

# 420 Oakmead Pky



Presented By:  
Coachella Commercial

420 Oakmead Pky, Sunnyvale, CA 94085



# 420 Oakmead Pky

420 Oakmead Pky, Sunnyvale, CA 94085

## Property Details

**Price: \$10,000,000**

Industrial R/D building located in the HEART of Silicon Valley ! 1.5 miles away from Nividia, Apple, Applied Materials, and Intuit Strategic. 1 mile away from Levi Stadium, home of the San Francisco 49ers. The San Jose airport is only 6 miles from the property. And just a 20 minute car ride to Stanford University or 45 minutes to San Francisco....The building is also being offered \$4.8 million UNDER appraised value....The seller is offering this generous concession to procure a very SPECIFIC buyer. The seller will only entertain offers as part of a sale lease back. The sales lease back would have the following terms- 1) Seller to lease back the property for 3 years, with 2 , 1 year renewable options 2) Lease rate to be \$1.50 psf NNN 3) Seller will have the option to repurchase the building anytime during the lease period at the current appraised value, at that point in time....If this type of sale fits your investment portfolio or strategy, please reach out TODAY, before some other fortunate buyer puts the property under contract.

- 
- 

View the full listing here: <https://www.loopnet.com/Listing/420-Oakmead-Pky-Sunnyvale-CA/33707854/>

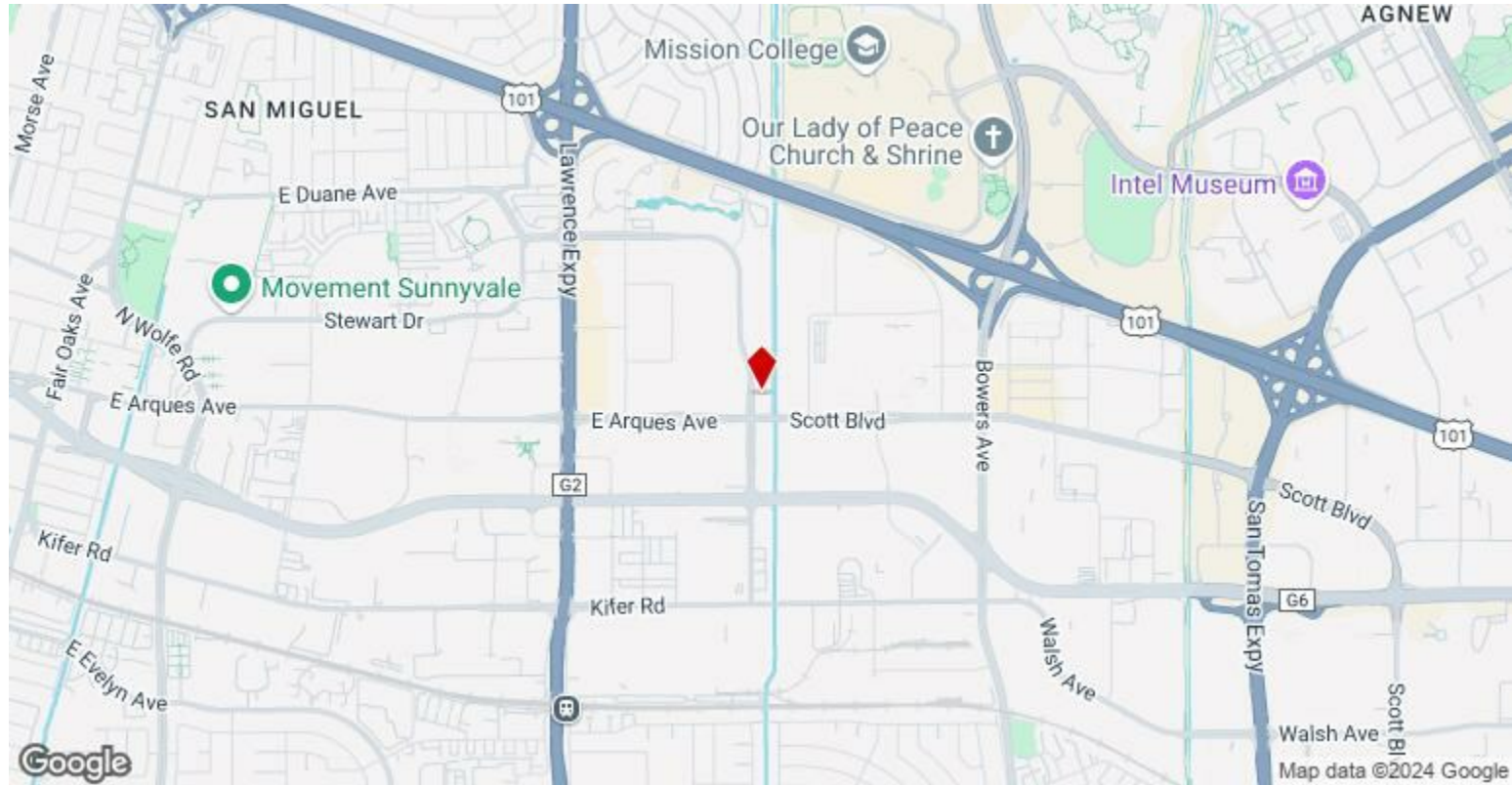
Price:	\$10,000,000
Property Type:	Industrial
Property Subtype:	Industrial
Building Class:	B
Sale Type:	Investment
Cap Rate:	5.50%
Lot Size:	1.08 AC
Gross Building Area:	31,840 SF
Rentable Building Area	31,068 SF
:	
Sale Conditions:	Sale Leaseback
No. Stories:	1
Year Built:	1975
Tenancy:	Single
Parking Ratio:	3.3/1,000 SF
Zoning Description:	ML, Sunnyvale



# 420 Oakmead Pky

420 Oakmead Pky, Sunnyvale, CA 94085

## Location



# 420 Oakmead Pky

420 Oakmead Pky, Sunnyvale, CA 94085

## Property Photos



unnamed (2)



unnamed (4)



# 420 Oakmead Pky

420 Oakmead Pky, Sunnyvale, CA 94085

## Property Photos



unnamed (10)-min



unnamed (11)-min



# 420 Oakmead Pky

420 Oakmead Pky, Sunnyvale, CA 94085

## Property Photos



unnamed (17)



unnamed (18)



# 420 Oakmead Pky

420 Oakmead Pky, Sunnyvale, CA 94085

## Property Photos



unnamed (26)



unnamed (27) (1)



# 420 Oakmead Pky

420 Oakmead Pky, Sunnyvale, CA 94085

## Property Photos



unnamed (29)



Procedure Room 4



# 420 Oakmead Pky

420 Oakmead Pky, Sunnyvale, CA 94085

## Property Photos



Procedure Room 1



Animal Room Photo 2



# 420 Oakmead Pky

420 Oakmead Pky, Sunnyvale, CA 94085

## Property Photos



4-Hood 1-MidRange View



2-Far View of Middle Hood and Shatanu hood (from left to right)



# 420 Oakmead Pky

420 Oakmead Pky, Sunnyvale, CA 94085

## Property Photos



2- Hood 1-LeftSide View



# 420 Oakmead Pky

420 Oakmead Pky, Sunnyvale, CA 94085



**Daniel Bragg**

[danielbraggteam@gmail.com](mailto:danielbraggteam@gmail.com)

(760) 409-6073

**Coachella Commercial**

74710 Highway 111, Suite 102  
Palm Desert, CA 92260

