

# 651 MARTIN AVENUE

SANTA CLARA, CA



## INVESTMENT SUMMARY



Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413

**INFILL SILICON VALLEY INDUSTRIAL DEVELOPMENT OPPORTUNITY TOTALING ±148,635 ON ±7.17 ACRES**





# EXECUTIVE SUMMARY

Jones Lang LaSalle America's Inc., ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 651 Martin Ave (the "Property" or "Site"), a  $\pm 7.17$  Ac infill parcel poised for redevelopment in Santa Clara, CA.

The Site is zoned Heavy Industrial (HI) allowing for a wide range of uses, including Warehouse & Distribution, Data Centers, Manufacturing, and Industrial Outdoor Storage/Industrial Service Facilities (IOS/ISF). The property currently features 3 individual structures including a 23,760 SF warehouse, a 40,000 SF warehouse, and a 2,902 SF service center, all prime for demolition and redevelopment. At 45% FAR, the site can accommodate a 148,635 SF industrial development. This broad zoning designation offers developers the ultimate flexibility to cater to market demand when reimagining the Site. Parcels of this size and zoned Heavy Industrial (HI) rarely hit the market and are highly sought after in Silicon Valley.

The Property offers the opportunity for near-term IOS/ISF use to generate cash flow during the entitlement process. Over the longer term, the Site presents significant optionality for developers to construct a brand new Class A advanced manufacturing facility.

651 Martin Ave offers a rare opportunity to acquire redevelopment-ready heavy industrial zoned land in one of the most desirable infill core coastal markets in the country.

## EXISTING SITE SUMMARY

|                      |                   |
|----------------------|-------------------|
| ADDRESS              | 651 Martin Avenue |
| CITY, STATE          | Santa Clara, CA   |
| PROPOSED SQUARE FEET | $\pm 148,635$ SF  |
| LAND ACRES           | $\pm 7.17$ AC     |





## INVESTMENT HIGHLIGHTS



**RARE HEAVY  
INDUSTRIAL (HI)  
ZONING OF SCALE  
(7.17 AC)**



**PRIME SILICON  
VALLEY LOCATION**



**HIGH  
PERFORMING  
INDUSTRIAL  
SUBMARKET**



**INFILL CLASS A  
DEVELOPMENT  
OPPORTUNITY**



**SANTA CLARA  
VACANCY RATE ~  
2.5% LOWER THAN  
OVERALL MARKET**

**651**  
MARTIN  
AVENUE

MARTIN AVENUE



## Rare Entitled Infill Development Opportunity

- ## LOCATION HIGHLIGHTS

## Strategic Infill Core Bay Area Location

- The Site is located **less than a mile from US-101, with connectivity to I-880**, providing access providing access to greater Northern California. **The Site is less than a mile away from the San Jose Mineta International Airport, and less than an hour drive from the San Francisco International Airport, Port of Oakland, and BNSF Oakland Intermodal.**
- Within a five-mile drive, the **Site reaches a population of 608,904 individuals and 227,582 households**. Moreover, **the Site offers easy connectivity to over 30,113 establishments, providing last-mile capabilities to both affluent consumers and local businesses**. Additionally, businesses will be able to tap into the opportunities presented by serving tenants involved in the rigorous advanced manufacturing innovation economy that exists in the Bay Area. This includes supporting startups and unique businesses that contribute to the region's cutting-edge technological advancements.





## % OF UNDER CONSTRUCTION SF VS EXISTING INVENTORY IN EACH SUBMARKET

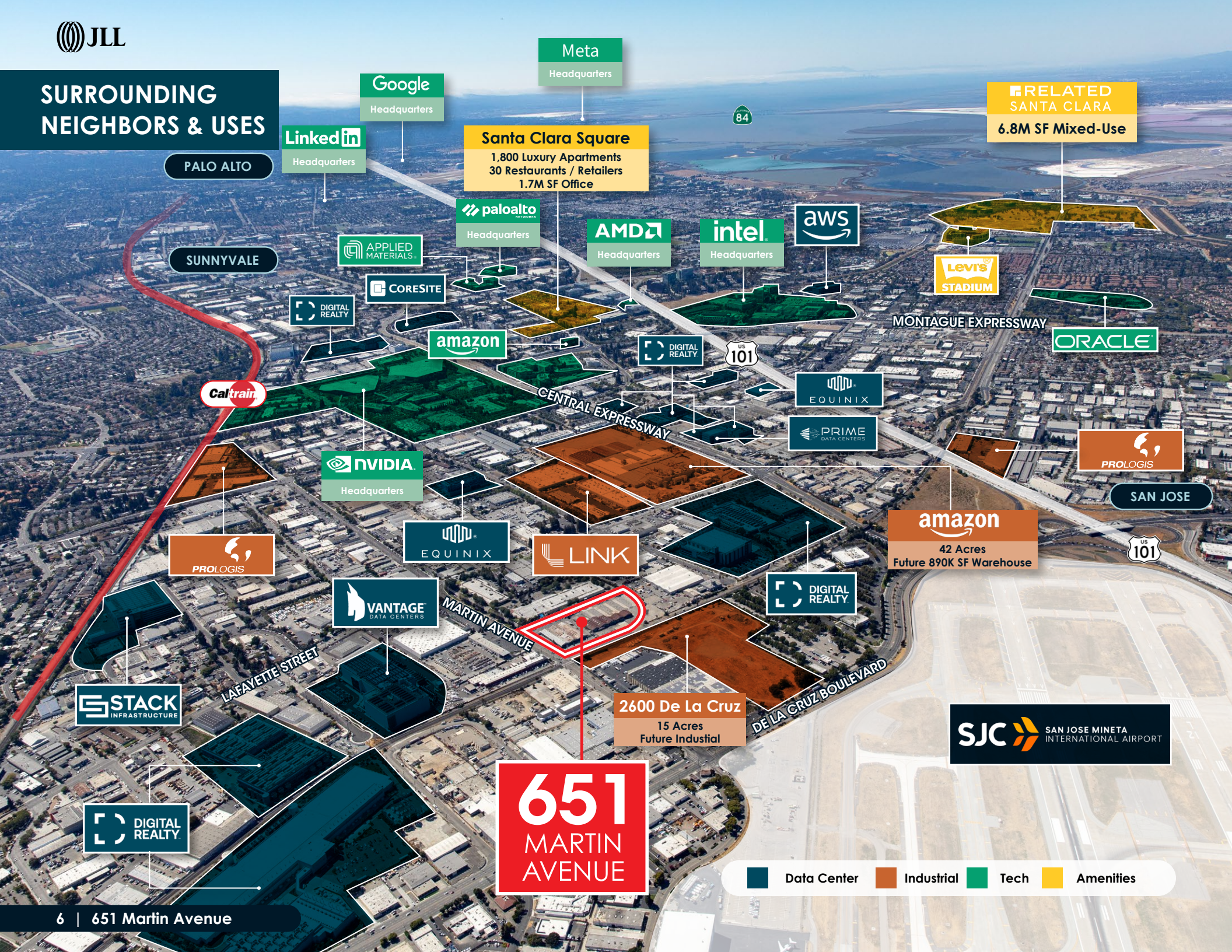


### High Barrier to Entry

- The Santa Clara submarket is **one of the most difficult markets in the United States to entitle and construct new warehouse products** due to California's regulatory and economic restraints.
- Due to CEQA and other legislative requirements, **entitlements tend to take longer to obtain in California** in comparison to other states.



# SURROUNDING NEIGHBORS & USES



Meta  
Headquarters

Google  
Headquarters

Linked  
Headquarters

Santa Clara Square

1,800 Luxury Apartments  
30 Restaurants / Retailers  
1.7M SF Office

paloalto  
Headquarters

AMD  
Headquarters

intel  
Headquarters

aws

RELATED  
SANTA CLARA  
6.8M SF Mixed-Use

Levi's  
STADIUM

ORACLE

MONTAGUE EXPRESSWAY

amazon

DIGITAL REALTY

EQUINIX

PRIME  
DATA CENTERS

PROLOGIS

SAN JOSE

amazon  
42 Acres  
Future 890K SF Warehouse

LINK

EQUINIX

NVIDIA  
Headquarters

PROLOGIS

VANTAGE  
DATA CENTERS

DIGITAL REALTY

STACK  
INFRASTRUCTURE

LAFAYETTE STREET

MARTIN AVENUE

2600 De La Cruz  
15 Acres  
Future Industrial

DE LA CRUZ BOULEVARD

SJC SAN JOSE MINETA  
INTERNATIONAL AIRPORT

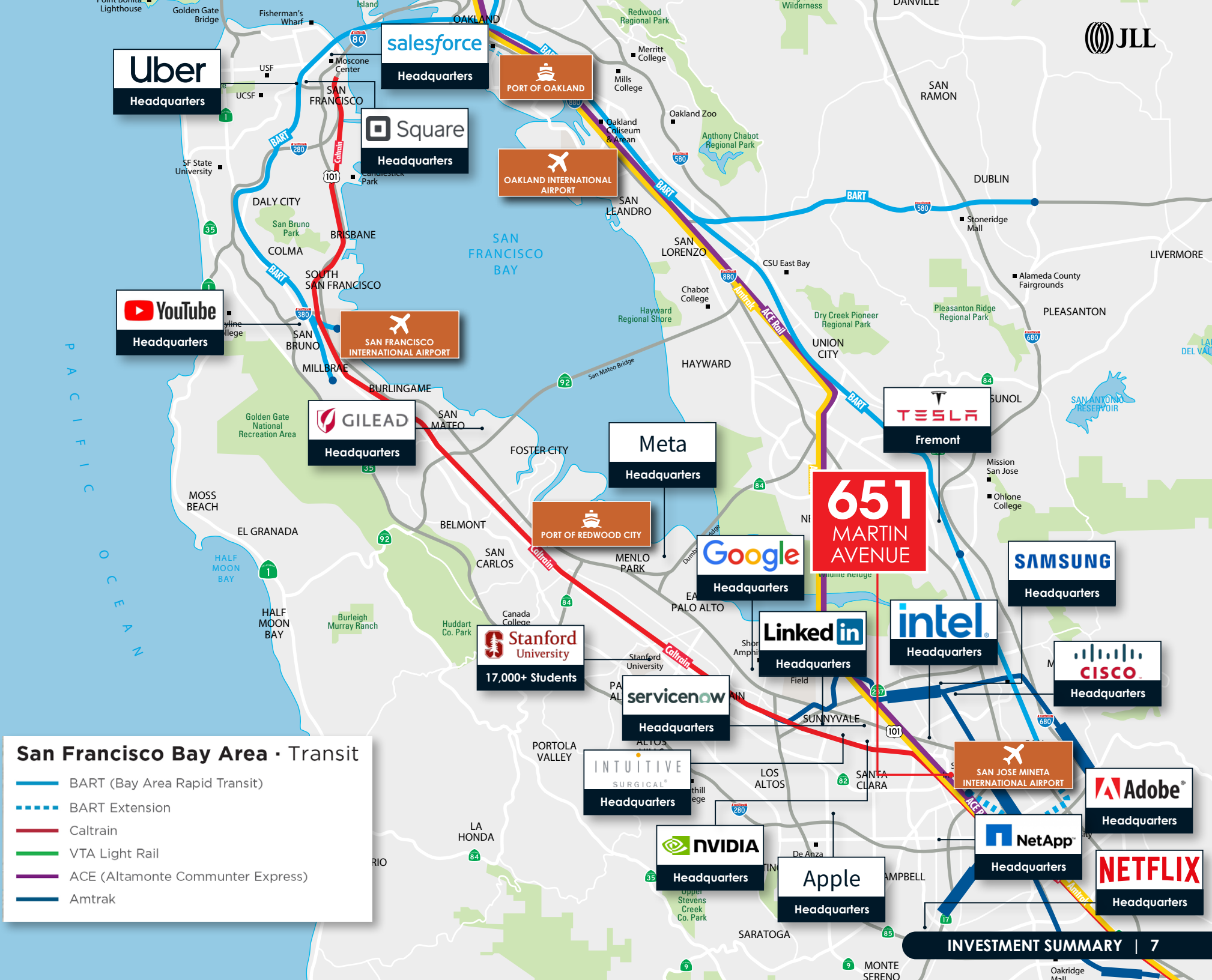
651  
MARTIN  
AVENUE

Data Center Industrial Tech Amenities



### San Francisco Bay Area · Transit

- BART (Bay Area Rapid Transit)
- - - BART Extension
- Caltrain
- VTA Light Rail
- ACE (Altamonte Commuter Express)
- Amtrak





# 651 MARTIN AVENUE

## SANTA CLARA, CA

Presented by Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413

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