

102 LEMMON TER. SUNNYVALE CA, 94086

Sunnyvale

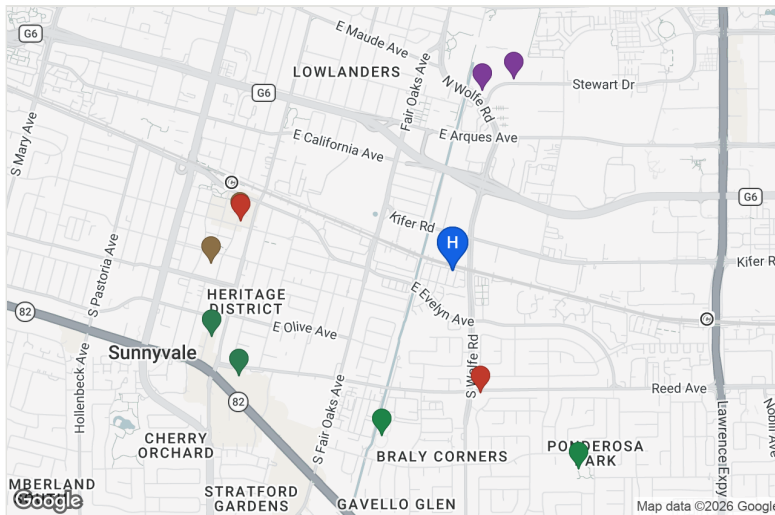
THE HOME

102 Lemmon Terrace sits in a central Sunnyvale enclave where residential quiet meets the everyday conveniences of Silicon Valley life. The property occupies a tree-lined street within minutes of markets, cafés, and parks that anchor the daily routines of the surrounding community. Braly Park and Ponderosa Park lie within walking distance, offering green space and recreation close to home. The location provides straightforward access to major South Bay employment corridors while maintaining a set-back, residential character—a balance that defines much of Sunnyvale's appeal to those seeking proximity without density.

THE NEIGHBORHOOD

Sunnyvale orients itself around practicality and access. The immediate radius includes Sprouts Farmers Market, Whole Foods Market, and a collection of cafés and neighborhood restaurants—Dishdash, Thai Basil, Sri Ananda Bhavan—that reflect the area's culinary breadth. The walk score of 46 signals car dependence for most errands, typical of suburban South Bay patterns. Commutes place Downtown San Jose 32 minutes away by car, Stanford University at 25 minutes, and San Francisco International Airport within 47 minutes, positioning the address within comfortable reach of the region's anchor institutions and travel hubs.

THE NEIGHBORHOOD MAP



GETTING AROUND

Downtown San Francisco

1 hr 15 min drive · 51.3 mi 1 hr 40 min transit

Stanford University

25 min drive · 16.6 mi 1 hr 9 min transit

Downtown San Jose

32 min drive · 9.6 mi 49 min transit

San Francisco International Airport

47 min drive · 28.2 mi 1 hr 8 min transit

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

WORTH KNOWING

- Ellis Elementary School (GreatSchools rating 7/10) sits 0.6 miles from the property; Cumberland Elementary (10/10) and Summit Public School: Denali, a charter serving grades 6–12 (10/10), are each 1.6 miles away.
- The drive to Stanford University takes 25 minutes; Downtown San Francisco is 1 hour 15 minutes by car, 1 hour 40 minutes by transit.
- Nearby parks include Braly Park, Ponderosa Park, and Fair Oaks Park, offering green space and recreation within the immediate neighborhood.

SCHOOLS

7 /10

Ellis Elementary School
Public · Grades K-5 · 0.6 mi · Above average

6 /10

Columbia Middle School
Public · Grades 6-8 · 1.5 mi · Average

I /10

New Valley Continuation High School
Public · Grades 9-12 · 1.6 mi · Below average

NEARBY

CAFÉS	Bean Scene Cafe, Starbucks Coffee Company, 7-Eleven
DINING	Dishdash Middle Eastern Cuisine, Subway, Thai Basil Restaurant
GROCERY	Sprouts Farmers Market, Coconut Hill Indian Grocery Sunnyvale, King's Seafood Center
PARKS	Braly Park, Ponderosa Park, Fair Oaks Park

46 WALK SCORE®
Car-Dependent

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 NILOU



Nilou Ebeid

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As a longtime resident of Los Altos Hills, I have had the privilege of raising my children and watching them grow through Palo Alto public schools, and later at Woodside Priorya private school in Portola Valley. Our family has loved the peaceful and calmness of the hills, the hiking trails, and its close proximity to Silicon Valley and San Francisco.

Through the years, I've navigated our community extensively, driving my kids to activities across neighboring towns for various activities which has given me extensive knowledge and familiarity in Atherton, Menlo Park, Palo Alto, Portola Valley and Los Altos and beyond. This experience has given me an intimate knowledge of the area and a deep appreciation for the vibrant lifestyle it offers.

Some of my favorite local spots include Los Altos Grill or Evvia for a night out, Satura or Mademoiselle Colette for a morning coffee and croissant, and Terun for a lunch meet up. For fitness, I love the small, intense classes at barre3 or MPX Pilates, and for outdoor relaxation, I enjoy a quick hike at Arastradero Preserve. When it comes to self-care, No Filter Brazilian MedSpa in San Mateo is a personal favorite.

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.



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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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