

COMPASS

Neighborhood Guide  
*South Bay Area*



DIMA KHOURY



# Your South Bay Neighborhood Expert



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## ***The best JOURNEY takes you HOME!***

*Our focus is on Seller & Buyer agencies. We specialize in Burlingame and the surrounding area.*

*We are passionate to delivering "Level 10" client experience.*

*By offering a wealth of knowledge in both Residential and Residential Commercial Real Estate, we ensure that we meet our clients' needs. We guide you skillfully from beginning to the end of your Real Estate journey. You can also rely on us to identify, analyze and confidently make your next Real Estate Investment acquisition.*

*We are committed to maintain transparency throughout the transaction. We believe that access to the best and most timely information can dramatically shape our decisions. When you work with us, we will be your trusted advisor that can separate signal from noise and help you navigate the complex process that Real Estate has become.*

*We are the go-to source for information and education.*

*Feel free to ask as many questions as you need. We are happy to work with you!*

WELCOME

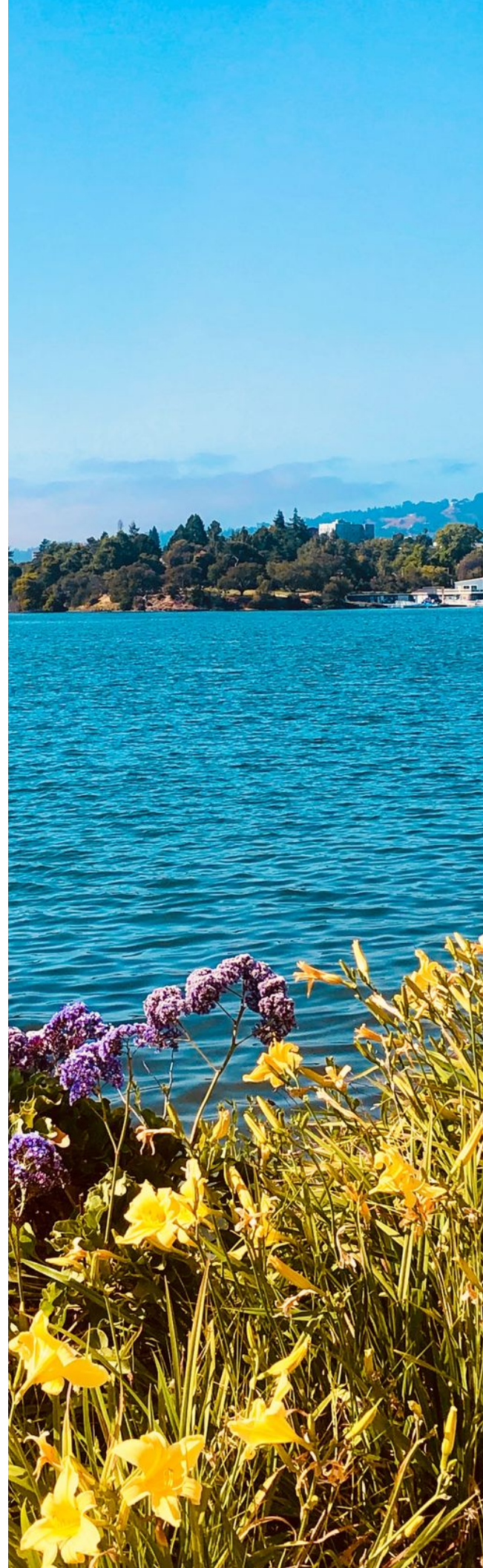
# Welcome to the South Bay Area

Nestled in the heart of California, the South Bay Area encompasses cities like San Jose, Santa Clara, and Sunnyvale, among several others. Renowned for its innovation-driven economy, this region is not only a hub for technology giants but also a haven for diverse cuisines, outdoor enthusiasts, and art aficionados.

One of the defining features of the South Bay Area is its unparalleled diversity. From the historic Japantown in San Jose to the bustling streets of downtown Santa Clara, each neighborhood offers a unique blend of cultures, traditions, and flavors. Whether you're strolling through the colorful murals of the Mission District or exploring the lively markets of Little Saigon, you'll find a melting pot of influences that make the South Bay Area a truly special place to live and visit.

Beyond its cultural richness, the South Bay Area boasts breathtaking natural beauty. With the majestic Santa Cruz Mountains to the west and the serene waters of the San Francisco Bay to the east, outdoor adventures abound. Hike through the redwood forests of Big Basin State Park, catch waves at renowned surf spots like Mavericks, or simply soak in the sun at one of the many pristine beaches along the coast. Whatever your passion, the South Bay Area offers endless opportunities to connect with nature and rejuvenate your spirit.

Of course, no visit to the South Bay Area would be complete without indulging in its culinary delights. From Michelin-starred restaurants to hidden gems tucked away in strip malls, the food scene here is as diverse as the population it serves. Savor authentic dim sum in Cupertino's bustling Chinatown, feast on farm-to-table cuisine in downtown San Jose, or treat yourself to artisanal ice cream in Sunnyvale. With an abundance of fresh, locally sourced ingredients and a wealth of culinary talent, the South Bay Area promises to tantalize your taste buds and leave you craving more.



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## NEIGHBORHOODS

# South Bay Area Neighborhoods

Discover the vibrant heart of Silicon Valley with our neighborhood guide, showcasing the unique charms of San Jose, Santa Clara, Sunnyvale, Cupertino, Mountain View and Fremont. From San Jose's bustling downtown scene to Cupertino's tech-savvy ambiance, each city offers its own blend of cultural diversity, innovation, and outdoor recreation, making it a dynamic destination for residents and visitors alike.





# San Jose

San Jose, Northern California's largest city, serves as the bustling economic, civic, and cultural hub of Santa Clara County. Its downtown boasts architectural marvels like the modern City Hall and cultural institutions such as the San Jose Art Museum. Nearby attractions include Happy Hollow Park & Zoo and a vibrant Japantown.

To the east, East San Jose thrives as a cultural center, featuring Little Portugal's ornate architecture and the culinary delights of Little Saigon. The Mexican Heritage Plaza and the bustling San Jose Flea Market are community favorites. On the west side, Santana Row offers a mix of retail and dining, adjacent to the iconic Winchester Mystery House.

San Jose attracts tech giants like eBay and Cisco, with Google's massive expansion underway. Sports fans can enjoy games at venues like the SAP Center, while the city's education system, including the San Jose Unified School District, offers diverse schooling options.

## **What to Expect**

A vibrant mix of cultural heritage and Silicon Valley innovation, with an array of museums, tech hubs, and a diverse culinary scene that reflects its rich cultural mosaic.

## **The Lifestyle**

Dynamic urban lifestyle complemented by diverse cultural offerings, outdoor recreational opportunities, and a thriving tech scene.

## **Unexpected Appeal**

Uncover the surprising charm of San Jose's eclectic neighborhoods, rich cultural heritage, and world-class dining and entertainment options.

## **The Market**

Explore a dynamic real estate market driven by innovation and tech industry growth, offering diverse housing options from modern high-rises to historic neighborhoods.





# Santa Clara

Santa Clara, nestled in the heart of Silicon Valley, boasts a significant tech industry presence that showcases its pivotal role in the region's innovation and technological advancements. Santa Clara's technological landscape is complemented by its educational institutions and vibrant community, making it a cornerstone of Silicon Valley's ecosystem.

A key highlight of Santa Clara is Levi's Stadium, a state-of-the-art venue that stands as a beacon for sports and entertainment enthusiasts. Home to the San Francisco 49ers, the stadium not only hosts thrilling NFL games but also serves as a prime location for major concerts and events, drawing crowds from all over the region.

Adding to the city's charm is Santa Clara University, a prestigious Jesuit institution known for its academic excellence and commitment to social justice. The university's beautiful campus offers a tranquil oasis amidst the hustle and bustle of Silicon Valley, fostering a tight-knit community of learners and thinkers.

## **What to Expect**

Visitors can look forward to exploring the blend of historic sites, modern technology landmarks, and recreational opportunities.

## **The Lifestyle**

Spirited community thrives amidst the backdrop of historical landmarks and technological advancement.

## **Unexpected Appeal**

Beyond its tech-savvy surface, Santa Clara surprises with charming neighborhoods, cultural diversity, and a year-round calendar of community events and festivals.

## **The Market**

The real estate market in Santa Clara is competitive and fast-paced, featuring a mix of modern developments and well-preserved homes, catering to tech professionals and families alike.





# Sunnyvale

Sunnyvale stands as a vibrant component of Silicon Valley, distinguished by its diverse community and robust economy. Sunnyvale's strong economic foundation is supported by its status as a hub for technological innovation and development, with major tech companies like Yahoo!, LinkedIn and Juniper Networks. This blend of diversity and economic vitality creates a thriving environment for both residents and businesses alike.

The city is not just about work; it also provides ample opportunities for relaxation and outdoor activities, thanks to its well-maintained parks and recreational facilities.

Sunnyvale's lively downtown area further enhances its appeal, serving as a cultural and social gathering place. The downtown district buzzes with an array of restaurants, shops, and entertainment options, catering to a wide range of tastes and preferences. This blend of technological prominence, outdoor leisure, and vibrant urban life makes Sunnyvale a uniquely attractive Silicon Valley city.

## What to Expect

Promises a dynamic fusion of technological advancement, community diversity, and urban vibrancy.

## The Lifestyle

Indulge in outdoor adventures within its well-groomed parks and recreational facilities, while its bustling downtown serves as a cultural and social nucleus.

## Unexpected Appeal

The convergence of technological innovation, outdoor recreation, and bustling urban energy creates an irresistibly charming cityscape nestled in the heart of Silicon Valley.

## The Market

A thriving real estate landscape, propelled by its role as a technological epicenter, offering a diverse array of opportunities for residents and businesses amidst a backdrop of economic dynamism and cultural richness.





# Cupertino

Cupertino is a captivating blend of innovation, diversity, and natural beauty. Renowned globally as the headquarters of tech giant Apple Inc., Cupertino exudes an atmosphere of forward-thinking creativity and technological prowess. Beyond its technological prominence, the city boasts a rich tapestry of cultural experiences, reflected in its diverse culinary scene, eclectic shopping destinations, and a calendar brimming with community events.

Nature enthusiasts are drawn to Cupertino's picturesque parks, such as Rancho San Antonio Preserve and Blackberry Farm, offering serene escapes amidst sprawling greenery and scenic trails. With its top-rated schools, safe neighborhoods, and a strong sense of community, Cupertino is not just a city, but a welcoming home for families, professionals, and entrepreneurs alike. Whether exploring the latest innovations in technology or soaking in the beauty of its surroundings, Cupertino invites visitors and residents alike to experience the dynamic energy and endless possibilities of Silicon Valley living.

## What to Expect

Anticipate a convergence of cutting-edge technology, diverse cultural experiences, and stunning natural landscapes.

## The Lifestyle

Experience a harmonious blend of innovation and relaxation, where residents enjoy a dynamic urban environment alongside ample opportunities for outdoor recreation and community engagement.

## Unexpected Appeal

Beyond its tech hub status, Cupertino surprises with its rich cultural tapestry, vibrant culinary scene, and a strong sense of community spirit, creating a multifaceted destination for exploration and connection.

## The Market

Characterized by sought-after neighborhoods, top-rated schools, and a high demand for housing amidst Silicon Valley's bustling economy.



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# Mountain View

Mountain View is a captivating blend of technological innovation, cultural diversity, and scenic beauty. Home to tech giants like Google and Intuit, the city pulses with the energy of entrepreneurial spirit and technological advancement. Yet, beyond its corporate façade, Mountain View boasts a rich cultural tapestry, evident in its diverse culinary scene, thriving arts community, and eclectic mix of shops and boutiques along Castro Street.

Nature enthusiasts find solace in the city's abundance of green spaces, including the sprawling Shoreline Park and the picturesque Stevens Creek Trail, offering opportunities for outdoor recreation and moments of tranquility amidst the hustle and bustle of city life. With its highly-rated schools, safe neighborhoods, and a strong sense of community, Mountain View beckons residents and visitors alike to embrace its dynamic urban landscape while savoring the serenity of its natural surroundings.

## **What to Expect**

Visitors can look forward to a dynamic mix of technological innovation, cultural variety, and breathtaking natural scenery.

## **The Lifestyle**

Active urban lifestyle combined with outdoor pursuits, cultural immersion, and tight-knit community bonds.

## **Unexpected Appeal**

Beyond its tech prominence, Mountain View delights with its diverse culinary offerings, flourishing arts scene, and peaceful green spaces, presenting a multifaceted allure for all.

## **The Market**

The real estate scene mirrors its allure, marked by strong demand, competitive market conditions, and a spectrum of housing choices.





# Fremont

Fremont is a vibrant and multifaceted city offering a unique blend of rich history, cultural diversity, and modern amenities. As the fourth largest city in the Bay Area, Fremont boasts a thriving economy fueled by a mix of tech companies, manufacturing, and small businesses. Yet, beyond its bustling urban landscape, Fremont holds a rich tapestry of cultural heritage, with vibrant neighborhoods representing various ethnicities and traditions.

Fremont's appeal extends beyond its economic and cultural offerings; it is also a haven for outdoor enthusiasts. With its extensive park system, including the scenic Central Park and the sprawling Coyote Hills Regional Park, residents and visitors alike can enjoy hiking, biking, and picnicking against the backdrop of stunning natural vistas. Additionally, Fremont's commitment to education is evident in its top-rated schools and access to higher education institutions, making it an ideal place for families to settle and thrive.

## **What to Expect**

A diverse community nestled between technological hubs, offering a blend of suburban tranquility and cultural vibrancy.

## **The Lifestyle**

A balanced blend of family-friendly neighborhoods, outdoor recreation, and a burgeoning culinary scene.

## **Unexpected Appeal**

Discover Fremont's hidden gems, from its rich history showcased in its landmarks to its thriving arts and innovation scene.

## **The Market**

Boasts a dynamic real estate landscape, catering to diverse preferences with options ranging from modern developments to charming historic properties.



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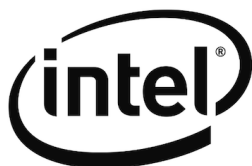


## Companies by City

### San Jose



### Santa Clara



### Sunnyvale



# Companies by City

## Cupertino



## Mountain View

intuit. Google

## Fremont



TESLA



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## LIFESTYLE RESOURCES

### Schools

#### Bay Area Schools and Ratings

Great Schools  
greatschools.org

Niche  
niche.com

Daycare, Preschool,  
School-Age Care  
winnie.com

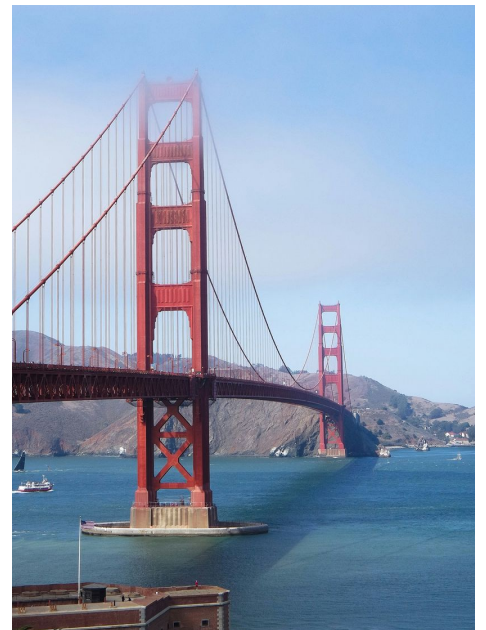
#### Home School Resources

California Dept. of Education  
cde.ca.gov/sp/ps/homeschool.asp

Kids Out and About  
kidsoutandabout.com

#### Colleges & Universities

California Dept. of Education  
cde.ca.gov/schooldirectory/



### Hikes in the Bay Area

- Big Basin Redwoods State Park
- Castle Rock State Park
- Russian Ridge Open Space Reserve
- Heintz Open Space Preserve
- Almaden Quicksilver County Park
- Fremont Older Open Space Preserve
- Bear Creek Redwoods Open Space Preserve

### Mountain Biking in the Bay Area

- Los Gatos Creek Trail
- Coyote Creek Trail
- Guadalupe River Trail
- Chesbro Reservoir County Park
- Uvas Canyon County Park
- Old Page Mill Road
- Rancho San Antonio Open Space
- Steven Creek Reservoir
- Marin Headlands
- Presidio Promenade
- Golden Gate Vista Point
- Alameda Creek Trail

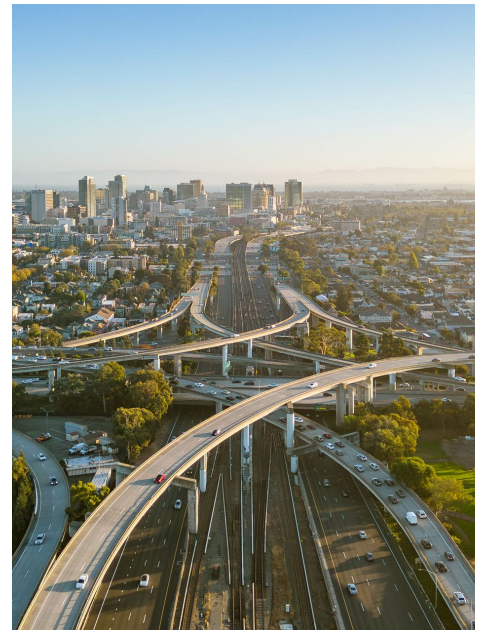
### Ski Resorts & Passes

#### EPIC Pass

epicpass.com  
Heavenly  
North Star  
Kirkwood

#### IKON Pass

ikonpass.com  
Palisades Tahoe  
Mammoth Mountain  
June Mountain



## LIFESTYLE RESOURCES

### Performing Arts

**San Jose Center for the Performing Arts** - San Jose  
**San Jose Civic** - San Jose  
**Palace of Fine Arts** - San Francisco  
**San Francisco Playhouse** - San Francisco  
**Paramount Theater** - Oakland  
**Grand Lake Theater** - Oakland  
**Fox Theater** - Oakland

### Music Venues

**The Mountain Winery** - Mountain View  
**Shoreline Amphitheatre** - Mountain View  
**SAP Center** - San Jose  
**The Catalyst** - Santa Cruz  
**Bill Graham Civic Auditorium** - San Francisco  
**Chase Center** - San Francisco  
**Regency Ballroom** - San Francisco  
**The Warfield** - San Francisco  
**The Fillmore** - San Francisco  
**Oakland Arena** - Oakland  
**The Greek Theater** - Berkeley

### Breweries & Tap Rooms

**Hapa's Brewing Company** - San Jose  
**Clandestine Brewing** - San Jose  
**Out of the Barrel** - Campbell  
**Loma Brewing Company** - Los Gatos  
**Santa Clara Valley Brewing** - Santa Clara  
**Golden State Brewery** - Santa Clara  
**Barebottle Brewing Co** - Santa Clara  
**Tied House Brewing** - Mountain View  
**Rabbit's Foot Meadery** - Sunnyvale  
**Off the Rails Brewing** - Sunnyvale





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