



FOR SALE

70 SARATOGA AVE
SANTA CLARA, CA

*±12,670 SF office building on 1 Acre situated on a
signalized corner in a prime location*

STEVE ZAMUDIO, CCIM
408.888.7529
steve.zamudio@kidder.com
LIC N° 00905956

BOB SHEPHERD
408.888.8697
bob.shepherd@kidder.com
LIC N° 00690284

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	70 Saratoga Avenue, Santa Clara, CA
BLDG SIZE	± 12,670 SF, incl. 2 service bays
TENANCY	2 tenants - SSOE, INC; Family Health Center
ZONING	MUCC - Mixed Use Community Commercial General Plan is supportive of mixed residential/commercial development of 36+ DU/AC

SITE INFORMATION

LAND SIZE	43,560 SF (1.00 AC)
PARCEL APN	294-39-002
PARKING	72 parking spaces - 5.7/1000 & 2-car garage/shop
NEIGHBORING DEV	200 residential units directly across street
ASKING PRICE	Unpriced



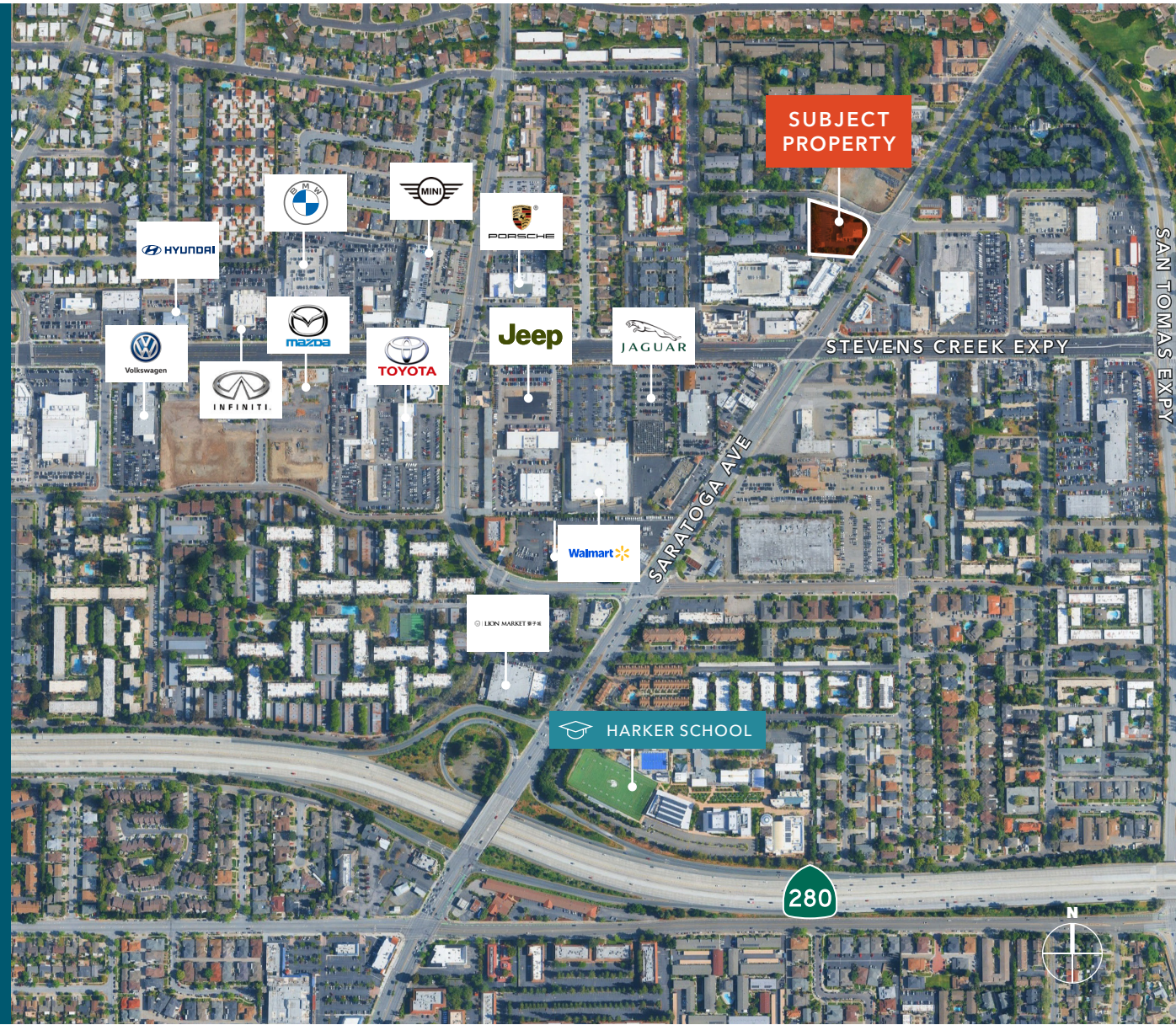
HIGHLY- ACCESSIBLE LOCATION

Located adjacent to the Stevens Creek Focus Area

Conveniently located near, Hwy 280, Stevens Creek Blvd, and San Tomas Expy

Additional building attributes:

- Great owner user building
- Redevelopment possible
- Building expansion possible
- Low building to land coverage - 5.7/1,000 parking



TENANT MIX

Suite #	Total SF	Tenant	Monthly Base Rent	Date Available
SUITE 100	± 6,000 SF	Family Health Center	\$17,845 NNN	MO/MO
SUITE 200	± 5,965 SF	SSEO, INC	\$19,147.45 NNN	02/28/27
DUAL SERVICE BAY	± 705 SF	—	—	—





70 SARATOGA AVE, SANTA CLARA, CA

*For more information on
this property, please contact*

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