10157 Alhambra Ave

Cupertino, CA 95014

Multifamily Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

$2,200,000
Sales Price

$1,972.39
Price/SF

$43,534
NOI

±1,104 SF
Building Size

Investment Highlights

Prime Cupertino Location
Minutes from Apple Park and major tech employers.

Duplex Property
Two 1 BD / 1 BA units with separate rental potential.

Strong Rental Demand
Desirable location with limited housing supply.

Value-Add Potential
Opportunity to renovate and increase rental income.

Silicon Valley Investment
Located in a highly sought-after Bay Area market.

FINANCIAL SUMMARY

Rent Roll

Unit	Type	Rent
10157	1 bed / 1 bath	$2,700
10160	1 bed / 1 bath	$2,900
Total		**$67,200**

Expenses

2025 Taxes	$18,629
Insurance	$1,307
Maintenance & Repairs	$3,730
Total	**$23,666**

Cupertino , CA

Market Demographics

58,333
Total Population

$234,707
Median HH Income

21,020
# of Households

94.6%
Housing Occupancy

28,456
Employed Population

82.2%
% Bachelor's Degree

41.7
Median Age

$2M
Median Property Value

Neighborhood Overview

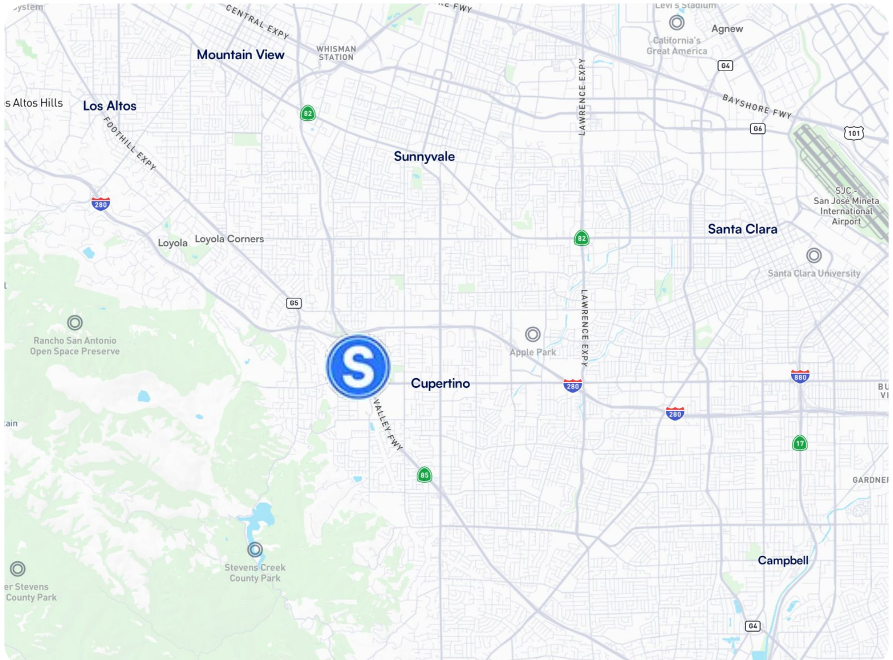
Monta Vista is an established residential neighborhood in western Cupertino, offering a setting near major Silicon Valley employers, highly regarded schools, and everyday amenities. The area combines quiet residential streets with convenient access to shopping, dining, parks, and recreation, supporting consistent appeal among renters seeking a well-connected Cupertino location.

Residents benefit from proximity to De Anza College, Memorial Park, Blackberry Farm, and the commercial corridor along Stevens Creek Boulevard. Nearby Interstate 280 and State Route 85 provide convenient connectivity, linking the neighborhood with employment centers throughout Cupertino, Sunnyvale, Mountain View, San Jose, and the broader Silicon Valley market.

Major technology employers, including Apple, are located within a short drive, supporting a base of high-income professionals and housing demand. Monta Vista's established residential character, limited housing supply, educational resources, and central Silicon Valley positioning reinforce the neighborhood's long-term appeal.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	19,449	147,273	413,915
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	6,747	50,573	154,809
Current Year Estimate	6,789	51,612	154,443
Growth 2020-Current Year	2.78%	0.29%	2.98%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$312,047	$341,221	$305,655



Local Market Overview

Cupertino is a highly desirable Silicon Valley market supported by major technology employers, high household incomes, and limited housing availability. Strong employment fundamentals and sustained regional housing demand create an attractive environment for multifamily investment.

The city is anchored by Apple and benefits from proximity to employment centers throughout Sunnyvale, Santa Clara, Mountain View, and San Jose. Established retail corridors, community amenities, and regional transportation infrastructure further strengthen residential demand.

High barriers to development and constrained housing supply contribute to Cupertino's competitive rental environment.

Economic Drivers

Cupertino's economy is anchored by the technology sector, with Apple and numerous Silicon Valley companies supporting high-paying employment and substantial economic activity. The city's skilled workforce, high household incomes, and proximity to major innovation centers contribute to sustained housing demand.

Nearby employment hubs in Sunnyvale, Santa Clara, Mountain View, and San Jose provide residents access to a diverse concentration of technology, professional services, healthcare, and education jobs. Major regional employers further strengthen the area's employment base. This concentration of well-paying jobs supports a strong renter pool throughout Cupertino.

Continued technology investment, limited housing supply, and access to Silicon Valley's extensive employment network support Cupertino's economic stability. Strong regional job creation and continued corporate investment further reinforce long-term multifamily demand.


N
Cupertino Middle School
±1,070 Students
Homestead High School
±430 Students
Distance To
Apple Headquarters ±3 Miles Away
Downtown Sunnyvale ±5 Miles Away
Downtown Mountain View ±5 Miles Away
Googleplex ±8 Miles Away
NVIDIA Headquarters ±11 Miles Away
Santa Clara University ±9 Miles Awayy
Santana Row ±6 Miles Away
Westfield Valley Fair ±6 Miles Away
Stanford University ±12 Miles Away
TRADER JOE'S
CRUNCH FITNESS
INTERSTATE 280
± 146,000 VPD
SAFEWAY
Stevens Creek Elementary
±430 Students
Garden Gate Elementary
±840 Students
± 42,760 VPD
Apple Inc. Infinite Loop Campus
Apple's Primary Corporate Headquarters
From 1993 Until 2017 | ±3.5K Employees
Blackberry Farm
Golf Course
± 115,000 VPD
target
WHOLE FOODS MARKET
Subject Property
Cupertino Memorial Park
±0.6 Miles Away
N De Anza Blvd
Cupertino Sports Center
±0.6 Miles Away
Sam H. Lawson Middle School
±860 Students
McClellan Ranch Preserve
±2.1 Miles Away
Blackberry Farm
±2.1 Miles Away
85
Stevens Creek Blvd ± 26,830 VPD
L.P. Collins Elementary
±390 Students
Monta Vista High School
±1,600 Students
William Faria Elementary
±630 Students
Abraham Lincoln Elementary
±520 Students
De Anza College
De Anza College
±17,400 Students | ±943 Employees
99 RANCH MARKET
Cupertino Library and Civic Center
John F. Kennedy Middle School
±1,600 Students
Google Earth

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