

FOR SALE



3150

Molinaro St
SANTA CLARA | CA

±20,220 SF
Freestanding
Industrial Building
on ±0.95 acres

- ±20,220 SF Freestanding Industrial Building
- ±0.95 acres, APN: 101-13-006
- ±20% Office, Balance Warehouse/Manufacturing
- Power: 600 amps 480V, 3-Phase & 600 amps 220V, 3-Phase
- HVAC: 100%
- Clear Height: 20'-21'
- 2 Dock High Doors (10'x10')
- 1 Grade Level Door(12'x12')
- Sprinklers: Yes
- Zoning: Light Industrial
- Parking: 36 Stalls
- Year Built: 1977
- Excellent Access to Highways 101/880

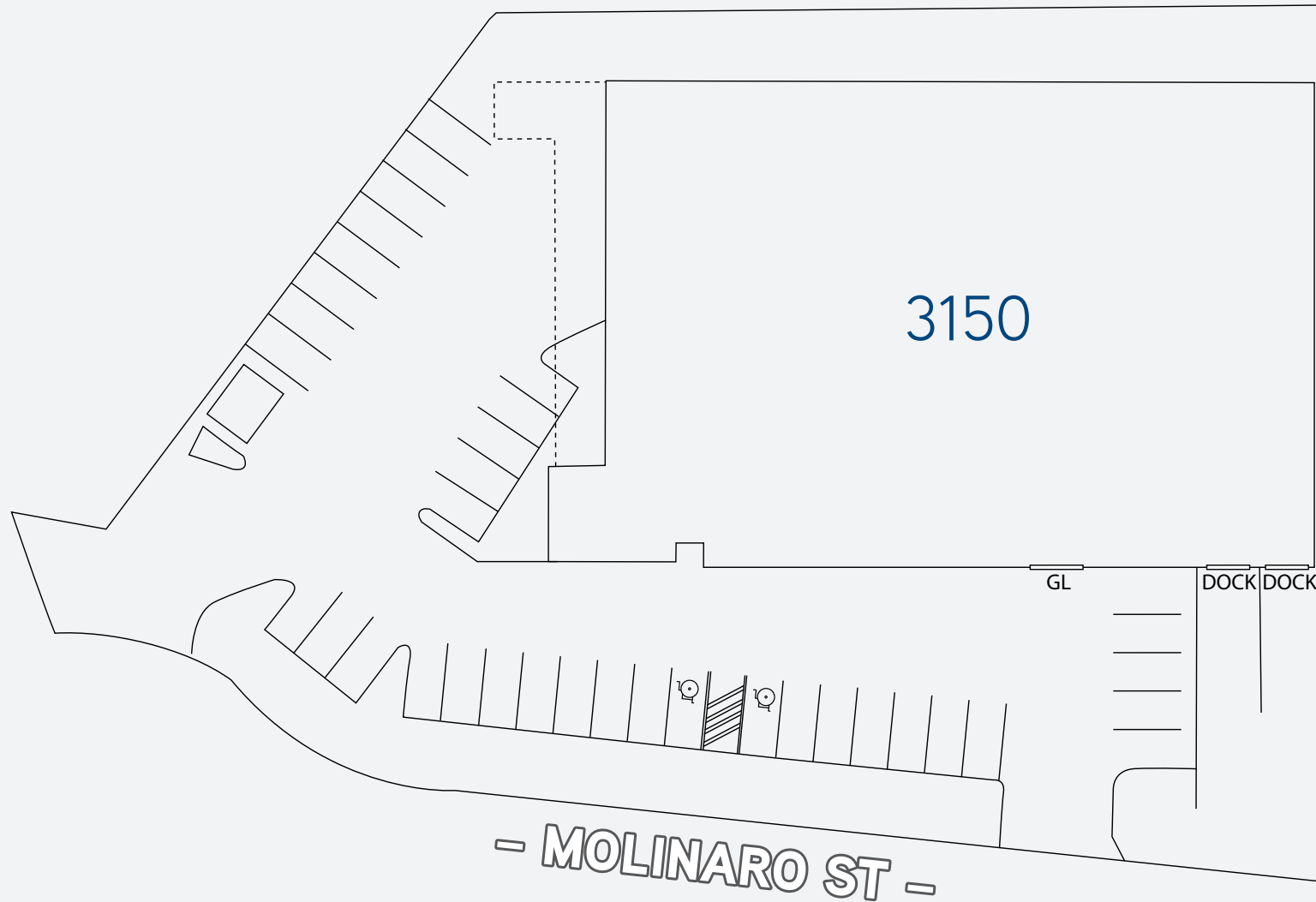
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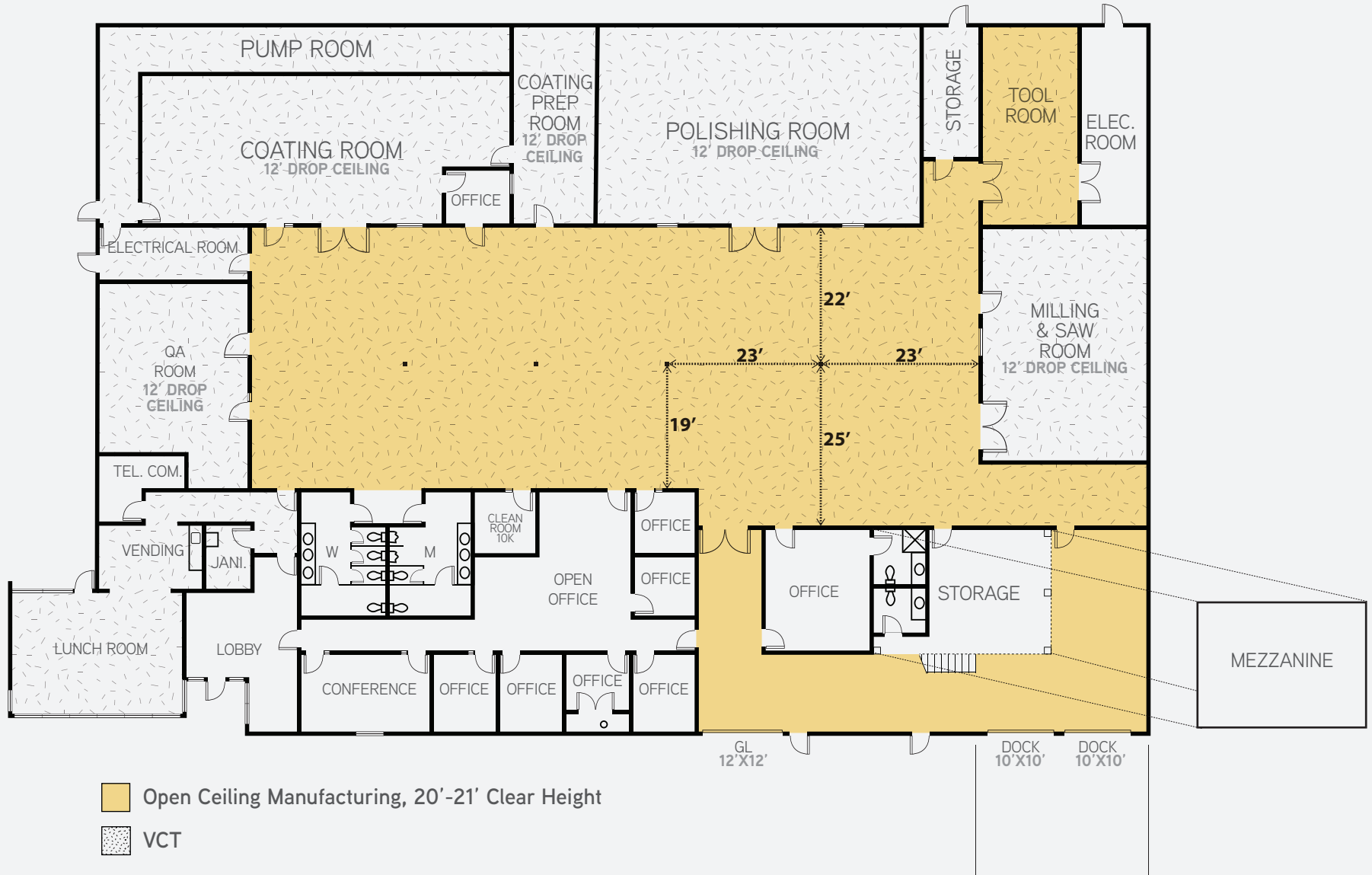
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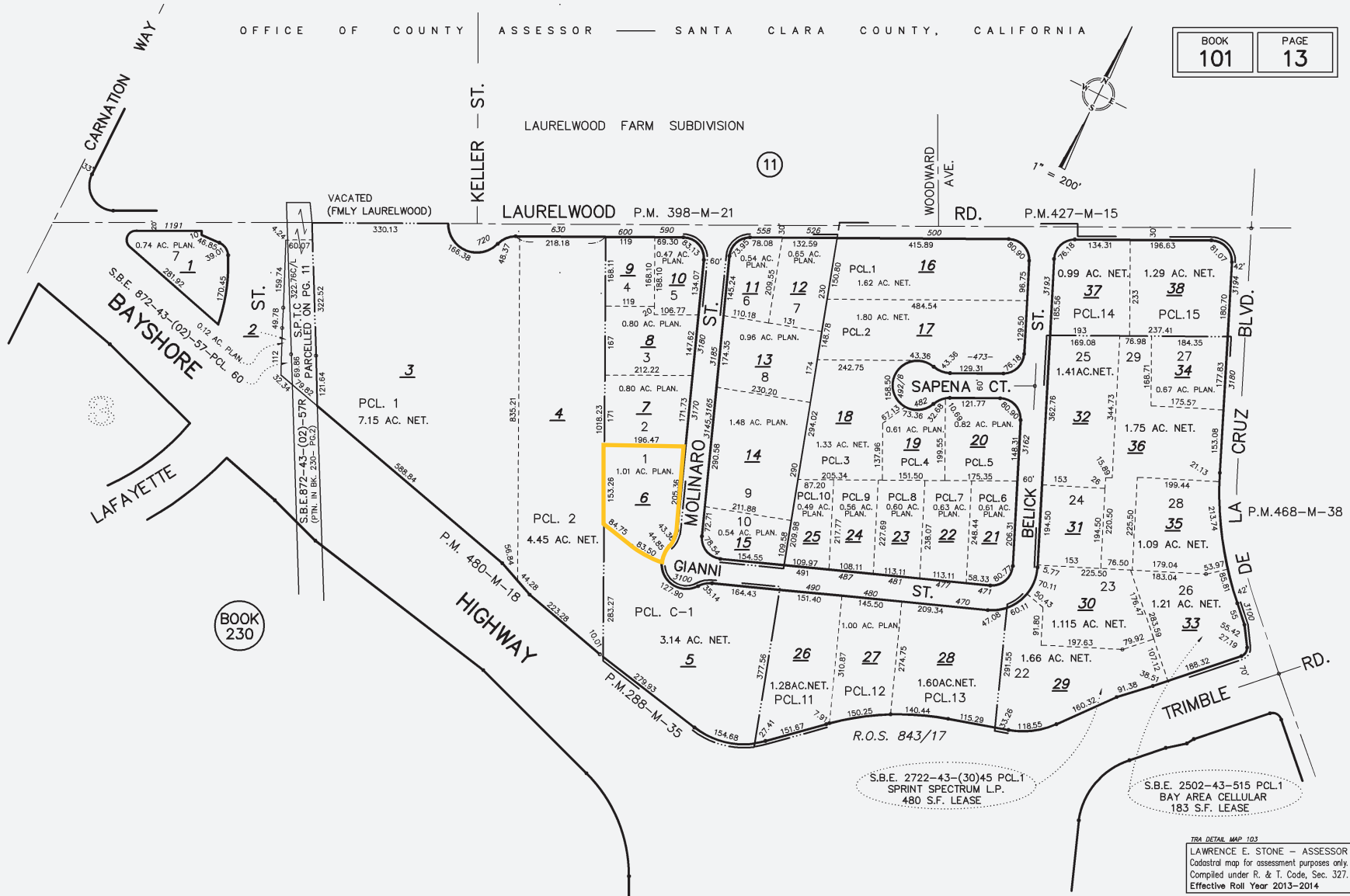
SITE PLAN



FLOOR PLAN



PARCEL MAP



POWER RATE CHART



Silicon Valley Power, the City's electric utility, provides reliable electricity at rates 25-40% below neighboring communities. That means that commercial customers can save up to \$1 per square foot on a significant operating expense. Businesses don't just save money on electricity in Santa Clara – the combined rates of all utilities (energy, water and sewer) are the lowest among the 105 jurisdictions in all nine Bay Area counties.

Silicon Valley Power vs. PG&E

CLASS OF SERVICE	SVP AVG Rates (\$/kwh)	PG&E Average Total Rate (\$/kwh)	SVP Lower (\$/kwh)	SVP Lower (%)	PGE Higher (\$/kwh)	PGE Higher (%)
Residential	D-1 \$0.12	E-1 \$0.23	\$0.11	48%	\$0.11	92%
Small Commercial	C-1 \$0.18	A-1 \$0.24	\$0.06	25%	\$0.06	33%
Large Commercial	CB-1 \$0.13	A-10S \$0.21	\$0.08	39%	\$0.08	64%
Small Industrial	CB-1 \$0.13	E-19S \$0.19	\$0.06	30%	\$0.06	43%
Large Industrial	CB-3 \$0.12	E-20P \$0.16	\$0.04	26%	\$0.04	35%

* Average rates based on estimated forecasts, including surcharges. Average rates are provided for general reference, and individual customer's average rate will depend on its applicable kw and kwh.

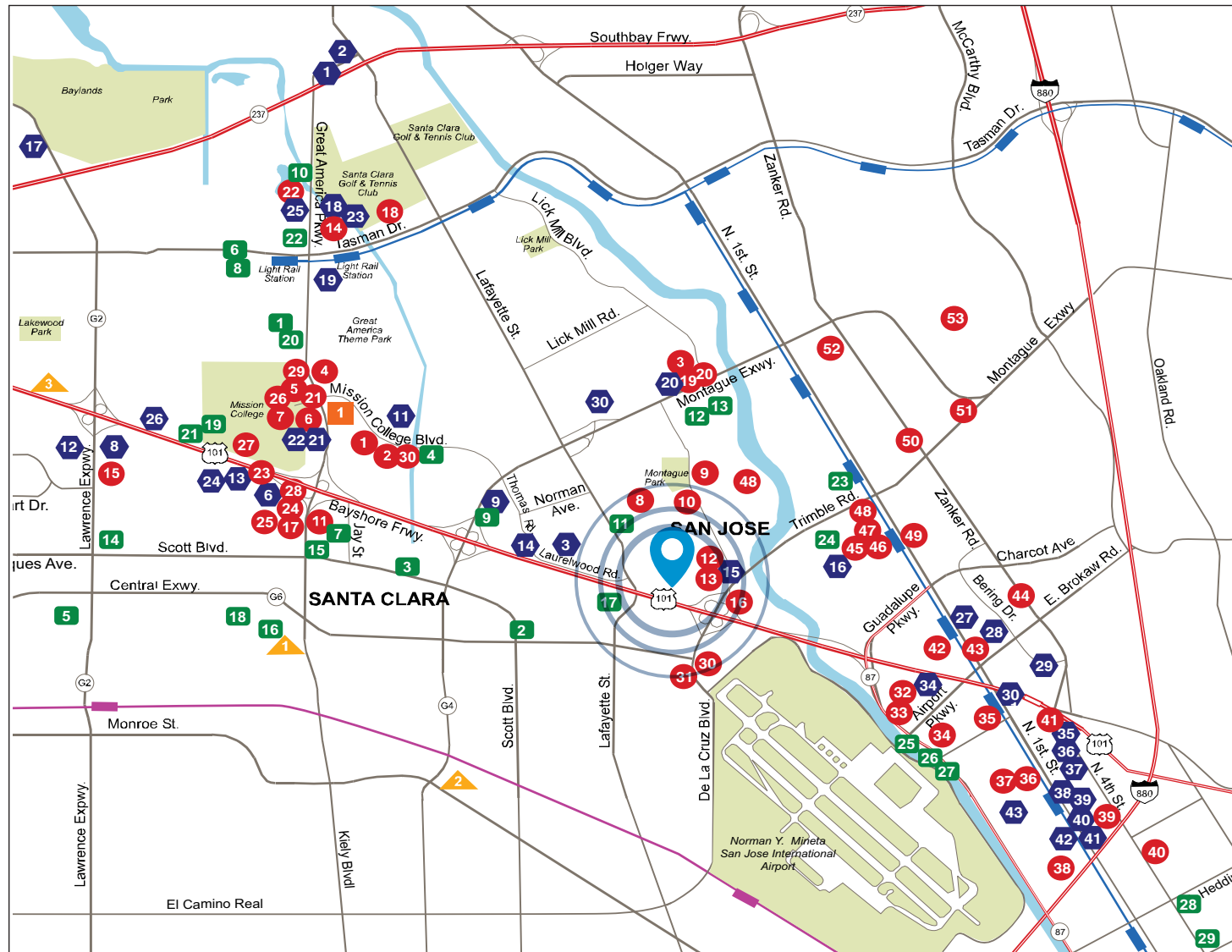
* This comparison does not factor in the additional user tax charge levied in most PG&E service jurisdictions (typically 5%). Santa Clara customers are not charged these additional fees.

* Source: PG&E Rates Effective March 1, 2018 to Present

AERIAL



AREA AMENITIES



RESTAURANTS

1. Birks
2. Pedro's
3. Piatti
4. Bennigans
5. Noah's Bagel
6. Starbucks
7. Mexicali Grill
8. Sariling Atin Restaurant
9. Nham Restaurant Vietnamese
10. Last Chances
11. Specialty's Café & Bakery
12. Togo's Eatery
13. Royal Garden Chinese Restaurant
14. A Taste of Java
15. Chef Lee Chinese Restaurant
16. Coco's Family Restaurant
17. Burger King
18. Arthur's
19. David's
20. Peet's Coffee & Tea
21. Yan Can
22. Togo's Eatery
23. KFC
24. Togo's Eatery
25. Taco Bell
26. El Torito
27. Sizzler
28. McDonald's
29. Hop
30. Tomatina
31. Jamba Juice
32. Sushi Yoyo
33. Subway
34. Taxi's Restaurant
35. Starbucks
36. World Wraps
37. In-N-Out Burger
38. Jack in the Box
39. House of Bagels
40. Round Table Pizza
41. De La Cruz Café
42. Subway
43. Max's Restaurant
44. DD's Café
45. Senior Jalapeno
46. Honba Sushi
47. Starbucks
48. Bagel Street Café
49. Le Boulanger
50. Madhuban Indian Cuisine
51. Shagun
52. Century Café
53. Quiznos

HOTELS

1. Aloft Hotel
2. Extended Stay America
3. Biltmore Hotel and Suites
4. Double Tree Hotel
5. Homewood Suites
6. Embassy Suites Hotel
7. Executive Inn
8. Hilton Inn Sunnyvale
9. Biltmore Hotel
10. Hyatt
11. Marriott Santa Clara
12. Marriott Residence Inn
13. Marriott Residence Inn
14. Homestead Village
15. Gateway Inn
16. Homestead Suites
17. Wyndam Garden
18. Westin Santa Clara
19. Hilton Santa Clara
20. Homestead Suites
21. Days Inn
22. Avatar Hotel
23. Westin
24. Plaza Suites
25. Hyatt
26. Ramada
27. E-Z8 Motel
28. Sierra Suites
29. Summerfield Suites
30. Fairfield by Marriott
31. Larkspur Landing
32. Best Western Inn
33. Comfort Inn
34. Doubletree Hotel
35. Holiday Inn
36. Homestead Village
37. Radisson Plaza
38. Vagabond Inn
39. Red Roof Inn
40. Wyndham Hotel
41. Comfort Suites
42. Executive Inn
43. Marriott Courtyard

SERVICES

1. Alliance Credit Union
2. Bank of America
3. Bank of the West
4. East West Bank
5. National First Credit Union
6. Silicon Valley Bank
7. Technology Credit Union
8. Wells Fargo Bank
9. Exxon
10. Great America Shell
11. Rotten Robbie
12. Safeway
13. Town & Country Cleaners
14. 24 Hour Fitness
15. Decathlon Club
16. City Beach Sports Club
17. Gold's Gym
18. Planet Granite Rock Climbing
19. Mission College
20. Cingular
21. FedEx Kinko's Micro Center
22. Verizon
23. Santa Clara Convention Center
24. Bank of America
25. Fremont Bank
26. National Bank
27. Comerica Bank
28. Mizuho Corporate Bank
29. Bank of the West
30. Union Bank

SHOPPING CENTERS

1. Mercado Santa Clara

CHILD CARE

1. California Young World
2. California Young World
3. Rainbow Pre-School

■ LIGHT RAIL STATIONS

■ CALTRAIN STATIONS