

10010 BRET AVE, CUPERTINO, CA 95014

Cupertino

THE HOME

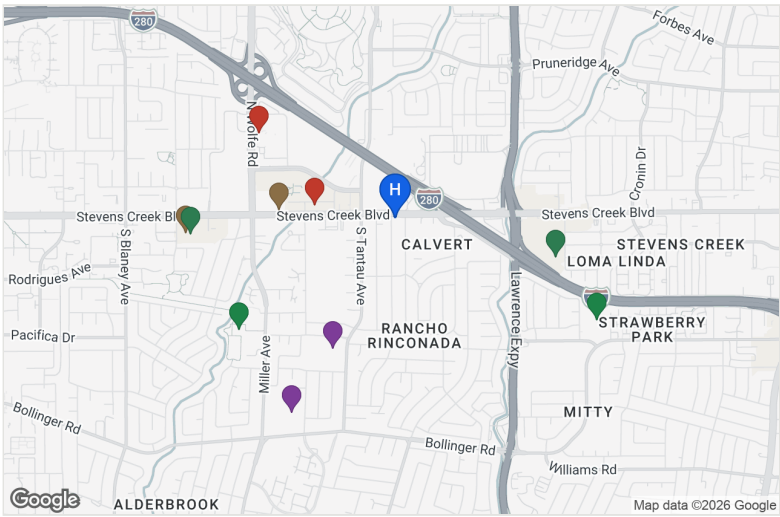
10010 Bret Avenue sits in Cupertino, a city known for its highly regarded public schools and proximity to major Silicon Valley employers. The property is located on a residential street within walking distance of Cupertino High School and less than a mile from Hyde Middle School and D.J. Sedgwick Elementary. The area offers a suburban setting with nearby parks including John Mise Park and Creekside Park. The address is positioned within a community that balances residential calm with access to grocery stores, cafés, and restaurants along Stevens Creek Boulevard. The location provides practical access to regional commutes while maintaining a neighborhood character centered on local amenities and green space.



THE NEIGHBORHOOD

The area surrounding Bret Avenue is characterized by tree-lined streets and single-family homes, with a Walk Score of 70 indicating most errands can be accomplished on foot. Nearby amenities include Safeway, Tokyo Central, Philz Coffee, and Alexander's Patisserie, all within the immediate vicinity. Dining options range from Alexander's Steakhouse to local hot pot establishments. The location offers an 11-minute drive to Downtown San Jose, 16 minutes to Stanford University, and 34 minutes to San Francisco International Airport. Creekside Park and Wilson Park provide outdoor space for recreation. The neighborhood benefits from its position in the Cupertino Union School District, with multiple highly rated schools within a one-mile radius.

THE NEIGHBORHOOD MAP



This home Cafés Dining Grocery Parks Schools

MARKET & HOME VALUES

Comparable sales in the immediate vicinity provide context for the local market. A four-bedroom home at 10037 Bret Avenue sold for \$1,525,000 in July 2014, reflecting a price per square foot of \$777.66 for 1,961 square feet. An earlier sale at the same address closed at \$1,190,000 in May 2012 for 2,400 square feet. Nearby on Stern Avenue, a four-bedroom home sold for \$1,185,000 in May 2012 at \$515.22 per square foot. These transactions offer a snapshot of activity in this pocket of Cupertino over the past decade.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
10037 Bret Avenue, Cupertino, CA 95014	\$1,525,000	4/3	1,961	\$777.66	Jul 2014
10037 Bret Avenue, Cupertino, CA 95014	\$1,190,000	4/3	2,400	\$495.83	May 2012
10057 Stern Avenue, Cupertino, CA 95014	\$1,185,000	4/4	2,300	\$515.22	May 2012
10092 Stern Avenue, Cupertino, CA 95014	\$1,040,000	4/-	3,412	\$304.81	Jun 2003
10092 Stern Avenue, Cupertino, CA 95014	\$810,000	4/-	3,364	\$240.78	Aug 1999

Source: agent-prepared CMA · sale data only · not an appraisal or guarantee of value.

GETTING AROUND

Downtown San Francisco
58 min drive · 50.2 mi 1 hr 56 min transit

Stanford University
16 min drive · 14.9 mi 1 hr 6 min transit

Downtown San Jose
11 min drive · 7.6 mi 32 min transit

San Francisco International Airport
34 min drive · 37.8 mi 1 hr 23 min transit

Drive times reflect typical traffic at generation; transit via public schedules. Source: Google Maps.

WORTH KNOWING

- Cupertino High School sits 0.3 miles from the address and holds a GreatSchools rating of 10 out of 10, with Hyde Middle School (also rated 10/10) less than a mile away.
- The Walk Score of 70 reflects pedestrian access to groceries, cafés, and parks, while downtown San Jose is an 11-minute drive and Stanford University 16 minutes by car.
- Recent comparable sales on Bret Avenue and Stern Avenue include a four-bedroom, three-bath home at 10037 Bret that sold for \$1,525,000 in July 2014 at \$777.66 per square foot.

SCHOOLS



D. J. Sedgwick Elementary School
Public · Grades K-5 · 0.6 mi · Above average



Warren E. Hyde Middle School
Public · Grades 6-8 · 0.8 mi · Above average

NEARBY

CAFÉS	La Patisserie Bakery, Café LaTTea, Alexander's Patisserie
DINING	Benihana - Cupertino, Alexander's Steakhouse, Happy Lamb Hot Pot, Cupertino
GROCERY	Safeway, Tokyo Central Cupertino, Cupertino Market
PARKS	John Mise Park, Creekside Park, Jenny Strand Park

70 WALK SCORE®
Very Walkable

Walk Score® rates an address from 0–100 by how easily everyday errands — groceries, coffee, dining, school pickup — can be done on foot. 50+ means some errands can be walked, 70+ means most can, and 90+ is a rare walker's paradise. Transit and Bike scores read the same way for public transportation and cycling.

Ratings are GreatSchools Summary Ratings on a 1–10 scale, based on test scores, student progress, and college readiness — 8–10 is above average, 5–7 average, 1–4 below average. Schools shown are the closest rated options within five miles. Attendance boundaries change; always verify enrollment eligibility directly with the school district.

ABOUT SEPEHR



Sepehr Alizadehsalehi

REALTOR® | SILICON VALLEY · DRE #02228970

With a Ph.D. in Civil Engineering and over 15 years of experience in design, construction, and land development, Sepehr brings a unique analytical and strategic perspective to Silicon Valley real estate. His background gives clients a deeper understanding of not only the market, but also how properties are built, valued, developed, and improved.

Before joining the Oldham Group at Compass, Sepehr worked on commercial and residential development projects across the United States, contributing to projects for nationally recognized brands. His experience in site development, project management, permitting coordination, and construction technologies allows him to identify quality, functionality, long-term value, and investment potential in every property.

By joining forces with the Oldham Group, Sepehr combines his technical expertise with the team's commitment to professionalism, client service, and industry-leading market knowledge. Together, they provide a strategic and relationship-driven real estate experience designed to help clients navigate the market with confidence and clarity.

THE OLDHAM GROUP AT COMPASS

The Oldham Group is one of the Bay Area's top-ranked real estate teams, with 50+ agents and over \$403 million in annual sales across San Francisco, Silicon Valley, the Peninsula, Marin, Monterey, and beyond. As part of Compass, the team combines deep local expertise with the resources of one of the nation's leading brokerages — powerful technology, innovative marketing, and a nationwide network — so every client benefits from the collective knowledge and support of an entire team working toward one goal: your success.



Sepehr Alizadehsalehi

REALTOR® | Silicon Valley
(650) 664-3739 · sep.alis@compass.com

DRE #02228970



Jennifer Siem-Oldham

Co-Founder & Team Principal
(415) 707-5498 · jennifer@oldhamgroup.com

DRE #01325650

The Oldham Group at Compass · Compass DRE #01527235

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Not an appraisal or opinion of value. Neighborhood data from Google Places. Walkability from Walk Score. Narratives by AI; reviewed for accuracy. © 2026 The Oldham Group at Compass. All rights reserved.



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