

# 501- 504

VANDELL WAY  
CAMPBELL, CA

VALUE-ADD OR OWNER/USER OPPORTUNITY  
FLEX/INDUSTRIAL PROJECT ON 4.8 ACRES



# THE OFFERING

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 501-504 Vandell Way (the "Project"), a three-building, ±62,244 square foot industrial/flex R&D project on ±4.83 acres in the heart of Silicon Valley.

For the past 15 years, the Project has been owned and occupied by a global pharmaceutical company. The Project is a premier site in the city of Campbell within the West Valley R&D submarket, which has consistently outperformed the greater Silicon Valley market for the past two decades.

Address	502 Vandell	504 Vandell	503 Vandell
RSF	20,748 SF	20,748 SF	20,748 SF
# of Suites	4	6	1 (Divisible)
Power	1,200 Amps	1,200 Amps	1,200 Amps
Loading	6 Grade Level	6 Grade Level	3 Grade Level
Parking	51 Stalls	76 Stalls	51 Stalls
APN	424-33-100		424-33-099*
Site Area	2.41 Acres		2.42 Acres*
Zoning	Commercial; R&D (Research & Development)		

\* Includes 501 Vandell

**This offering offers investors a unique opportunity to reposition a flex/industrial multi-tenant project of scale within one of Silicon Valley's core markets. In addition, the opportunity exists for an owner/occupied to purchase the Project for their own use in a submarket with limited options.**





# INVESTMENT HIGHLIGHTS

## RARE, VALUE-ADD FLEX/INDUSTRIAL OPPORTUNITY

This is a rare opportunity to acquire an industrial/flex project of scale in the top performing Central Silicon Valley industrial market which comprises Campbell, Sunnyvale, Santa Clara, and San Jose. There are limited options to acquire flex/industrial projects throughout Silicon Valley as many projects have been torn down and replaced with non-competing projects, and most of the remaining projects are owned by long-term holders that rarely sell.



## CENTRAL SILICON VALLEY OWNER/USER OPPORTUNITY

Limited options exist for owner/user to purchase single-story flex/industrial in the Central Valley. The Project has been owned and operated by a single user for the past 15 years and will be delivered vacant, offering the ability for companies to acquire the site and control their occupancy costs going forward.



## ESTABLISHED INFRASTRUCTURE, VERSATILE FUNCTIONS

The Project has been owned and operated by the same pharmaceutical company for more than 15 years, ensuring well-maintained infrastructure and facilities. In the past five years, ownership has invested significant capital including upgraded office, warehouse, and production areas, and new roof coatings in 2022. Additionally, the flexibility of the space in the three buildings make them suitable for various uses such as manufacturing, warehousing, research and development, and distribution. This flexibility will attract a wide range of potential tenants.

## PREFERRED ASSET CLASS IN ONE OF SILICON VALLEY'S MOST COVETED LOCATIONS

Despite market uncertainties, demand for single-story industrial/flex space has remained strong as the work being done in these spaces is unable to be from home. The Project's location is highly sought after as Campbell and Central Silicon Valley offer excellent access to some of the area's most traveled freeways, including Interstate 880 and Highway 85. In addition, the Project is near an excellent mix of executive housing and new multifamily projects that have been completed recently. Within three miles of the Project, 905 units have been built in the past five years, with an additional 1,506 units under construction or proposed.

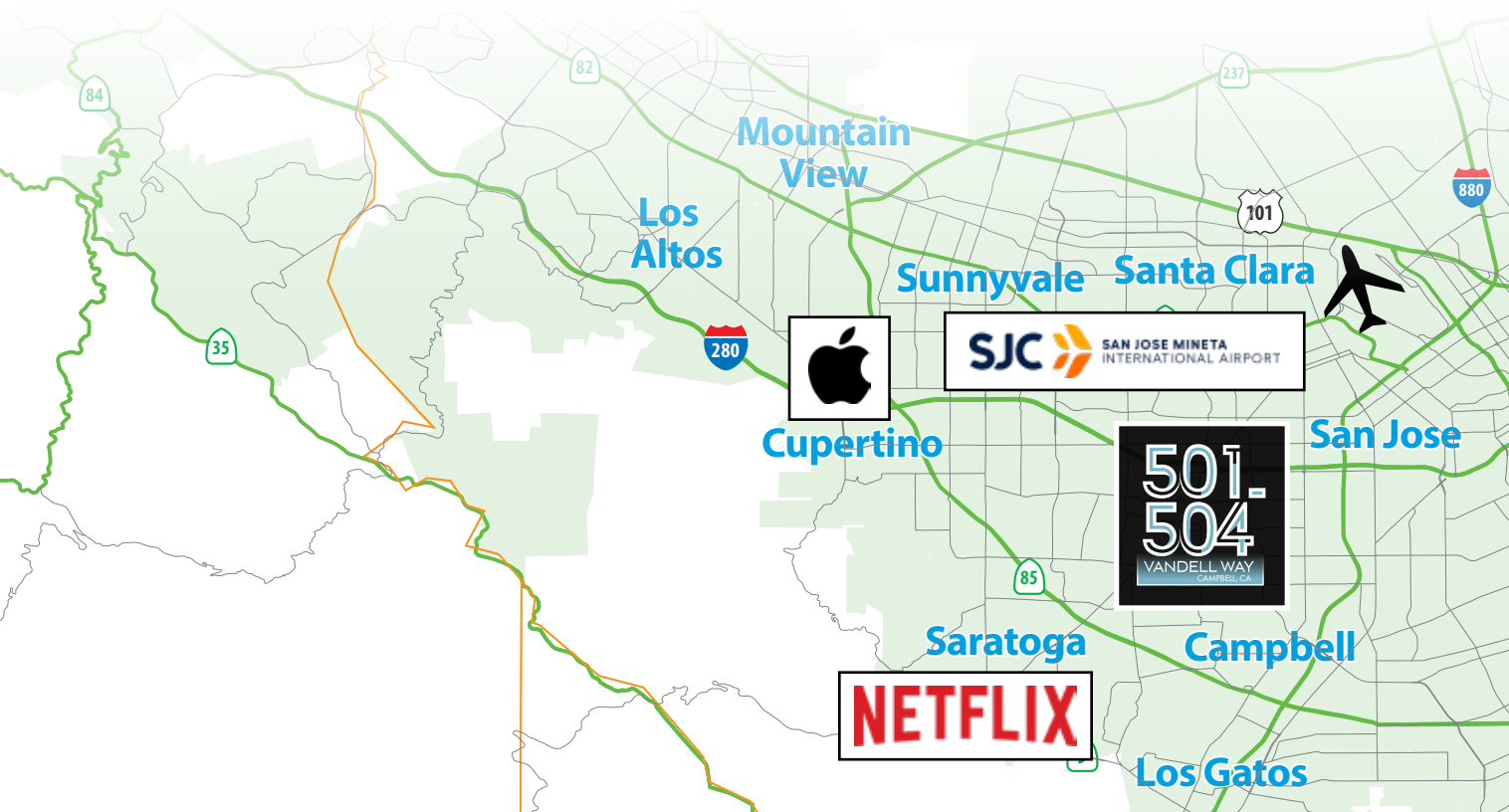


## DIMINISHING INVENTORY & CORPORATE LAND GRAB

Inventory of R&D product in Silicon Valley has significantly dwindled with 23.4 million square feet scraped for multifamily or office development since 2013. Much of the demolished properties have been single-story buildings which have been replaced with residential projects or larger owner/user campus redevelopments.

## PROXIMITY TO TALENT & INNOVATION

The Project is close to a vast pool of skilled professionals and innovative companies, making it an attractive location for businesses looking to tap into this talent and innovation hub. Within Silicon Valley, ±846,000 people are employed in the technology and life sciences sectors. This includes jobs in computer hardware design and manufacturing, semiconductors, internet and information services, technical research and development, software, telecommunications, pharmaceuticals, medical devices, and biotechnology. The Project's location allows a tenant to draw from a labor pool that is both deep and highly educated (64% with bachelor's degree or higher).



## DEMOGRAPHICS SNAPSHOT

(within 3 miles of the Project)

**180K**  
POPULATION

**\$250K**  
AVG. HOUSEHOLD  
INCOME

**\$1.8M**  
MEDIAN HOME  
VALUE

**64%**  
BACHELORS DEGREE  
OR HIGHER

# CONTACTS

## INVESTMENT SALES

### SCOTT PROSSER

Lic. #01104754  
ph | 408.464.2278  
scott.prosser@cushwake.com

### JACK DEPUY

Lic. #01796176  
ph | 408.615.3417  
jack.depuy@cushwake.com

### SETH SIEGEL

Lic. #01493953  
ph | 415.773.3580  
seth.siegel@cushwake.com

### RYAN VENEZIA

Lic. #01864838  
ph | 415.658.3602  
ryan.venezia@cushwake.com

### COURTNEY TRUNNELL

Lic. #01968825  
ph | 415.677.0464  
courtney.trunnell@cushwake.com

## DEBT & EQUITY

### TERRY DALY

Lic. #01330089  
ph | 415.677.0478  
terry.daly@cushwake.com

## LEASING/MARKET

### NICK LAZZARINI

Lic. #01788935  
ph | 408.615.3410  
nick.lazzarini@cushwake.com