

FOR SALE | FULLY ENTITLED SITE

29-Unit Multi-Family Development Site

1202 KIFER ROAD

Sunnyvale, CA 94086

PRESENTED BY:

ROBIN SANTIAGO, SIOR, CCIM

O: 408.601.0049

robin.santiago@svn.com

CalDRE #01754421



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Unpriced
LOT SIZE:	±22,943 SF 0.53 AC
CURRENT USE:	Office
PROPOSED USE:	Residential Multi-Family
PROPOSED UNITS:	29 Units
PROJECT STATUS:	Approved on Oct 23, 2023

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PROPERTY DESCRIPTION

SVN | Capital West Partners, as exclusive advisor, is excited to offer qualified buyers the opportunity to purchase a fully entitled transit-oriented residential development project located within the Lawrence Station Area Plan (LSAP) in Sunnyvale. The project entitlements include constructing a 7-story, 29-unit residential building on a half-acre site consisting of 5 levels of apartments over a 2-story parking and common area podium. The units are a mix of 4 bed x 4 bath, and 3 bed x 3 bath types, which can be occupied by a single family, or shared by multiple individuals. In the latter scenario, the unit is designed to offer everyone a private bathroom. The common amenities include a fitness room, a clubhouse, and a roof deck. 50 parking stalls are dedicated to the residential units via an innovative mechanized parking system.

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PROJECT HIGHLIGHTS



(A) NORTH WEST PERSPECTIVE



(A) SOUTH EAST PERSPECTIVE

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PROJECT INFORMATION

STREET ADDRESS	1202 Kifer Road
CITY, STATE, ZIP	Sunnyvale, CA 94086
APN	216-27-018
ZONING	MXD - I Lawrence Station Flexible Mixed-Use I
PROPOSED USE	Residential Multi-family
PROPOSED UNITS	29 total units including 4 affordable
BUILDING CONSTRUCTION	Type III-A over Type I Podium
BUILDING HEIGHT	7-story building 82' max (to the roof membrane)
MECHANIZED PARKING SYSTEM	50 assigned to residential units 2 assigned to leasing staff
UNIT MIX	24: 4 bed x 4 bath units 5: 3 bed x 3 bath units
BUILDING AMENITIES	-Fitness center -Clubhouse lounge -Co-working space -Rooftop deck -Storage on each floor

RENDERINGS



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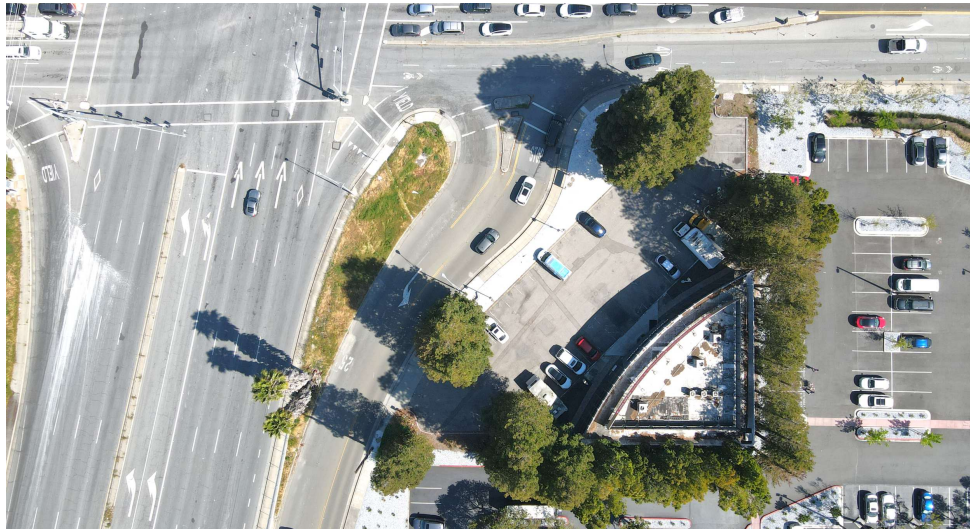
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29 UNIT MULTI-FAMILY REDEVELOPMENT OPPORTUNITY | 1202 Kifer Road Sunnyvale, CA 94086

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PROPERTY PHOTOS



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AERIAL



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NEIGHBORING DEVELOPMENT PROJECTS



Neighboring Development Projects

Greystar | Prado - 251 Apartments
Toll Brothers | Apex - 126 Condos
SummerHill | Sofia - 286 Apartments
SummerHill | Nuevo - 451 Condos

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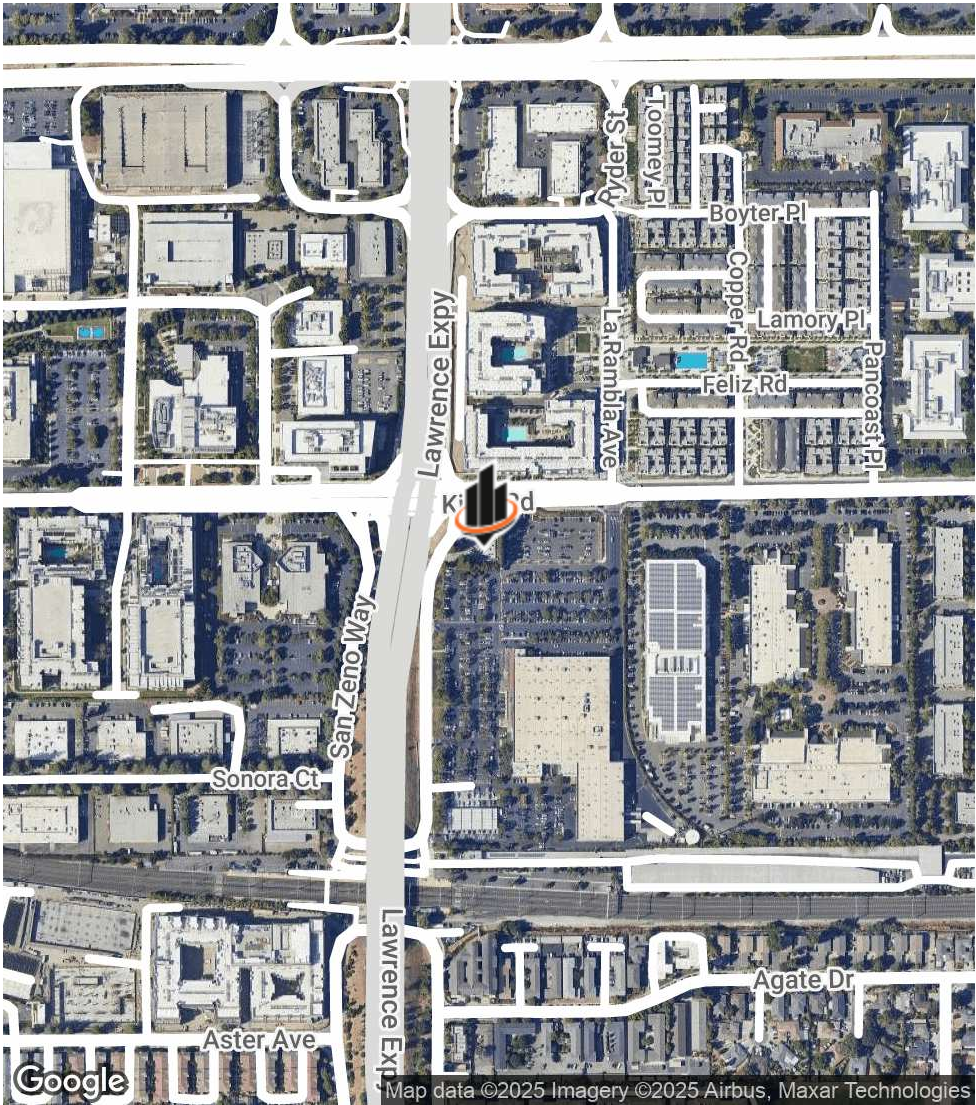
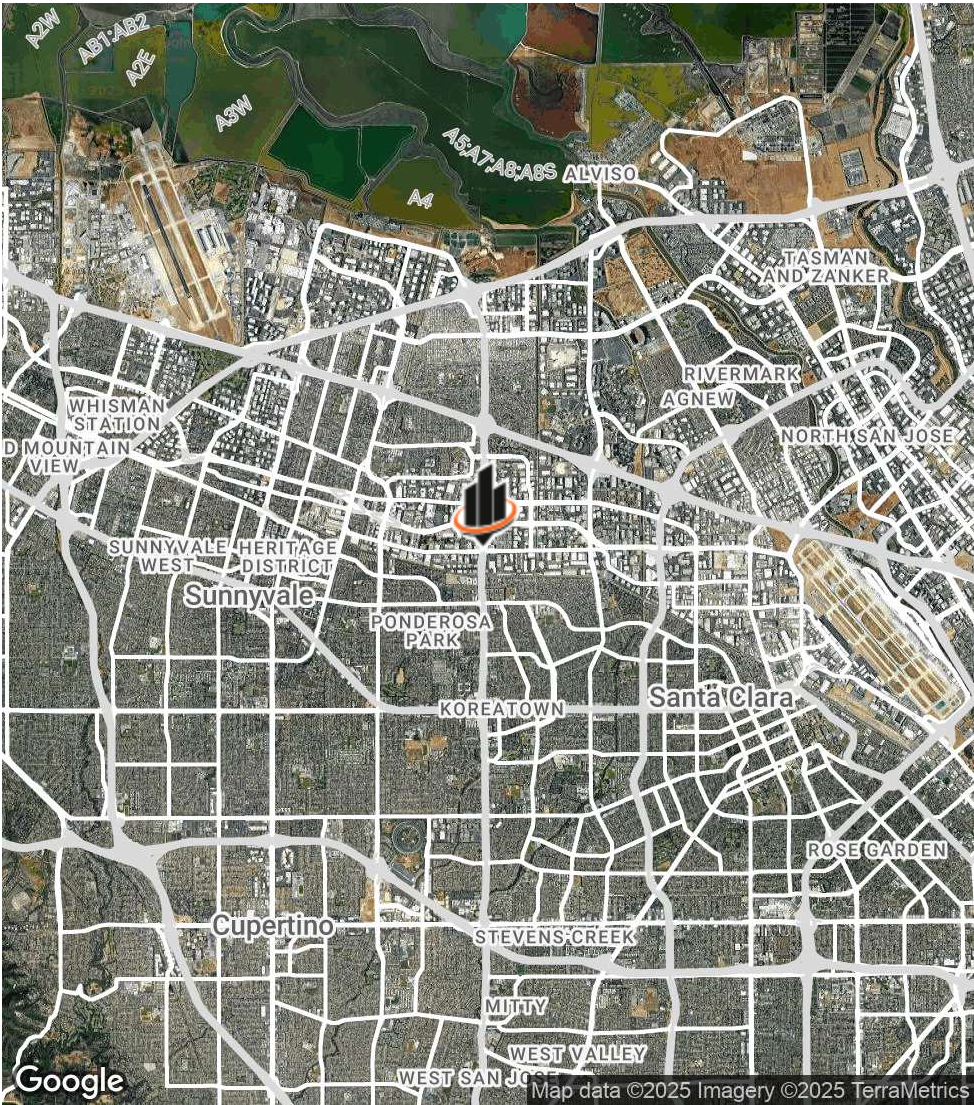
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LOCATION MAP



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DEMOGRAPHICS

