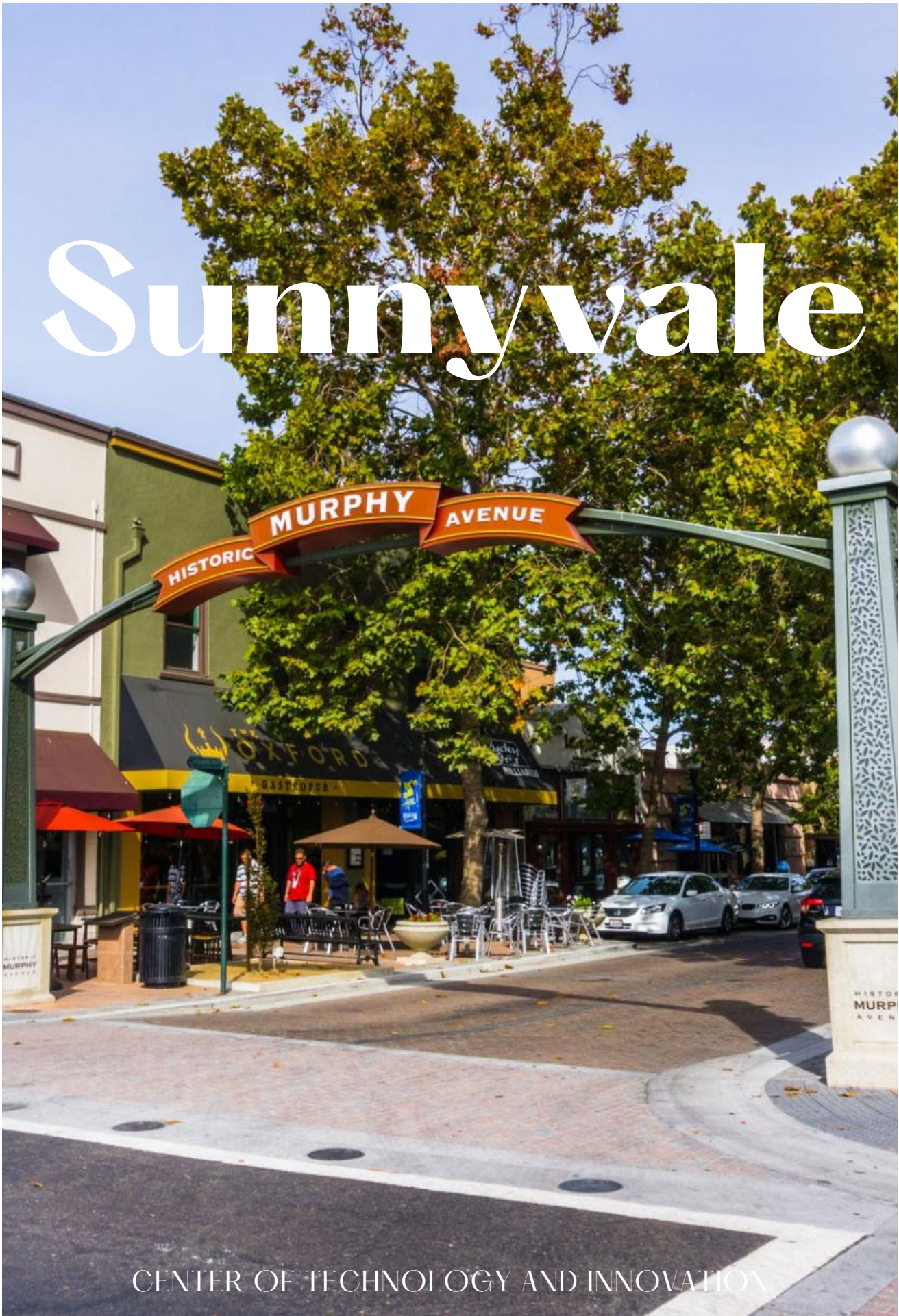


# Sunnyvale

BAY AREA CONNECT

BAY AREA CONNECT



CENTER OF TECHNOLOGY AND INNOVATION



# WELCOME TO SUNNYVALE

Sunnyvale, the seventh-largest city in the Bay Area, is a hub of technology, innovation, and family-friendly living. With a population of 156,317, it offers a blend of urban amenities and natural beauty. The city's Department of Public Safety is a pioneer in integrated police, fire, and emergency response. Sunnyvale's park and recreation system includes 23 parks, a library, and arts complex. The historic downtown hosts art festivals and a farmers' market. With nearly 8,000 local businesses, Sunnyvale is a hub for tech, manufacturing, retail, and R&D.

*Center of  
technology and  
Innovation*

# TABLE OF CONTENTS

---

01	Welcome to Sunnyvale
02	Table of Contents
03	Meet the Team
04	Center of Technology and Innovation
05	Happy Clients
06	Hands on the Arts Fest
07-12	Schools
13	Park's and Recreation
14	Client Testimonials
15	Halloween
16	Parks
20	Safest City
21	Tech Companies
24	Flow Of a Real Estate Transaction
25	Sunset Movie Series
26-27	Museums
28	Winter Holidays Events
29	Seller Services
30	Buyer Services
31-32	Lifestyle & Wellness, Yoga, Nails & Spa
33	Libraries
34	Sunnyvale Public Library
35	Holiday Wreath Making
36-45	Restaurants
46	Sunnyvale Holiday Tree Lighting

# MEET THE TEAM

The Bay Area Connect Team knows that relationships form the backbone of real estate success. We are committed to client-centered service.

Driven by the desire to see our clients succeed in a market that is not easy, we treat every transaction with the attention we would give our own. We have been where you are and we know that our partnership with you is cultivated by careful listening, full disclosure and accessibility. The market can feel overwhelming and we are here to help. We are working for you. We are in this together.



Thomas Feng

DRE# 01868748



Rashel Chavez

DRE# 02218577



Anne Asual

DRE# 02180245



Michael Hua-CPA

DRE# 01827479



Jenny Loi

DRE# 02094948

# CENTER OF TECHNOLOGY AND INNOVATION

Sunnyvale has long enjoyed a plum spot at the center of the Bay Area's evolution from agriculture, to aerospace and defense, to technology. Our location strikes the perfect balance – a mild, sunny climate with easy access to metropolitan amenities and abundant natural beauty.



With a population of 156,317, Sunnyvale is the seventh largest city in the Bay Area. We're a center of technology and innovation, but also a town of quiet family neighborhoods, strong schools and a diverse community of people.

Smart, long-range planning has ensured that our City can sustainably offer the services, programs and facilities that make Sunnyvale a great place to live and do business.

Our Department of Public Safety, a pioneer in the model that integrates police, fire and emergency response, has kept Sunnyvale ranked at the top of the nation's safest cities.

The City's park and recreation system boasts 23 parks; facilities for golf, tennis and swimming; a library; and an arts complex. Sunnyvale's historic downtown, home to a variety of local eateries and merchants, hosts frequent art festivals, concerts and a year-round farmers' market.

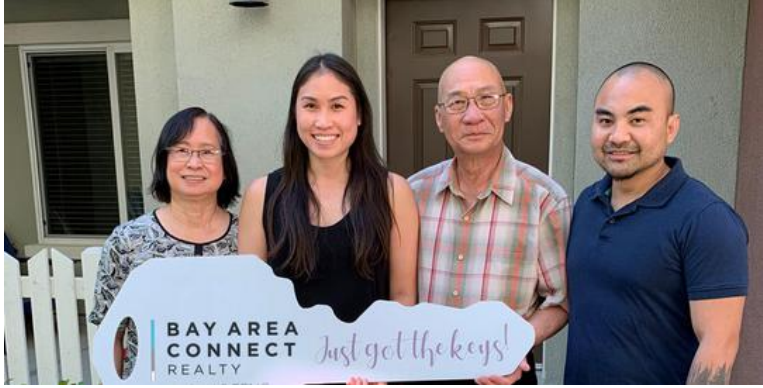
Almost 8,000 local businesses provide a rich mixture of goods and services, including many icons in tech, manufacturing, retail and R&D.

Bottom line: Our founders knew this was someplace special. The region has always attracted adventurous hard workers seeking opportunity and we're fortunate that positioned Sunnyvale for success.

But while it's true that our amazing location has always been a big draw, we also take immense pride in the thoughtful leadership and dedication to community that has made Sunnyvale the true heart of Silicon Valley.



# HAPPY CLIENTS



# Hands on the Arts Festival

Hands on the Arts is the City's all-day children's art festival. Your children can try a variety of art forms from different cultures. With a variety of workshops, entertainment and food, there's something for everyone

# SCHOOLS

SUNNYVALE, CA  
Education



# FRENCH AMERICAN



The French American School of Silicon Valley opened its doors in September of 1992 with a total enrollment of seven students. Over the course of the next four years, under the leadership of its first Director, M. Claude Nédéroviqve, the school expanded rapidly. To accommodate the growing Preschool to 7th grade Grade student body, the school now has two campuses; a Lower Campus in Sunnyvale that hosts students from Preschool to 3rd grade, and a Upper Campus located in Santa Clara for the 4th to 7th graders.

# SUNNYVALE ELEMENTARY



Located in the heart of Silicon Valley, Sunnyvale Elementary School District nurtures the next generation of bright minds across its ten schools.

Each year, the school district runs an extensive summer school program, partnering with Stanford University and other community organizations to offer enrichment classes for its students.

With more than 1000 students participating in the program, Sunnyvale's maintenance department has its work cut out for it in keeping all the classes comfortable.

# LOUIS E. STOCKLMEIR ELEMENTARY



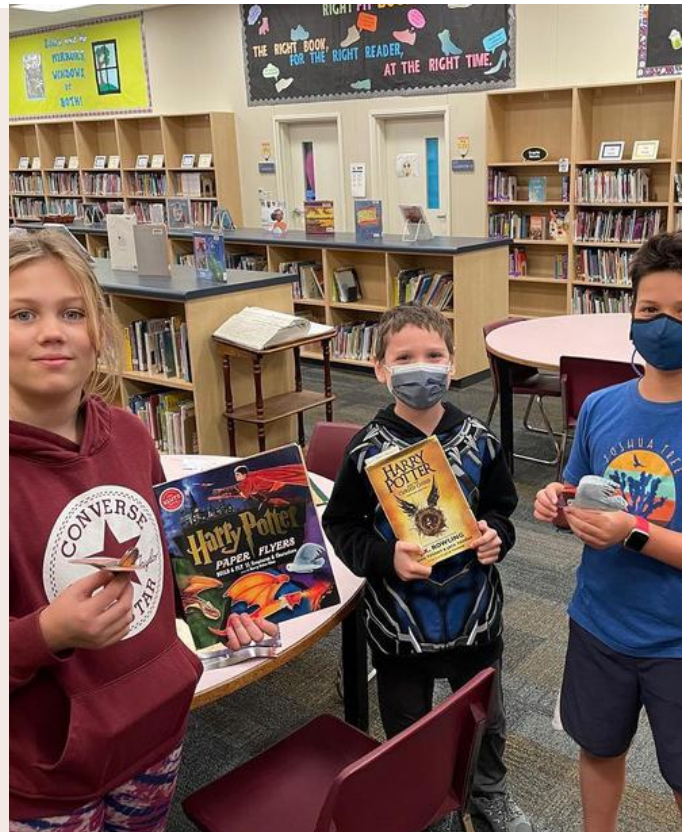
Stocklmeir Elementary School provides a challenging educational program for every student while building a sense of positive selfworth essential to academic and social success. Focusing on constructivist learning that enables students to take real-life experiences and make connections to new information. The teachers consciously work to create meaningful learning environments that support children as they become engaged in the learning process.

# BRALY ELEMENTARY

In 1850, John Eusebius Braly, his wife Susan and their seven children came to California from Oregon. They bought a farm and grew wheat on 165 acres to help feed the Gold Rush Miners. Later the wheat fields were replaced with fruit orchards.

John E. Braly became a wealthy farmer. In 1855, he built a one room school house and named it Braly School. However, when a larger school was built in 1926 containing more classrooms, the tiny one room Braly School was closed.

Then in 1964, because of the growing population in the Santa Clara Valley, a new Braly School was built at the present site by the Jefferson Union School District, which is now Santa Clara Unified School District.



# PONDEROSA ELEMENTARY



Ponderosa Elementary School, K-5, is located in the Santa Clara Unified School District, two blocks east of Wolfe Road in the city of Sunnyvale. Situated on a ten acre site, the school was constructed in 1964. Ponderosa is a clean, well-kept school located adjacent to Ponderosa Park. Ponderosa offers an extended day childcare program for its students. A pre-school class is also offered. Ponderosa has 30 classrooms, a library media center, multi-purpose building, a music/ art room, and an administration building which houses the office, a nurse/ first-aid station, and teacher work areas.

# CUMBERLAND ELEMENTARY



Cumberland Elementary School was built in 1964. One tradition that the school has proudly maintained is producing achieving students who have gone on to be successful, contributing adults.

# SUNNYVALE MIDDLE



Sunnyvale Middle is a school community that embraces students' unique gifts and affirms their culture. We pursue excellence in academic, social, emotional, and cultural competencies, preparing them for high school and beyond.

# MARIAN A. PETERSON MIDDLE



Warren E. Hyde Middle School is a highly rated, public school located in CUPERTINO, CA. It has 806 students in grades 6-8 with a student-teacher ratio of 20 to 1. According to state test scores, 76% of students are at least proficient in math and 80% in reading.



# FREMONT HIGH SCHOOL

Established in 1923, Fremont High School is a WASC-accredited, four-year public high school that offers a comprehensive educational program to students from Sunnyvale and Cupertino in the heart of Silicon Valley. Former Secretary of Education Arne Duncan, who visited FHS in May of 2013, noted, "This school reflects, I think, the best of the United States. It's incredibly diverse, with many first-generation college-goers, many who are new to the country who are chasing the American Dream and a high-quality education."



Over 100 teachers and 40 staff members support our diverse student body. FHS has a modified block schedule with each class meeting three times per week: twice for a longer block and once for a shorter 45-minute block. There is a Tutorial period three times a week where students can pre-designate their location to access teachers for support or enrichment activities.

# PARK AND RECREATION MONTH

A group of children are participating in an outdoor activity on a grassy field. In the foreground, a girl is crouching and navigating a yellow hula hoop. The ground is marked with several red and yellow cones, and a yellow archway is visible. Other children in the background are also engaged in the activity, some wearing blue shirts. The scene is set outdoors with green foliage in the background.

Celebrating the joy of outdoor fun, community,  
and sunshine during Park and Recreation Month

# CLIENT TESTIMONIALS

”

"Team BAC helped me purchase my first home in the bay area just recently. Team BAC was extremely helpful and has a good grasp of the real estate market in the area. As this was my first time purchasing a property, I had many questions and Team BAC is extremely helpful and quick to answer even at odd hours. Team BAC did an excellent job keeping me posted on new properties that showed up and advised me on the benefits and downfalls of each of them. If I ever had a question that they didn't know the answer to, they would promptly ask the right people and get me the information quickly. I strongly recommend Team BAC to anyone looking to purchase a property in the area. It was an absolute pleasure working with them."

*- Namryul K.*

”

"Team BAC helped us buy our first property in bay area. Team BAC been very patient on showing us the properties and he has flexible schedule. It is easy to communicate with the team. They are talented at understanding our needs. We had a very tight budget and a long list of requirements. But they worked the best to find the perfect match for us. It took us less than 3 weeks to buy a property with their help. It was a pleasure to work with them and we will definitely to recommend Team BAC."

*- Feng W.*

”

"We had a tough situation where we had to sell our current house first before we could bid for the new one and ideally we preferred not to have any gaps between the two as moving twice would be such a hassle. Team BAC with their deep knowledge and great net working this area and the market, helped us navigate through the process and helped us get the house we love and made the timing so perfect that we didn't even need to find any temporary housing! Great experience working with Team BAC!"

*- Jessi H.*

”

"I recently had the pleasure of working with Team BAC to purchase a home in the Bay Area. Purchasing a home in this area can be extremely difficult and they made it as easy as possible. They were extremely attentive and responsive which is necessary in such a fast passed real-estate market. Team BAC is also very knowledgeable and has a true understanding of the Bay Area's housing market. I was able to provide them the items I was looking for in a home and they quickly found a longlist of potential properties and personally showed them to me within just days of identifying them. Also, whenever I needed extra information about a home, they either knew the answer or was able to find it in a very timely fashion. If you are planning on buying and selling a home in the Bay Area I would highly recommend working with Team BAC!!"

*- Matthew J.*

— OCTOBER

# Halloween

Join Sunnyvale's spooktacular Halloween bash! Tricks, treats, and California sunshine await!



# PARKS

**SUNNYVALE, CA**  
Parks & Recreation



# LAS PALMAS PARK

Las Palmas Park located at 850 Russet Dr, Sunnyvale, CA 94087. This park is 24 acres complete with a lake, tennis courts, a playground for 5-12 years olds, a playground for infants-5 years old, a large shaded sand pit and a cement slide. One of the most interesting aspects of this park is the replica statues from Easter Island throughout. This playground features two tall and fast tube slides and one open slide.



# WASHINGTON PARK

Washington Park was built in 1945 and remains one of Sunnyvale's most popular Parks. This well-shaded, 12 acre, park offers hours of fun with a diverse children's play area and reservable picnic site for up to 80 people!





## ALVISO MARINA COUNTY PARK

The 20.6-acre bayside park, situated along Alviso slough and adjacent to Don Edwards San Francisco Bay National Wildlife Refuge, offers numerous activities and stunning views of the surrounding mountains and wildlife through pathways, boardwalks, and regional trails.



## RANCHO SAN ANTONIO PRESERVE

Rancho San Antonio County Park & Open Space Preserve offers visitors a unique experience with a sampling of diverse environments, interesting cultural history and a variety of activities. The area features over 25 miles of trail throughout the 3,988-acre open space preserve and adjoining 165-acre county park.



## ORTEGA PARK

This Victorian-themed park offers picnic sites with electrical outlets, shuffleboard, two horseshoe pits, two tennis courts, basketball court and a reservable gazebo. A cricket pitch and reservable multi-use sports fields are available on adjacent school site when school is not in session.



## BAYLANDS PARK

Baylands Park provides over 70 acres of developed parkland offering active recreation, pathways and picnic areas for families and large groups. An additional 105 acres of seasonal wetlands is protected as a wetlands preserve, providing habitat for plants and wildlife.

# SAFEST CITY



Department of Public Safety, a pioneer in the model that integrates police, fire and emergency response, has kept Sunnyvale ranked at the top of the nation's safest cities.

# TECH COMPANIES

**SUNNYVALE, CA**  
TECH INDUSTRIES



# LINKEDIN

LinkedIn is a professional networking site that enables members to create business connections, search for jobs, and find potential clients. It offers mobile applications, a public website, and embeddable widgets for web developers. LinkedIn provides talent solutions such as Corporate Solutions, Jobs, Subscriptions, and Ads. The company is headquartered in Sunnyvale, California, and has a diverse workforce, with 43.3% female and 47.3% ethnic minorities.

LinkedIn has a high employee retention rate, with an average annual salary of \$135,189. The company has 15,000 employees and an annual revenue of \$3.0B.



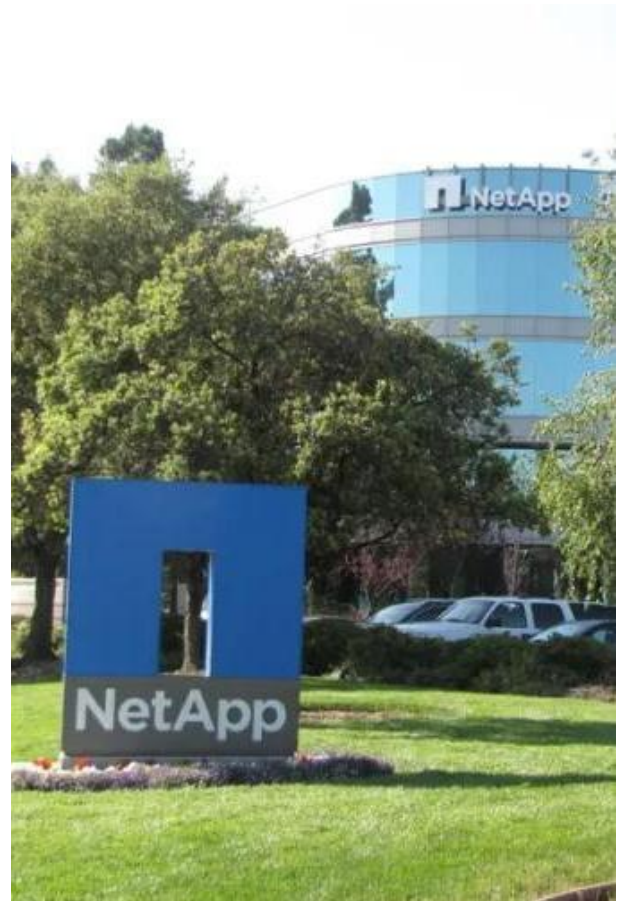
# TRIMBLE

Trimble is a provider of location-based solutions. The Company integrates its positioning expertise in GPS, laser, optical and inertial technologies with application software, wireless communications, and services to provide an array of commercial solutions.



# NETAPP

NetApp creates storage and data management solutions that are designed to help customers accelerate business breakthroughs and achieve outstanding cost efficiency. Their mission has always been to help their customers achieve what matters most to them. In 1993, they shipped their first data storage system to Patrick Mulrooney, who at that time was a system administrator at Tandem Computers. The network appliance was designed to clean up his infrastructure sprawl.



# FUJITSU

Founded in 1935, Fujitsu America is currently led by CEO Takahito Tokita. The company is known for its diverse employee demographics, with a 25.6% female workforce and 50.1% ethnic minorities. Fujitsu's culture also contributes to a notably high employee retention rate, with staff members staying with the company for an average of 4.8 years.

# FLOW OF A REAL ESTATE TRANSACTION



The original Atari, Inc., founded in Sunnyvale, California, USA in 1972 by Nolan Bushnell and Ted Dabney, was a pioneer in arcade games, home video game consoles, and home computers.

— AUGUST

# Sunset Movie Series

Experience cinema under the stars at Sunset Movies in Sunnyvale! Join the open-air venue as it showcases a variety of films, from timeless classics to contemporary hits, all against the backdrop of stunning sunsets. Bring your blankets, pack a picnic, and settle in for a night of entertainment and relaxation. With state-of-the-art projection and sound and a friendly community vibe, Sunset Movies is the perfect way to unwind and enjoy the magic of the movies in the great outdoors. See you at sundown!



# MUSEUMS



SUNNYVALE, CA  
Museum & History





# SUNNYVALE HERITAGE

## Parks and Museums

The Sunnyvale Heritage Park Museum is a historical museum located in Sunnyvale, California. It is a replica of the original Martin Murphy family home. The Martin Murphy family, founders of the City of Sunnyvale, constructed the house in the 1850s



# JOSHUA HENDY IRONWORKS

## Museum

The Iron Man Museum, also known as the Hendy Iron Works Museum, is located within the Northrop Grumman Corporation Marine Systems Plant in Sunnyvale, California on Hendy Avenue.



SEPTEMBER ———

# Winter Holiday Events

Enjoy a wide range of holiday activities in Sunnyvale. Events will include building a Gingerbread Village, downtown Holiday Tree Lighting Ceremony and more.



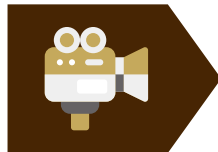
# SELLER SERVICES



\$500 Credit towards any Handyman Repairs



We PAY for hundreds of direct mail advertising to neighbors in your area



We PAY for professional photos and video



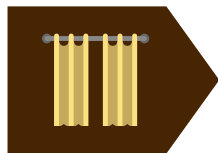
We PAY for a protection plan that covers the home's major systems and appliances after the sale.



We PAY for online advertising to market your home with targeted social media ads.



We PAY for a floor plan of your home



We PAY for high end staging to sell your home for more



We PAY for landscaping and a deep clean

# BUYER SERVICES



## Showings

*We have dedicated* showing agents that are ready to see homes when you are busy. No problem!



## Documents

*Our Administrative* Assistant is here to send you information on properties you are interested in, even when your Agent is unavailable.



## Disclosures

*Our Transaction* Coordinator is here to manage all of your transactional disclosures and ensure everything is *complete*.



## Offers

With our proven offer strategy, we typically get offers accepted within the first few weeks of looking at homes!



## Repairs

Once the home is yours, we can refer you to contractors to assist with repairs and upgrades before you move in.



## Inspections

We will discuss what inspections are recommended and refer you to inspectors that can evaluate the condition of your home.



# Lifestyle & Wellness



## Organic Nail Spa & Skin Care

Located in downtown Sunnyvale, Organic Nail Spa & Skin Care is committed to using the best quality natural and organic ingredients. Our skilled technicians are devoted to providing our customers a professional personalized experience through our services.

**Schedule:** Mon - Sun | 10:00 AM - 7:00 PM  
**Address:** 341 W Washington Ave Sunnyvale, CA 94086

## Sunnyvale Golfand USA

Established in 1959, Golfand USA is part of a chain of miniature golf, arcade, and waterpark centers know as Golfand and Sunsplash. Golfand was organized in 1953 in Arizona, and expanded to California several years later. Golfand was a pioneer in this type of entertainment.

**Schedule:** Mon - Sun | 10:00 am - 10:00 pm  
**Address:** 855 E El Camino Real Sunnyvale, CA 94087

# Yoga , Nails & Spa



## Omescape

Established in 2014. We are a small group of passionate people who are trying to bring the best to the San Francisco Bay Area, where players can enjoy this real-life bonding activity with their friends, family and co-workers.

**Schedule:** Mon - Sun | 11:00 am - 9:30 pm  
**Address:** 1135 E Arques Ave Sunnyvale, CA 94085

## Just Breathe Yoga

Just Breathe {yoga} was formed to create a friendly, non-competitive, and nurturing community to ensure that everyone can enjoy the many benefits from their yoga practice. The owner has been a resident of Rivermark for almost 8 years & she envisioned opening a yoga studio in Rivermark Plaza.

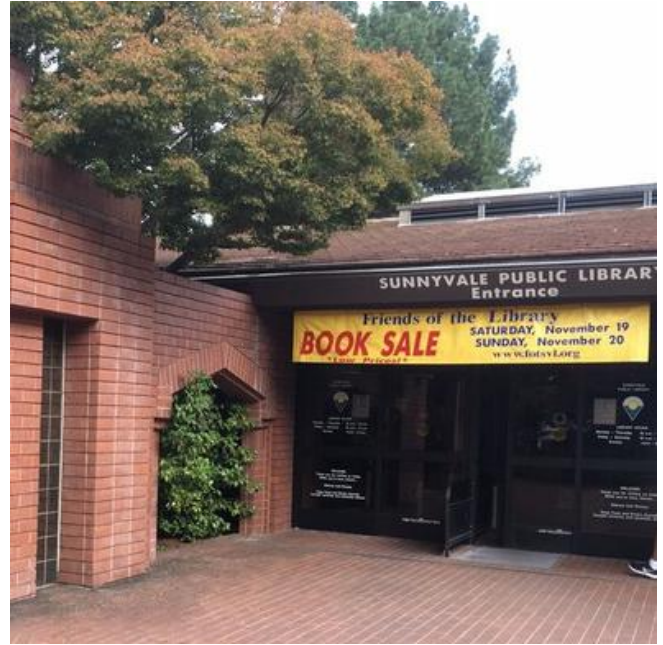
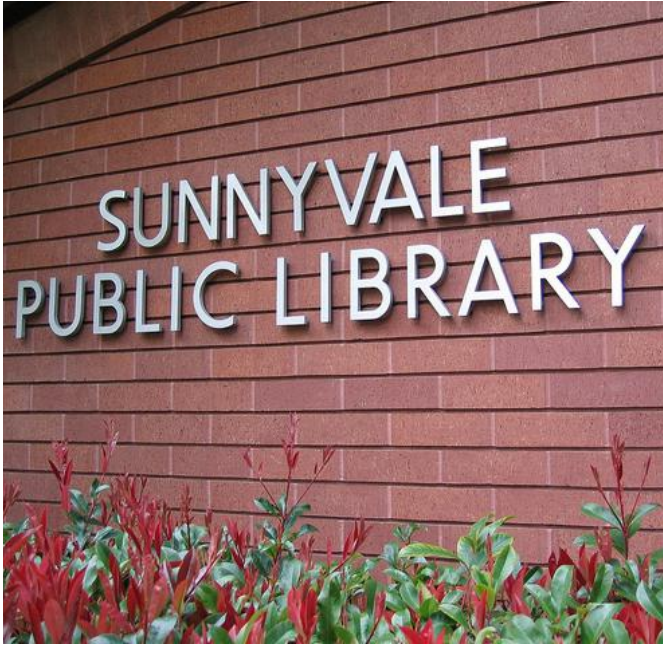
**Schedule:** Mon - Sat | 11:30 am - 9:00 pm  
**Address:** 1242 Birchwood Dr Sunnyvale, CA 94089

# LIBRARIES

SUNNYVALE, CA  
Education & Research



# SUNNYVALE PUBLIC LIBRARY



The library was originally the Reading Room, which opened in 1908. It grew from 50 books to 500 within a year. In 1914, the collection, which had been managed by the Women's Christian Temperance Union and had grown to over 1100 books, was passed over to the city to form the Sunnyvale Public Library. It became part of the county library system in 1917.



— DECEMBER

# Holiday Wreath Making

A delightful winter holiday event designed for parents and children aged 6 to 12! Gather around as we dive into the festive spirit, creating unique and beautiful holiday wreaths to adorn your homes.



# RESTAURANTS

SUNNYVALE, CA  
Food





# Fugetsu

We are the first Tsuruhashi Fugetsu establishment in the US. Moved from Santa Clara to Sunnyvale in 2021 operating inside Rokko Japanese restaurant.



# Meyhouse

Meyhouse is a casual “Meyhane” where friends get together over a drink, small plates and unique seafood and grilled delicacies. We serve highest quality Turkish cuisine true to its regional and ethnic origins. We have an ingredient-first approach, which means we handle ingredients as minimally as possible and let the ingredients shine. Executive Chef-Owner Ömer Artun





# DishDash

At DISH n DASH, we bring the flavors and the spices of the Middle East to you. We use age-old, family recipes passed down from one generation to the next.



# California MoMo Kitchen

Home cooked meal from the Himalayas.  
Nepalese / Indian -Chinese cuisine



# Mangal Turkish Grill

We are excellent Turkish BBQ (ocak basi) For great experience come our restaurant pick your all organic,grass fed,meat from our butcher section to you table and cook with hazelnut charcoal



# Mayan Kitchen Foodaio

Mayan Kitchen's aim is to provide our guests with a unique cultural experience while serving you authentic Mayan cuisine. Our recipes have been expertly cultivated and crafted by respected executive chefs from the Yucatan peninsula.



## Urban Plates

The inspiration for Urban Plates came from our desire to connect real people and real food with memorable experiences. We are committed to serving fresh, high-quality, chef-inspired meals made from scratch, delivered in a warm and inviting environment.

# The Oxford Kitchen and Gastropub

Experience the eclectic flavors of London right in the heart of Sunnysvale at the Oxford Kitchen & Gastropub.



# Happy Flower Eatery & Boba

Established in 2023, Happy Flower Eatery and Boba is the direct descendant of classic Vietnamese Vegetarian and Vegan Lang Chay, Mint & Basil.





# 10 Butchers Korean BBQ



10 Butcher's Korean BBQ started from a rough idea of serving high-quality meat from the farm to the table in a traditional Korean BBQ style. Over time, this idea was changed, reinforced and developed to what we have now. We will strive continuously to provide the best quality meat and serve to satisfy the diverse population of the Bay Area.





# Speedy's Tacos

Speedy's Tacos is a standout restaurant offering authentic Mexican cuisine with bursting flavors and a diverse menu to accommodate various dietary preferences.



# Metro City Restaurant & Bar

Metro City first opened its doors in 2016, and they've loved every second of the journey so far. They're excited to be serving inventive comfort food and craft cocktails to the community that means so much to them.



# Indian Street Food

Welcome to Indian Street Food, your gateway to the tantalizing flavors and vibrant culture of street food in India! We are passionate about bringing you an authentic and mouthwatering experience that captures the essence of Indian street cuisine.



# Tanto Japanese Restaurant

In September 2000, the first TANTO Japanese Restaurant was opened on Saratoga Ave. Now we are located in Sunnyvale and has been a local favorite for over 20 years. The word "TANTO" can be meant "much", "often", and "a lot of" in English.



# Fashion Wok

Established in 2015, Fashion Wok has evolved from original, Taiwanese style, boutique small hot pots, to a large-scale integrated catering restaurant that combines Sichuan, Hunan, Taiwan, and independently developed fusion dishes.



# Sifu Wong Kitchen

In the 1980s, the Hong Kong Flower Lounge Corporation sent Sifu Wong to the San Francisco Bay Area to open up five top-rated Cantonese restaurants. Since then, Sifu Wong started his own business by establishing a new restaurant, which had soon become popular in the Bay Area.

DECEMBER ———



# Sunnyvale Holiday Tree Lighting

Come ring in the holiday season with entertainment, loads of holiday cheer!



## Bay Area Connect

408.529.2279

[thomas.feng@gmail.com](mailto:thomas.feng@gmail.com)

DRE# 01868748

leaf