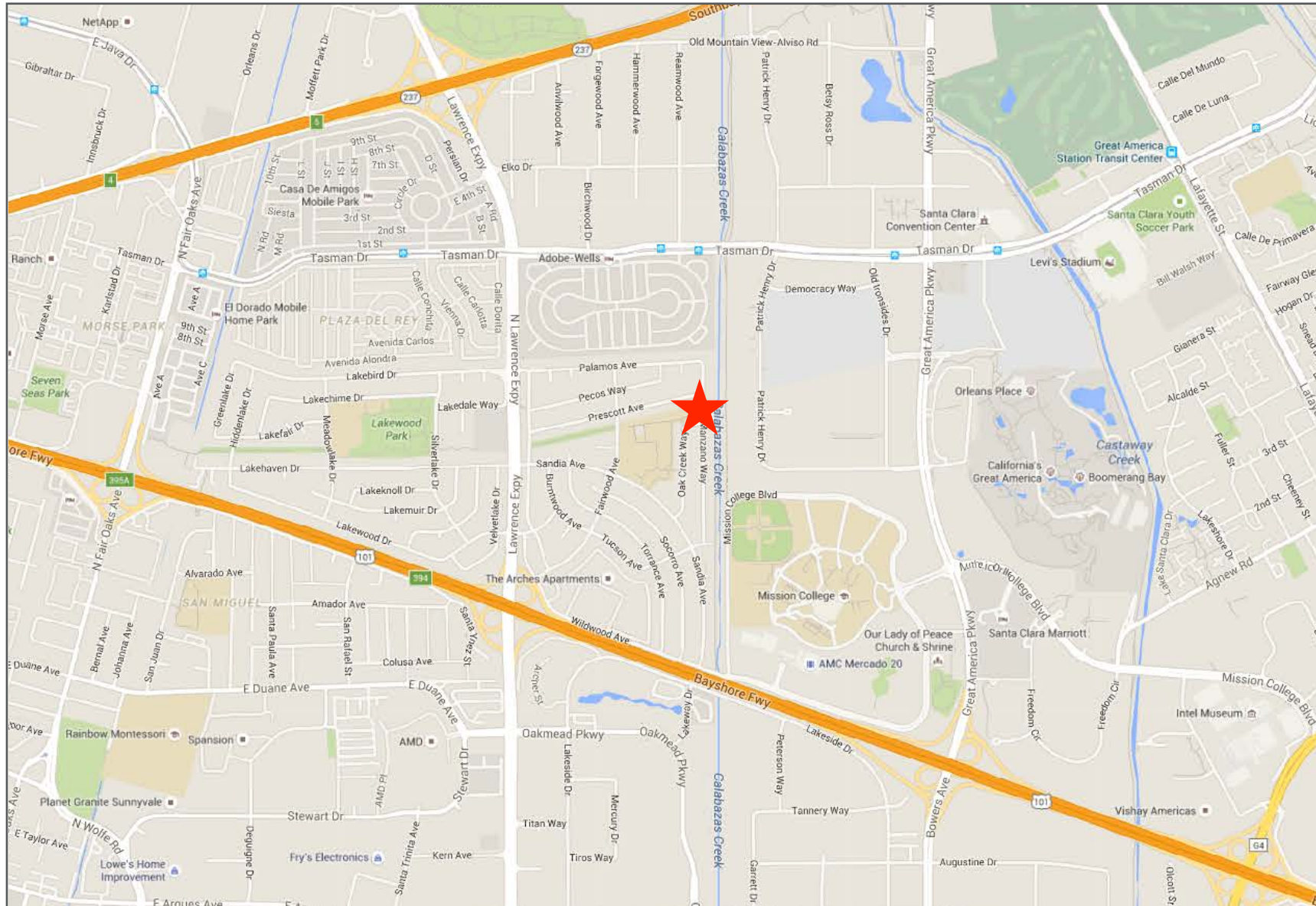
# MAPS & AERIALS

# REGIONAL MAP



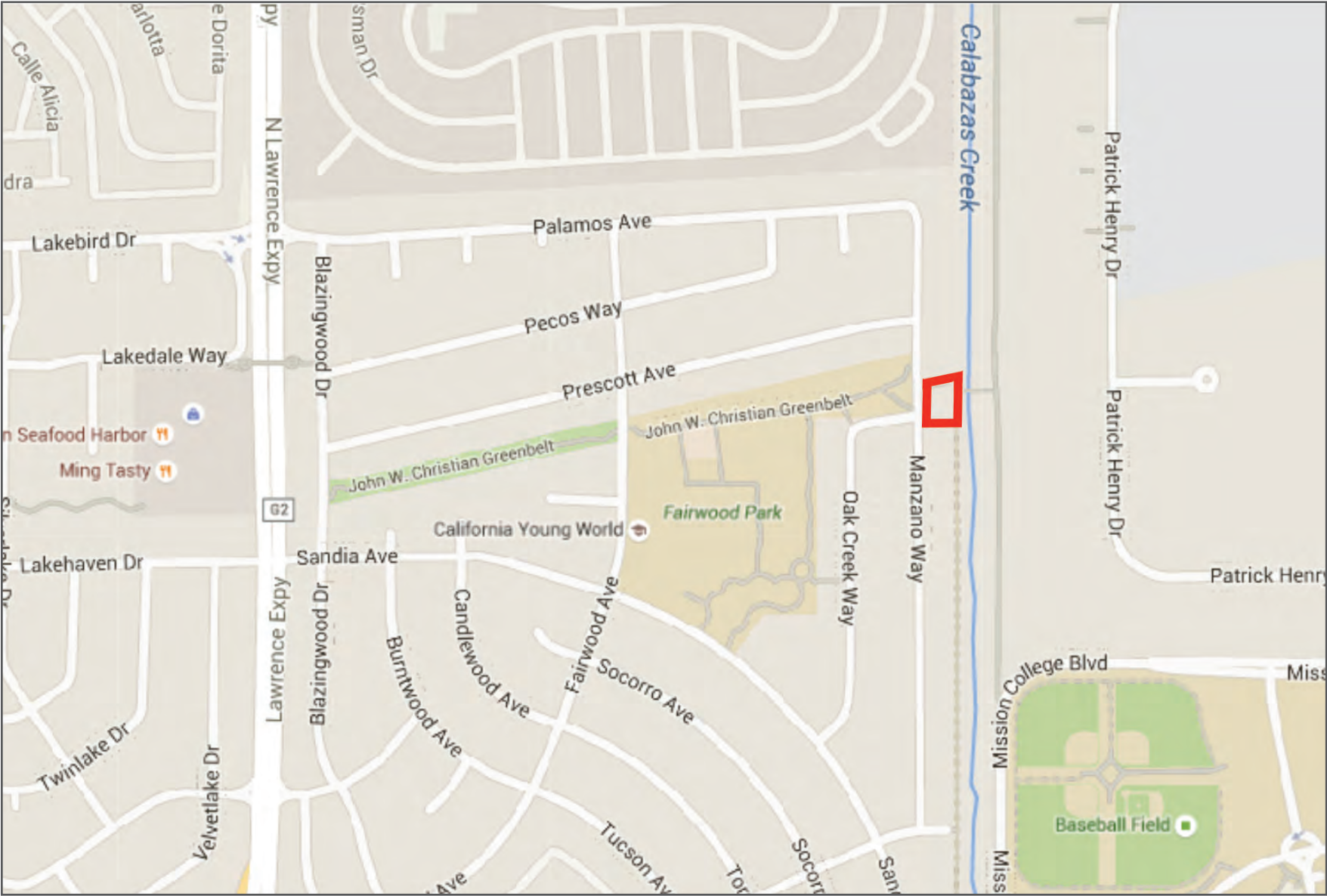


# AREA MAP



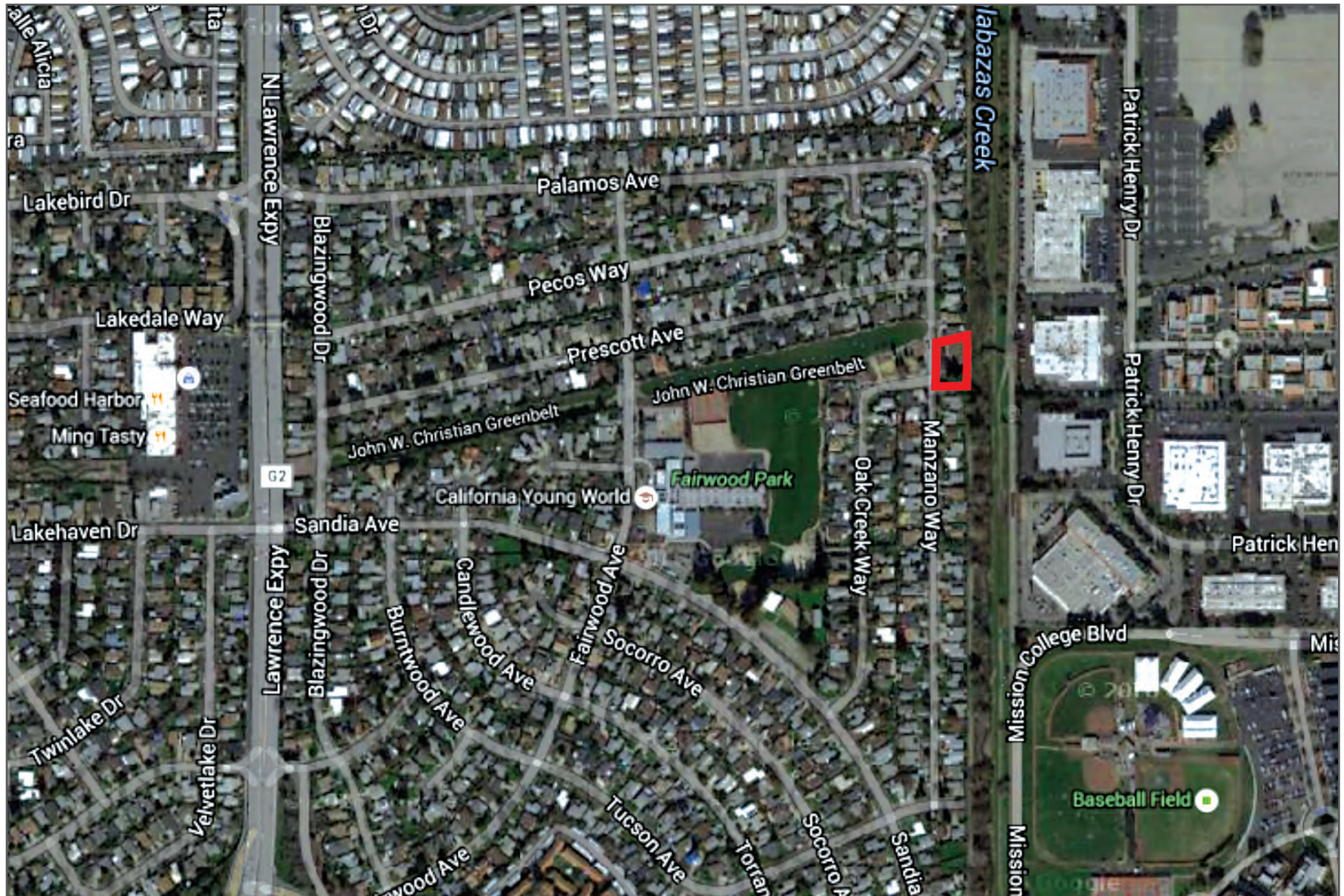


# LOCATION MAP





## LOCATION AERIAL







Accelerating success.



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This information has been prepared to provide summary, unverified information to prospective purchasers. Analysis and verification of the information contained herein is solely the responsibility of each prospective investor. Prospective investors are advised to review independently all documents relating to the Property and conduct their own independent due diligence to verify and assess the suitability of this property for their investment needs and risk tolerance. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses of the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements. Any prospective Buyer is solely responsible for any and all costs and expenses incurred in investigating and evaluating the Property.