











the
domain
hotel

JLL's Hotels & Hospitality Group, as sole and exclusive representative of the Seller, is pleased to offer for sale the fee simple interest in the 137-room Domain Hotel Sunnyvale (the "Property" or "Hotel") located in the heart of Sunnyvale, California.



Jones Lang LaSalle Americas, Inc.
("JLL"), real estate license #01223413

Summary of Facilities and Amenities

	Address	1085 E El Camino Real Sunnyvale, CA 94087
	Opened	1986
	Guestrooms	137
	Food & Beverage	<ul style="list-style-type: none">• <i>El Camino Cantina</i> – light, Mexican-inspired cuisine and cocktails• Complimentary Breakfast
	Tenure / Labor	Fee Simple / Non-union
	Amenities	<ul style="list-style-type: none">• Fitness center• Outdoor heated pool and whirlpool• 24-hour business center• Meeting rooms• Complimentary luggage storage• Package handling available
	Meeting Facilities	7,778 square feet of versatile meeting space
	Parking	\$12 overnight parking



Investment Highlights



Fee Simple, Institutional Quality Hotel

The Domain Hotel presents an exceptional opportunity for investors to acquire the fee simple interest in a high-quality, full-service, boutique hotel located in the heart of Sunnyvale. Offering 137 rooms, including 13 suites, the Property is strategically situated along Sunnyvale’s primary thoroughfare, El Camino Real, placing it within a short drive to the area’s diverse base of renowned demand generators. This location places the Hotel within minutes of Silicon Valley’s leading tech corporations and growing startup companies including Apple, Nvidia, Alphabet, Amazon, Intuitive Surgical, Intel, Fujitsu Laboratories, Trimble Navigation, Flickr, Advanced Micro Devices (AMD), and Symantec, as well as leisure attractions such as Levi’s Stadium and Santana Row.

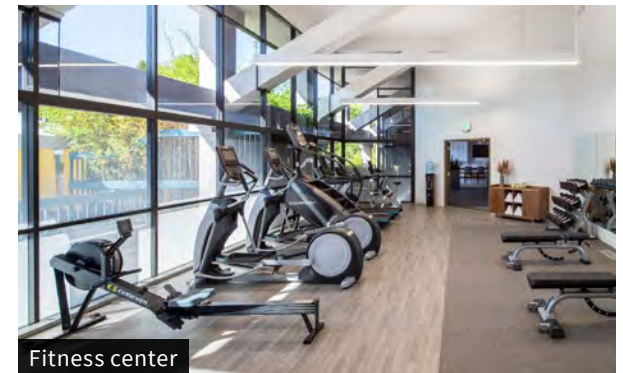


Strategic Gateway to Silicon Valley and Northern California

Prominently positioned along El Camino Real at Lawrence Expressway with proximity to two Caltrain stations, the Property serves as an urban retreat designed to accommodate corporate business trips, leisurely vacations, and small group gatherings. The Hotel’s strategic location provides convenient access to Northern California’s leading demand generators, including San Francisco and Oakland within 45 minutes and Napa Valley Wine Country within 1.5 hours. This central position allows the Property to capture demand from Sunnyvale’s nine million square feet of Class A office space while simultaneously drawing leisure visitors to nearby attractions such as Levi’s Stadium and Santana Row. The Hotel’s versatile design and prime location enable it to serve the diversified demographics of Sunnyvale’s vibrant market, accommodating corporate travelers, leisure guests, and group attendees alike.



Living Room



Fitness center



Meeting rooms



Rare Investment Opportunity with Brand and Management Availability

The Property presents a unique opportunity for an investor to acquire a premier, fee simple, non-union, full-service hotel located in one of the most highly sought-after real estate markets in the United States. Unencumbered by brand and management, a new owner has the opportunity to start or expand a Silicon Valley presence and the flexibility to explore various branding, service, yield management, and cost control initiatives.



Robust Lodging Market Performance

Benefiting from meteoric growth fueled by the technology and venture capital industries, the Silicon Valley lodging market has demonstrated remarkable resilience and recovery. Although adversely affected by the onset of the COVID Pandemic, the Silicon Valley market has demonstrated exceptional RevPAR recovery. Over the last two years, the Hotel's competitive set experienced a 36% RevPAR increase driven by the booming AI and tech sector. This momentum has carried into YTD March 2026 with the competitive set's RevPAR up another 24% over last year.

The Hotel benefits from its proximity to a plethora of Fortune 500 corporations, including Apple, Tesla, Meta, Microsoft, Nvidia, Amazon, Facebook, Intuit, and LinkedIn. Additionally, the Property offers convenient access to premier entertainment and retail destinations, including Levi's Stadium, Shoreline Amphitheater, Sunnyvale Town Center, and Murphy Avenue, strategically positioning the Domain Hotel within Silicon Valley for business and leisure travel. The fundamentals supporting this robust lodging market remain exceptionally strong with continued population and economic growth projections, minimal new supply in the pipeline, and expansion plans surrounding nearby companies' AI growth.



Double Room



Meeting Room



Exceptional Corporate Demand Generators

Silicon Valley’s office market has demonstrated remarkable resilience and growth momentum, with the broader market recording an availability rate of 17.6% in Q1 2026, the lowest level since Q2 2022, driven by 1.95 million square feet of leasing activity as technology firms pursue expansion. The Hotel benefits from its central location within Sunnyvale, which comprises over 12.6 million square feet of office inventory, including nearly 7.9 million square feet of Class A space that has experienced particularly strong leasing momentum. Sunnyvale recorded an availability rate of just 9.1% in Q1 2026 with asking rents of \$5.84 per square foot, reflecting significant improvement and tightening market conditions. The Hotel’s strategic positioning is further enhanced by the strength of surrounding submarkets including Santa Clara, Mountain View, and Cupertino. With expansion activity accounting for 41% of quarterly leasing volume and large block availability declining 37.3% from 2023 peaks, coupled with no speculative Class A projects in the pipeline, the market faces a supply constraint that positions the Domain Hotel to capture growing corporate demand from AI-driven technology expansion and innovation-driven enterprises moving into Sunnyvale and the broader Silicon Valley corridor.



High Barriers-to-Entry

Hotel development opportunities in Silicon Valley are limited and challenging due to the general lack of available sites, lengthy entitlement process, extremely high labor costs, and traffic mitigation requirements. The Hotel represents an opportunity for an investor to acquire the fee simple interest in a full-service hotel located in a dynamic submarket.

Value Enhancement Opportunities



Management Optimization Potential

The Property is offered free of existing management agreements, providing the new owner complete operational flexibility to implement customized management strategies, pursue aggressive marketing initiatives, and optimize revenue management systems to maximize asset value. This management availability creates significant opportunities for investors to integrate the property into existing regional or national hotel management platforms, allowing for operational synergies and portfolio-wide efficiencies.



Significant Upside Potential Through Revenue Optimization

The Hotel currently achieves a RevPAR index of 72 against its competitive set, driven by an ADR index of 82 and an occupancy index of 89. This performance indicates significant upside potential, as the Property is leaving material occupancy and rate opportunity on the table. With focused revenue management strategies targeting both rate optimization and incremental occupancy gains, the Hotel is well-positioned to close the existing performance gap and achieve above-market RevPAR penetration.



Explore Brand Options

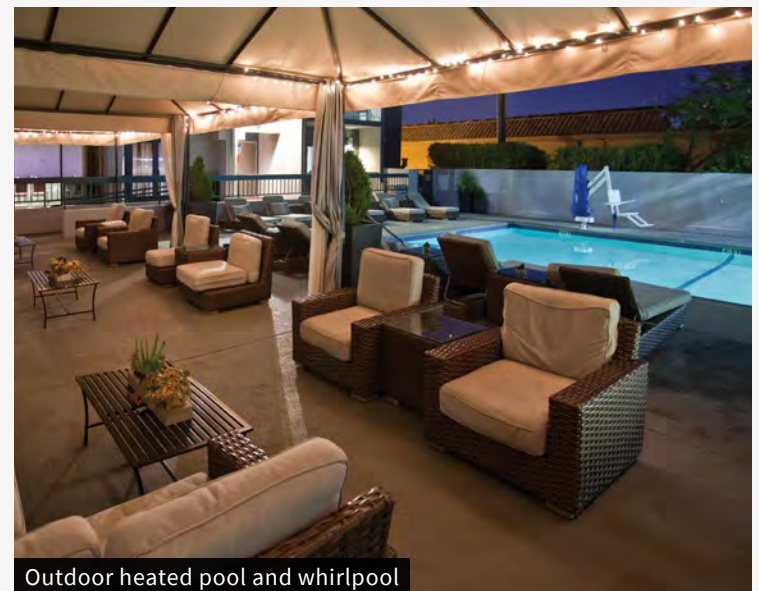
The Property presents an opportunity to explore branding options to enhance its marketing position, implement new sales strategies, and further drive transient and group demand. A new owner has the opportunity to secure a recognized, full-service or boutique brand or continue to operate the Property as an independent. By bringing in a new brand or marketing affiliation, an owner could benefit from a larger reservation system as part of a more comprehensive repositioning strategy, elevating the Property's RevPAR penetration relative to the higher-rated properties in the market.

Silicon Valley Returning To High Growth

Silicon Valley's economic recovery continues to accelerate with significant corporate expansions signaling renewed confidence in the region. Sunnyvale's office market is experiencing robust leasing momentum, with the submarket recording its strongest annual leasing total since 2015. Net absorption totaled approximately 1 million square feet over the past 12 months, with notable transactions including Applied Intuition committing to occupy 180,000 square feet and significant activity at CityLine Sunnyvale along the Mathilda Avenue corridor, demonstrating surging demand for premier office space driven by artificial intelligence, cloud infrastructure, and cybersecurity firms. These major corporate commitments will drive incremental room night demand and support premium rate positioning for the Property. The region will also host the 2026 World Cup and Super Bowl LX during a new investor hold period, creating exceptional opportunities for revenue optimization through special event programming and elevated ADR capture. These marquee sporting events will generate substantial demand from global visitors, corporate clients, and media organizations.

Favorable Supply Outlook

There are only 263 rooms under development in the Sunnyvale submarket, affording a new investor durable pricing power and supply economics in one of the nation's most economically robust hospitality markets. The scarcity of available development sites, combined with Silicon Valley's complex regulatory environment and prohibitive construction costs, effectively eliminates near-term competitive threats to The Domain's market positioning. The continued inflationary development environment, lengthy entitlement processes for prominent real estate parcels located throughout Silicon Valley, and dearth of available proximate sites will reinforce the region's prohibitive barriers-to-entry. This supply-constrained dynamic, coupled with sustained demand growth from the technology sector's continued expansion, creates exceptional revenue stability and long-term value appreciation potential for existing hospitality assets in the market.



Epicenter Of AI Evolution

Silicon Valley is positioned to be a primary beneficiary of AI growth, with the Bay Area dominating the AI ecosystem through its concentration of 23% of artificial intelligence talent nationally and AI companies occupying 17.1 million square feet in the region – over half of the national AI footprint of 30.7 million square feet. The region’s transition from the Web 2.0 era to what insiders call the “hard tech” era has brought renewed energy and investment, with companies like OpenAI driving the Bay Area’s emergence as the AI epicenter. As AI companies expand an average of 2.3 to 2.7 years after founding and prefer flexible lease terms averaging 36 months for late-stage companies, the sustained demand for commercial real estate is expected to drive the national AI footprint to 56 million square feet in the next five years alone.

The Hotel is uniquely positioned to capitalize on this growth by serving the influx of AI talent, investors, and executives who need accommodations for business meetings, recruitment visits, and the networking activities that are essential to the “very in-person” AI industry, particularly as companies expand their operations and seek proximity to the concentrated talent pool that makes Silicon Valley the global AI superhub.

Epicenter of Growth Driven by AI

23%

Of US AI Talent Share

43%

AI Footprint Growth since 2024

56%

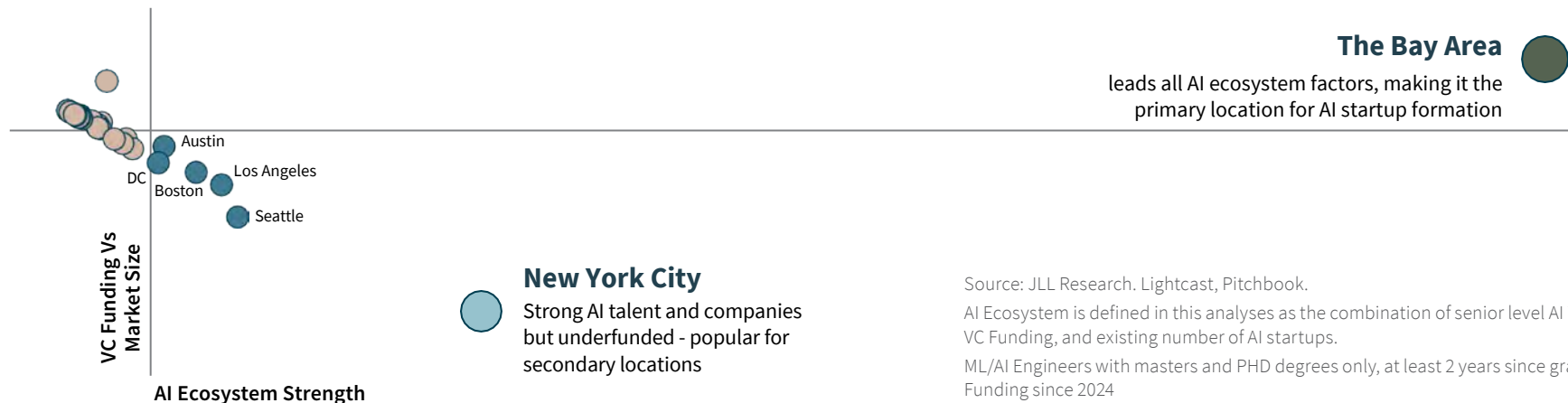
Of AI SF leased in US (17.1M SF)

#1

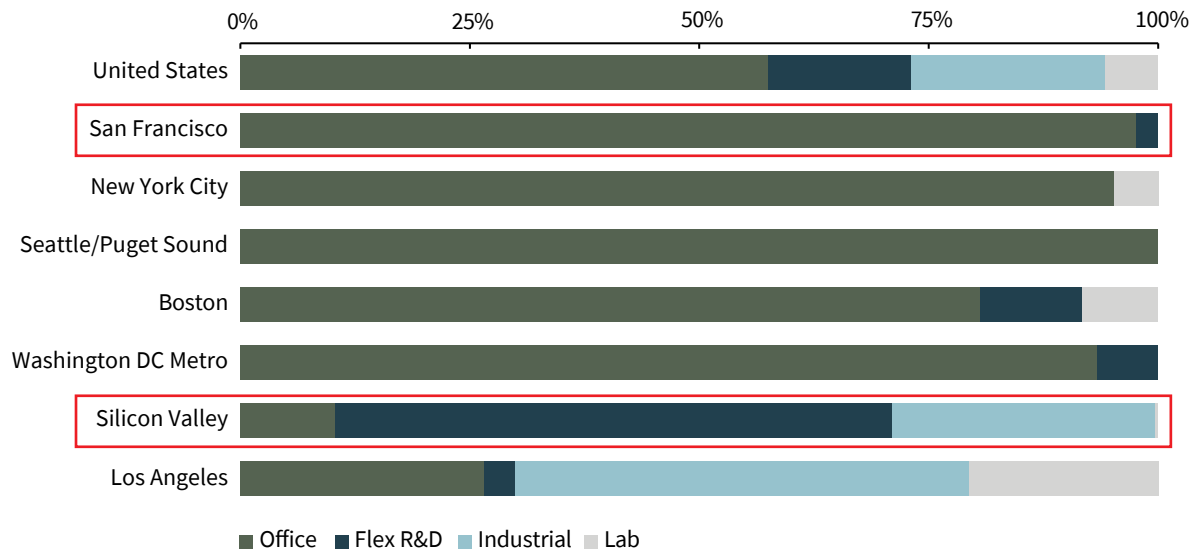
For AI Ecosystem Factors

Source: JLL Research

Major US Regions Grouped by AI Ecosystem (Talent, VC Funding, and Current Number of Companies)



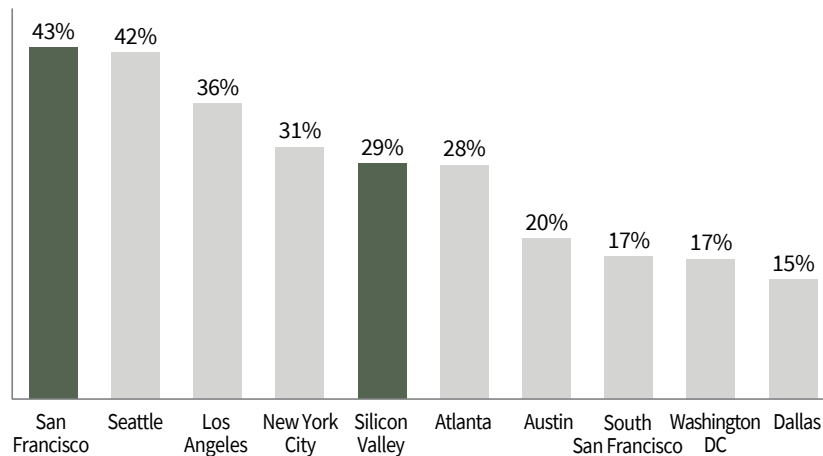
AI occupied property space distribution Share



- The US has more widely distributed occupied property types among AI companies
- San Francisco and Silicon Valley companies occupy more **flex and office** compared to other markets and the US average

Source: JLL, 2025 Pitchbook and JLL Research

AI Footprint Growth Rate Since 2024



Source: JLL Research, Lightcast, Pitchbook, May 2025. Only looked at markets where AI had a substantial footprint of at least 200,000 SF in 2023, does not include Columbus with Anduril's large expansion.

AI Footprint (square footage leased)



Source: JLL, 2025 Pitchbook and JLL Research

Exclusive Advisors

Investment Sales & Advisory

Melvin Chu

Managing Director

+1 404 353 6896

melvin.chu@jll.com

CA DRE #01905569

Debt Advisory

Mike Huth

Managing Director

+1 213 239 6362

mike.huth@jll.com

CA DRE #01993911

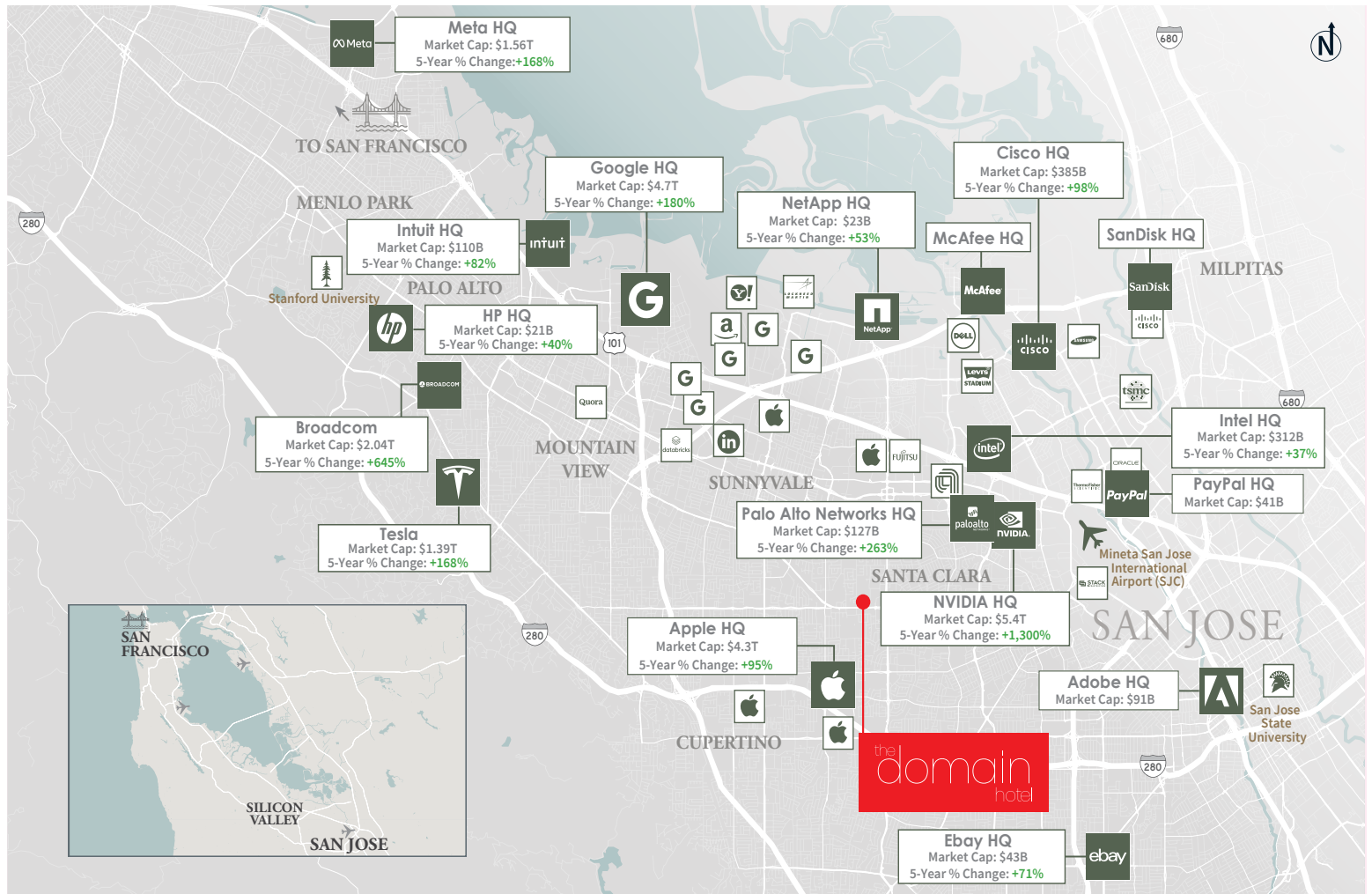
Shalin Patel

Director

+1 310 595 3622

shalin.patel@jll.com

CA DRE #02199341



JLL (NYSE:JLL) is a leading global commercial real estate services and investment management company with annual revenue of \$26.1 billion, operations in over 80 countries and a global workforce of more than 113,000 as of March 31, 2026. For over 200 years, clients have trusted JLL, a Fortune 500® company, to help them confidently buy, build, occupy, manage and invest across a variety of industries and property types, including office, industrial, hotel, multi-family, retail and data center properties. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. Powered by rich global datasets and leading technology capabilities, we provide coordinated, end-to-end delivery of real estate services for a broad range of global clients who represent a wide variety of industries. Through LaSalle Investment Management, we invest for clients on a global basis in both private assets and publicly traded real estate securities. For further information, visit jll.com.

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property [properties] described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.