



JOE
VELASCO
GROUP



COLDWELL BANKER
REALTY

1-ACRE REDEVELOPMENT OPPORTUNITY

SHOVEL-READY / BUILDING-APPROVED



20865 MCCLELLAN ROAD

CUPERTINO, CA 95014

PREMIER SILICON VALLEY LOCATION

20865 MCCLELLAN ROAD - CUPERTINO, CA 95014



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Consistently ranked in the top 1% for sales volume among 1.4 million Realtors in California and Nationwide, according to Wall Street RealTrendz, for 11 consecutive years.

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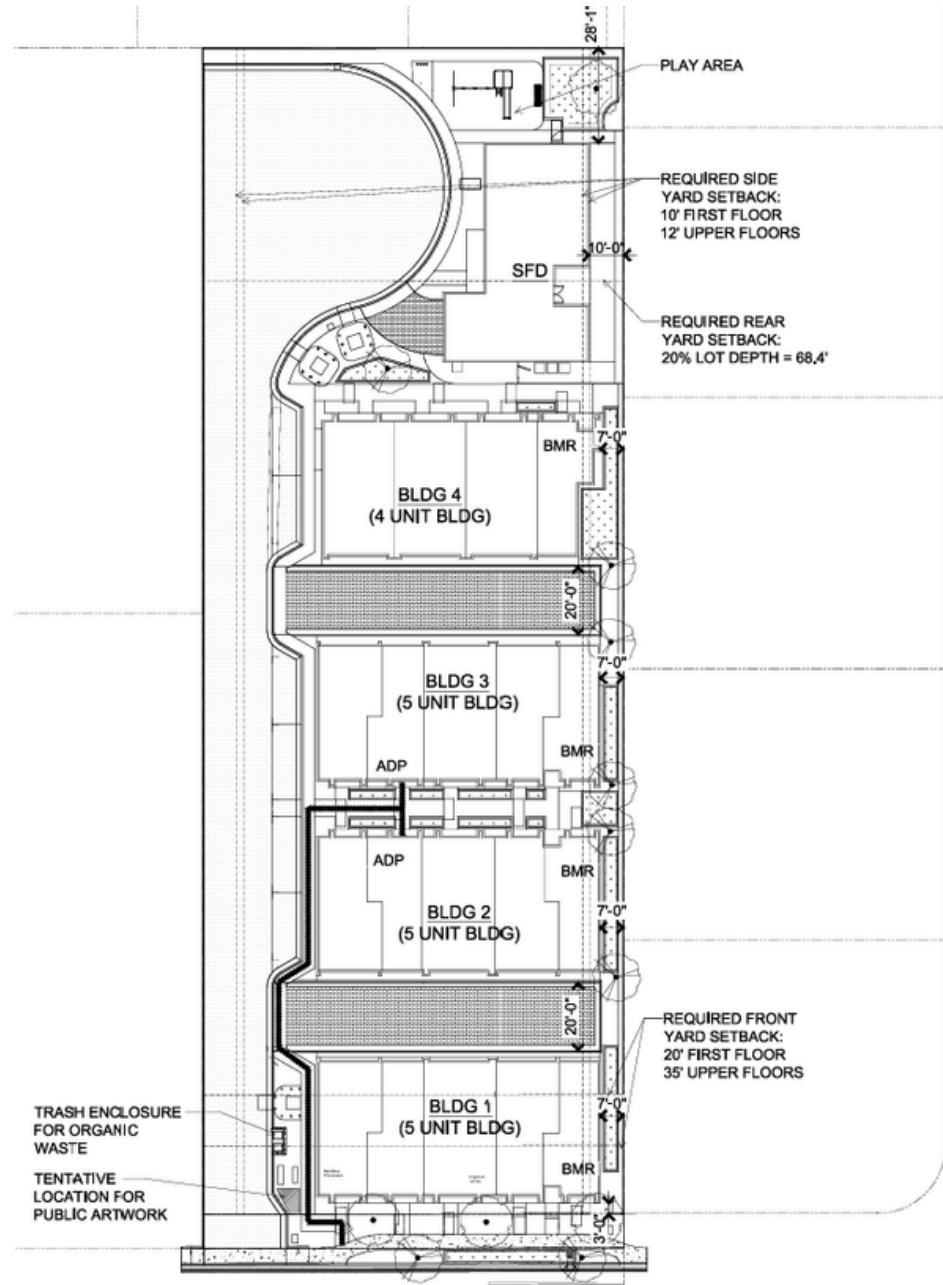
A photograph of a modern, multi-story apartment building facade. The building features a mix of light gray and beige panels, with horizontal wood slat accents on the upper floors. Large windows with black frames are prominent, and balconies with dark railings are visible on the lower levels. The sky is a clear, light blue. The entire image is framed by a thin yellow border.

SECTION 1

EXECUTIVE SUMMARY

PROPERTY PROFILE

	CURRENT
GENERAL PLAN	Medium Density (20 DU/Acre)
ZONING	R3-10
LOT SIZE	Min 10,000 SF
LOT COVERAGE	45% (+5% Porches) 19,674 SF (+2,186 SF)
1ST FLOOR AREA RATIO (FAR)	45% 19,674 SF Allowed
2ND FLOOR AREA RATIO (FAR)	No Limit
BUILDING HEIGHT	Max. 30'
STORIES	Max. 3
RESIDENTIAL UNITS	20





20865 MCCLELLAN ROAD

CUPERTINO, CA 95014



75

WALK SCORE



46

TRANSIT SCORE



79

BIKE SCORE

SITE DESCRIPTION

Net Site Area (Acres) • 1.004

Net Site Area (Sq. Ft.) • 43,720

Gross Site Area (Acres) • 1.004

Gross Site Area (Sq. Ft.) • 43,720

Shape • Rectangular

Primary Frontage • McClellan Road

Tax ID • 359-13-019

Zoning

- New General Plan Designation
- Res-medium 10-20 Units to the acre

Highest & Best Use - As If Vacant • Multifamily

HIGHLIGHTS

20865 MCCLELLANROAD | CUPERTINO, CA 95014

The subject is located in a primary market with strong demographics

Close Proximity to De Anza College

Blocks from Arroyo Village \$2M Condos

Lack of planned and proposed development in the local area

Short Distance to Apple Village

Best Public Schools in the Nation



A photograph of a modern, multi-story apartment building facade. The building features a mix of light gray and beige panels, with some sections accented with horizontal wood slats. Large windows with black frames are prominent, and balconies with dark railings are visible on the lower floors. The sky is a clear, light blue. The entire image is framed by a thin yellow border.

SECTION 2

FINANCIAL ANALYSIS












MILESTONE TIMELINE

- Start Construction
10/15/2026
- Construction Complete
03/15/2028
- Sold Out
07/15/2028

FINANCIAL SUMMARY

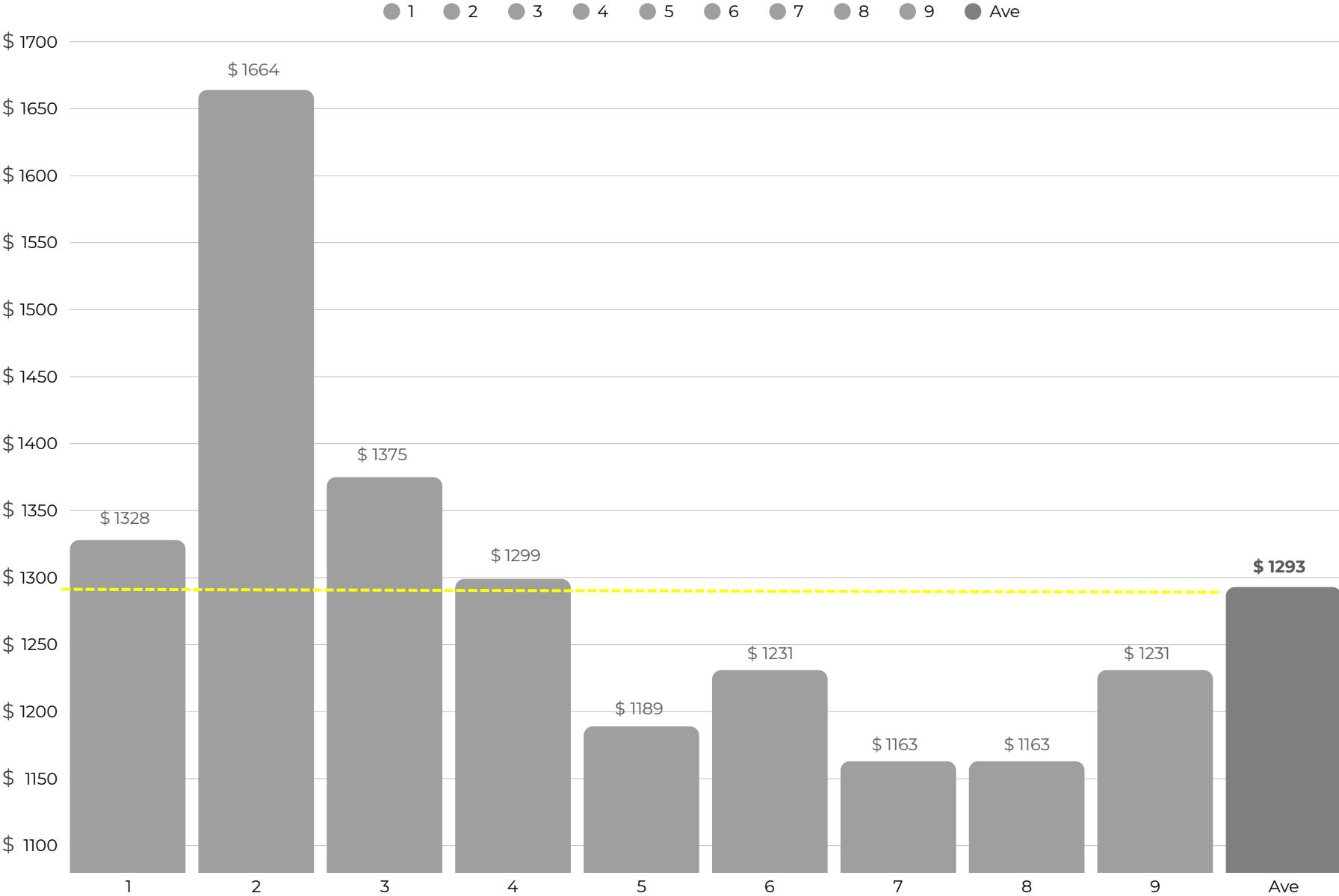
Lot Size:	<input type="checkbox"/> 43,720 SF
Project Size:	<input type="checkbox"/> 19 TH & 1 SFR
Home Size:	<input type="checkbox"/> 862-2152 sf 19 TH & SFR is 3500 sq
Project Duration:	<input type="checkbox"/> 18 Months
Purchase Price:	<input type="checkbox"/> \$21,500,000

SALES COMPARABLES

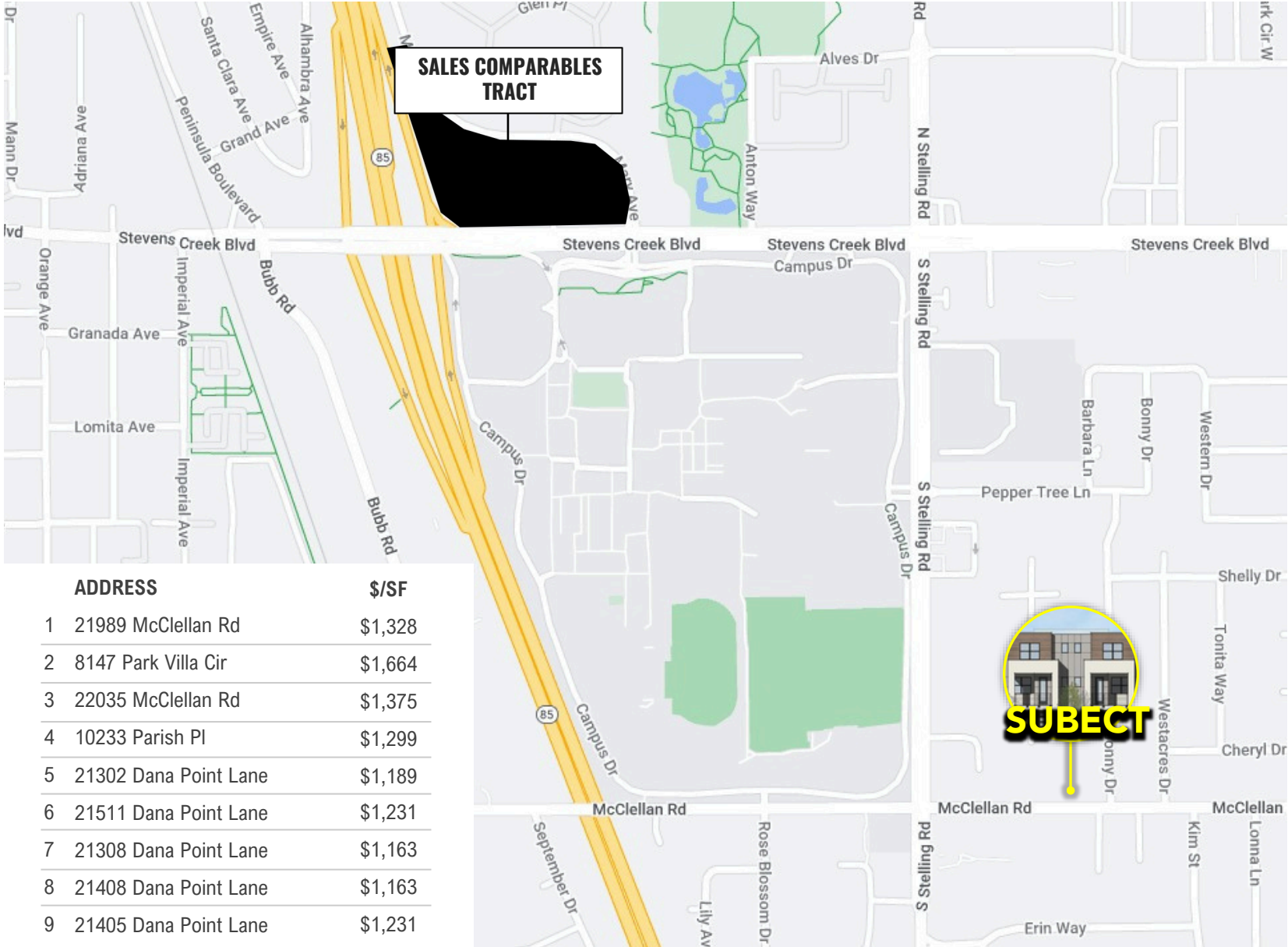
	ADDRESS	BED	BATH	GROSS SF	DOM	SALE DATE	PRICE	PRICE/SF
	1 21989 McClellan Road Cupertino, CA	3	3 0	1,431	0	05/14/25	\$1,900,000	\$1,328
	2 8147 Park Villa Circle Cupertino, CA	3	2 0	1,136	0	02/18/25	\$1,890,000	\$1,664
	3 22035 Mcclellan Road Cupertino, CA	3	2 1	1,404	0	10/08/25	\$1,930,000	\$1,375
	4 10233 Parish Pl Cupertino, CA	3	3 0	1,625	0	03/19/25	\$2,111,000	\$1,299
	5 21302 Dana Point Lane Cupertino, CA	3	3 0	1,596	4	04/25/25	\$1,899,000	\$1,189
	6 21511 Dana Point Lane Cupertino, CA	4	3 1	1,933	6	04/11/25	\$2,380,000	\$1,231
	7 21308 Dana Point Lane Cupertino, CA	4	3 1	1,933	11	03/28/25	\$2,250,000	\$1,163
	8 21408 Dana Point Lane Cupertino, CA	4	3 1	1,933	35	03/14/25	\$2,250,000	\$1,163
	9 21405 Dana Point Lane Cupertino, CA	3	3 0	1,596	18	02/07/25	\$1,965,000	\$1,231
AVERAGES		3	3	1,621	15		\$2,063,888	\$1,293

SALES COMPARABLES

PRICE/BUILDINGSF



SALES COMPARABLES





SECTION 3

LOCATION OVERVIEW

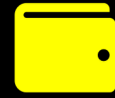


CUPERTINO



60,681

MEDIAN HOME VALUE



\$199,778

MEDIAN HH INCOME



\$2.8M

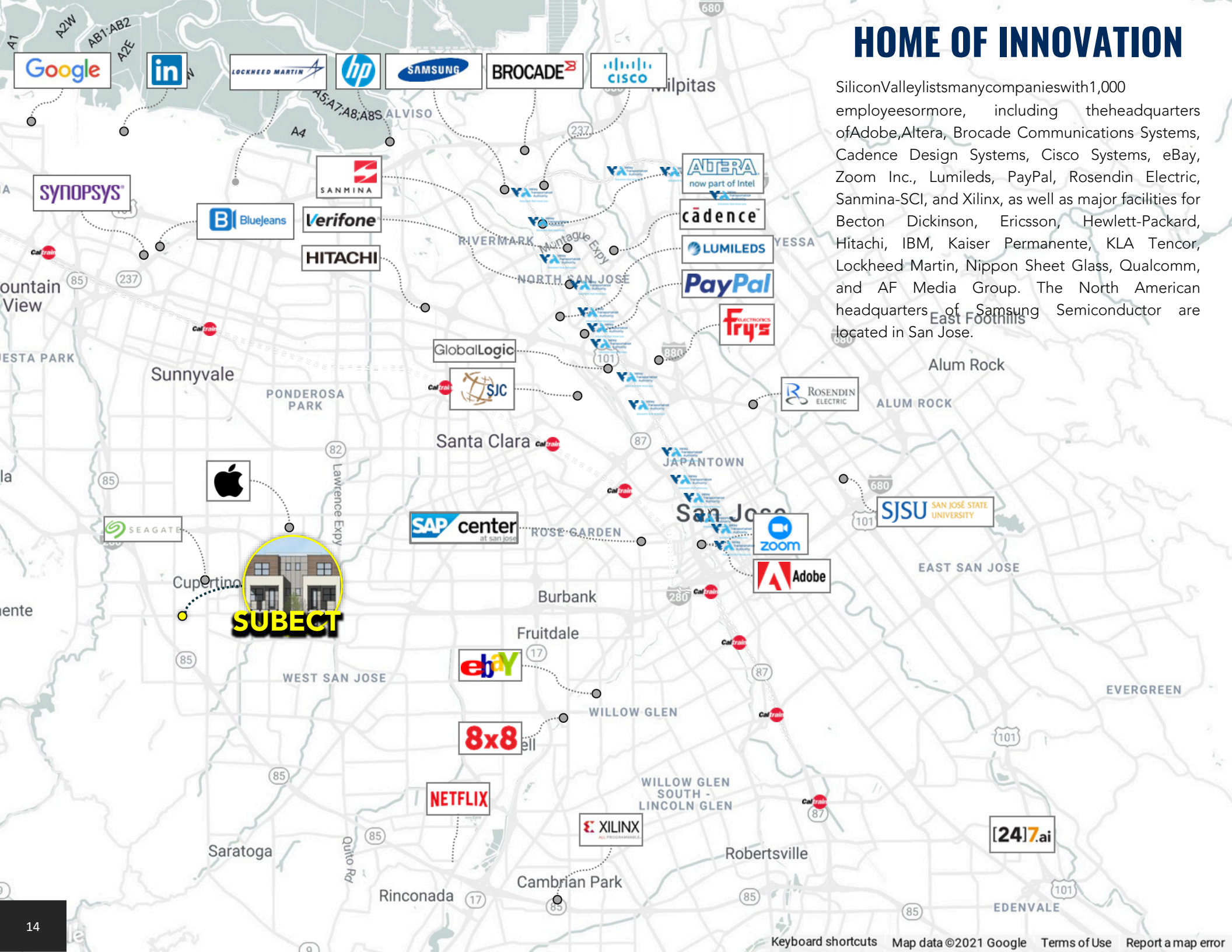
MEDIAN HOME PRICE

Glass and steel corporate headquarters rise above and yet blend with tree-shrouded residential neighborhoods that climb into the foothills of the Santa Cruz Mountain range. This is the backdrop for living, working and playing in Cupertino, California. The city's renown as a center of innovation in Silicon Valley far surpasses its moderate size of approximately 60,000 residents. Around the world, Cupertino is famous as the home of high-tech giant Apple Inc. In the San Francisco Bay Area, Cupertino is known as one of the founding cities of Silicon Valley and as a city with excellent public schools.



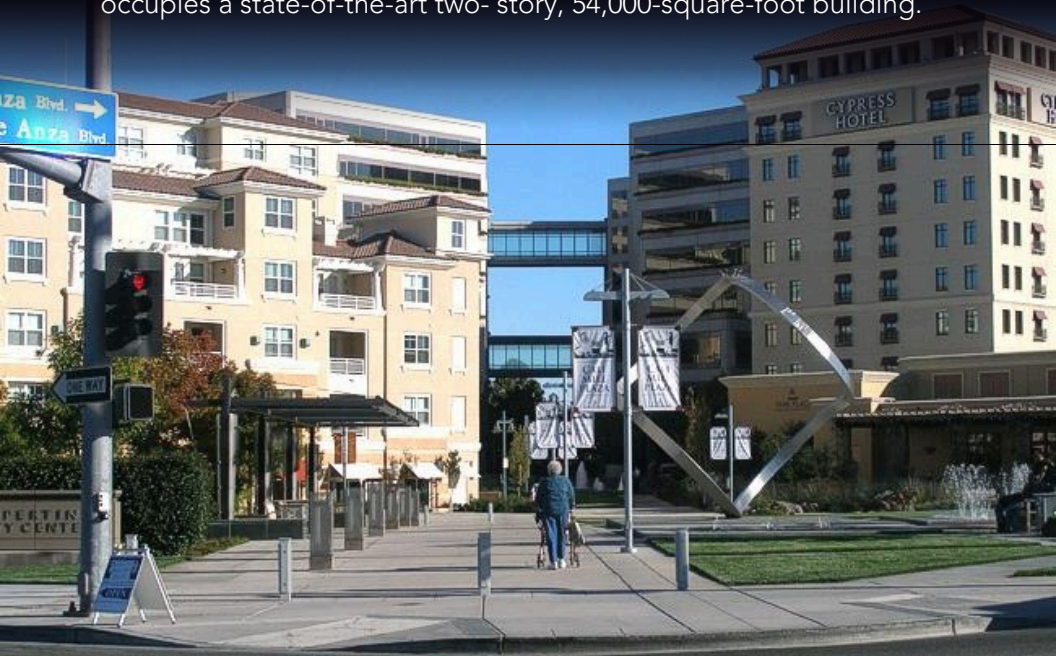
HOME OF INNOVATION

Silicon Valley lists many companies with 1,000 employees or more, including the headquarters of Adobe, Altera, Brocade Communications Systems, Cadence Design Systems, Cisco Systems, eBay, Zoom Inc., Lumileds, PayPal, Rosendin Electric, Sanmina-SCI, and Xilinx, as well as major facilities for Becton Dickinson, Ericsson, Hewlett-Packard, Hitachi, IBM, Kaiser Permanente, KLA Tencor, Lockheed Martin, Nippon Sheet Glass, Qualcomm, and AF Media Group. The North American headquarters of Samsung Semiconductor are located in San Jose.



AREA SNAPSHOT

Education, innovation and collaboration are the hallmarks nourished by the city government, the community and businesses. Even the configuration of the Civic Center complex underscores that theme: City Hall and the Cupertino Library flank the Cupertino Community Hall. The Community Hall houses the city council chambers and accommodates public and private events. The library, part of the Santa Clara County Library system, occupies a state-of-the-art two-story, 54,000-square-foot building.



2020 Awards

**FINANCIAL
REPORTING
AWARDS**

**EXCEPTIONAL
ELECTRIC
RELIABILITY AWARD**

**AMERICAN PLANNING
ASSOCIATION
AWARD**

Quality of Life

Quality schools and closeness to technology jobs make Cupertino a desirable address for a highly educated and culturally diverse population. More than 60 percent of residents aged 25 years or older hold a bachelor's degree or higher, and more than 40 percent were born outside of the United States. Cupertino's lush social tapestry includes a range of parades and events, such as the Diwali Festival of Lights, Cherry Blossom Festival, Moon Festival and Tournament of Bands.

Business & Economic Development

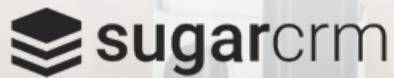
There is no place for businesses quite like Cupertino, even in Silicon Valley. Tech giants and start-ups operate alongside of an array of businesses in other sectors, including dining and retail. Our residents provide tech companies with a qualified talent pool and provide retailers and small businesses with a great customer base. Our city government supports this vibrant business tapestry with policies and services that support the continued expansion of a strong and diverse business community.

For Technology Companies & Entrepreneurs

- Our commercial real estate market offers numerous options for office and R&D space in a city known for consumer and business technology innovation.
- Proximity to OEMs, suppliers, venture capitalists and universities in nearby cities in Silicon Valley makes collaboration easy.
- Easy access to the San Jose, San Francisco and Oakland airports, each less than an hour away, gives business travelers convenient choices.

COMPANY HEADQUARTERS

Over the decades, the small city of Cupertino has outgrown its boundaries and become a household name in terms of tech. Home to the headquarters of many iconic tech companies, the city is considered by many to be the heart of Silicon Valley. In 2015, Cupertino was rated as one of the most educated cities in the U.S. by Forbes, and for good reason: the influx of tech professionals attracted to the Bay Area's prosperity and culture shows no sign of slowing down.



LOCATION ACCESSIBILITY



DE ANZA COLLEGE

De Anza College is a public community college in Cupertino, California. It is part of the Foothill-De Anza Community College District, which also administers Foothill College in nearby Los Altos Hills, California. Students can earn degrees and certificates in 65 different fields. Popular programs include: Business Administration and Management, General, Biological and Physical Sciences, and Social Sciences, General. The highest degree offered at De Anza College is an associate degree.



21,526
STUDENTS



935
FACULTY



112
ACRE CAMPUS

- ❑ *The top Silicon Valley college for transfer*
- ❑ *At or near the top statewide in community college transfers to UC, CSU and private universities – latest ranking confirmed in recent research by the Public Policy Institute of California*
- ❑ *A top choice for students from the East Side Union, Fremont Union and San José Unified districts*

APPLE PARK

Apple Inc. is an American multinational technology company headquartered in Cupertino, California that designs, develops, and sells consumer electronics, computer software, and online services. The company's hardware products include the iPhone smartphone, the iPad tablet computer, the Mac personal computer, the iPod portable media player, the Apple smartwatch, and the Apple TV digital media player. Apple Park features nearly 3 million square feet of office space and can accommodate about 12,000 Apple employees. That's a bit less than half of Apple's Bay Area workforce.

- *3 Million SF of Office, 12,000 employees*
- *Apple Park's massive, \$5 billion headquarters is located in Cupertino, California.*
- *The campus includes the famous ring-shaped main building, a fitness center, a theater, and more.*



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