

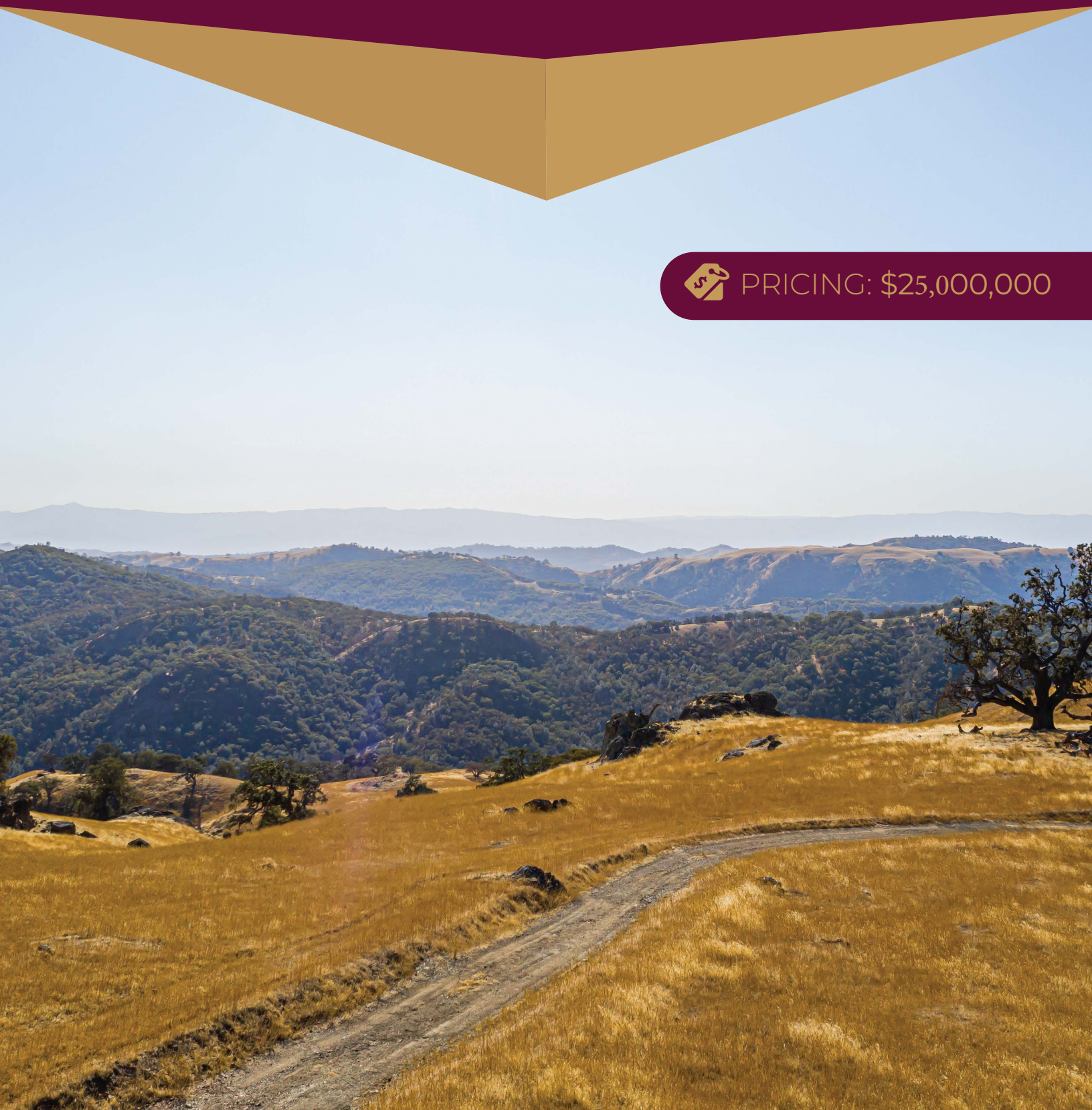
# FOR SALE

## CITADEL VALLEY RANCH

5,400 ACRES



PRICING: \$25,000,000



**INTERO**  
A Berkshire Hathaway Affiliate

Commercial

**STEVE BECERRA**

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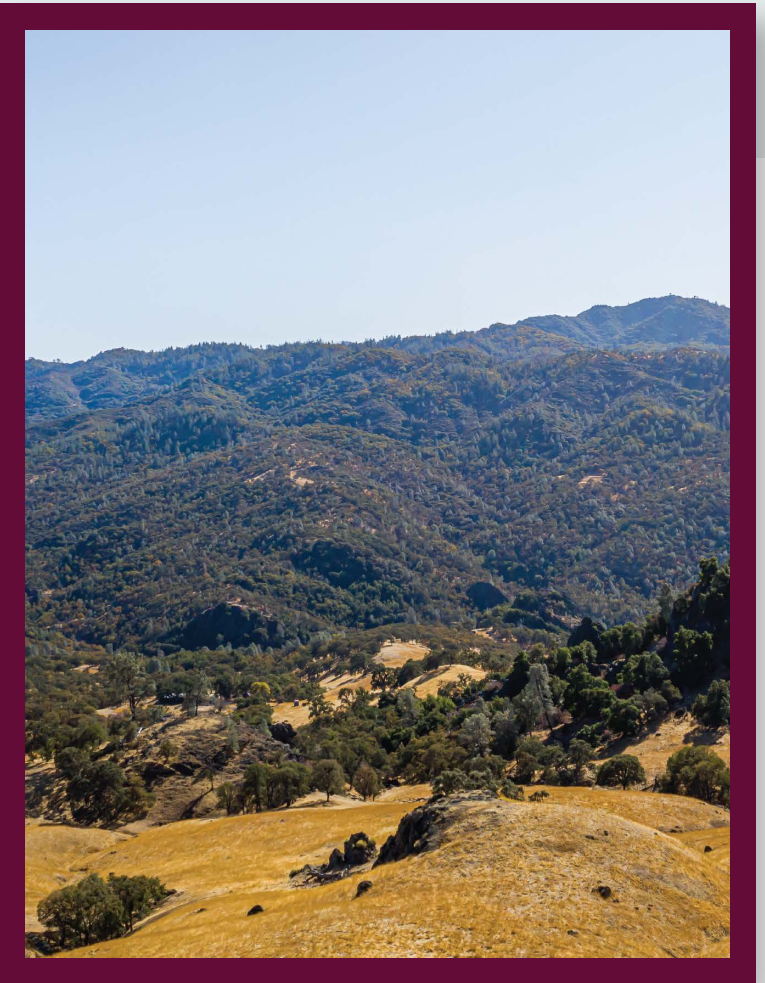
## CITADEL RANCH

### San Jose, California

For centuries, very little has interrupted this example of nature's innate beauty-the spectacular Citadel Ranch. Outside of the area's original founders, few individuals have been privileged enough to view this fertile ranch over the past 30 years. Truly one of California's treasures, the ranch embodies a rare natural splendor best captured in a glimpse of an elk or a bobcat making an early-morning trip to one of its many lakes. Like no other location on earth, the Citadel Ranch is a true jewel full of natural splendor.

### **HISTORIC SIGNIFICANCE**

Numerous local roads and paths offer unique insight into the views early settlers must have encountered as they crossed the area from Sacramento to San Jose via stagecoach. Evidence of the presence of settlers can be found dotting the picturesque points of the ranch. Once home to 400 head of cattle, the ranch still evokes a simple beauty undaunted by time. It is easy to envision the property as a hunting lodge or a majestic ranch; in either regard, this is a rare opportunity to own one of California's most spectacular ranches.





# CITADEL RANCH

## San Jose, California



### AWE-INSPIRING LANDS

The Citadel Ranch's sprawling 5,100 acres encompass five ponds and lakes, several mountain ridges climbing to more than 3,200 feet, rolling hills, and breathtaking valleys. Situated near the impressive peak of Mount Hamilton, the unspoiled ranch is located in the heart of the rugged and striking central Diablo coastal range. Though just a short distance from the hustle and bustle of the famed Silicon Valley, the surrounding preserve encompasses nearly a million acres of pristine open space featuring oak woodlands, sycamore valleys, pine-topped ridges, and stream fed canyons. With wildlife ranging from golden eagles and colorful butterflies to trout, elk, mountain lions, and wild boars, this property is truly a natural beauty.



### ADDITIONAL HIGHLIGHTS

Other local highlights near the Citadel Ranch include spectacular Henry W. Coe State Park, which comprises more than 87,000 acres of scenic, rugged terrain once home to the Ohlone Indians and the site of the Coe family residence in the first half of the century. Also nearby is Joseph D. Grant County Park, a paradise for outdoor enthusiasts that is known for its 40-mile trail system open to hikers, equestrians, and mountain bikers. And just up the road is the famed Lick Observatory, the University of California's astronomy facility founded in 1888 by the eccentric millionaire James Lick.



# PROPERTY PHOTOS





# PROPERTY PHOTOS



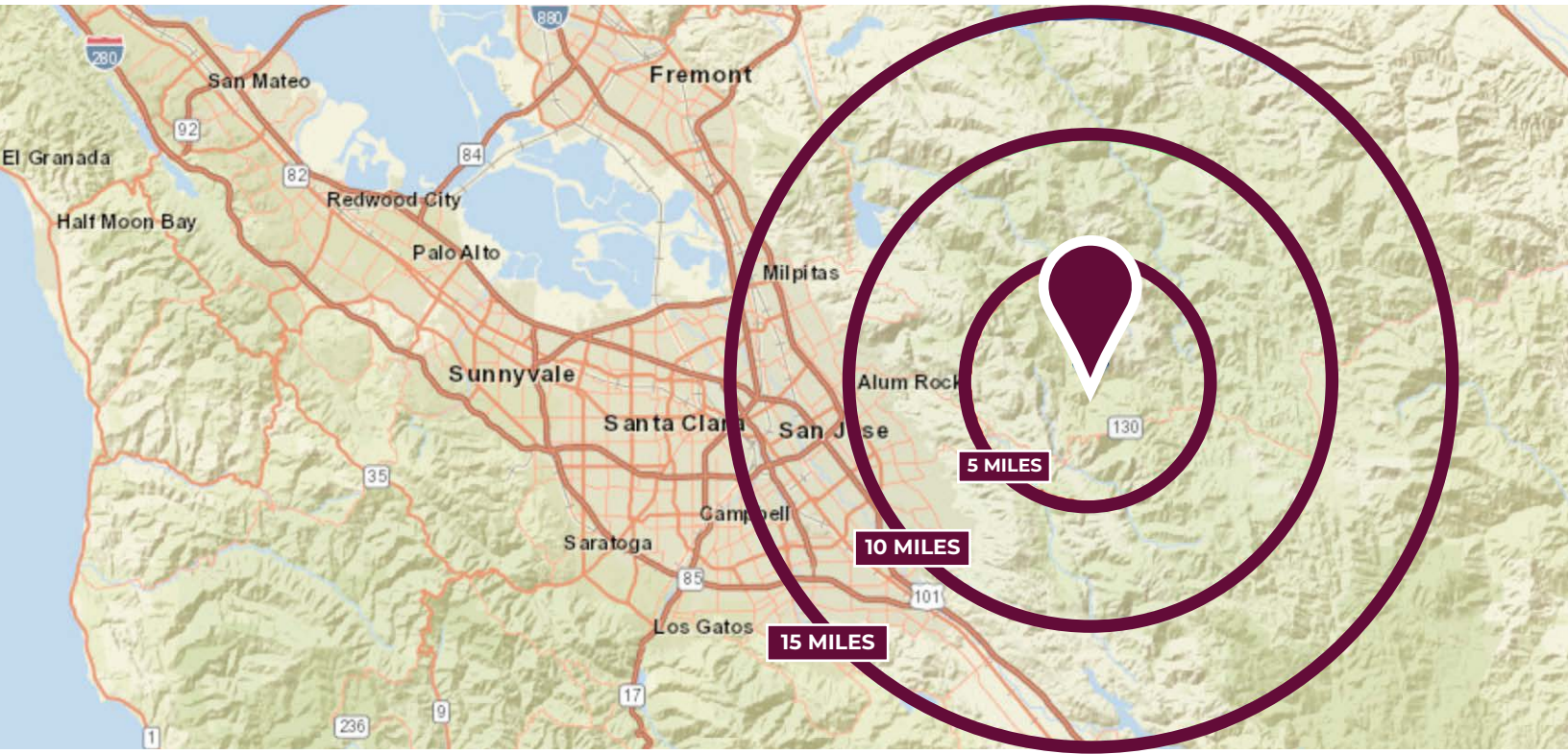


# RANCH LESS THAN 15 MILES FROM DOWNTOWN SAN JOSE AND SILICON VALLEY



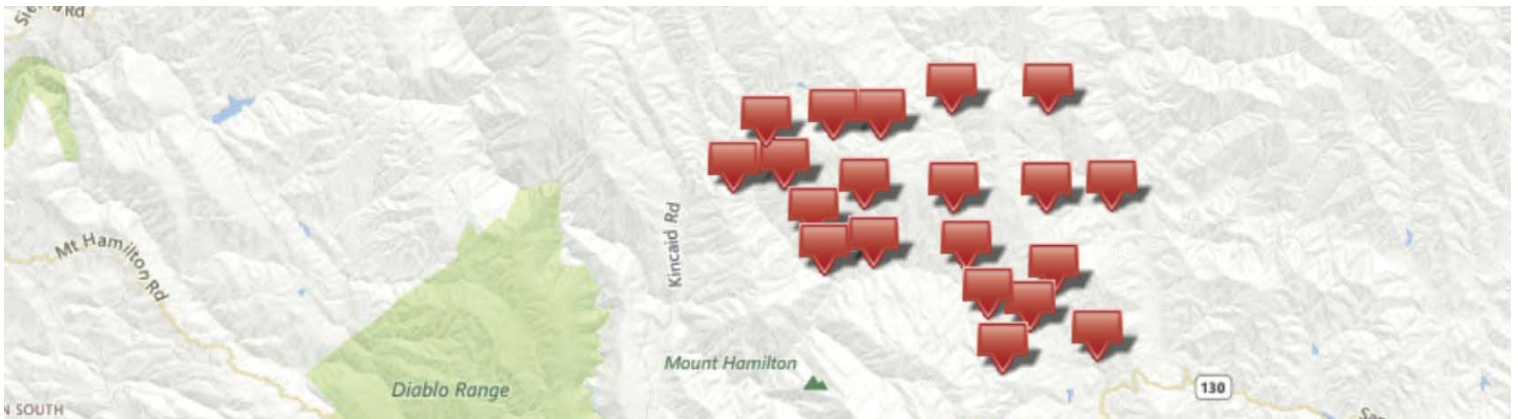


# DEMOGRAPHICS



2018 Summary	5 Mile	10 Miles	15 Miles
Population	148	151,394	823,106
Households	65	39,598	242,070
Families	46	33,454	181,686
Average Household Size	2.09	3.80	3.34
Owner Occupied Housing Units	41	30,440	143,358
Renter Occupied Housing Units	24	9,157	98,713
Median Age	44.6	37.2	35.8
Median Household Income	\$55,702	\$110,969	\$90,094
Average Household Income	\$82,766	\$142,619	\$118,110

## APN MAP







## AREA OVERVIEW

### SAN JOSE | CALIFORNIA

A Global City. California Lifestyle  
Active, Green, Healthy

In San Jose, you'll get the best of big city amenities—sports, arts, dining, shopping, and urban vitality—alongwith the Northern California lifestyle—active, green, and healthy. With more than 300 days of sunshine annually, San Jose is the place to be.

#### AMENITIES:

- Downtown San Jose has the urban live-work environment today's top professionals seek—with restaurants, cafes, pubs, public markets, fitness, arts and culture, events, entertainment, and high-rise living—all within walking distance to Downtown districts and parks.
- 11 acres of urban parkland
- 170+ restaurants, cafes bars, and clubs
- 2,600 hotel rooms
- Wickedly Fast WiFi—one of the country's fastest outdoor Wi-Fi networks – free for all
- Local, national and international retail stores, markets and shops
- World's only Tech Museum of Innovation

#### VIBRANT URBAN LIFESTYLE

- Downtown is Silicon Valley's City Center—the region's only urban live-work environment Home to 200+ restaurants and cafes
- 40+ cultural venues Downtown
- 2,000+ new high-rise homes in the City Center
- Easy Access to Caltrain at Diridon Station Downtown with 125+ stops weekly
- Future home of the Google Mega Campus, Consisting of over 8mm sq ft.

#### ARTS AND CULTURE

San Jose offers a wide array of events, and arts and cultural venues including museums, art exhibits, concerts, theatrical performances, festivals and events.

#### PARKS AND TRAILS

San Jose has the largest urban trail network in the nation. With an average of 300 days of sunshine per year, you'll often see people enjoying an active outdoor lifestyle—walking, biking, or running. Check out today's weather below.

#### BIKE FRIENDLY

San Jose is a bike friendly city with a numerous bikeways and 1 50 Bike Share Bikes.

#### SPORTS AND EVENTS

SAP Center in Downtown is home to more than 120 Sharks games, concerts and events annually. The new Levi Stadium is home to the San Francisco 49ers, as well as countless entertainment.

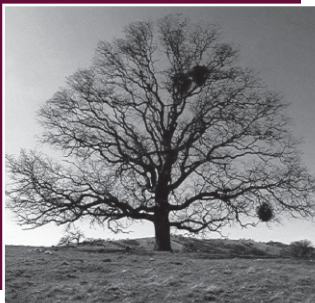


## 1) Kincaid Rd, San Jose, CA 95140, Santa Clara County



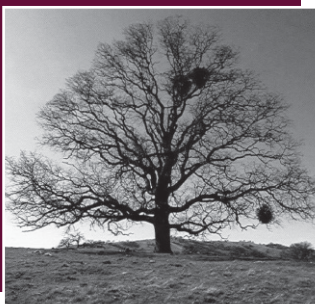
Property Address:	Kincaid Rd
Property Zip:	95140
Owner Name:	Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In
Tax Amount:	\$182
Lot Sq Ft:	6,445,540
Land Use - CoreLogic:	Pasture
Total Assessed Value:	\$6,400
Lot Acres:	147.9692
APN :	070-01-040

## 2) Beauregard Rd, San Jose, CA 95140, Santa Clara County



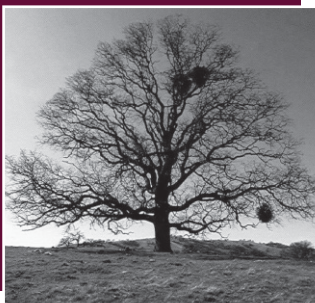
Property Address:	Beauregard Rd
Property Zip:	95140
Owner Name:	Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In
Tax Amount:	\$182
Lot Sq Ft:	7,486,033
Land Use - CoreLogic:	Pasture
Total Assessed Value:	\$6,400
Lot Acres:	171.8557
APN :	070-01-055

## 3) 070-01-056, CA, Santa Clara County



Property Address:	x
Property Zip:	95140
Owner Name:	Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In
Tax Amount:	\$182
Lot Sq Ft:	8,478,059
Land Use - CoreLogic:	Pasture
Total Assessed Value:	\$6,400
Lot Acres:	194.6295
APN :	070-01-056

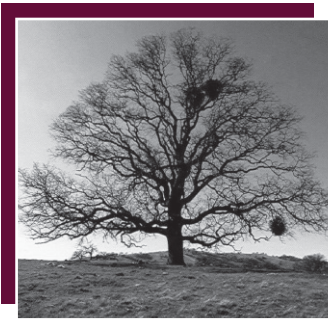
## 4) Beauregard Rd, San Jose, CA 95140, Santa Clara County



Property Address:	Beauregard Rd
Property Zip:	95140
Owner Name:	Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In
Tax Amount:	\$125
Lot Sq Ft:	1,648,056
Land Use - CoreLogic:	Pasture
Total Assessed Value:	\$1,600
Lot Acres:	37.8342
APN :	070-02-006

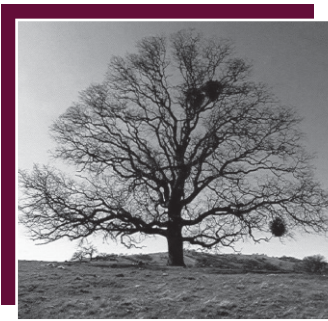


## 5) Beauregard Rd, San Jose, CA 95140, Santa Clara County



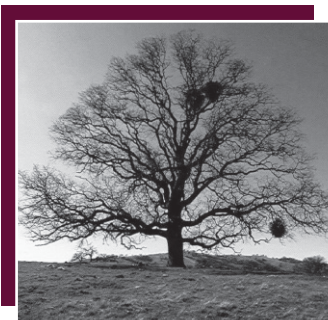
Property Address:	Beauregard Rd
Property Zip:	95140
Owner Name:	Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In
Tax Amount:	\$411
Lot Sq Ft:	28,992,653
Land Use - CoreLogic:	Pasture
Total Assessed Value:	\$25,600
Lot Acres:	665.5797
APN :	070-02-012
MLS Listing:	ML80671241

## 6) Beauregard Rd, San Jose, CA 95140, Santa Clara County



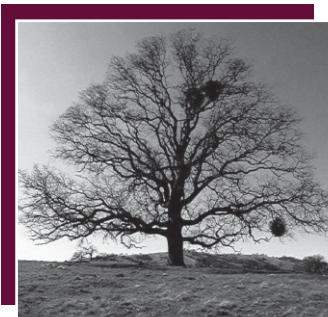
Property Address:	Beauregard Rd
Property Zip:	95140
Owner Name:	Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In
Tax Amount:	\$411
Lot Sq Ft:	28,565,843
Land Use - CoreLogic:	Pasture
Total Assessed Value:	\$25,600
Lot Acres:	655.7815
APN :	070-02-013

## 7) Beauregard Rd, San Jose, CA 95140, Santa Clara County



Property Address:	Land Only
Property Zip:	95140
Owner Name:	Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In
Tax Amount:	\$411
Lot Sq Ft:	28,565,843
Land Use - CoreLogic:	Pasture
Total Assessed Value:	\$25,600
Lot Acres:	619.3917
APN :	070-02-014

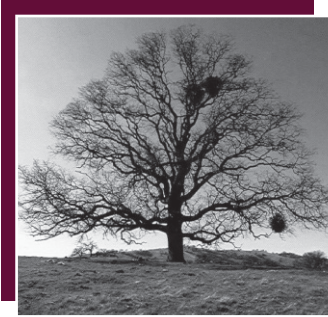
## 8) Land Only, San Jose, CA 95140, Santa Clara County



Property Address:	Beauregard Rd
Property Zip:	95140
Owner Name:	Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In
Tax Amount:	\$2,436
Lot Sq Ft:	26,670,969
Land Use - CoreLogic:	Pasture
Total Assessed Value:	\$198,758
Lot Acres:	612.2812
APN :	070-02-019

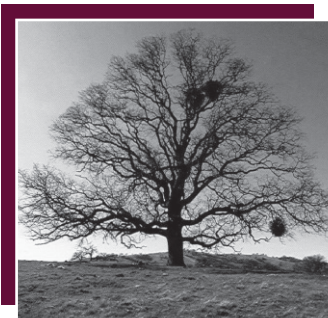


## 9) Isabel Creek Rd, San Jose, CA 95140, Santa Clara County



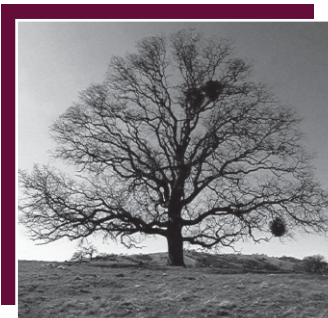
Property Address: Isabel Creek Rd  
Property Zip: 95140  
Owner Name: Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In  
Tax Amount: \$312  
Lot Sq Ft: 17,172,423  
Land Use - CoreLogic: Pasture  
Total Assessed Value: \$17,302  
Lot Acres: 394.2246  
APN : 070-02-020

## 10) Isabel Creek Rd, San Jose, CA 95140, Santa Clara County



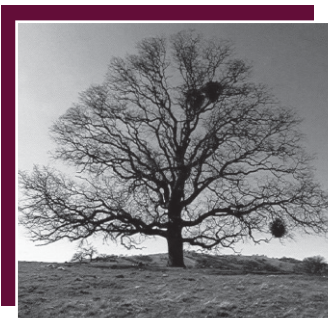
Property Address: Isabel Creek Rd  
Property Zip: 95140  
Owner Name: Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In  
Tax Amount: \$204  
Lot Sq Ft: 8,431,093  
Land Use - CoreLogic: Pasture  
Total Assessed Value: \$8,297  
Lot Acres: 193.5513  
APN : 070-02-021

## 11) Spring Rd, San Jose, CA 95140, Santa Clara County



Property Address: Spring Rd  
Property Zip: 95140  
Owner Name: Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In  
Tax Amount: \$140  
Lot Sq Ft: 3,708,953  
Land Use - CoreLogic: Pasture  
Total Assessed Value: \$2,908  
Lot Acres: 85.1458  
APN : 070-02-022  
MLS Listing #: ML80552356

## 12) Spring Rd, San Jose, CA 95140, Santa Clara County



Property Address: Spring Rd  
Property Zip: 95140  
Owner Name: Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In  
Tax Amount: \$114  
Lot Sq Ft: 777,949  
Land Use - CoreLogic: Pasture  
Total Assessed Value: \$720  
Lot Acres: 17.8593  
APN : 070-02-025

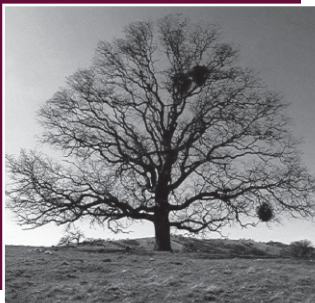


### 13) Beauregard Rd, San Jose, CA 95140, Santa Clara County



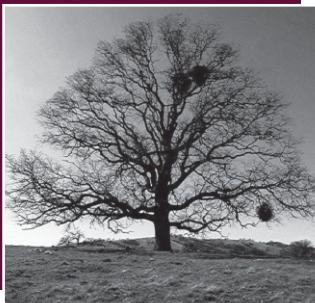
Property Address: Beauregard Rd  
Property Zip: 95140  
Owner Name: Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In  
Tax Amount: \$182  
Lot Sq Ft: 7,185,083  
Land Use - CoreLogic: Pasture  
Total Assessed Value: \$6,400  
Lot Acres: 164.9468  
APN : 070-02-027

### 14) Isabel Creek Rd, San Jose, CA 95140, Santa Clara County



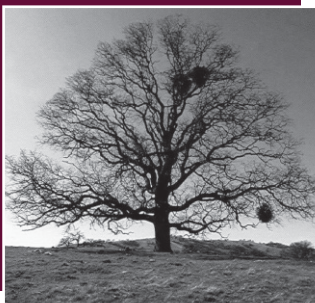
Property Address: Isabel Creek Rd  
Property Zip: 95140  
Owner Name: Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In  
Tax Amount: \$166  
Lot Sq Ft: 4,384,456  
Land Use - CoreLogic: Pasture  
Total Assessed Value: \$5,040  
Lot Acres: 100.6533  
APN : 070-02-029  
MLS Listing #: ML80325594

### 15) Beauregard Rd, San Jose, CA 95140, Santa Clara County



Property Address: Isabel Creek Rd  
Property Zip: 95140  
Owner Name: Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In  
Tax Amount: \$182  
Lot Sq Ft: 7,123,361  
Land Use - CoreLogic: Pasture  
Total Assessed Value: \$6,400  
Lot Acres: 163.5299  
APN : 070-02-038

### 16) Beauregard Rd, San Jose, CA 95140, Santa Clara County



Property Address: Isabel Creek Rd  
Property Zip: 95140  
Owner Name: Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In  
Tax Amount: \$372  
Lot Sq Ft: 23,528,638  
Land Use - CoreLogic: Pasture  
Total Assessed Value: \$22,377  
Lot Acres: 540.1432  
APN : 070-02-045

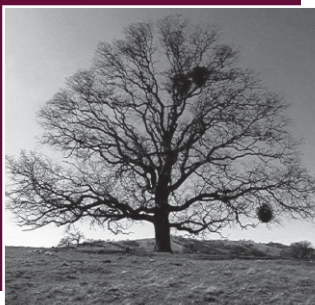


## 17) San Antonio Rd, San Jose, CA 95140, Santa Clara County



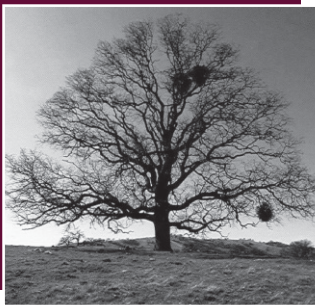
Property Address:	San Antonio Rd
Property Zip:	95140
Owner Name:	Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In
Tax Amount:	\$291
Lot Sq Ft:	14,116,010
Land Use - CoreLogic:	Pasture
Total Assessed Value:	\$15,562
Lot Acres:	324.059
APN :	070-03-049

## 18) Kincaid Rd, San Jose, CA 95140, Santa Clara County



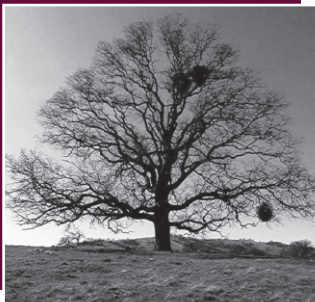
Property Address:	Kincaid Rd
Property Zip:	95140
Owner Name:	Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In
Tax Amount:	\$235
Lot Sq Ft:	11,943,316
Land Use - CoreLogic:	Pasture
Total Assessed Value:	\$10,840
Lot Acres:	274.1808
APN :	070-17-001

## 19) San Antonio Rd, San Jose, CA 95140, Santa Clara County



Property Address:	Kincaid Rd
Property Zip:	95140
Owner Name:	Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In
Tax Amount:	\$337
Lot Sq Ft:	2,182,297
Land Use - CoreLogic:	Pasture
Total Assessed Value:	\$2,644
Lot Acres:	50.0986
APN :	627-08-014

## 20) Mt Hamilton Rd, San Jose, CA 95127, Santa Clara County



Property Address:	Mt Hamilton Rd
Property Zip:	95140
Owner Name:	Citadel Ranch Inc/Vincent T Mo-Crown Plaza Sf In
Tax Amount:	\$409
Lot Sq Ft:	5,893,151
Land Use - CoreLogic:	Pasture
Total Assessed Value:	\$8,226
Lot Acres:	135.2881
APN :	627-08-014
MLS Listing #:	627-08-021



# CONTACT

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