



W. IOWA AVENUE

S. MATHILDA AVENUE

# 425 South Mathilda Avenue

SUNNYVALE, CALIFORNIA 94086

Downtown Sunnyvale Residential Development

## SALE OPPORTUNITY



# THE OFFERING



## Executive Summary

Avison Young is pleased to present the opportunity to acquire 425 South Mathilda Avenue, a **±0.75 acre high-density residential development** site in the heart of **Downtown Sunnyvale, California**.

The property is located within Block 14 of Sunnyvale's Downtown Specific Plan, designated as Downtown Very High Density Residential. Situated less than half a mile from the Sunnyvale Caltrain Station, the site qualifies as a **true transit-oriented development** and presents a opportunity to deliver premium condominiums, multifamily units, or an affordable housing project leveraging density bonuses and streamlined entitlements available to TOD sites under current state housing legislation. The property is surrounded by **walkable amenities including Whole Foods, Target, AMC Theatres, and Historic Murphy Avenue** with over 24 restaurants. Approximately 700,000 square feet of Class A office lines Mathilda Avenue within three blocks of the property, anchored by major tech and aerospace tenants. Sunnyvale is among the most affluent communities in Silicon Valley, reflecting the depth of demand for quality housing in this submarket.

### OFFERING PRICE

Submit Offer

### LAND AREA

±0.75 AC / ±32,518 SF

### APN

165-03-003

### BUILDING AREA

±6,077 SF

### ZONING

DSP-1 (Downtown Very High Density Residential)

# INVESTMENT HIGHLIGHTS

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## TRUE TOD DEVELOPMENT

Located ±0.42 miles from Sunnyvale Caltrain Station, providing direct commuter rail access to San Francisco and San Jose. Transit-oriented development (TOD) positions assets within walking distance of major transit infrastructure, driving higher occupancy demand, reduced parking requirements, and long-term value premiums as municipalities increasingly incentivize density near transit nodes.

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## DOWNTOWN VERY HIGH DENSITY RESIDENTIAL

Located in Sunnyvale's "Downtown Very High Density Residential" Zone, part of the updated 2020 Downtown Specific Plan.

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## GREAT VISIBILITY & TRAFFIC

Situated at a signalized intersection with over 30,000 cars per day and high pedestrian foot traffic. 86 Walk Score.

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## AFFLUENT LOCATION

Average household income approximately \$249,000 with median home prices at \$1,800,000, reflecting one of the strongest residential markets in the Bay Area.

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## ABUNDANT RETAIL, CLASS A OFFICE & ENTERTAINMENT AMENITIES

Prime commercial corridor with walking distance access to Target, Whole Foods, AMC Theatres, and Historic Murphy Avenue, Sunnyvale's signature dining and entertainment district. Approximately 700,000 square feet of Class A office space is concentrated within a three-block stretch along Mathilda Avenue, anchored by major corporate tenants.

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## BIG TECH & AEROSPACE EPICENTER

Home to the world's largest technology companies including LinkedIn, Google, Apple, Meta, Amazon, and Microsoft. Sunnyvale is also a major hub for the U.S. aerospace and defense industry, with Lockheed Martin's Space division headquartered less than two miles from the property, operating its largest satellite manufacturing and R&D campus in the city. Northrop Grumman, Raytheon, and numerous defense subcontractors maintain nearby operations, with Moffett Federal Airfield and NASA Ames Research Center sitting adjacent to the city. This dual concentration of tech and defense employers generates deep, diversified housing demand from a high-income workforce.

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# FORTUNE 500 CORPORATE CORRIDOR

Home to global headquarters and major campuses for some of the world's largest technology, defense, and cybersecurity companies



 **Apple**

Multiple Sunnyvale offices supporting Cupertino global HQ (~3 miles away).



**FORTINET**

Global HQ — 909 Kifer Road. Cybersecurity and firewall technology. 172,000 SF headquarters



**proofpoint**

Global HQ — Pathline Park, 625 N. Mary Ave. Email security and compliance. 242,000 SF headquarters.



**Google**

Caribbean Dr., Moffett Park. Search, cloud, AI. 1,000,000+ SF campus. Largest private landowner in Moffett Park.



**amazon**

Moffett Towers / Lab126. E-commerce, cloud (AWS), consumer hardware. 930,000+ SF across multiple buildings.



**Meta**

Moffett Towers II. Social media, VR, AI. 1,050,000 SF across three eight-story buildings.



**LOCKHEED MARTIN**

Space Systems — adjacent to Moffett Field. Satellite manufacturing, missile defense. 412-acre campus, 4,200+ Bay Area employees.



**JUNIPER**  
NETWORKS

Global HQ — Moffett Park. Networking and cybersecurity solutions. 910,000 SF campus.



**NOKIA**

Major office — 520 Almanor Ave., Peery Park. Telecommunications and 5G infrastructure. 231,000 SF.



**LinkedIn**

Major campus — 950/1000/1022 W. Maude Ave. Professional networking platform. 700,000+ SF campus.

# MAJOR TECH HUB



# MAJOR TECH HUB



# NEARBY AMENITIES

## HISTORIC MURPHY AVENUE



Historic Murphy Avenue is Downtown Sunnyvale's iconic dining and nightlife corridor, featuring locally owned restaurants and a lively, pedestrian-friendly streetscape.

# Cityline

Downtown Sunnyvale

Cityline Sunnyvale is a premier mixed-use destination in Downtown Sunnyvale featuring approximately **670,000 square feet of retail and entertainment space across multiple city blocks**. The development includes dozens of retail and dining establishments anchored by **Target, Whole Foods Market, and AMC Theatres**, and is integrated with over **1,000 luxury residential units**, creating a strong built-in customer base and consistent daily foot traffic. Located adjacent to the Sunnyvale Caltrain Station, Cityline has transformed the area into one of Silicon Valley's most active live-work-play environments, enhancing the appeal of nearby properties along S. Mathilda Avenue.



# SUNNYVALE, CA

**Sunnyvale** occupies a central position in Silicon Valley's rise as the world's leading technology hub, evolving from agricultural beginnings into a city defined by innovation, research, and advanced industry. Its mild climate, strategic location along major Bay Area transportation corridors, and proximity to Stanford University and regional research institutions have long made Sunnyvale a magnet for talent and technological investment.

The city played a formative role in Silicon Valley's early development with the creation of Moffett Field, a major U.S. Navy air station established in the 1930s. Moffett Field attracted aerospace engineering, defense contractors, and space-related research, anchoring Sunnyvale's long-standing connection to aerospace, satellite systems, and national defense technology. This presence helped transition the local economy from agriculture to advanced manufacturing and laid critical groundwork for the region's future dominance in electronics and R&D.

As Silicon Valley expanded, Sunnyvale became home to some of the industry's most influential companies. Globally recognized firms such as Advanced Micro Devices (AMD), Yahoo, LinkedIn, Juniper Networks, NetApp, Synopsys, and Intuitive Surgical have established major operations or headquarters in the city, spanning semiconductors, networking, cloud infrastructure, internet services, and medical technology. Today, nearly 8,000 businesses operate in Sunnyvale, with continued growth in artificial intelligence, robotics, and next-generation computing.

With a population of approximately 159,000, Sunnyvale is the seventh-largest city in the Bay Area and pairs its role as a center of innovation with well-planned residential neighborhoods, strong schools, and exceptional public services. A nationally recognized Department of Public Safety, an extensive park and recreation system, and a revitalized downtown featuring dining, retail, cultural events, and a year-round farmers market all contribute to Sunnyvale's reputation as a premier place to live, work, and innovate at the heart of Silicon Valley.

## CITY DEMOGRAPHICS

(1, 3, AND 5 MILE RADIUS)



### POPULATION

|        |         |
|--------|---------|
| 1 Mile | 34,415  |
| 3 Mile | 237,984 |
| 5 Mile | 476,904 |



### AVERAGE HOUSEHOLD INCOME

|        |           |
|--------|-----------|
| 1 Mile | \$249,420 |
| 3 Mile | \$269,300 |
| 5 Mile | \$270,767 |



### MEDIAN AGE

|        |      |
|--------|------|
| 1 Mile | 35.4 |
| 3 Mile | 36.8 |
| 5 Mile | 37.9 |



### HOUSEHOLDS

|        |         |
|--------|---------|
| 1 Mile | 14,055  |
| 3 Mile | 91,657  |
| 5 Mile | 181,128 |



### MEDIAN HOME VALUE

|        |             |
|--------|-------------|
| 1 Mile | \$1,799,769 |
| 3 Mile | \$1,835,717 |
| 5 Mile | \$1,875,183 |



### TOTAL BUSINESSES/ EMPLOYEES

|        |                  |
|--------|------------------|
| 1 Mile | 1,133 / 11,219   |
| 3 Mile | 7,476 / 85,184   |
| 5 Mile | 18,658 / 231,332 |

# PARCEL OUTLINE

**PARCEL: 165-03-003**



# Get in touch

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