

# MANZANO WAY

SUNNYVALE | CALIFORNIA

OFFERING MEMORANDUM

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



Services of the San Francisco  
Public Utilities Commission



Accelerating success.

## DISCLAIMER STATEMENT

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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 Sunnyvale, 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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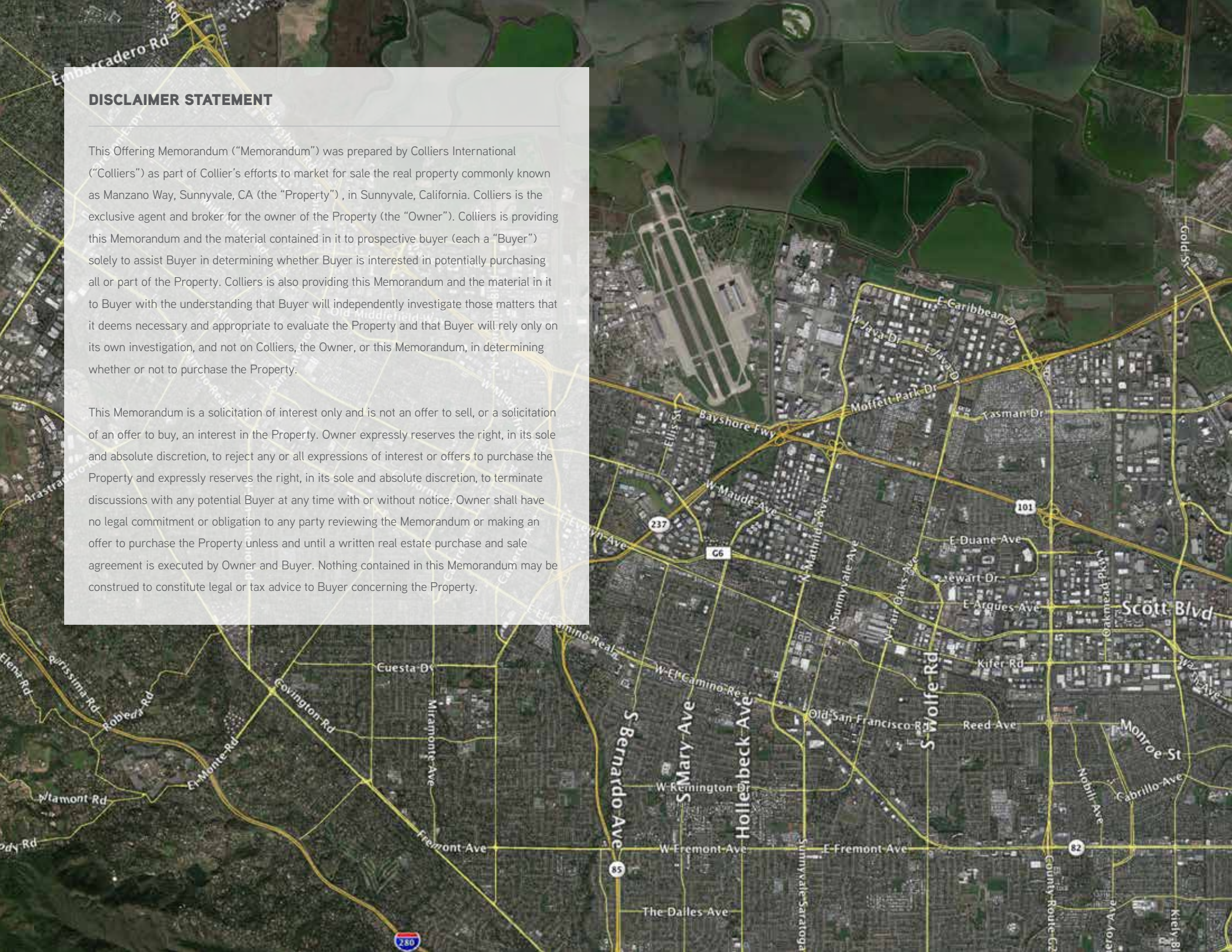
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**TABLE OF CONTENTS**

EXECUTIVE SUMMARY	1
PROPERTY SUMMARY	2
AERIAL OVERVIEW	3
PROPERTY HIGHLIGHTS	4
PROPERTY PHOTOS	5
MAPS & AERIALS	7

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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, consisting of two adjacent residential lots. One parcel is  $\pm 6,002$  SF, while the other is  $\pm 8,817$  SF. 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 \$1.6 million.



## OFFERING TERMS

The two Manzano Way parcels are being offered for sale unpriced, either individually or in combination. All investors should base their offers for the Property on its “as-is” condition. In order to assist with underwriting, qualified investors will be provided access upon request to online information regarding the Property. Upon close of escrow, title shall be conveyed with a “Certificate of Compliance.”

The Owner requests that all interested, qualified parties provide Colliers with a formal offers to purchase on a form provided by Colliers outlining the terms and conditions under which they propose to acquire the Property. In addition, a summary providing background information on the individual purchaser or 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.

# PROPERTY SUMMARY

## GENERAL

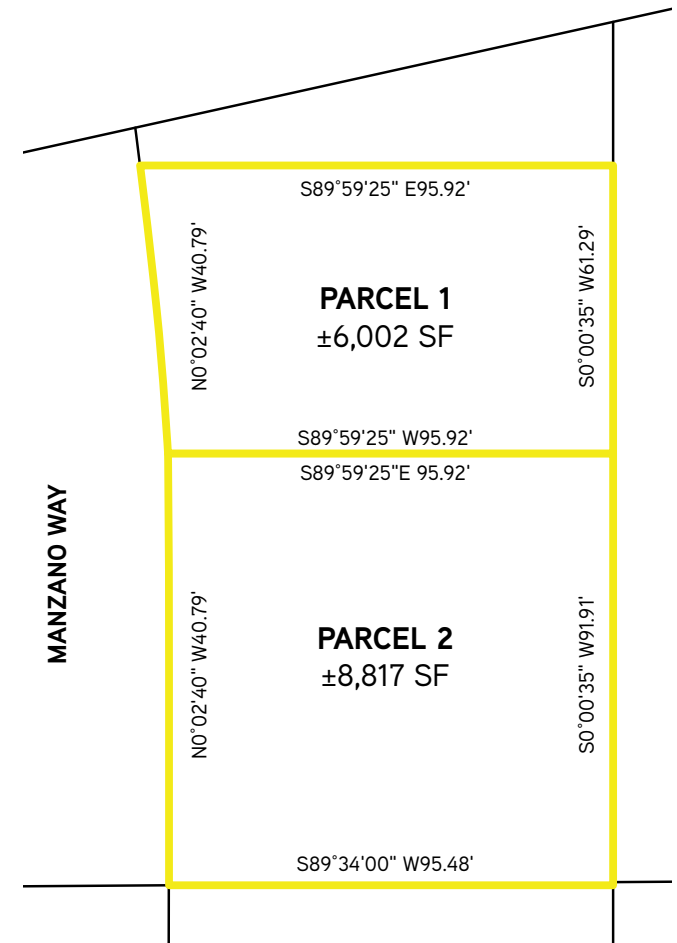
Address	1100-block of Manzano Way Sunnyvale, CA 94089
APN	To Be Finalized
General Plan Land Use Designation	Low Density Residential
Zoning	Low Density Residential (R-O)
Entitlements	Certificate of Compliance
Site Topography	Flat
Current Use	Undeveloped, vacant

## EDUCATION

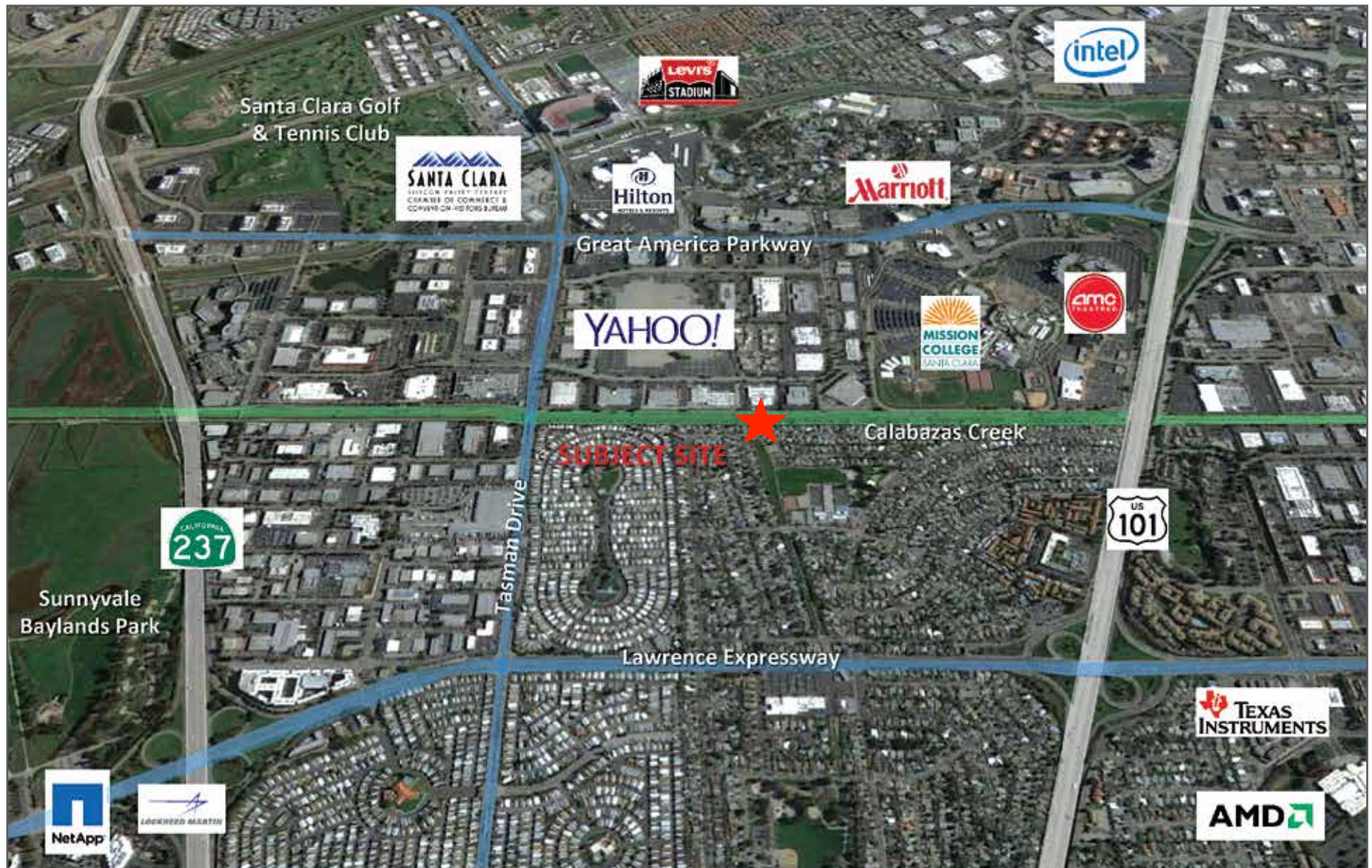
School District	Sunnyvale Unified School District
Elementary School	Fairwood Elementary (K-5)

## SERVICES

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



# 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, Including Public Right-of-Way View (Looking East)



Property View – Public Right-of-Way Portion (Looking East)



Property View – Southern Portion (Looking East)



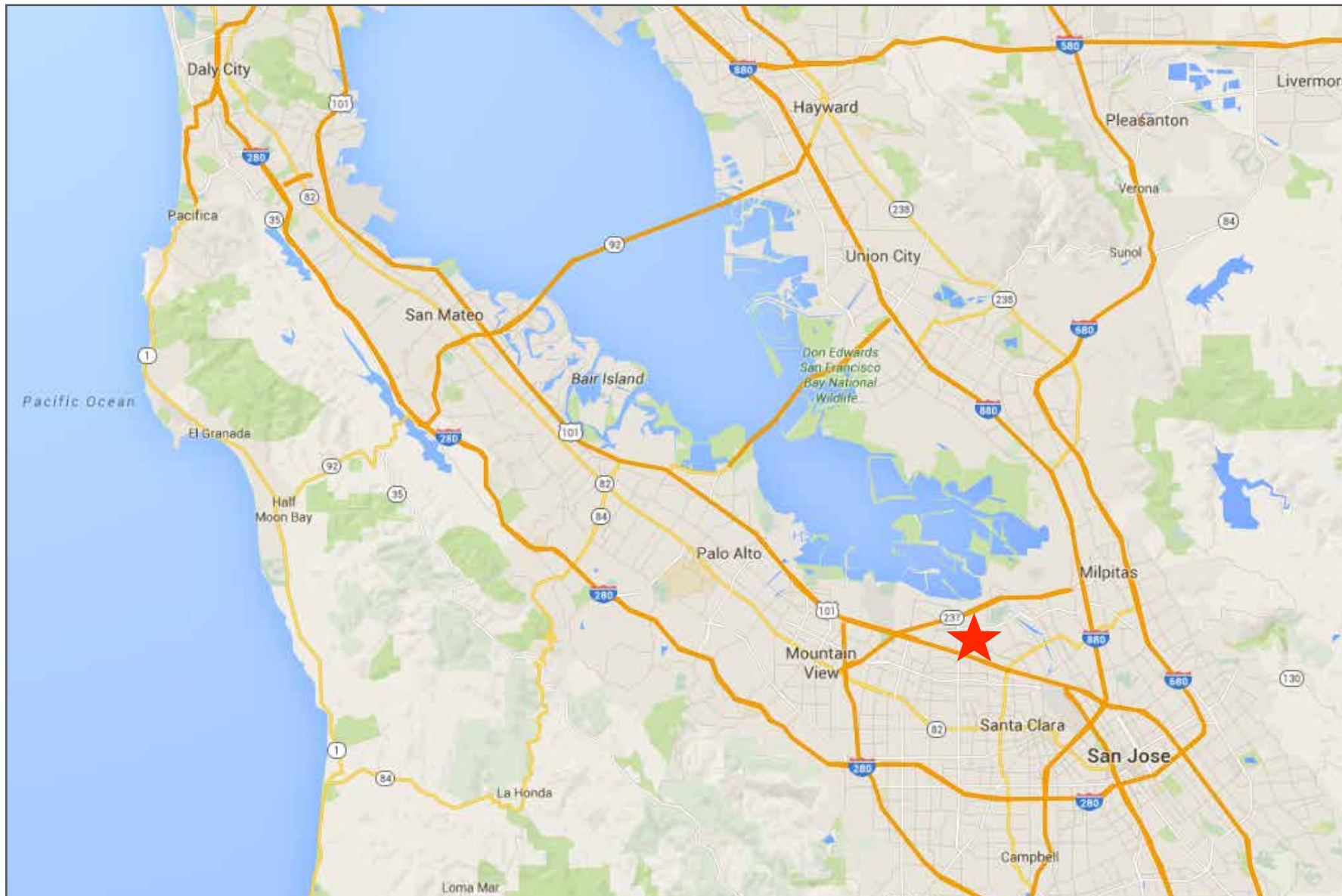
Property Panoramic View (Looking North)



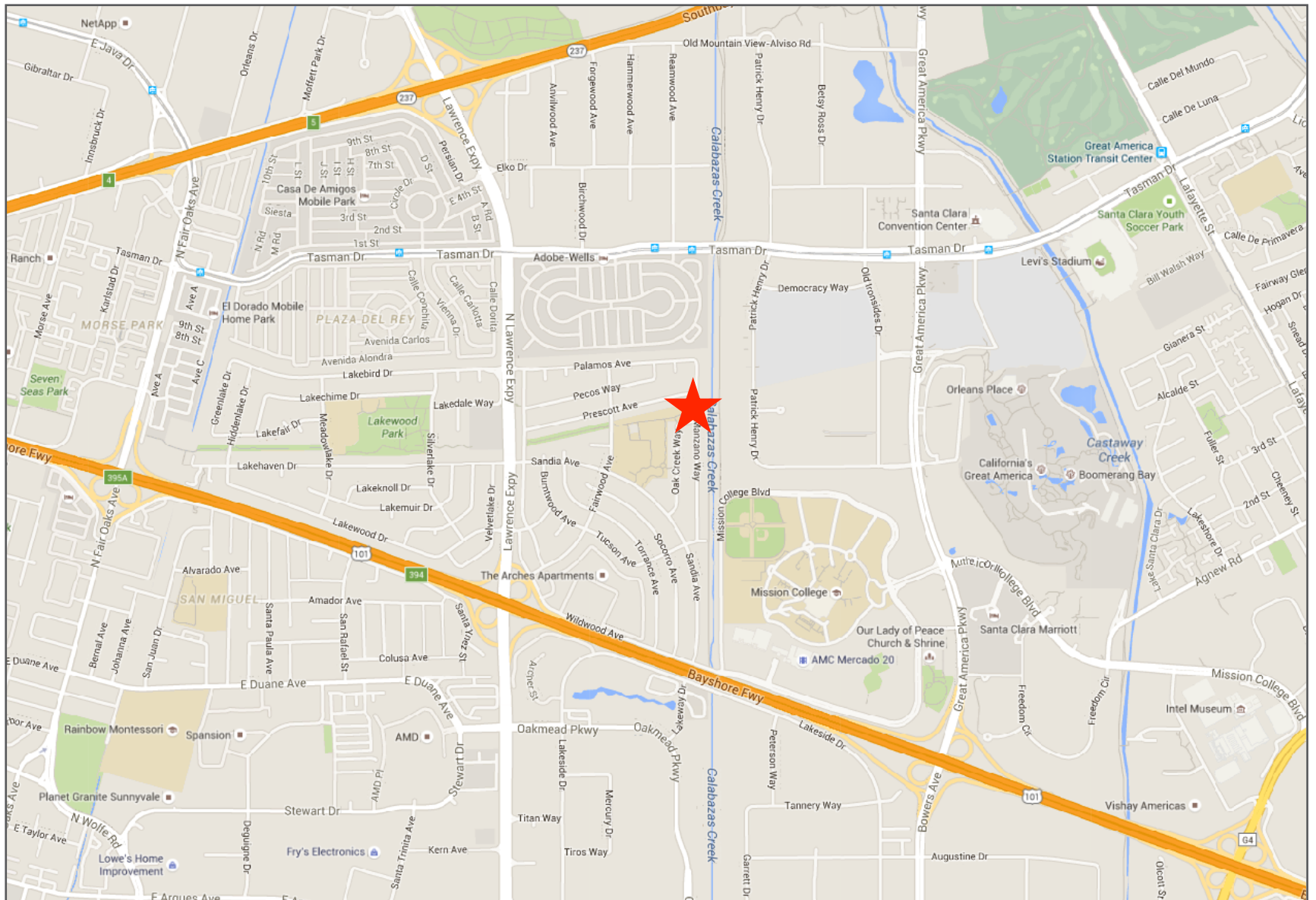
Property Panoramic View, *Including Public Right-of-Way* (Looking Southeast)

# MAPS & AERIALS

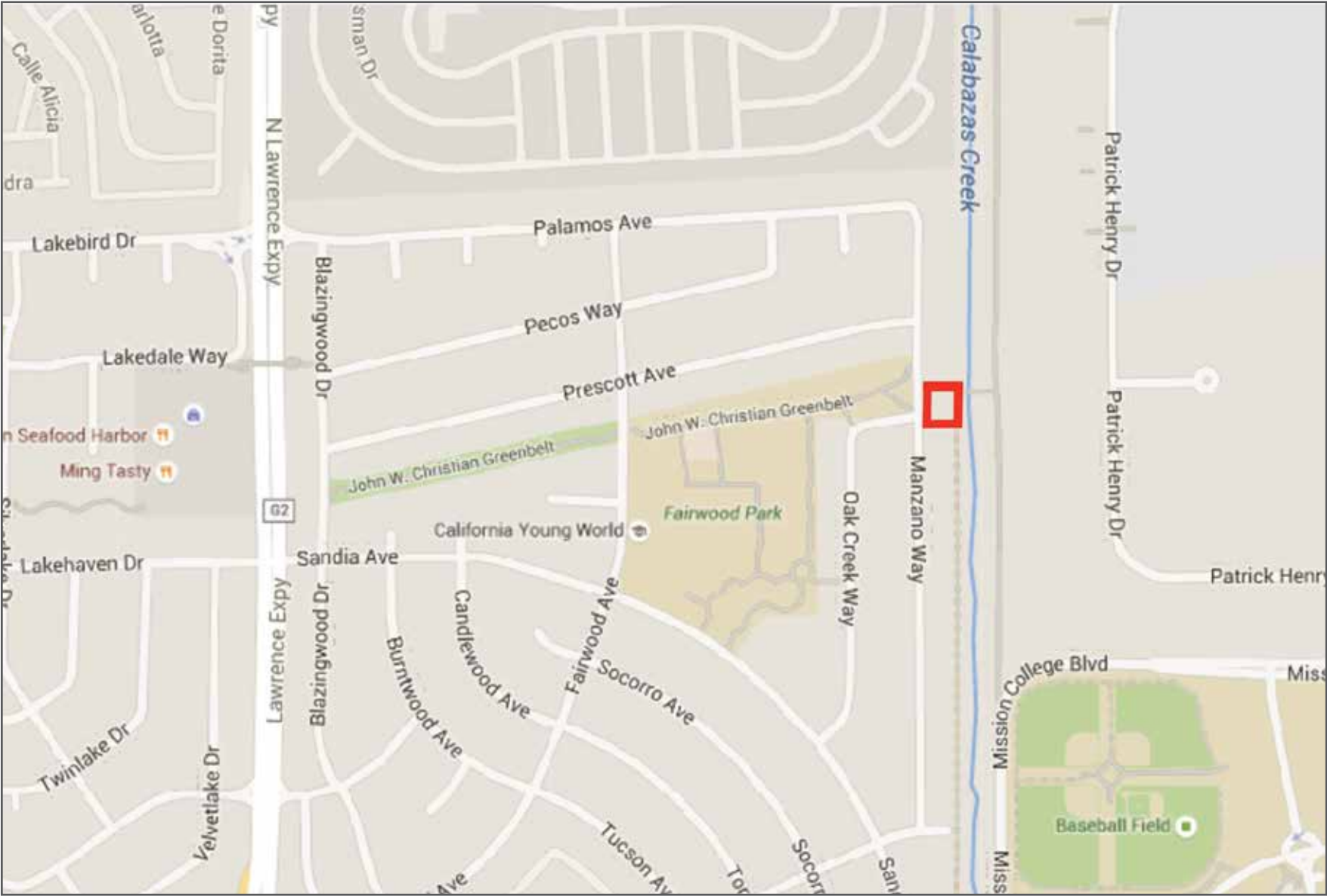
## REGIONAL MAP



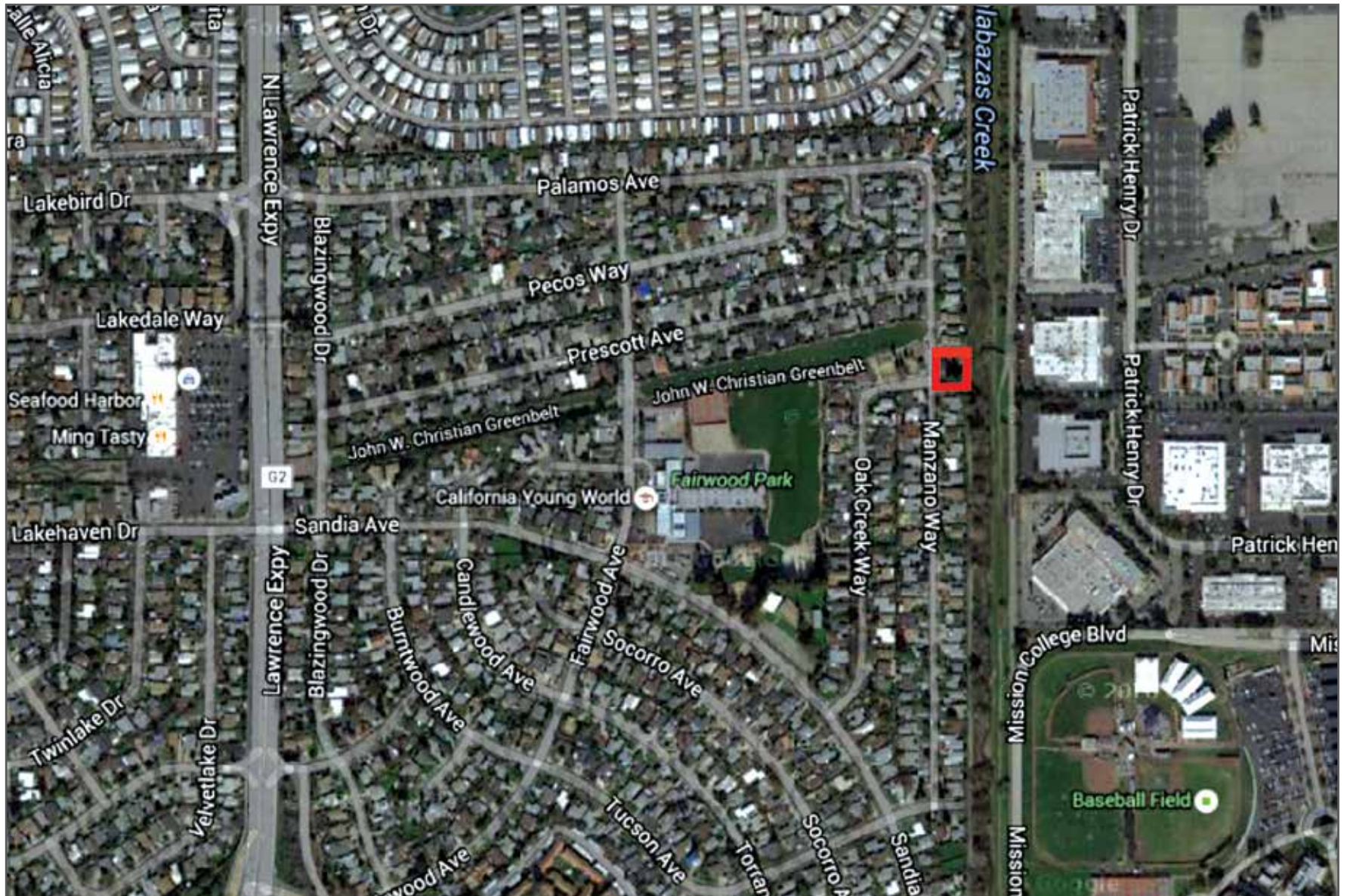
# AREA MAP



# LOCATION MAP



## LOCATION AERIAL





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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.