

1805-1879 Walsh Avenue Santa Clara, CA

FULL COMMISSION TO PROCURING BROKER



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1825 Walsh Ave**3,383 SF Available**

- ± 800 SF Office
- New Market Ready Interiors
- 1 Restroom
- HVAC Office
- Insulated Warehouse
- 1 Roll Up Door
- 16' Clear Height
- 3 Parking Stalls

1809 Walsh Ave**3,373 SF Available**

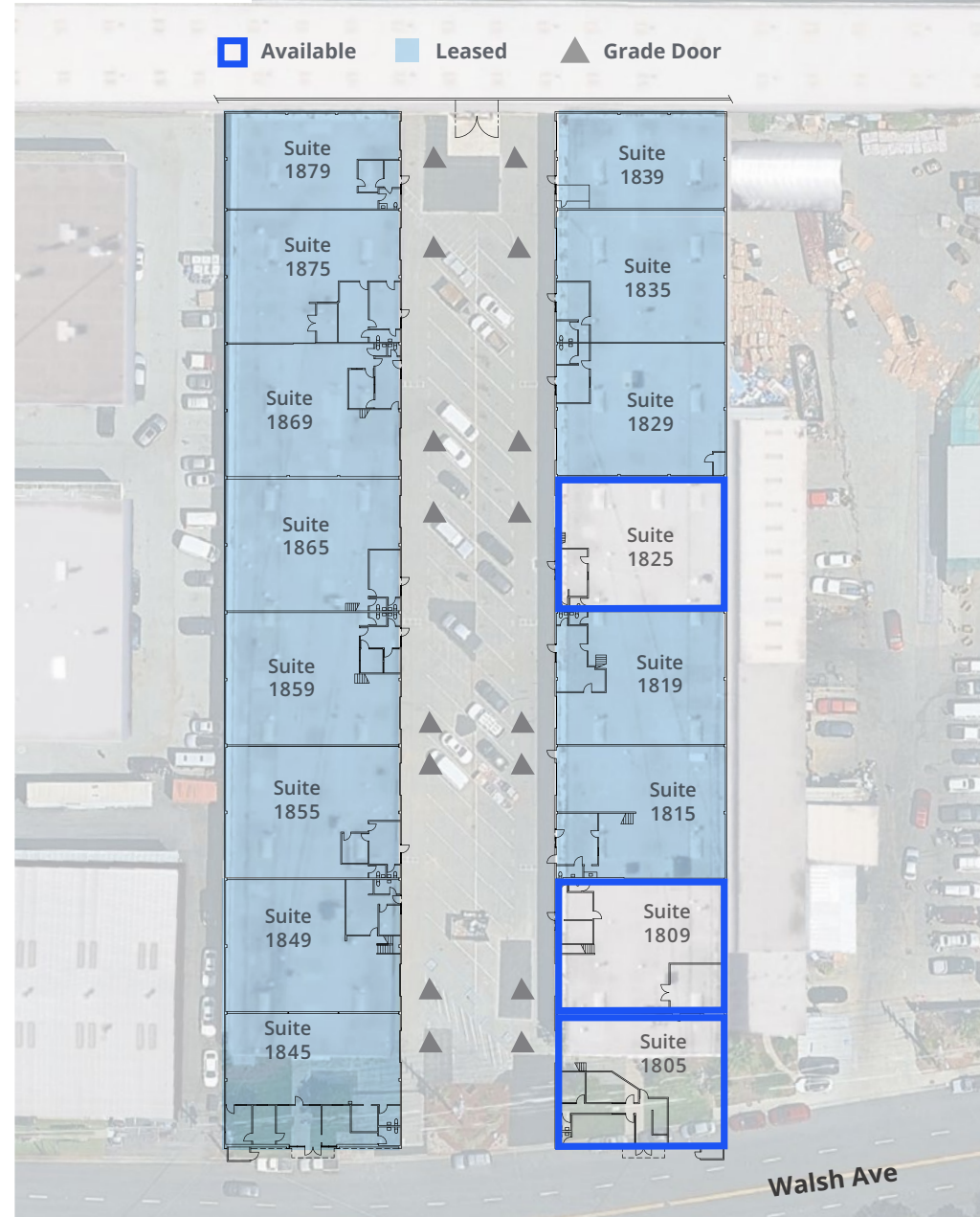
- ±1,062 SF Office
- New Market Ready Interiors Underway
- 2 Restrooms
- HVAC Office
- 1 Roll Up Door
- 3 Parking Stalls

Can Combine with 1805 Walsh for a total of 6,801 SF**1805 Walsh Ave****3,428 SF Available**

- ±331 SF Office
- New Market Ready Interiors Underway
- 2 Restrooms
- HVAC Office
- 1 Roll Up Door
- 3 Parking Stalls

Can Combine with 1809 Walsh for a total of 6,801 SF**Property Overview**

Property Address	1805-1879 Walsh Ave
# of Buildings	2
Rentable Area	52,272 SF
Land Area	2.01 Acres
Units	16 Units
Zoning	Low-Intensity Office / R&D (LO-RD) Industrial and Manufacturing Uses Permitted
Parcel #'s	224-57-006; 224-57-007
Shell Construction	Concrete Tilt
Clear Height	16'
Loading Access	16 Drive-In Doors
Exterior Parking	54 Stalls

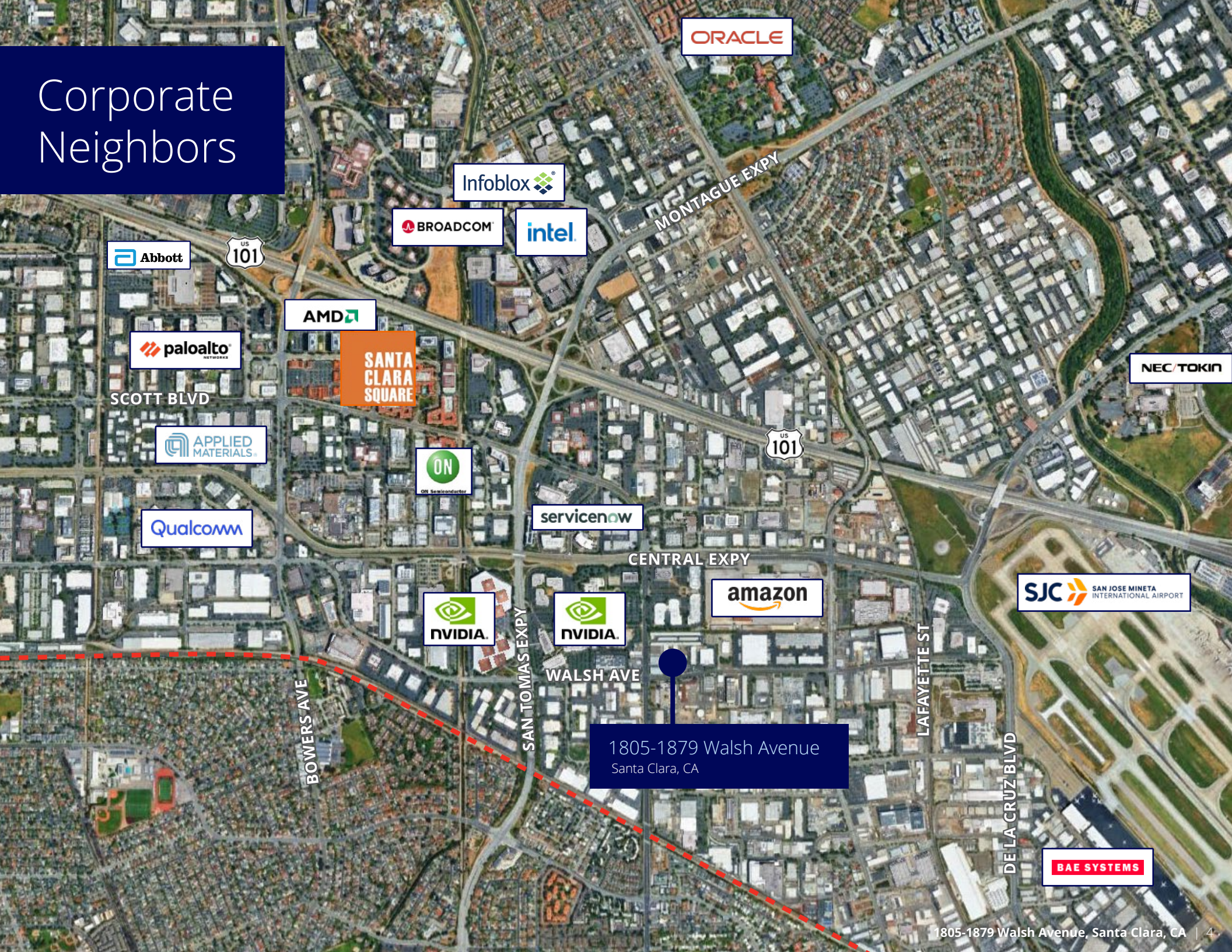
SITE PLAN

Floorplans not exact or to scale

Gallery



Corporate Neighbors



ORACLE

Infoblox

BROADCOM

intel

Abbott

US 101

AMD

paloalto NETWORKS

SANTA CLARA SQUARE

SCOTT BLVD

APPLIED MATERIALS

ON
ON Semiconductor

US 101

NEC/TOKIN

Qualcomm

servicenow

CENTRAL EXPY

amazon

SJC SAN JOSE MINETA INTERNATIONAL AIRPORT

nvidia

nvidia

WALSH AVE

1805-1879 Walsh Avenue
Santa Clara, CA

BOWERS AVE

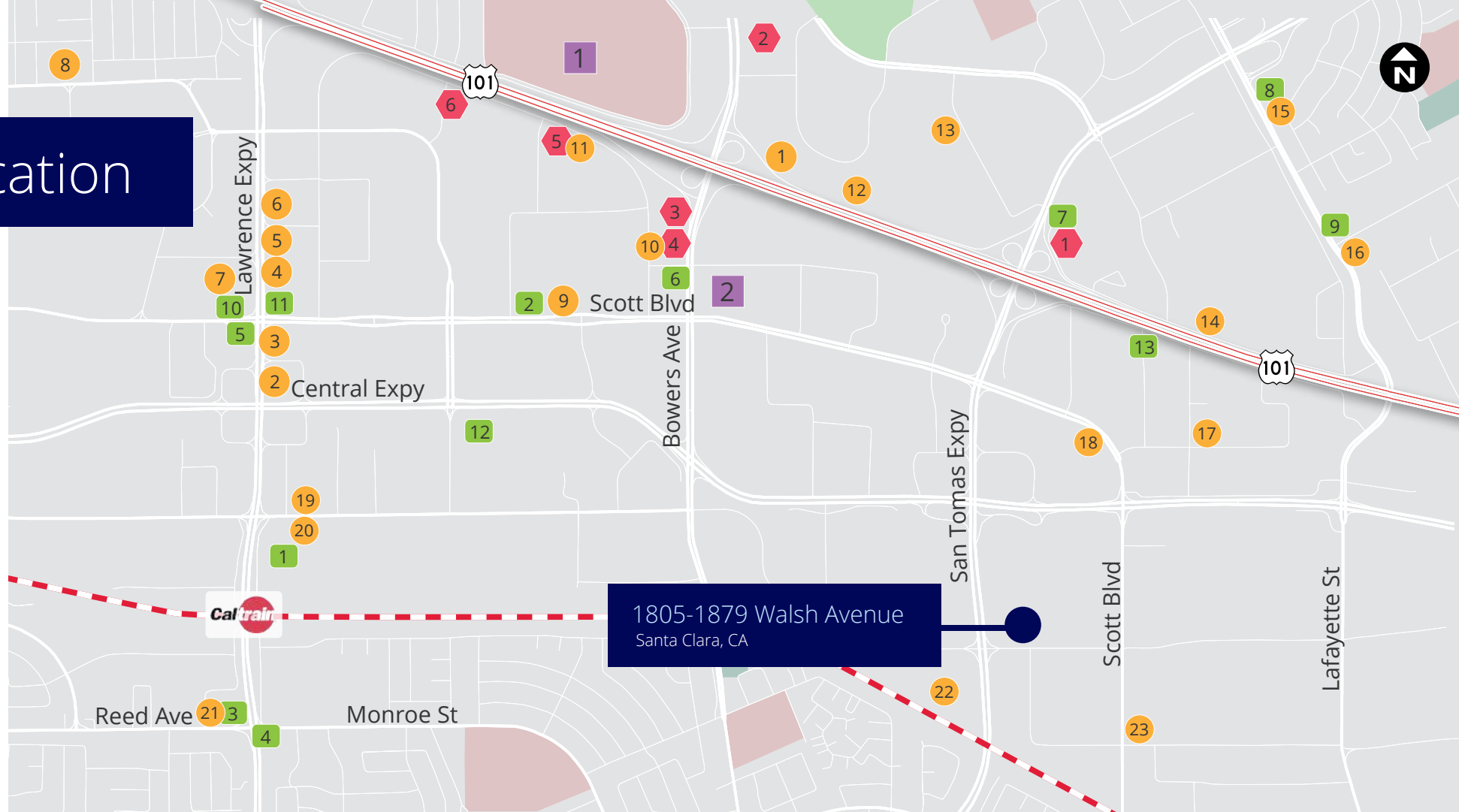
SAN TOMAS EXPY

LAFAYETTE ST

DE LA CRUZ BLVD

BAE SYSTEMS

Location



RESTAURANTS

1. Birk's
2. Swathi Tiffins
Sneha
3. iChaat Cafe
4. Pad Thai Cuisine
Falafel Bite
Luv Pho
5. St. John's Bar & Grill
Myzen
Chaats & Currys
Tasty Subs & Pizza
6. Celebrations
Togo's
Merit
Una Mas
7. Panera Bread
8. Taj Cafe
Sushi Blvd
Tia Juana
Clarita's
Obed
Barn Thai
Pho Vy
9. Arcade Cafe
10. Sizzler
11. Prime Restaurant
12. Pedro's
13. Specialty's
14. Pho Van Rest & Deli
15. New Ca Mau
Taqueria Cazadores
16. Vespa

17. Athena Grill & Catering
18. Bamboo Leaf
19. Back a Yard
20. Sweet Tomatoes
21. Vito's Famous Pizza
22. Spreadz
23. Taqueria Vallarta

HOTELS

1. Biltmore Hotel
2. Santa Clara Marriott
3. Embassy Suites
4. TownePlace Suites
5. The Plaza Suites
6. Residence Inn

SERVICES

1. Costco
2. Simplicity Bank
3. Bharat Bazar
4. Shell
5. Chevron
6. Shell
7. Valero
8. Shell
9. Rotten Robbie
10. City Sports Club
11. 24 Hour Fitness
12. Bay Club
13. Gold's Gym

SHOPPING CENTERS

1. Mercado
Walmart Neighborhood Market, HomeGoods, MexiCali Gril, World Wrapps, Jamba Juice, AMC Mercado 20, Starbucks, FedEx Office, Tomatina, In-N-Out Burger, Krispy Kreme, Panda Express, SmokeEaters, Subway, Pho Hoa, Jazen Tea
2. Santa Clara Square Marketplace
Il Fornaio, Chase Bank, Specialty's Cafe & Bakery, Books Inc., Sur La Table, COMEBUY, Whole Foods Market