

530

COLUMBIA AVE.
SUNNYVALE, CA



OFFERING MEMORANDUM

NEWMARK

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COLUMBIA AVE.
SUNNYVALE, CA

EXCLUSIVELY LISTED BY:

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The information contained herein has either been given to us by the owner of the property or obtained from sources that Newmark believes to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The value of this investment is dependent upon federal and state tax laws, as well as the investment income, the tax bracket and other factors, which the prospective buyer's tax advisor and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, expense and all other information contained herein including information regarding the legal status of the property and the presently existing residential units. The prospective buyer should measure all units prior to purchase and should not rely on square footage figures and depictions in this Offering Memorandum.

ANY PROSPECTIVE PURCHASER SHALL BE REQUIRED TO CONDUCT ITS OWN INVESTIGATION REGARDING THE ZONING, BUILDING CODE, PERMIT STATUS AND HISTORY OF THE PROPERTY, AND TO RELY SOLELY ON THE RESULTS OF THAT INVESTIGATION. PLEASE DO NOT DISTURB RESIDENTS. A TOUR OF THE PROPERTY CAN BE ARRANGED THROUGH LISTING AGENTS ONLY.

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530

COLUMBIA AVE.
SUNNYVALE, CA

Investment Highlights4-6

Valuation Summary 7

Operations Statement..... 8

Rent Roll 9

Property Overview 10

ADU Potential 11

Local Map 12

Aerial Map 13

Parcel Map 14

Employer Map 15

Area Highlights 16-17

Transit Map..... 18

Amenities Map 19

Property Photos 20

Comparable Sales 21-24



530

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SUNNYVALE, CA

530 Columbia Ave is a well-positioned, 6-unit apartment property built in 1961. This asset offers a versatile and highly desirable unit mix, anchored by a spacious **three-bedroom, two-bathroom single-story owner's unit** that includes a private two-car attached garage—perfect for an owner-occupant or a premium rental.

Building Specifications

- **Building Size:** 4,101 sq. ft.
- **Lot Size:** 8,646 sq. ft.
- **Unit Mix:**
 - * (1) 3BR/2BA (Owner's Unit with 2-car garage)
 - (1) 2BR/1BA
 - (4) 1BR/1BA
- **Parking:** 9 total spaces, including 3 rear carports, 2 building carports, a 2-car garage, and 2 tandem driveway spaces.
- **Structural Note:** The property features no tuck-under or soft-story parking, simplifying long-term maintenance and compliance.

Location Highlights

Located in the heart of the **West Murphy** neighborhood, the property boasts a high walkability score and proximity to Silicon Valley's major hubs:

- **Commuter Friendly:** Just over 1 mile from the **Sunnyvale Caltrain Station** and minutes from Highway 101 and Central Expressway.
- **Neighborhood Amenities:** Walking distance to **Columbia Park** and the **Columbia Neighborhood Center**, which offer a swimming pool, sports fields, and fitness facilities.
- **Retail & Dining:** Only a short drive or bike ride to the vibrant shops and restaurants of **Historic Murphy Avenue** and the **Sunnyvale Square Shopping Center**.
- **Proximity to Tech:** Conveniently located near major employers, including the **Google Tech Corners** and **Apple Park**.



530

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Key Infrastructure & Compliance

- **Utilities:** Units are individually metered for gas and electricity.
- **Electrical:** Equipped with a substantial 400-amp Wadsworth main electrical panel.
- **Compliance:** The property has successfully passed the SB 721 (Balcony Bill) elevated elements inspection.
- **Laundry:** On-site common laundry room with coin-operated equipment and a dedicated water heater.

Value-Add Opportunities

- **Private Patios:** Potential to add two private patios for the ground-floor units, significantly increasing the appeal and rental value.
- **Common Area Enhancements:** Ability to add 1–2 additional parking spaces in the rear or repurpose that space into a private common courtyard for residents.
- **ADU Potential:** Opportunity to further increase density by adding one Accessory Dwelling Unit (ADU).



530

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Capital Improvements:

2016

- **October–December:** Complete apartment remodel (Apt. 6)

2017

- **April:** Complete bathroom remodel (Apt. 1)

2020

- **February:** Carport and roof maintenance; replaced lower carport roof and performed professional cleaning/repairs on the main apartment roof (Falcon Roofing)
- **March:** Bathroom remodel (Unit 4)
- **December:** Installation of new furnace (Apt. 1)

2022

- **January:** Partial roof replacement (eaves to gutters) and installation of new gutters

2024

- **September–November:** Major plumbing and interior upgrades:
 - Emergency repair of sub-floor hot water pipe breakage
 - Installation of new hot water piping system
 - Full bathroom remodels for four units (Units 2, 3, 5, and 6)

2025

- **August:** Installation of protective screening at the building base for pest and vermin prevention
- **September:** All new Square D Electrical Sub Panels installed with permits in all units in September of 2025 (\$12,275)
- **October:** Building-wide installation of new range hood ducts in every apartment



530

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Address	530 Columbia Ave Sunnyvale, CA
Price	\$2,080,000
Down Payment	\$1,144,000
Units	6
Price/Unit	\$346,667
Rentable Square Feet	4,101
Price/Sq Ft	\$507.19
Year Built	1961
Land Area (Sq Ft)	8,646
Current Cap Rate	3.34%
Market Cap Rate	5.32%
Current GRM	15.85
Market GRM	11.68

Note: Square Footage based on Santa Clara County records and to be confirmed by Buyer.

Operations Summary

		CURRENT		MARKET
Scheduled Gross Rent		\$130,356		\$177,240
Vacancy	3.00%	(\$3,911)	5.00%	(\$8,862)
Effective Gross Rent		\$126,445		\$168,378
Other income		\$845		\$845
Total Income		\$127,290		\$168,378
Operating Expenses		\$25,872		\$25,872
Non-Operating Expenses		\$31,865		\$31,865
Total Expenses		\$57,737		\$57,737
Net Operating Income		\$69,553		\$110,641
Debt Service		(\$63,774)		(\$63,774)
Net Cash Flow	0.51%	\$5,779	4.10%	\$46,867
Principal Reduction		\$12,609		\$12,609
Total Return	1.61%	\$18,388	5.20%	\$59,476

Rent Roll Summary

Type	Units	%	Avg. Current Rent	Market Rent
3x2	1	17%	\$2,780	\$3,395
2x1	1	17%	\$1,506	\$2,595
1+1	4	67%	\$1,277-1,900	\$2,195
Total	6	100	\$10,863	\$14,770

Financing

Loan Amount	\$936,000
Interest Rate	5.50%
Amortization	30
Monthly Payment	\$5,315
Details	7 Year Fixed

Note: Rates change daily. Buyer to verify.

530

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SUNNYVALE, CA

Operations		Current		Market
Scheduled Gross Rent		\$130,356		\$177,240
Vacancy	3.00%	(\$3,911)	5.00%	(\$8,862)
Effective Gross Rent		\$126,445		\$168,378
RUBS		\$0		\$6,300
Other Income		\$845		\$845
Total Income		\$127,290		\$168,378
Repairs & Maintenance		\$6,000		\$6,000
Utilities (Water / Sewer / PG&E)		\$15,935		\$15,935
Landscaping (\$100/month)		\$1,200		\$1,200
Pest Control (\$70/month)		\$840		\$840
Taxes & Licenses		\$697		\$697
Relacement Reserves (\$200/unit)		\$1,200		\$1,200
Operating Expenses		\$25,872		\$25,872
Real Estate Taxes	1.169%	\$24,317		\$24,317
Special Assessments (actual)		\$339		\$339
Insurance		\$7,209		\$7,209
Non-Operating Expenses		\$31,865		\$31,865
Total Expenses		\$57,737		\$57,737
% Scheduled Gross Rent		44.29%		32.58%
Expenses/Unit		\$9,623		\$9,623
Expenses/Sq Ft		\$14.08		\$14.08
Net Operating Income		\$69,553		\$110,641

530

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SUNNYVALE, CA

Unit	Unit Type	Current Rent	Market Rent	Detail
1	3x2	\$2,780.00	\$3,395.00	Owner's unit / attached 2 car garage
2	2x1	\$1,506.00	\$2,595.00	
3	1+1	\$1,900.00	\$2,195.00	
4	1+1	\$1,825.00	\$2,195.00	
5	1+1	\$1,277.00	\$2,195.00	
6	1+1	\$1,575.00	\$2,195.00	
		\$10,863.00	\$14,770.00	

530

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DETAILS

Address	530 Columbia Ave Sunnyvale, CA
County	Santa Clara
APN	204-38-034
County Use	Multi-Family

ATTRIBUTES

Units	6
Rentable Square Feet	4,101
Average Unit Size (Sq Ft)	684
Land Area (Sq Ft)	8,646
Year Built	1961
Parking	5 carports, 2 car attached garage and 2 tandem open spaces

PROPERTY CONSTRUCTION

Foundation	Concrete Perimeter
Exterior Walls	Hardi Panel & Brick Façade
Roof	Comp Shingle
Backyard	N/A
Laundry Facilities	Onsite Laundry
Pool/Spa	N/A



530

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Convert Tuck-Under Parking into ADU

Buyers can take advantage of recent favorable California statewide changes to Accessory Dwelling Unit (ADU) requirements and restrictions and immediately add tremendous value by converting existing structures, like tuck-under parking into ADU units. CA Senate Bills 1069, 13 and 330 (and other more recent updates) allow for streamlined approvals of ADU construction on Multi-Family properties of up to $\frac{1}{4}$ the number of current units on the property, rounding down. There is no need to replace the parking if the property is within $\frac{1}{2}$ mile of public transportation, which this property is.

Standard	Development Requirement
Minimum Lot Area	No minimum
Gross Floor Area (Maximum)	Up to 850 square feet for a one-bedroom ADU, or 1,000 square feet for an ADU with more than one bedroom.
Building Setbacks for Units (Minimum)	min setback 4 ft (rear/side lot lines) for additions to converted structures underlying zone for front setback
Height for Units	max. height is 16 ft 18 ft if within 1/2 mile from transit. Additional 2 ft permitted to align roof pitch with the primary home
Number of Units allowed	ADUs are allowed in multifamily units. Conversion of uninhabited spaces, including garages, will be allowed for at least one ADU or up to 25% of units in multifamily buildings. Plus, up to two detached ADUs with 4-foot setbacks will also be allowed.
Required Parking Spaces	No replacement parking spaces shall be required if an existing garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit. No requirements in regards to proximity to transit.

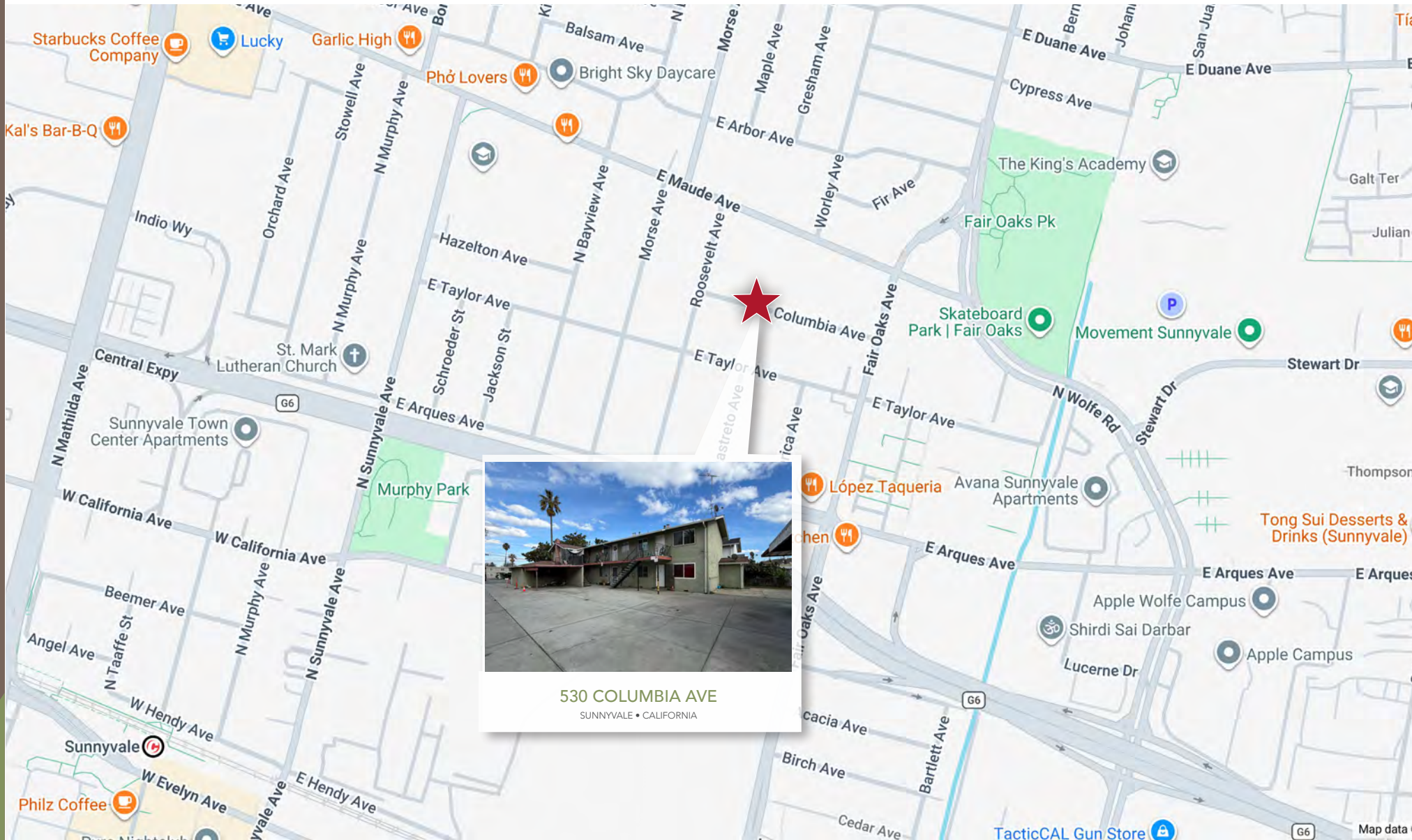


This is a fantastic strategy for a new owner to immediately add value to their new property. Contact us for more information, including contacts who have done this before, contractors and architects, and city planners who can verify this info.

Disclaimer: Buyer shall be solely responsible for determining whether the Property is legally and physically appropriate for the construction of an Accessory Dwelling Unit, or any new additions or construction of any kind. Neither Seller nor its Brokers make any representation or warranties with regard to any of the above.

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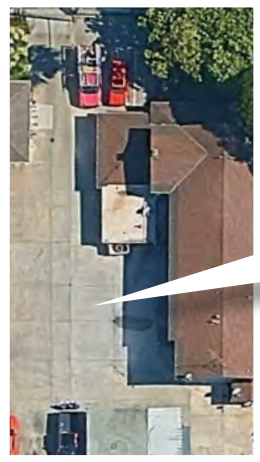
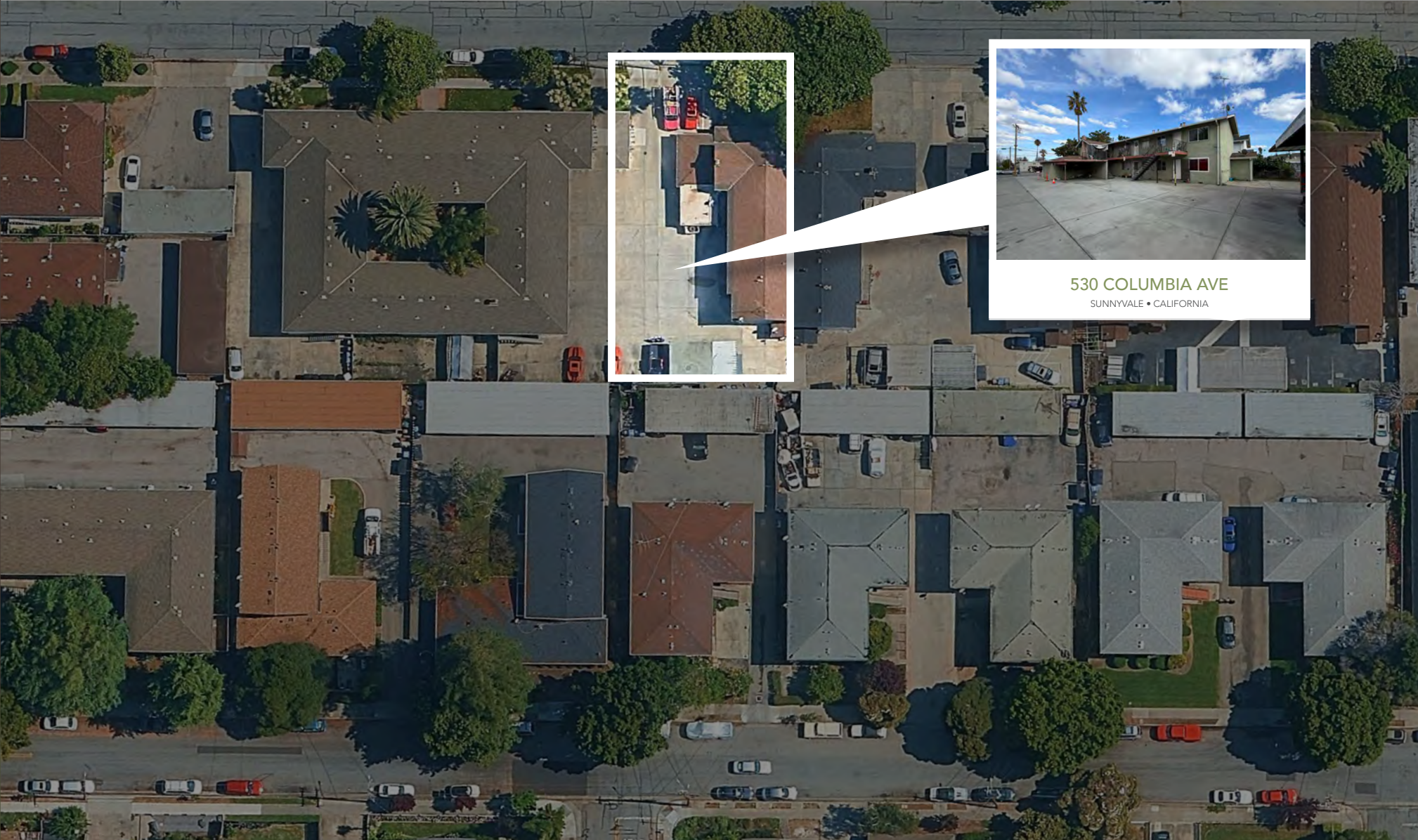
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OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 204 PAGE 38



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784 DET. MAP 83
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2024-2025

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BAY AREA OVERVIEW

The San Francisco Bay Area consists of nine counties with a total population nearing 7.75 million residents, making it the 5th largest metropolitan area in the United States. Of the nine counties, Santa Clara County is the most populous with nearly 2 million inhabitants. Bay Area citizens enjoy outstanding weather, world-class universities, various cultural amenities, well-paying jobs, etc. The Bay Area economy has a GDP above \$500B ranking it as one of the top economies in the world.

BAY AREA HIGHLIGHTS

- 7.75 million residents with the highest percentage of graduate and professional degrees in the nation
- Bay Area economy was ranked 19th largest in the world
- Highest GDP per capita (\$74,815) in the United States
- Most Fortune 500 companies in the nation, excluding New York
- Highest density of venture capital firms in the world
- Home to outstanding higher education - Stanford University, University of California at Berkeley, Santa Clara University, San Jose State University, University of California San Francisco

Reference:

<https://www.census.gov/library/visualizations/interactive/2020-population-and-housing-state-data.html>



San Francisco



Downtown San Jose

530

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AREA HIGHLIGHTS - SUNNYVALE

SUNNYVALE

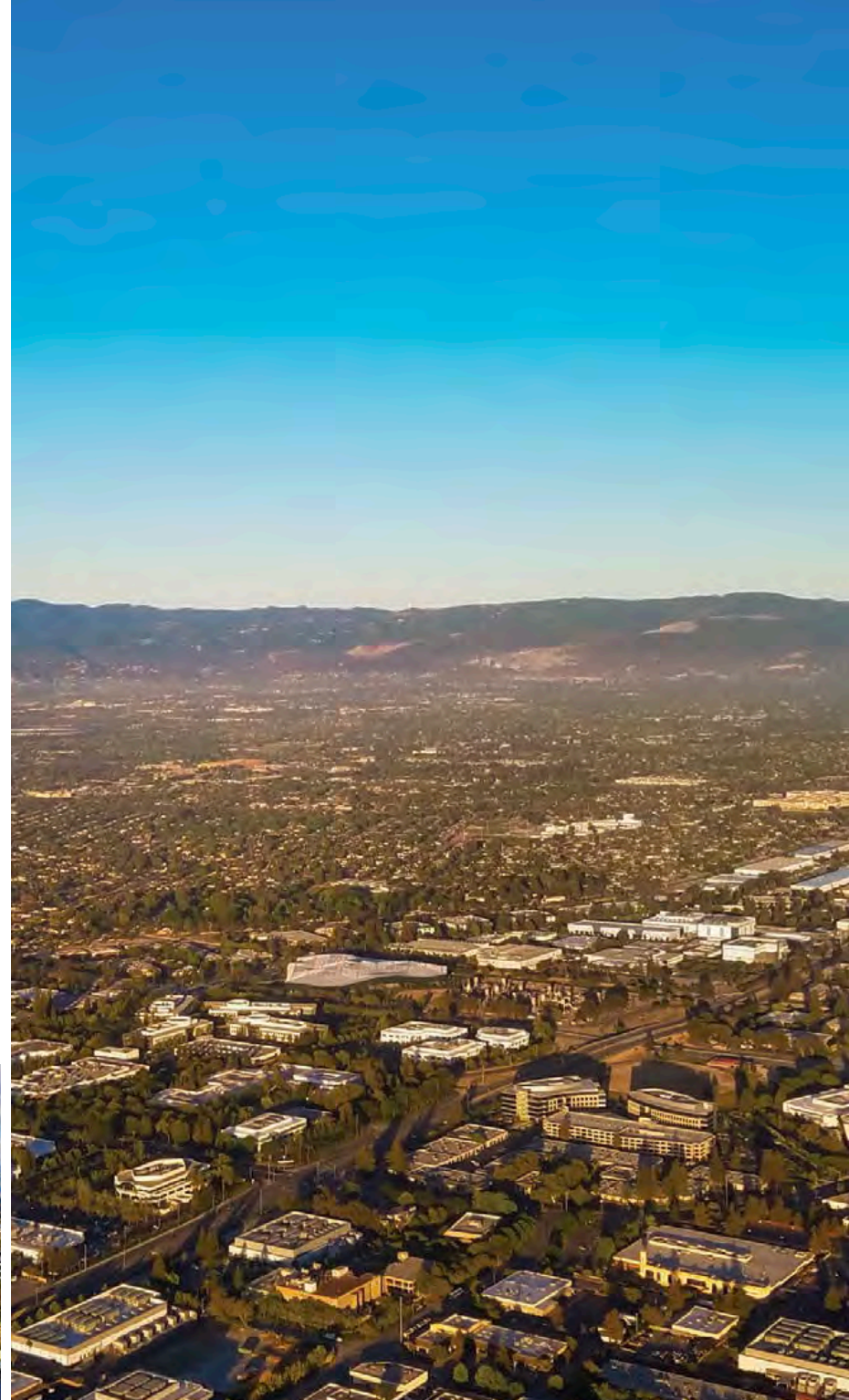
Sunnyvale has long enjoyed a plum spot at the center of the Bay Area's evolution from agriculture, to aerospace and defense, to technology. The city's location strikes the perfect balance - a mild, sunny climate with easy access to metropolitan amenities and abundant natural beauty.

With a population of 156,503, Sunnyvale is the seventh largest city in the Bay Area. The city is a big center of technology and innovation, but also a town of quiet family neighborhoods, strong schools and a diverse community of people.

Smart, long-range planning has ensured that that Sunnyvale can sustainably offer the services, programs and facilities that make Sunnyvale a great place to live and do business.

The Department of Public Safety, a pioneer in the model that integrates police, fire and emergency response, has kept Sunnyvale ranked at the top of the nation's safest cities.

The City's park and recreation system boasts 23 parks; facilities for golf, tennis and swimming; a library; and an arts complex. Sunnyvale's historic downtown, home to a variety of local eateries and merchants, hosts frequent art festivals, concerts and a year-round farmers' market.



530

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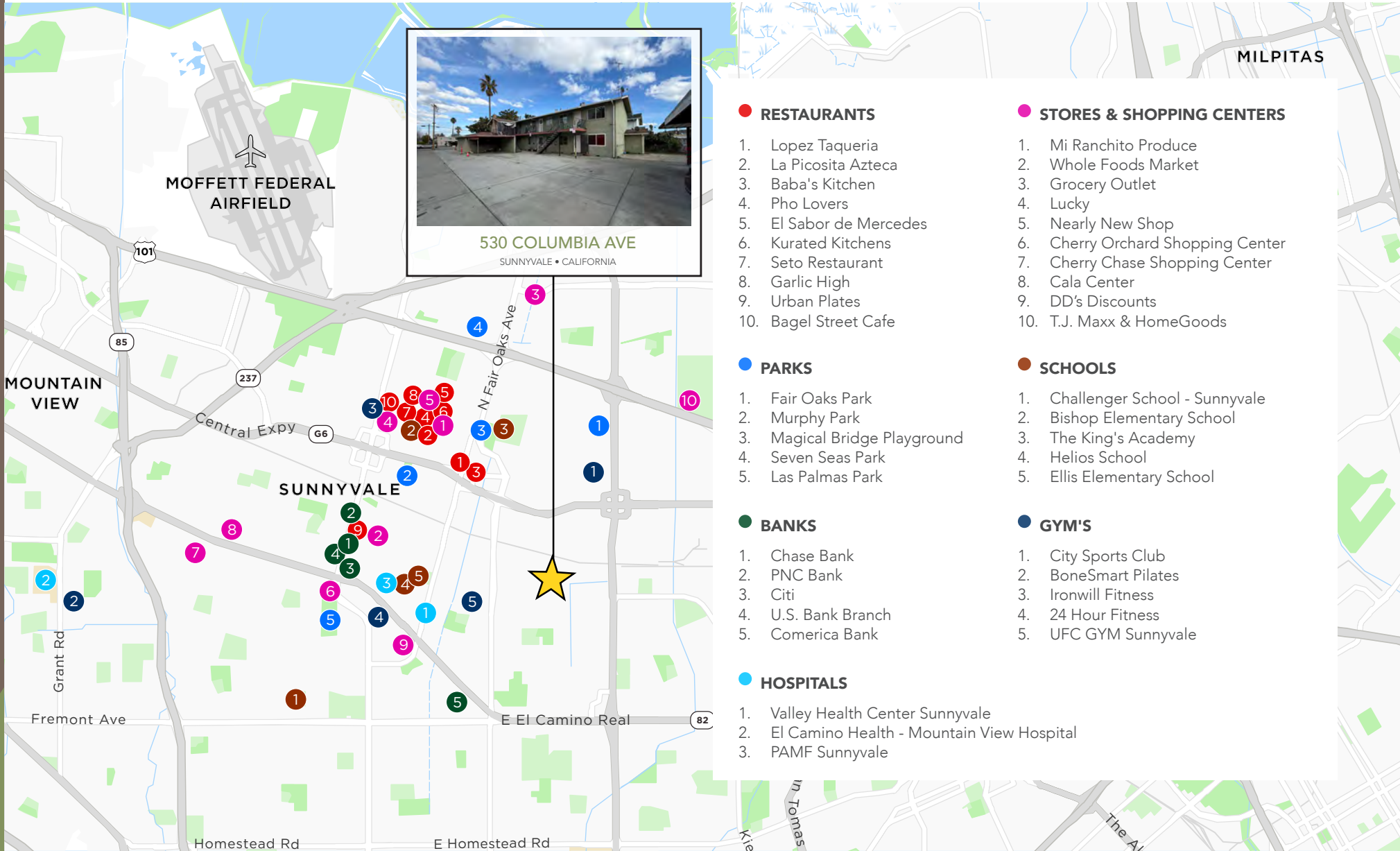


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RESTAURANTS

1. Lopez Taqueria
2. La Picosita Azteca
3. Baba's Kitchen
4. Pho Lovers
5. El Sabor de Mercedes
6. Kurated Kitchens
7. Seto Restaurant
8. Garlic High
9. Urban Plates
10. Bagel Street Cafe

STORES & SHOPPING CENTERS

1. Mi Ranchito Produce
2. Whole Foods Market
3. Grocery Outlet
4. Lucky
5. Nearly New Shop
6. Cherry Orchard Shopping Center
7. Cherry Chase Shopping Center
8. Cala Center
9. DD's Discounts
10. T.J. Maxx & HomeGoods

PARKS

1. Fair Oaks Park
2. Murphy Park
3. Magical Bridge Playground
4. Seven Seas Park
5. Las Palmas Park

SCHOOLS

1. Challenger School - Sunnyvale
2. Bishop Elementary School
3. The King's Academy
4. Helios School
5. Ellis Elementary School

BANKS

1. Chase Bank
2. PNC Bank
3. Citi
4. U.S. Bank Branch
5. Comerica Bank

GYM'S

1. City Sports Club
2. BoneSmart Pilates
3. Ironwill Fitness
4. 24 Hour Fitness
5. UFC GYM Sunnyvale

HOSPITALS

1. Valley Health Center Sunnyvale
2. El Camino Health - Mountain View Hospital
3. PAMF Sunnyvale

530

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530

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01

527 E Taylor Street

Sunnyvale, CA

Price	\$2,810,000
Units	8
\$/Unit	\$351,250
Sq Ft	4,593
\$/Sq Ft	\$612
Unit Mix	(1) 2+1 owners unit; (7) 1+1
Cap Rate (Current)	4.84%
GRM (Current)	13.40
COE	Sep-25



02

748 Carmel Avenue

Sunnyvale, CA

Price	\$1,928,000
Units	6
\$/Unit	\$321,333
Sq Ft	3,708
\$/Sq Ft	\$520
Unit Mix	(2) 2+1; (4) 1+1
Cap Rate (Current)	4.92%
GRM (Current)	13.14
COE	Jan-26



03

538 Columbia Avenue

Sunnyvale, CA

Price	\$1,750,000
Units	6
\$/Unit	\$291,667
Sq Ft	4,101
\$/Sq Ft	\$427
Unit Mix	(1) 3+2; (1) 2+1; (4) 1+1
Cap Rate (Current)	4.63%
GRM (Current)	15.75
COE	May-25



04

418 Roosevelt Avenue

Sunnyvale, CA

Price	\$1,925,000
Units	6
\$/Unit	\$320,833
Sq Ft	3,528
\$/Sq Ft	\$546
Unit Mix	(6) 1+1
Cap Rate (Current)	4.70%
GRM (Current)	13.74
COE	Dec-24

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05

617 Bryan Avenue

Sunnyvale, CA

Price	\$2,199,000
Units	5
\$/Unit	\$439,800
Sq Ft	3,297
\$/Sq Ft	\$667
Unit Mix	(1) 2+1; (5) 1+1
Cap Rate (Current)	4.49%
GRM (Current)	15.41
COE	Feb-25



06

727 E Duane

Sunnyvale, CA

Price	\$3,950,000
Units	12
\$/Unit	\$329,167
Sq Ft	9,276
\$/Sq Ft	\$426
Unit Mix	(8) 2+1; (4) 1+1
Cap Rate (Current)	4.40%
GRM (Current)	13.03
COE	Dec-25



07

1002 W Iowa Avenue

Sunnyvale, CA

Price	\$2,150,000
Units	5
\$/Unit	\$430,000
Sq Ft	4,336
\$/Sq Ft	\$496
Unit Mix	(4) 2+1; (1) 1+1
Cap Rate (Current)	4.24%
GRM (Current)	15.34
COE	Sep-25



08

645 Grand Fir Avenue

Sunnyvale, CA

Price	\$2,540,000
Units	6
\$/Unit	\$423,333
Sq Ft	4,593
\$/Sq Ft	\$553
Unit Mix	(1) 3+2; (3) 2+1; (2) 1+1
Cap Rate (Current)	4.58%
GRM (Current)	13.99
COE	Feb-25

530

COLUMBIA AVE.



09

1290 Brookfield Avenue

Sunnyvale, CA

Price	\$3,222,000
Units	8
\$/Unit	\$402,750
Sq Ft	4,963
\$/Sq Ft	\$649
Unit Mix	(2) 2+1; (6) 1+1
Cap Rate (Current)	4.36%
GRM (Current)	14.58
COE	May-25



10

1220 Brookfield Avenue

Sunnyvale, CA

Price	\$2,835,000
Units	7
\$/Unit	\$405,000
Sq Ft	4,784
\$/Sq Ft	\$593
Unit Mix	(2) 2+1; (5) 1+1
Cap Rate (Current)	3.66%
GRM (Current)	16.46
COE	Dec-24



11

642 Kirkland Drive

Sunnyvale, CA

Price	\$3,628,000
Units	8
\$/Unit	\$453,500
Sq Ft	6,595
\$/Sq Ft	\$550
Unit Mix	(1) 3+1; (4) 2+1; (2) 1+1; (1) studio
Cap Rate (Current)	4.19%
GRM (Current)	14.85
COE	Jan-26



12

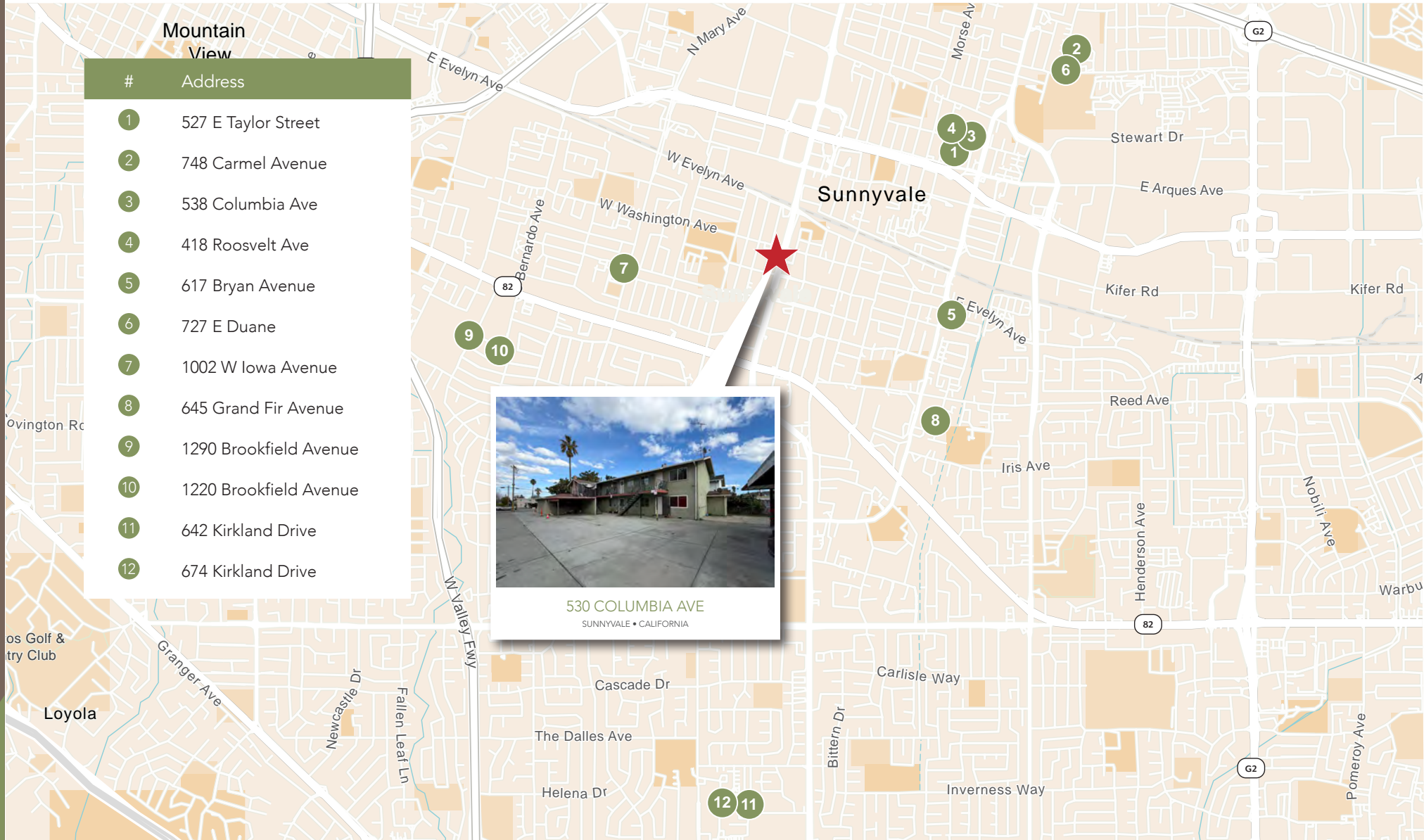
674 Kirkland Drive

Sunnyvale, CA

Price	\$2,667,000
Units	6
\$/Unit	\$444,500
Sq Ft	4,666
\$/Sq Ft	\$572
Unit Mix	(1) 2+2; (2) 2+1; (3) 1+1
Cap Rate (Current)	4.43%
GRM (Current)	15.67
COE	Nov-25

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COLUMBIA AVE.



Mountain View

#	Address
1	527 E Taylor Street
2	748 Carmel Avenue
3	538 Columbia Ave
4	418 Roosevelt Ave
5	617 Bryan Avenue
6	727 E Duane
7	1002 W Iowa Avenue
8	645 Grand Fir Avenue
9	1290 Brookfield Avenue
10	1220 Brookfield Avenue
11	642 Kirkland Drive
12	674 Kirkland Drive



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TO ARRANGE A TOUR

PLEASE CONTACT

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