

FOR SALE

14288 Capri Drive / Winchester Boulevard

Los Gatos, California



PC INC PRIME COMMERCIAL
INCORPORATED

1543 Lafayette Street, Suite C
Santa Clara, 95050
Office 408.879.4000
www.primecommercialinc.com

DIXIE DIVINE
CA BRE 00926251 & 01481181
408.879.4001
ddivine@primecommercialinc.com

DOUG FERRARI
CA BRE 01032363
408.879.4002
dferrari@primecommercialinc.com

JEFF WYATT — WYATT & ASSOCIATES
CO-LIST
CA BRE 00775425
408.832.6598

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own due diligence of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from esri.



PROPERTY INFORMATION

- NE Corner of Winchester Boulevard at Hwy 85
- Located across from Netflix & Roku Headquarters
- Access: Curb cuts on Winchester Boulevard
- APN #: 406-30-016
- Size: 0.53 Acres
- Zoning: C-1 Neighborhood
- Price: \$2,250,000.00
- Preliminary plans for a two-story Medical Building
- Potential for 8,200 SF office building with out grade level parking

CURRENT IMPROVEMENTS

- +/- 1,550 SF Residential House
- 3 Bedroom / 2 Bath

TRAFFIC COUNTS

- Winchester Boulevard: 18,000 ADT
- Capri Drive: 912 ADT



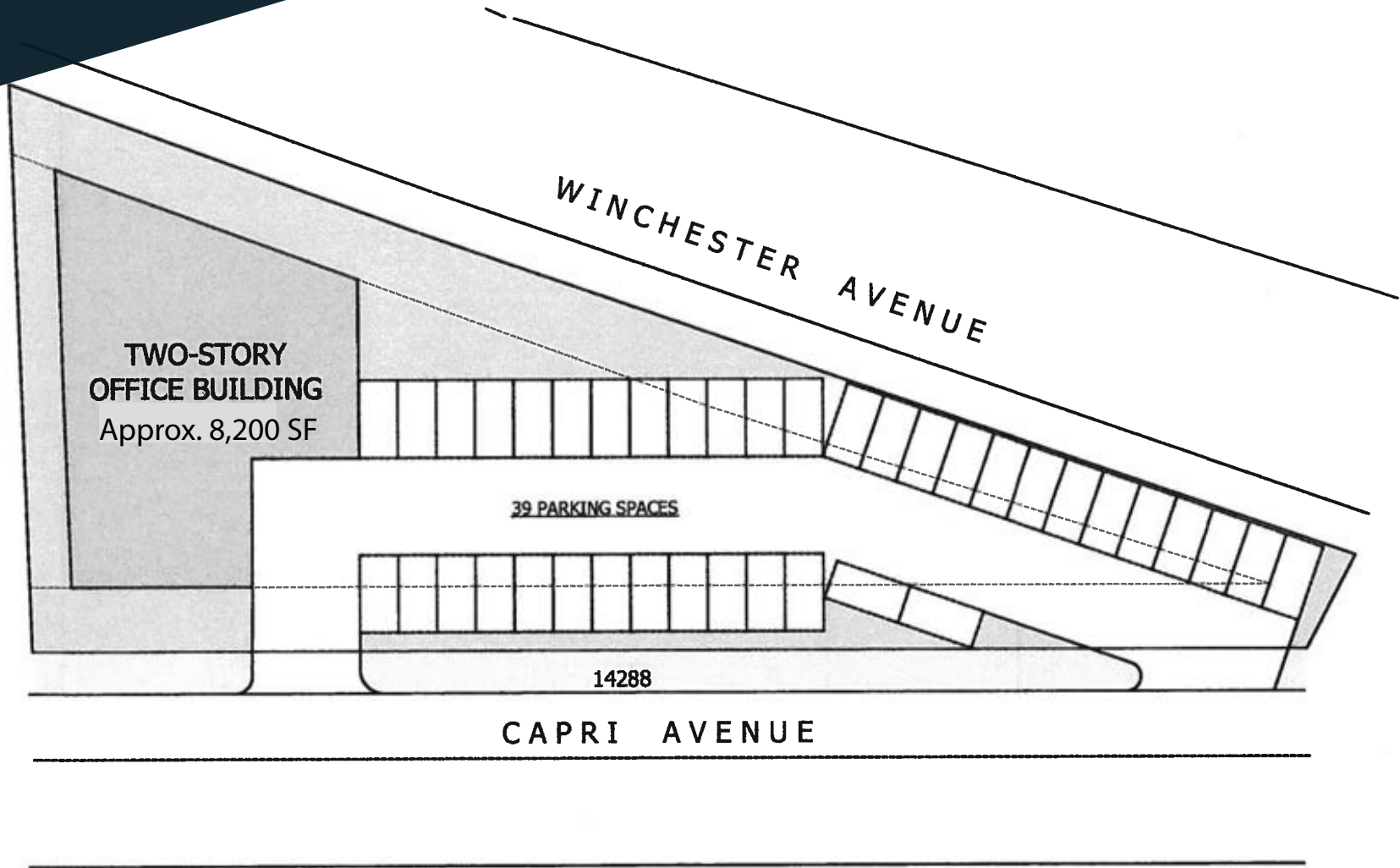
1543 Lafayette Street, Suite C
Santa Clara, 95050
Office 408.879.4000
www.primecommercialinc.com

DIXIE DIVINE
CA BRE 00926251 & 01481181
408.879.4001
ddivine@primecommercialinc.com

DOUG FERRARI
CA BRE 01032363
408.879.4002
dferrari@primecommercialinc.com

JEFF WYATT — WYATT & ASSOCIATES
CO-LIST
CA BRE 00775425
408.832.6598

PROPOSED TWO-STORY OFFICE BUILDING



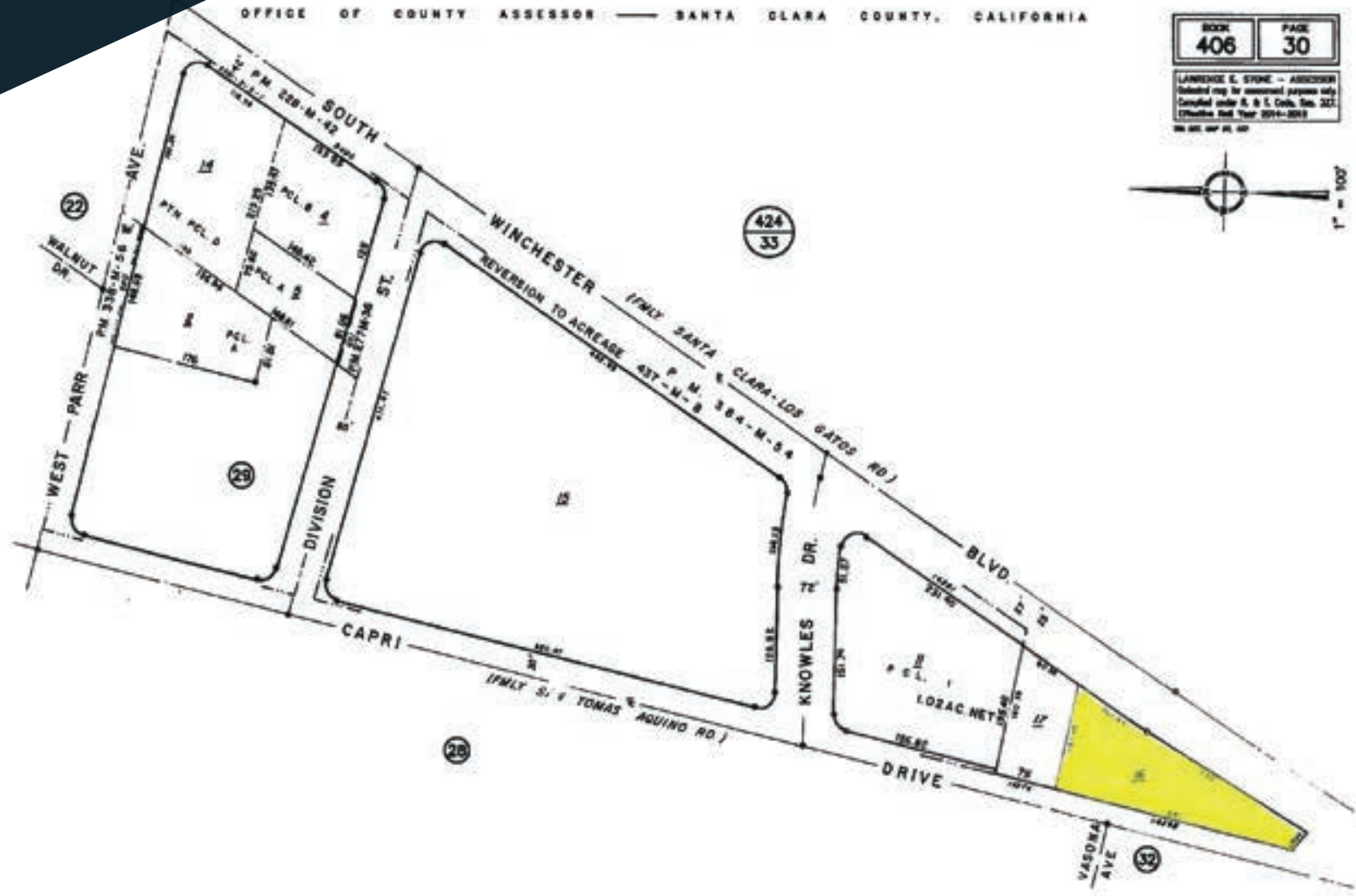
1543 Lafayette Street, Suite C
Santa Clara, 95050
Office 408.879.4000
www.primecommercialinc.com

DIXIE DIVINE
CA BRE 00926251 & 01481181
408.879.4001
ddivine@primecommercialinc.com

DOUG FERRARI
CA BRE 01032363
408.879.4002
dferrari@primecommercialinc.com

JEFF WYATT — WYATT & ASSOCIATES
CO-LIST
CA BRE 00775425
408.832.6598

PLAT MAP



AERIAL MAP



PRIME COMMERCIAL
INCORPORATED

1543 Lafayette Street, Suite C

Santa Clara, 95050

Office 408.879.4000

www.primecommercialinc.com

DIXIE DIVINE

CA BRE 00926251 & 01481181

408.879.4001

ddivine@primecommercialinc.com

DOUG FERRARI

CA BRE 01032363

408.879.4002

dferrari@primecommercialinc.com

JEFF WYATT — WYATT & ASSOCIATES

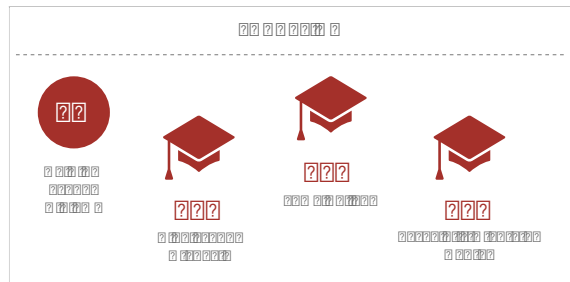
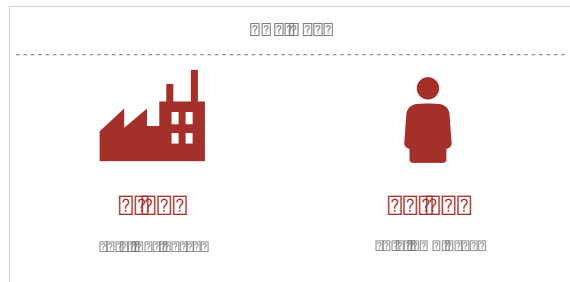
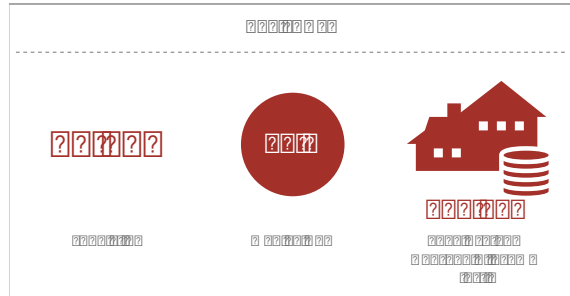
CO-LIST

CA BRE 00775425

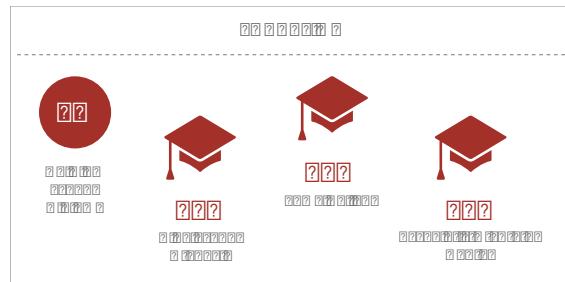
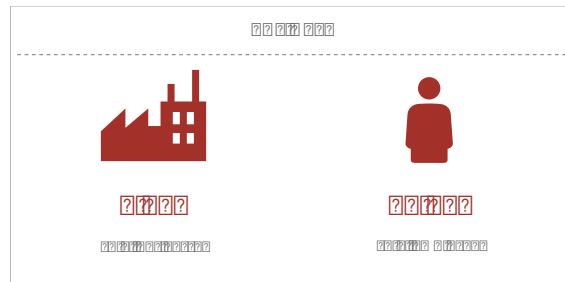
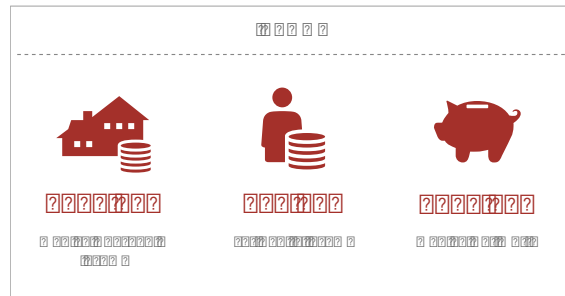
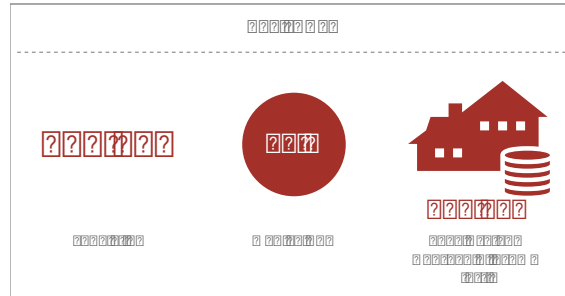
408.832.6598

DEMOGRAPHICS

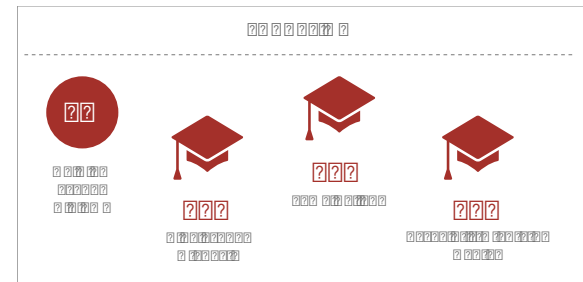
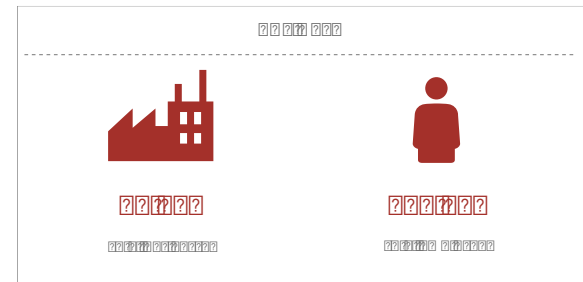
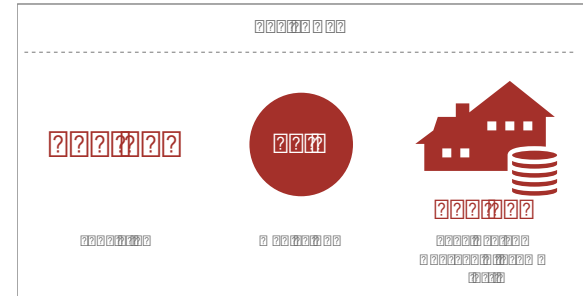
1 Mile



3 Miles



5 Miles



For more information, please contact

Dixie Divine

ddivine@primecommercialinc.com
408-313-8900
LIC# 00926251

Doug Ferrari

dferrari@primecommercialinc.com
408-718-0184
LIC# 01032363

Jeff Wyatt

Wyatt & Associates
Co-List
408-832-6598
LIC# 00775425



PRIME COMMERCIAL
INCORPORATED