

# Brandenburg Properties & SDS NexGen Partners LP

San Jose, CA  
June 14, 2021  
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**AFFILIATED ENTITIES OF BOTH**  
**BRANDENBURG PROPERTIES AND SDS NEXGEN PARTNERS LP**  
**ACQUIRE 2910 STEVENS CREEK BLVD., SAN JOSE, CA.**

On June 14, 2021, three Brandenburg-affiliated entities joined with an SDS NexGen Partners LP-affiliated entity to acquire 2910 Stevens Creek Boulevard, San Jose. The property consists of just over a 23,000 square foot site improved with a “first class” 13,400 square foot, two-story office/retail building.

The property is strategically located in the energetic Westfield Valley Fair Mall/Santana Row area of San Jose, adjacent to Highway 17. It’s superior, high-identity location at the signalized (*traffic signals to be electrified soon*) intersection of Stevens Creek and S. Baywood Drive sits directly across Stevens Creek from the \$1.1 Billion renovated Westfield Valley Fair and is a short 500 feet to the entrance to the over near \$2 Billion highly regarded Santana Row development and expansion.

2910 Stevens Creek was completely renovated in 2017/2018 and includes on-site parking, including private, gated underground parking. The building is 100% leased with quality tenants—Verizon Wireless, Bank of the West and Theta/Sliver—(*a top 20 in the world by market cap cryptocurrency/game platform company*).

***“At no other time in our real estate careers has there been a more competitive, tricky market. It is difficult to find opportunities that truly intrigue us. 2910 Stevens Creek captured our attention because of its proximity to the center of gravity not only for San Jose—for the Bay Area—in terms of quality retail, high-end density residential and world class office buildings”***—William Baron of Brandenburg Properties and Michael Mulcahy of SDS NexGen Partners.

The property is also located in San Jose’s Stevens Creek Urban Village which offers a tremendous vision for future intensification.

The Seller was University Avenue Partners 2910 LLC. Seller was represented by Marcus & Millichap, J.J. Taughinbaugh and Yuri Sergunin. Buyer represented themselves.

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