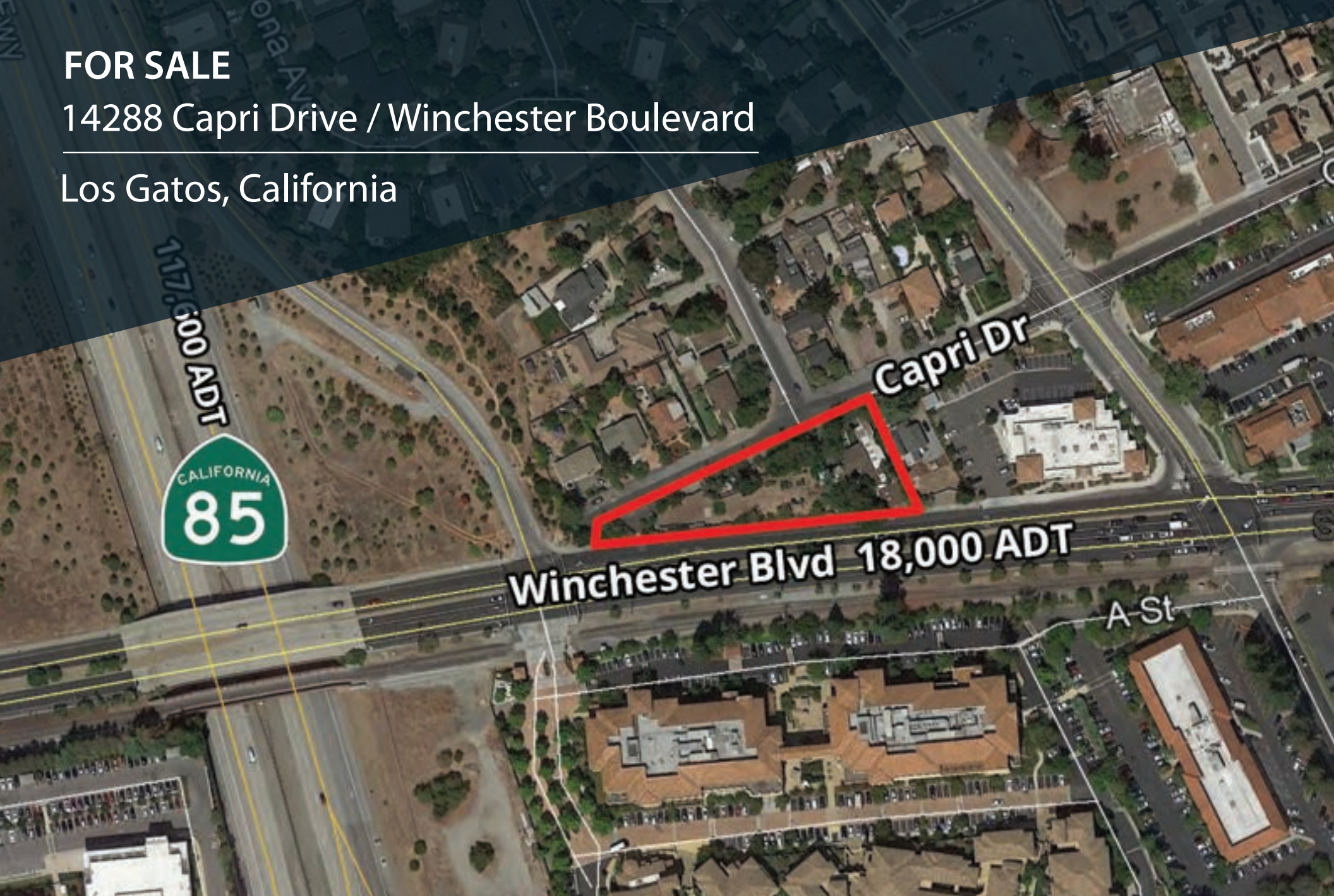


**FOR SALE**

**14288 Capri Drive / Winchester Boulevard**

**Los Gatos, California**



**PRIME COMMERCIAL**  
INCORPORATED

1543 Lafayette Street, Suite C  
Santa Clara, 95050  
Office 408.879.4000  
[www.primecommercialinc.com](http://www.primecommercialinc.com)

DIXIE DIVINE  
CA BRE 00926251 & 01481181  
408.879.4001  
[ddivine@primecommercialinc.com](mailto:ddivine@primecommercialinc.com)

DOUG FERRARI  
CA BRE 01032363  
408.879.4002  
[dferrari@primecommercialinc.com](mailto:dferrari@primecommercialinc.com)

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

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## 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: \$2,300,000.00
- Preliminary Plans for a 10,000 SF Medical Building

## CURRENT IMPROVEMENTS

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

## TRAFFIC COUNTS

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



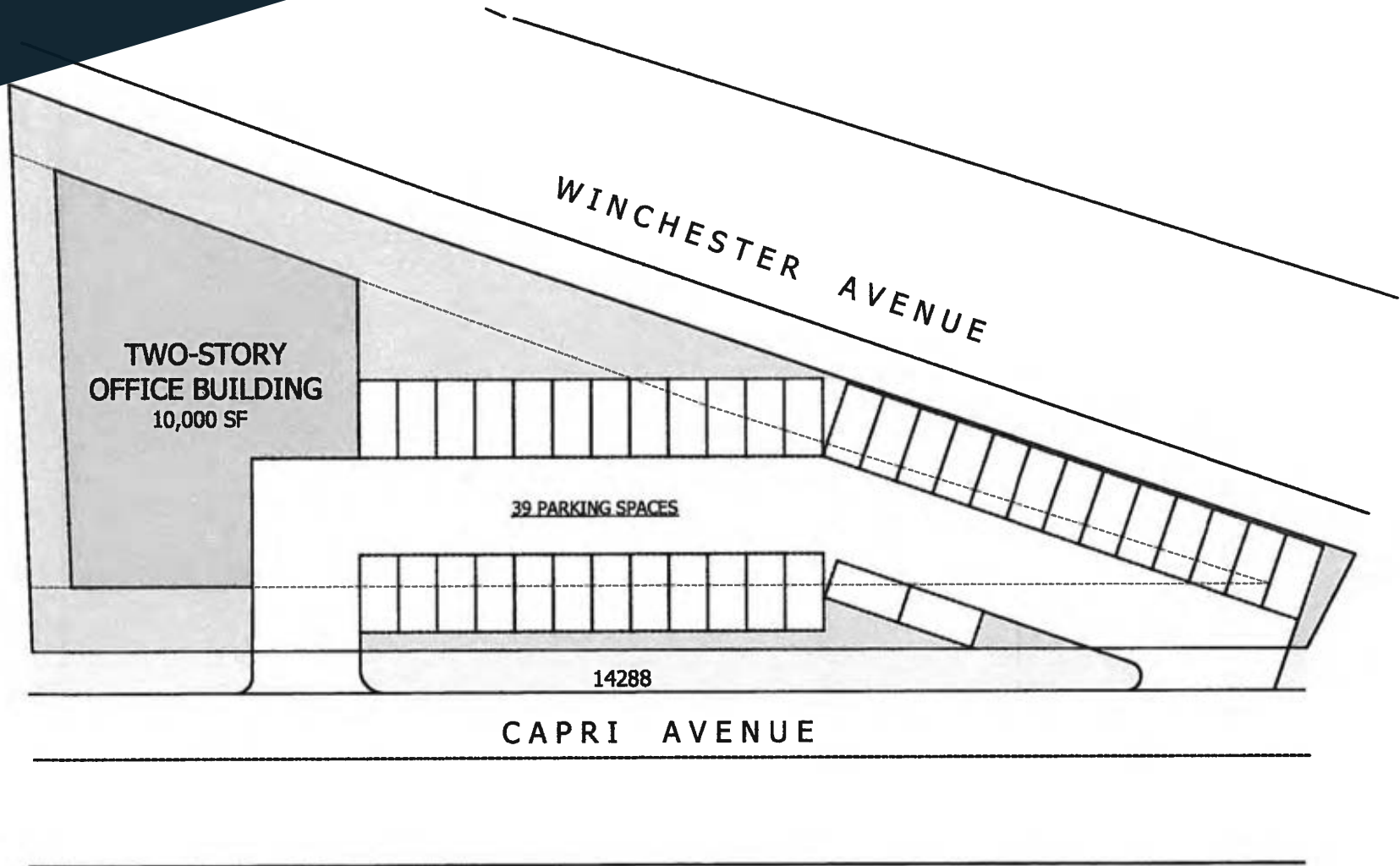
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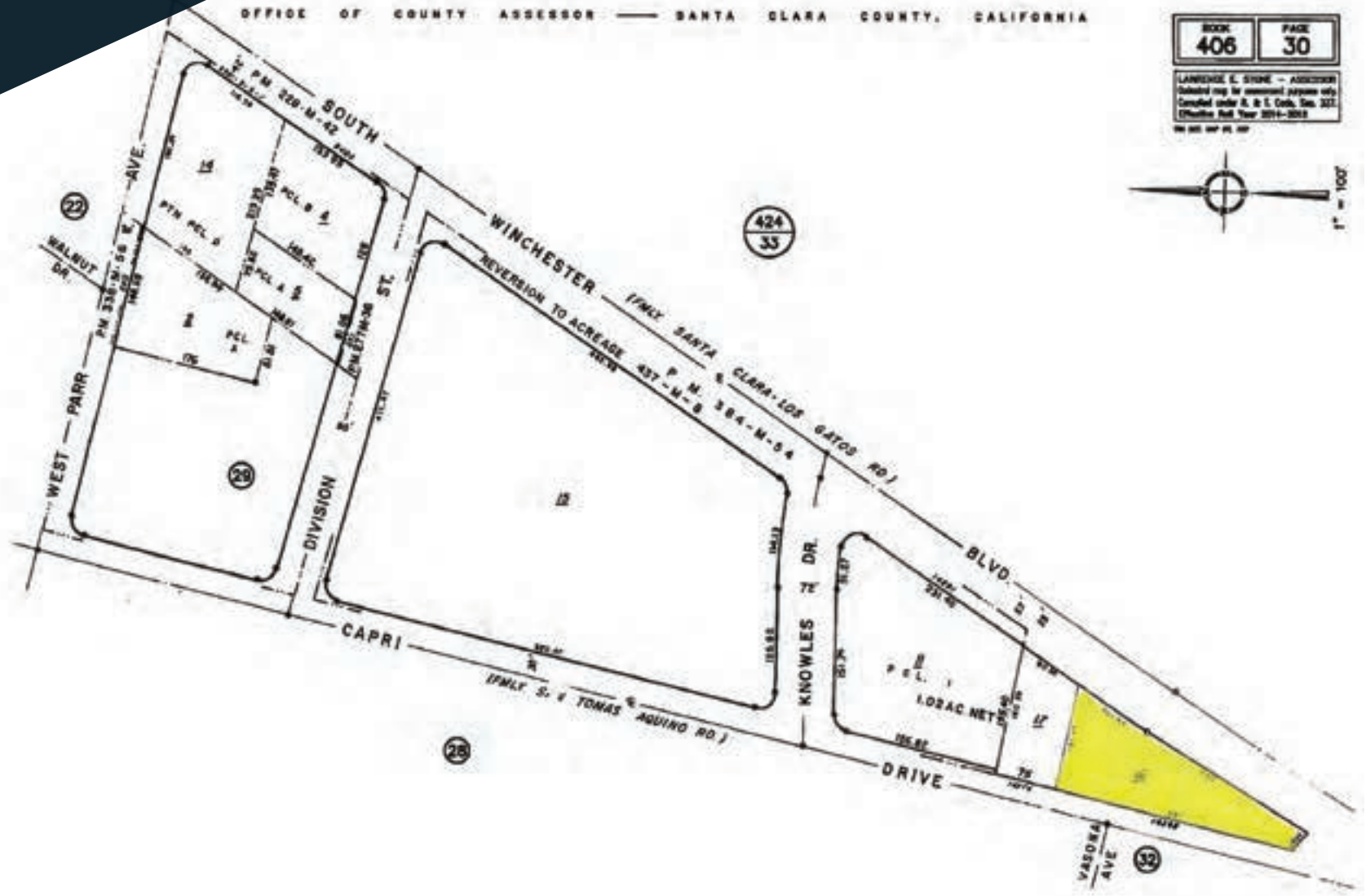
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# PROPOSED TWO-STORY OFFICE BUILDING



# PLAT MAP



# AERIAL MAP



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DIXIE DIVINE

CA BRE 00926251 & 01481181

408.879.4001

[ddivine@primecommercialinc.com](mailto:ddivine@primecommercialinc.com)

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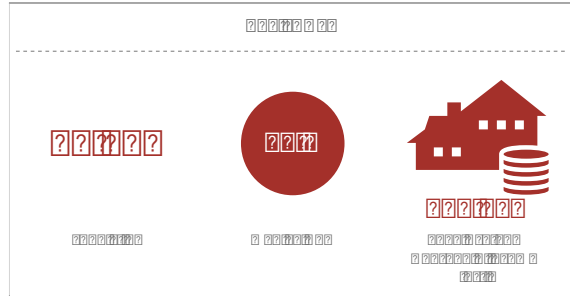
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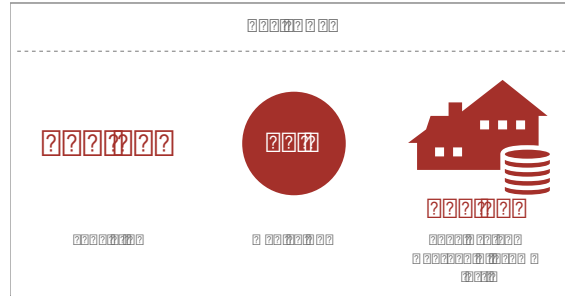
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# DEMOGRAPHICS

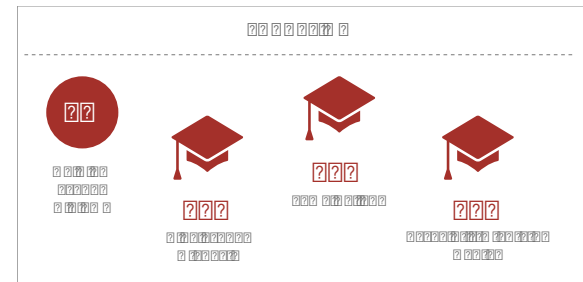
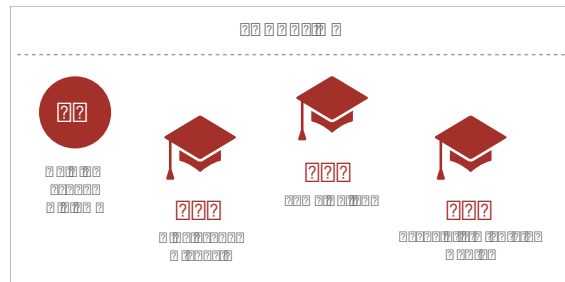
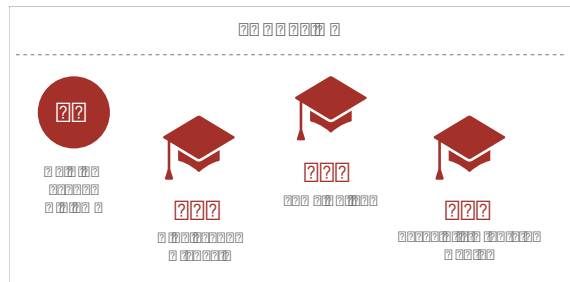
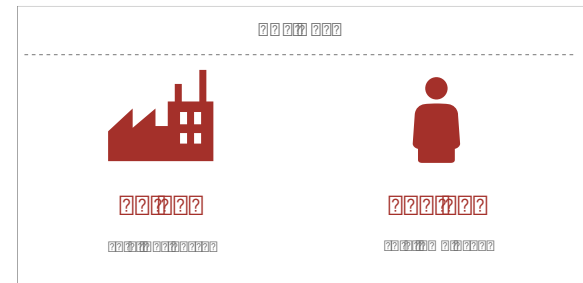
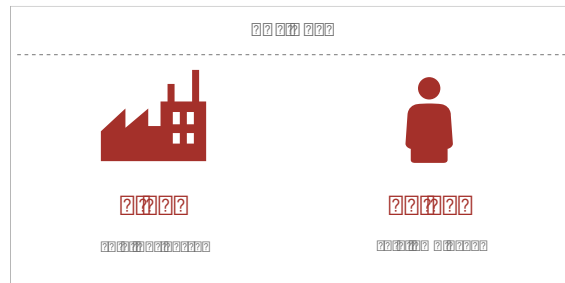
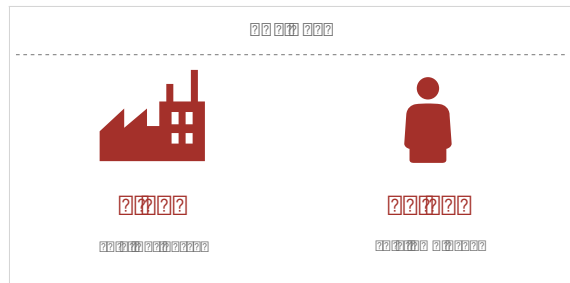
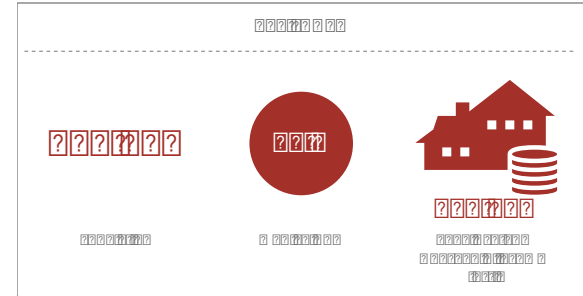
## 1 Mile



## 3 Miles



## 5 Miles



For more information, please contact

Dixie Divine

[ddivine@primecommercialinc.com](mailto:ddivine@primecommercialinc.com)

408-313-8900

LIC# 00926251

Doug Ferrari

[dferrari@primecommercialinc.com](mailto:dferrari@primecommercialinc.com)

408-718-0184

LIC# 01032363

Jeff Wyatt

Wyatt & Associates

Co-List

408-832-6598

LIC# 00775425



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