

105

E MAUDE AVE, SUNNYVALE

DAVID TAXIN
MEACHAM OPPENHEIMER GROUP

FOR SALE



AUTO REPAIR/RETAIL BUILDING
±2,350 SF | ±9,000 SF LOT | 4 ROLL UP DOORS

RARE OWNER USER OPPORTUNITY

INVESTMENT OVERVIEW



PRICE: \$1,595,000

BUILDING SIZE: ±2,350 SF

OF ROLL UP DOORS: 4

LOT SIZE: ±9,000 SF

APN: 204-22-056

ZONING: C1 - Neighborhood Business

INVESTMENT HIGHLIGHTS

±2,350 SF OWNER-USER AUTO REPAIR/RETAIL BUILDING FOR SALE - SUNNYVALE

- **105 E Maude Ave** is a ±2,350 SF auto repair building on a ±9,000 SF corner lot, offering a rare owner-user opportunity in one of Sunnyvale's most supply-constrained markets.

RARE OWNER-USER OPPORTUNITY

- Delivered **vacant within 60 days**
- Auto repair use established for **40+ years**
- Extremely limited auto small-bay availability in Sunnyvale
- **Zoned C-1 (Neighborhood Business)**, allowing a variety of by-right uses including retail, office, and personal service businesses, providing flexibility for a wide range of owner-users (buyer to verify specific use).

FUNCTIONAL MULTI-BAY LAYOUT

- **4 grade-level roll-up doors**
- Flexible for **single user or 2-3 tenant configuration**
- Efficient layout for automotive or service uses

PRIME CORNER LOCATION

- **±9,000 SF lot** with monument signage on E Maude Ave
- 1 block from **N Mathilda Ave & Hwy 101 access**
- Strong visibility and access

BUILDING & ENVIRONMENTAL

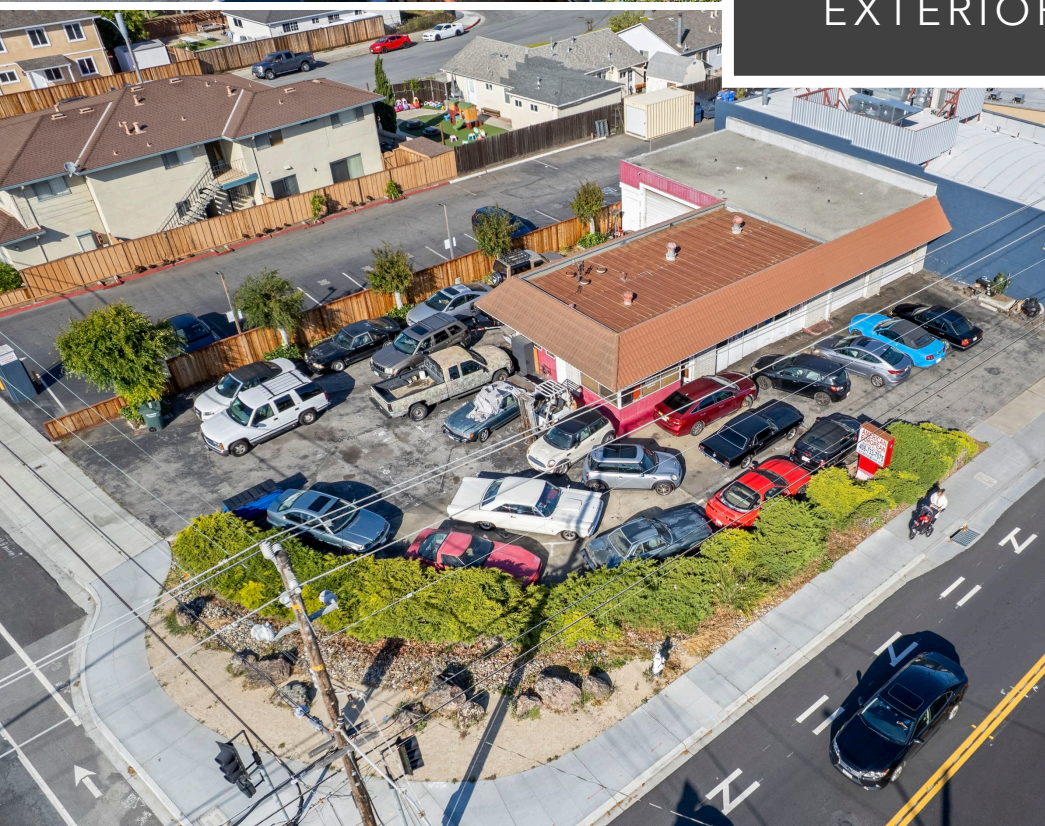
- Built **1950 / Expanded 1984 (permitted)**
- Phase I & II completed (Jan 2026) - **No further action required**

PRICING & UPSIDE

- **\$1,595,000 Asking Price**
- Attractive **price per SF basis + SBA (~10% down)** potential
- Rare, high barrier-to-entry auto repair/service asset



EXTERIOR PHOTOS



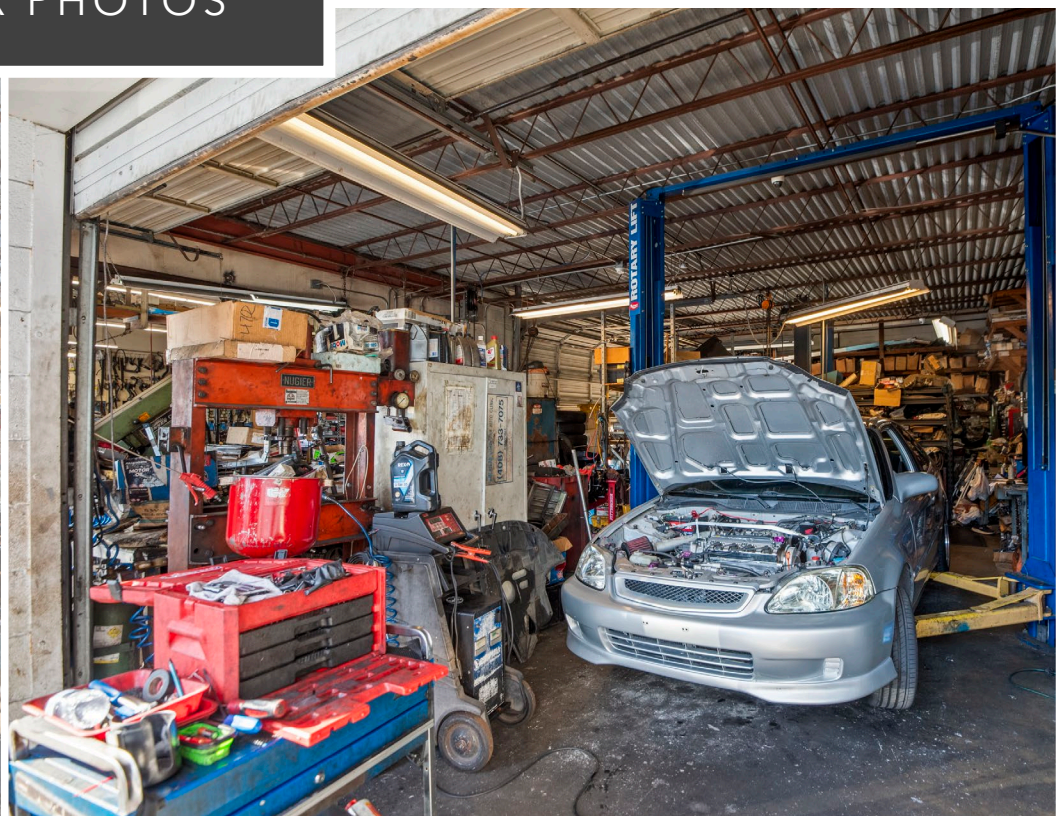
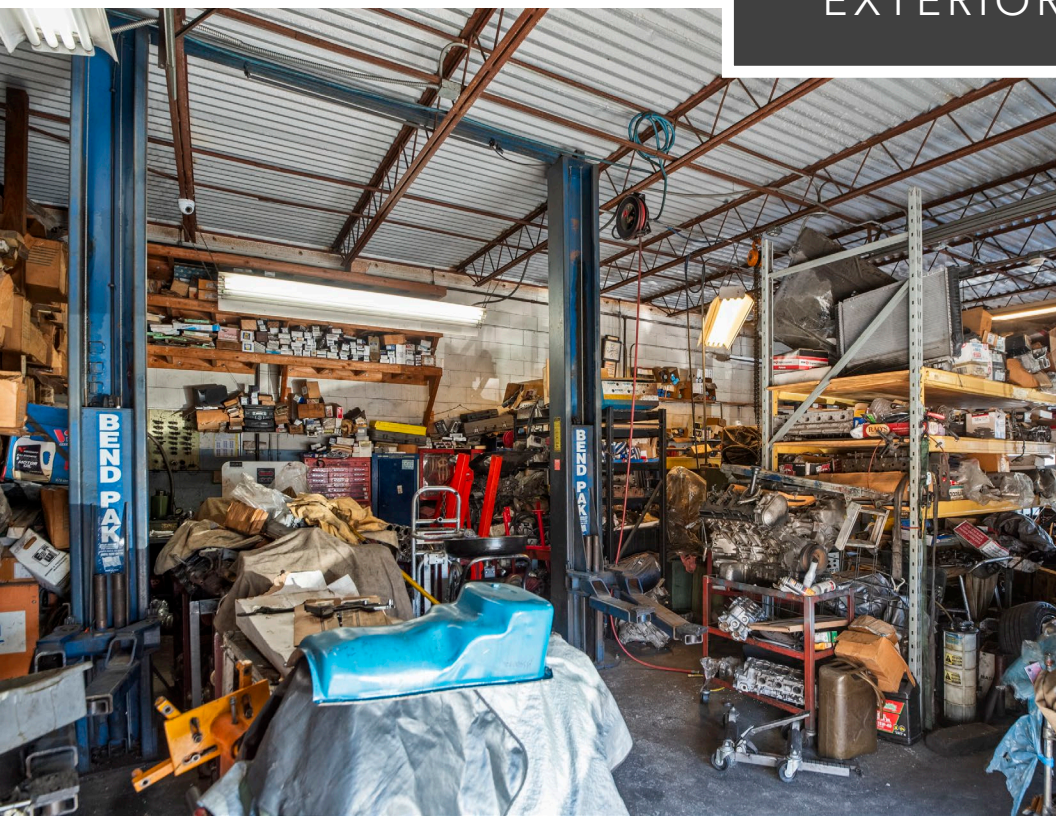


EXTERIOR PHOTOS





EXTERIOR PHOTOS





N MATHILDA AVE

BORREGAS AVE

W MAUDE AVE

SUBJECT PROPERTY

E MAUDE AVE



NO PARKING



COMPACT

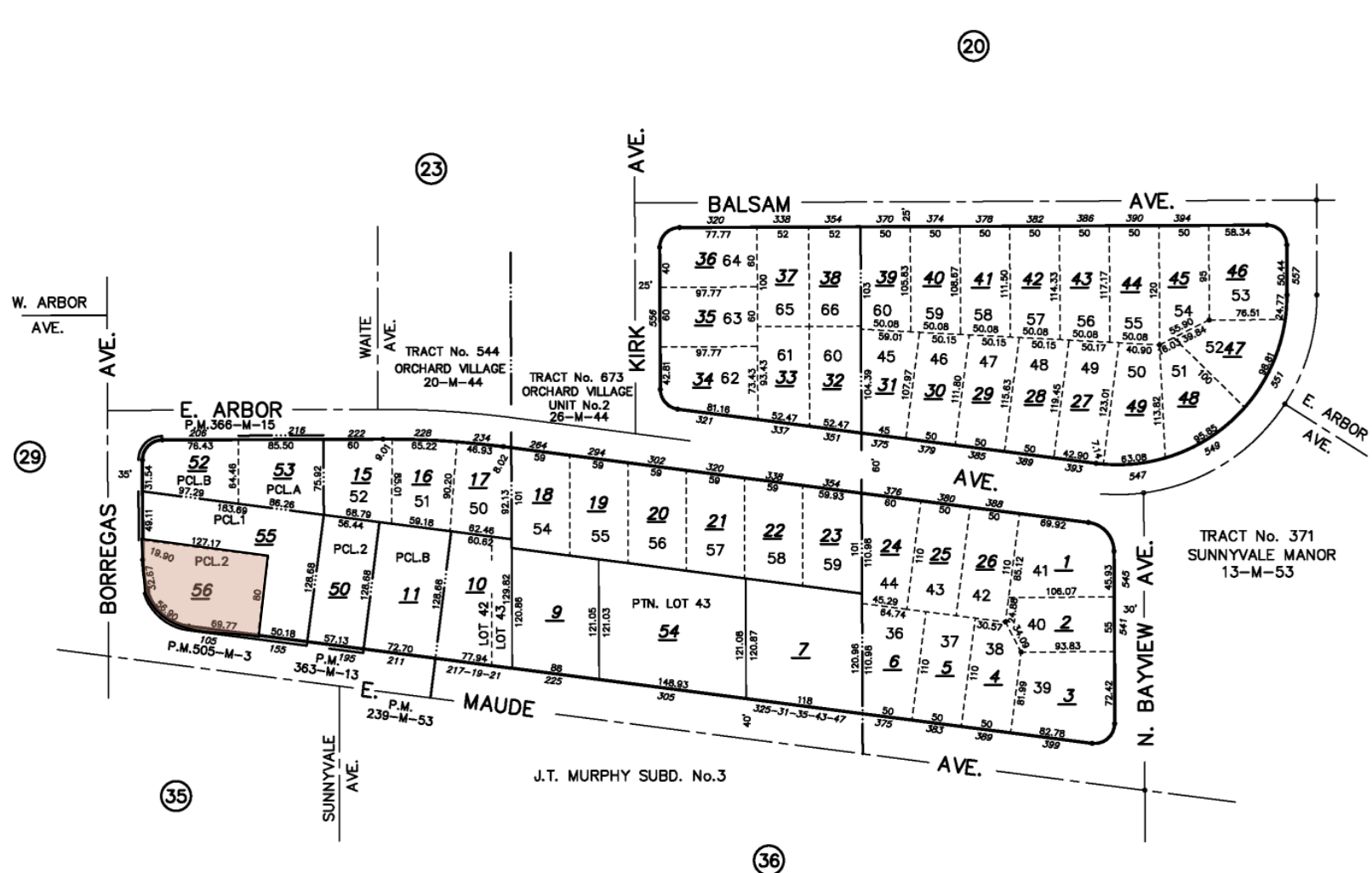
COMPACT

PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK
204

PAGE
22



TRM DET. MAP 83

LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2014-2015

DEMOGRAPHICS

2026 SUMMARY	1-MILE	5-MILE	10-MILE
Population	20,425	616,683	1,547,737
Households	7,524	205,460	521,602
Average Household Size	2.6	2.8	2.8
Owner Occupied Housing Units	3,116	89,672	273,558
Renter Occupied Housing Units	4,617	120,667	259,709
Median Age	38.1	37.7	39.2
Median Household Income	\$120,926	\$136,874	\$155,169
Average Household Income	\$154,580	\$164,652	\$178,216

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