



FOR SALE

Silicon Valley Hotel Development Opportunity

Prime corner location on the border of Cupertino/Saratoga – one of the hottest areas in the Silicon Valley that is home to Apple and many high tech global companies.

1510 S DEANZA BLVD, SAN JOSE, CA 95129

ELSA NGUYEN

Intero Real Estate

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PROPERTY DESCRIPTION

- Address: 1510 South De Anza Boulevard, San Jose, CA
- Intersection: South/East corner of De Anza Boulevard at Sharon Drive
- Access: Curb cuts on De Anza Boulevard and Sharon Drive
- APN #: 372-21-002
- Parcel Size: 0.86 Acres, ±37,314 SF

PROPERTY DIMENSIONS

- ±197 Feet Frontage on De Anza Boulevard
- ±190 Feet Frontage on Sharon Drive

Intero Commercial is pleased to offer the exceptional opportunity to acquire fee simple interest in 1510 S DeAnza Blvd within Silicon Valley's city of San Jose, California. Currently a Class B retail building, the site is within .3 miles of the DeAnza exit of State Highway 85 that links Highway 280 to the 101 and therefore provides outstanding access to the business and destination traveler alike.

As such, 1510 DeAnza Blvd provides a desirable location to meet business and leisure demand generators within the hospitality industry while also providing food and beverage amenities to the local community that includes Silicon Valley's most prestigious companies such as nearby Apple, Netflix, eBay, Roku, Barracuda Networks, [24]7 and Xilinx. This unique corporate access is augmented by a number of fine dining establishments available in nearby historic downtown Saratoga that also the gateway to the Santa Cruz Mountain Wine Trail.

A short distance along Hwy 85 brings destination travelers to internationally acclaimed Santana Row offering designer and luxury shopping matched by extraordinary dining options. Given this, 1510 S DeAnza Blvd presents an outstanding opportunity as an attractive hotel development.

PROPERTY DETAILS

ZONING:
CP

AVAILABLE SF:
37,314 SF

FAR (FLOOR AREA RATIO):
3.5

ACREAGE:
.86 AC Lot

PARCEL NUMBER:
372-21-002

PROJECT HIGHLIGHTS

- Designed as 132 room Hyatt Place up to 50'
- Suitable for leading brands in the US including Marriott, Hilton, and IHG
- Four floors of guest rooms, 2 levels u/g parking, 1500sf rooftop lounge
- 3,000 SF restaurant/bar, 2,000 SF meeting space, 2,000 SF gym/spa
- Estimated \$245 ADR
- Estimated \$208 REVPar
- Estimated 85% Occupancy rate within first year
- Projected value of \$62m@8%cap to \$100m@5%cap



DEMAND GENERATORS

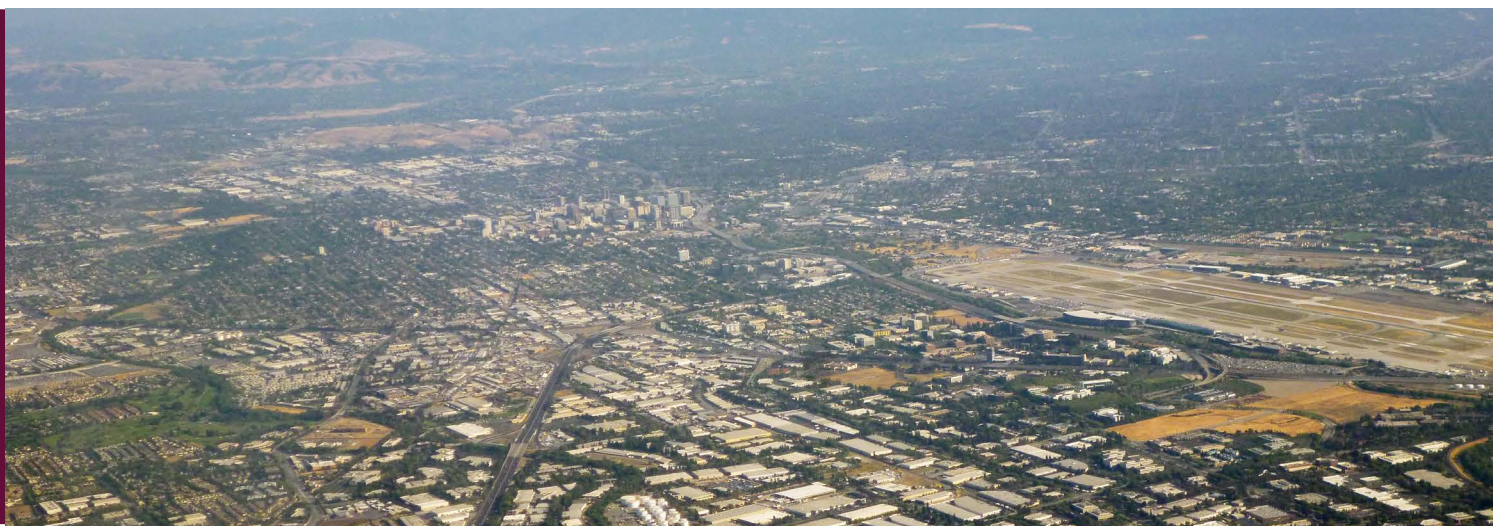
- Apple HQ (2.4mi)
- Netflix HQ (5.1mi)
- Santana Row (8mi) and Vallco Shopping Center (2mi)
- Santa Cruz Wine Trail (1mi)
- Historic downtown Saratoga with shopping, fine dining, and wine tasting rooms (2.5mi)
- Highway 85 DeAnza exit (.3mi)
- New assisted living planned and new office space construction underway within .3mi
- 20 min to San Jose International Airport

LOCATOR **MAP**



This aerial map of San Jose, California, highlights the location of 1510 South De Anza Blvd. The map shows the city's layout, including major highways like Interstate 280 and State Route 85. Key tech hubs are marked, such as the Apple Campus, Apple 'Spaceship' Campus, and various other tech company sites. The location of 1510 South De Anza Blvd is specifically marked with a blue square and a white dot, situated near the intersection of S De Anza Boulevard and Prospect Road. Other nearby locations include Seagate, Amazon/LAB126 SJC3, and Ultriva.

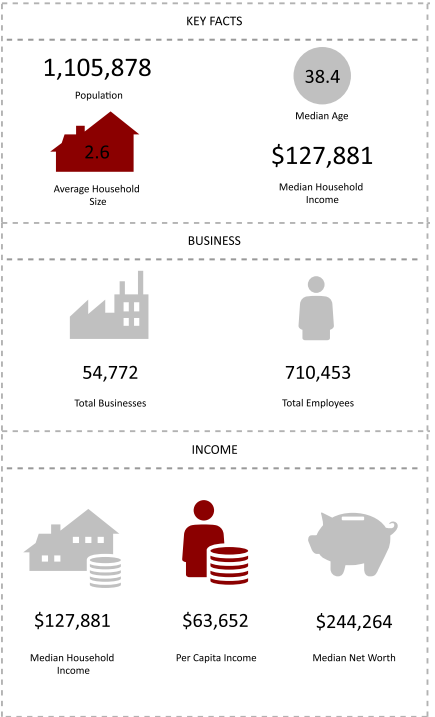
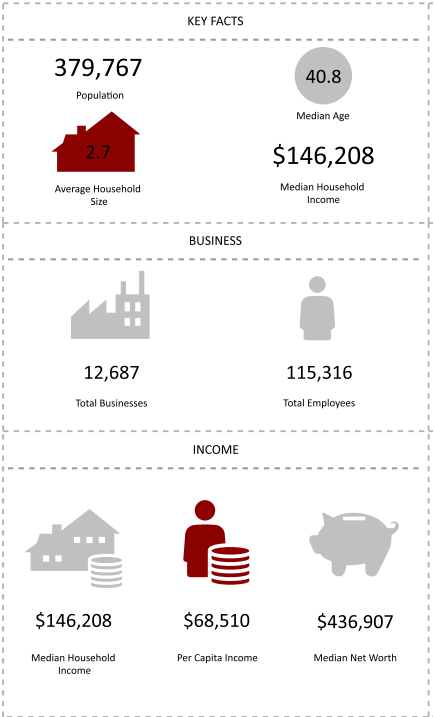
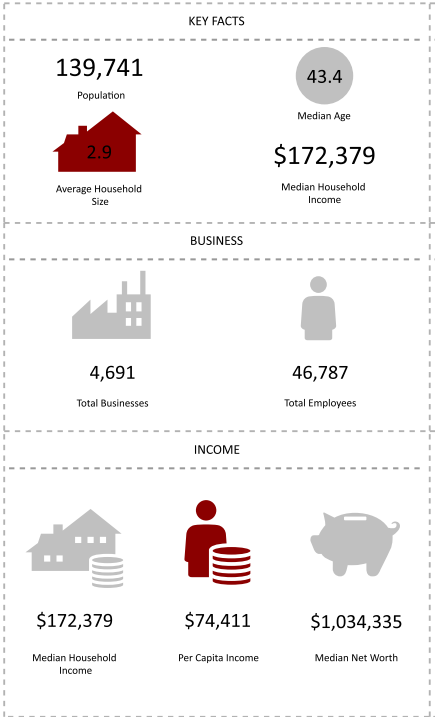
NEIGHBORHOOD | Silicon Valley, CA



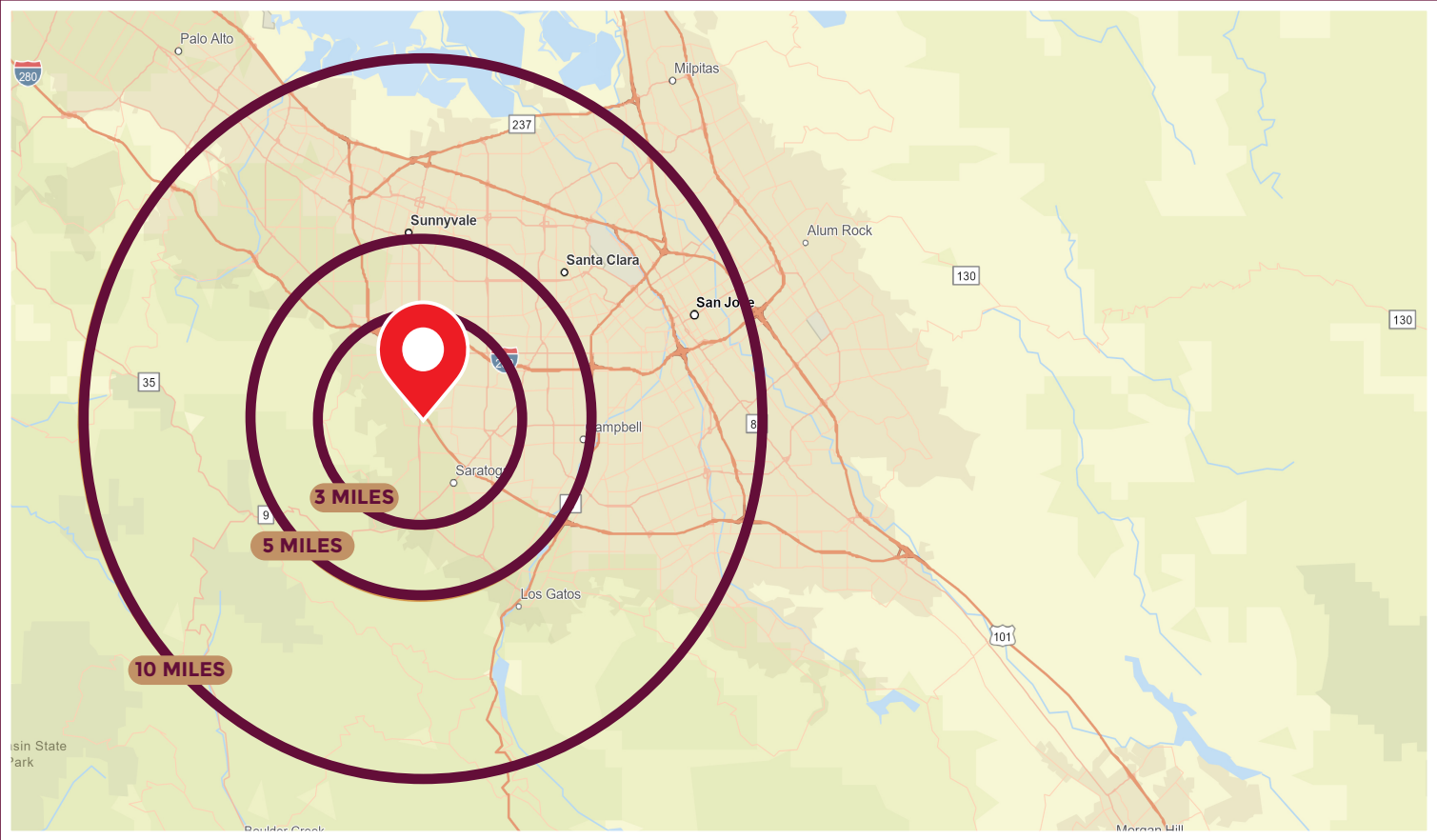
3 MILES

5 MILES

10 MILES



DEMOGRAPHICS | San Jose, CA



2019 SUMMARY	3 MILES	5 MILES	10 MILES
Population	139,741	379,767	1,105,878
Households	47,775	138,542	411,055
Families	37,808	98,781	269,991
Average Household Size	2.91	2.73	2.65
Owner Occupied Housing Units	31,669	76,976	209,609
Renter Occupied Housing Units	16,106	61,566	201,446
Median Age	43.4	40.8	38.4
Median Household Income	\$172,379	\$146,208	\$127,881
Average Household Income	\$217,692	\$187,729	\$171,067

2024 SUMMARY	3 MILES	5 MILES	10 MILES
Population	143,305	393,190	1,163,905
Households	48,754	142,901	431,367
Families	38,653	102,067	283,219
Average Household Size	2.93	2.74	2.66
Owner Occupied Housing Units	32,636	79,704	218,650
Renter Occupied Housing Units	16,118	63,198	212,717
Median Age	44.3	41.4	38.9
Median Household Income	\$186,187	\$161,897	\$150,007
Average Household Income	\$238,903	\$209,053	\$192,270

SILICON VALLEY AT A GLANCE

SAN FRANCISCO

Encompassing three major metropolitan areas and nine counties, the San Francisco Bay Area is one of the nation's more prominent geographies and is home to 7.56 million people. The region operates as an interconnected network of both urban and suburban enclaves, with San Francisco at its focal point. The Bay Area is California's second largest urban area in terms of geography, and has an economy that produces a GDP of \$721 billion, a number that ranks 16th among the top countries in the world. Renowned for its temperate climate, exceptional quality of life, well-educated work force and dynamic economy, the Bay Area continues to be regarded as one of the most exciting and innovative regions in the world.

SILICON VALLEY

A key component of the Bay Area economy, Silicon Valley is the world's undisputed hightech capital, blazing the trail for innovation in today's global marketplace. Industry leaders in semiconductor design and manufacturing, network equipment, high-tech manufacturing equipment, software design, information systems, life sciences, clean tech and digital media call Silicon Valley home. The region draws its vitality not only from innovative new businesses, but also from the intense competition among its diverse array of existing companies. The Silicon Valley metro area ranks #3 in the world and #1 in the United States for GDP per capita. The region has one of the highest percentages of college educated adults in the country and continues to be a magnet for leading researchers and entrepreneurs. The combination of the world's leading research and educational institutions, San Francisco's world-class financial base, the region's well established business creation infrastructure and a geographic position which fosters fluid interaction with China and other Pacific Rim economies will ensure that Silicon Valley remains a leader in economic growth for decades to come.



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