



COLDWELL BANKER  
COMMERCIAL

PREMIUM  
DEVELOPMENT  
OPPORTUNITY

**FOR SALE**

**3+ ACRES**

**665, 681, 683, and 685 El Camino Real  
Sunnyvale CA**

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CA Licence # 00982154



# FOR SALE

665, 681, 683, and 685 El Camino Real  
Sunnyvale CA



## OFFERING SUMMARY

- Price = \$29,900,000
- Total Gross building area = 3.032 Acres
- Zoned for 42 units per acre
- Incentives for up to an additional 14 units per acre
- Additional Retail (Approx. 20000+ sqft) to be developed in conjunction with Residential Units
- Currently 5 buildings total approximately 27000 square feet
- Current Income generating rents = \$369,000 per annum
- All but one of the existing tenants on “month to month” leases
- APNs: 211-08- 004,005,031,032
- Approximately 438 feet of frontage on El Camino Real



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## LOCATION DESCRIPTION

The Property is located on the heavily traveled El Camino Real in Sunnyvale California ( 45200 ADT ). The major cross street is the intersection of Remington Dr/Fair Oaks Ave. (21200 ADT ).

The Property benefits from its prime Silicon Valley location. This location offers a highly desirable core position within Silicon Valley, a global technology hub, home to over 500 tech companies and 15 Fortune 500 corporations. This Property presents a rare opportunity to develop a mix of street front retail and residential housing units in a market with significant demand and limited supply.

Sunnyvale, located approximately 35 miles south of San Francisco and approximately 10 miles north of San Jose, sits in the heart of Silicon Valley. Sunnyvale has evolved from its agricultural roots into a thriving high-tech hub and is at the center of the Bay Area's technological transformation. With a population of over 150000 Sunnyvale ranks as the 7th-largest city in the Bay Area and serves as home to major tech companies like Google, Meta, Amazon, Apple, Microsoft, and LinkedIn.

In addition to the bustling campuses of tech giants, Sunnyvale offers quiet neighborhoods, strong schools, highly educated workforce, and a diverse and welcoming community.

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Sunnyvale CA



## PROPERTY DESCRIPTION

**The Property is located at 665, 681, 683, and 685 El Camino Real in Sunnyvale California. It is comprised of 4 parcels totaling 3.032 acres and is located within the City of Sunnyvale El Camino Real Specific Plan.**

**The City of Sunnyvale adopted the El Camino Real Specific Plan (ECRSP) in June of 2022. The ECRSP establishes a framework for future development in the area.**

**The Property benefits from its designation for mixed use development and housing densities which have been granted under the ECRSP.**

**The housing densities include the right to develop 42 residential units per acre, which can be expanded by up to an additional 14 units per acre if certain development incentives are achieved. Along with the residential units, the ample 438 feet of El Camino Real frontage provides a great opportunity to develop retail store fronts of approximately 20000+ square feet.**

**Currently, the Property has multiple structures totaling approximately 27000 square feet. The buildings are currently rented to a variety of automotive uses and a local restaurant. The automotive tenants are all on month to month leases. The restaurant has been leased for a 3 year term which commenced in January of 2025. All leases are Gross Leases and there are no options for the tenants to extend the leases.**

**The Leases generate an income stream of approximately \$369,000 per year.**

**The Owners have proactively obtain both Phase 1 and Phase 2 environmental reports for the review of any prospective Buyer.**

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**PROPERTY HIGHLIGHTS**

- Located within the City of Sunnyvale El Camino Real Specific Plan
- Designated for Mixed Use
- 3.032 Acres
- Approximately 438 feet of frontage on El Camino Real
- Development rights of 42 unit per acre
- Additional Development Incentives of up to 14 units per acre
- Store Front Retail to be developed along El Camino Real (approximately 20000 sqft.)
- Traffic counts along El Camino Real of 45200 ADT
- Strong Residential Market with strong demand
- Currently insufficient housing supply
- Outstanding Schools
- Tremendous high tech job market
- Very affluent demographics

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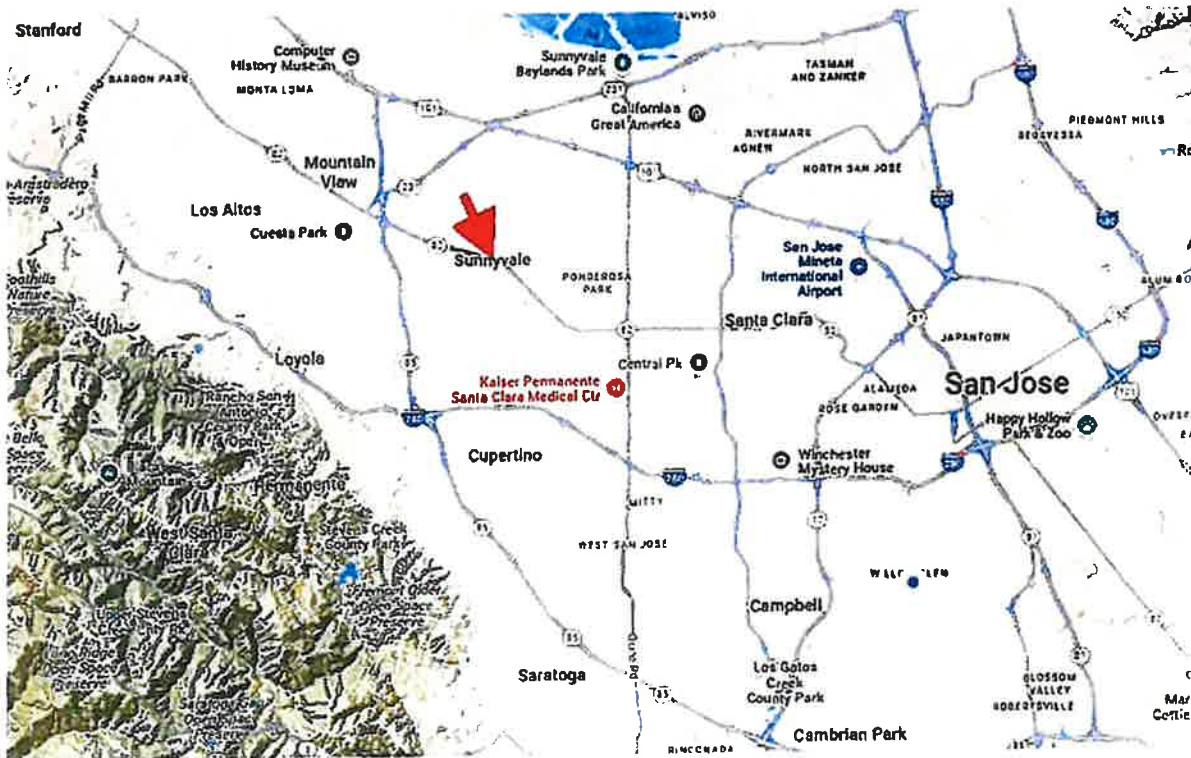
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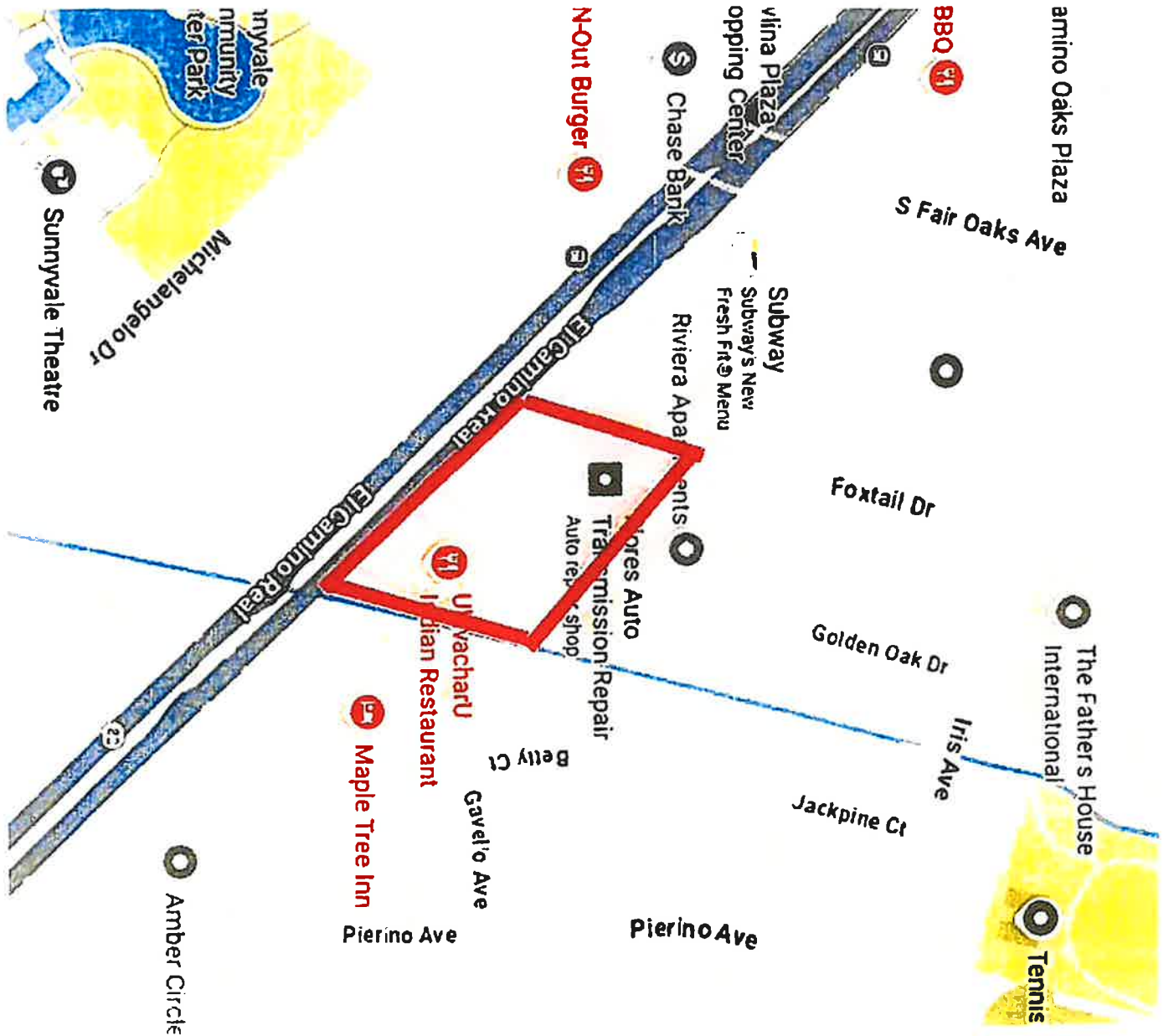


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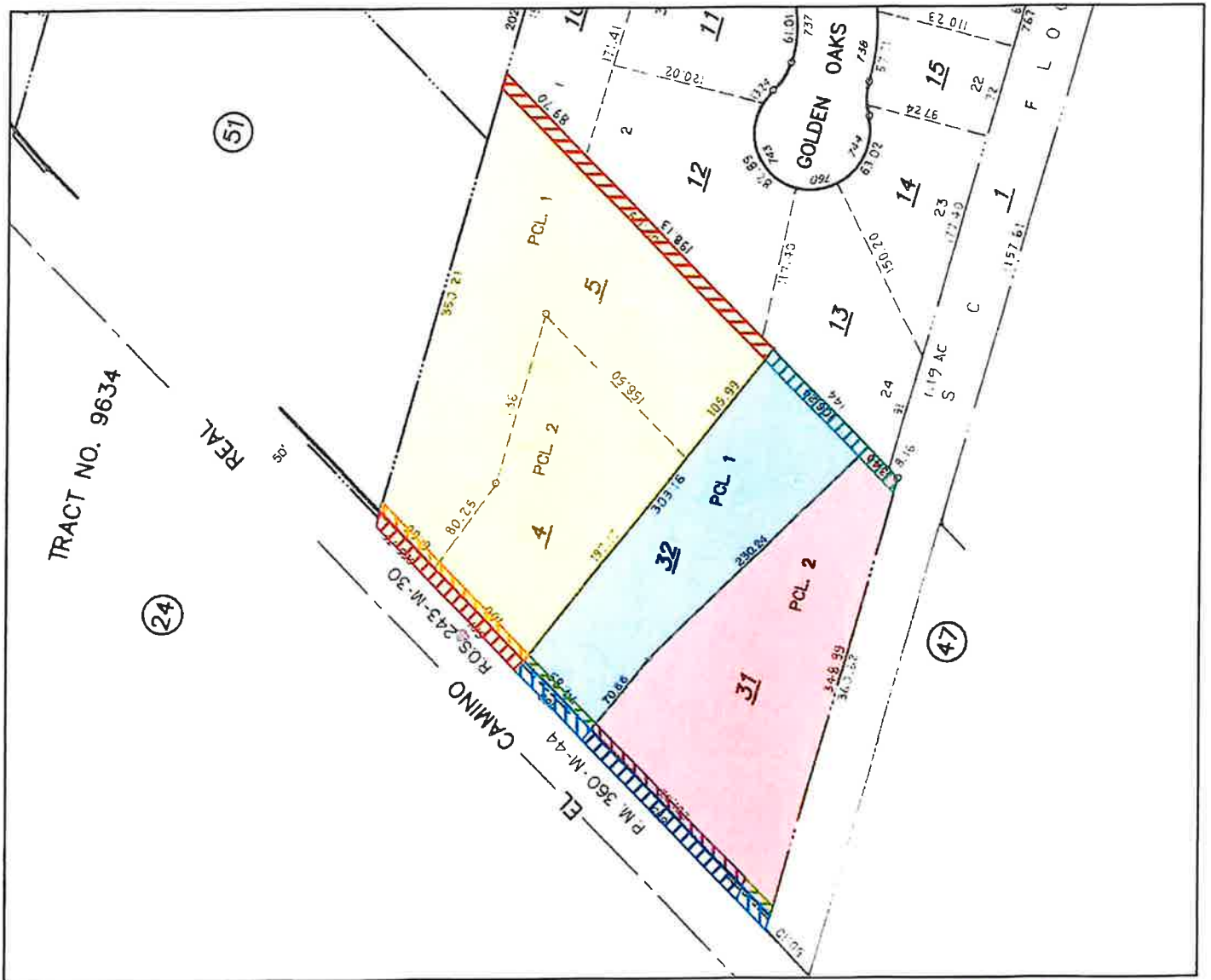
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## PARCEL MAP



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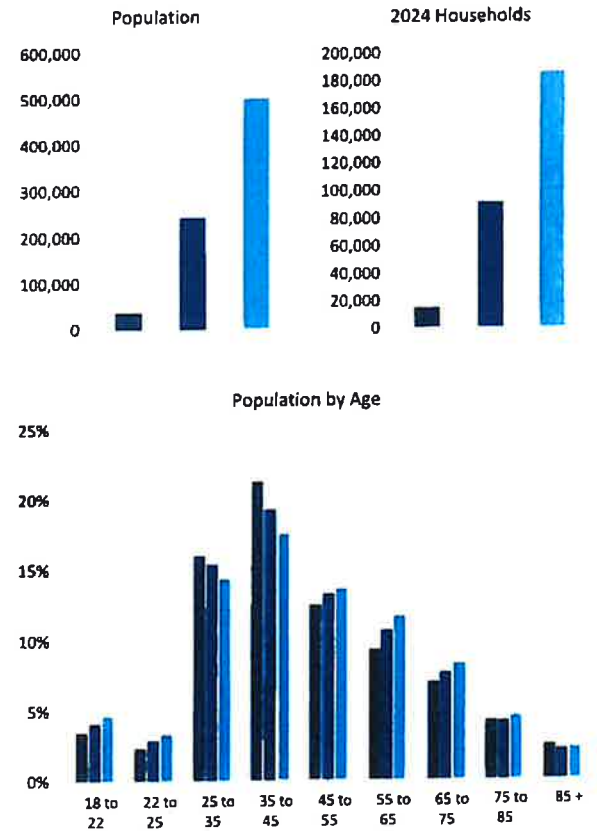
# FOR SALE

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Sunnyvale CA

## DEMOGRAPHICS around 683 Camino Real, Sunnyvale, California 94087 US

### Consumer Profile Report

	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2024 Population	37,389	--	242,677	--	502,505	--
2029 Projected Population	38,520	--	251,725	--	517,838	--
Pop Growth (%)	3.0%	--	3.7%	--	3.1%	--
2024 Households	14,392	--	90,487	--	186,529	--
2029 Projected Households	14,853	--	94,027	--	192,555	--
HH Growth (%)	3.2%	--	3.9%	--	3.2%	--
<b>Census Year</b>						
2000 Population	31,345	--	207,901	--	432,105	--
2010 Population	37,356	--	246,433	--	505,102	--
Pop Growth (%)	19.2%	--	18.5%	--	16.9%	--
2000 Households	13,478	--	81,837	--	168,179	--
2010 Households	14,386	--	91,817	--	187,088	--
HH Growth (%)	6.7%	--	12.0%	--	11.2%	--
<b>Total Population by Age</b>						
Average Age (2024)	38.4		39.0		39.8	
<b>Children (2024)</b>						
0 - 4 Years	2,391		14,520		28,117	
5 - 9 Years	2,707		15,292		28,606	
10-13 Years	1,642		10,640		21,789	
14-17 Years	1,523		10,710		23,686	
<b>Adults (2024)</b>						
18 to 22	1,275	3.4%	9,807	4.0%	23,040	4.6%
22 to 25	846	2.3%	6,901	2.8%	16,635	3.3%
25 to 35	5,968	16.0%	37,181	15.3%	71,902	14.3%
35 to 45	7,937	21.2%	46,642	19.2%	87,619	17.4%
45 to 55	4,640	12.4%	31,963	13.2%	68,055	13.5%
55 to 65	3,447	9.2%	25,670	10.6%	58,266	11.6%
65 to 75	2,563	6.9%	18,304	7.5%	41,272	8.2%
75 to 85	1,558	4.2%	10,028	4.1%	22,543	4.5%
85 +	892	2.4%	5,018	2.1%	10,977	2.2%



2/6/2025

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## DEMOGRAPHICS

around 683 Camino Real, Sunnyvale, California 94087 US

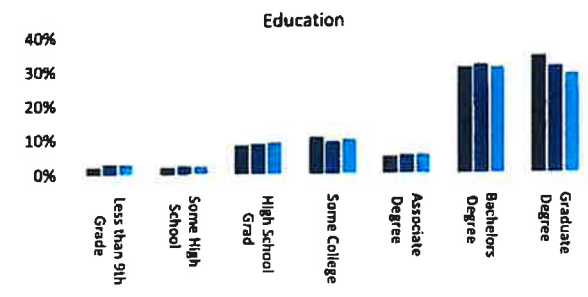
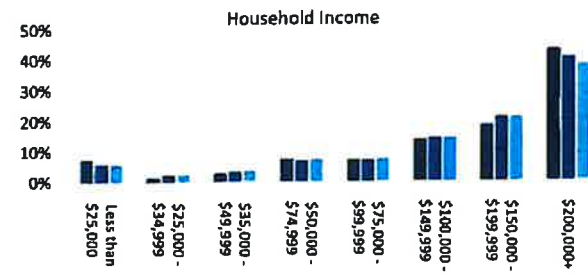
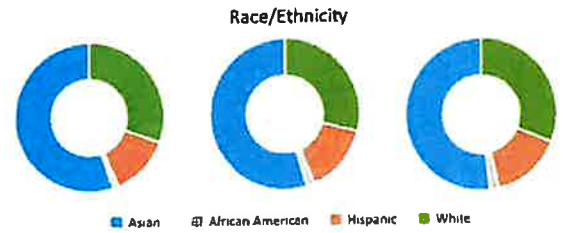
### Consumer Profile Report

Demographics around 683 E El Camino Real, Sunnyvale California 94087, United States

#### Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
<b>Population by Race/Ethnicity (2024)</b>						
White, Non-Hispanic	10,866	29.1%	66,501	27.4%	148,021	29.5%
Hispanic	4,629	12.4%	34,324	14.1%	71,954	14.3%
Black	379	1.0%	3,280	1.4%	8,688	1.7%
Asian	19,651	52.6%	126,636	52.2%	247,534	49.3%
<b>Language at Home (2024)</b>						
Spanish	2,487	7.1%	21,783	9.5%	45,875	9.7%
Asian Language	9,420	26.9%	66,724	29.2%	134,137	28.3%
<b>Ancestry (2024)</b>						
American Indian (ancestry)	59	0.2%	306	0.1%	596	0.1%
Hawaiian (ancestry)	89	0.2%	627	0.3%	1,326	0.3%
<b>Household Income (2024)</b>						
Per Capita Income	\$92,019	—	\$94,353	—	\$92,749	—
Average HH Income	\$239,062	—	\$253,042	—	\$249,866	—
Median HH Income	\$177,383	—	\$180,135	—	\$177,019	—
Less than \$25,000	1,044	7.3%	5,274	5.8%	11,133	6.0%
\$25,000 - \$34,999	167	1.2%	1,886	2.1%	4,429	2.4%
\$35,000 - \$49,999	380	2.6%	2,955	3.3%	6,903	3.7%
\$50,000 - \$74,999	1,050	7.3%	6,105	6.7%	13,562	7.3%
\$75,000 - \$99,999	996	6.9%	6,181	6.8%	13,846	7.4%
\$100,000 - \$149,999	1,965	13.7%	12,682	14.0%	26,335	14.1%
\$150,000 - \$199,999	2,642	18.4%	18,967	21.0%	39,125	21.0%
\$200,000+	6,148	42.7%	36,437	40.3%	71,196	38.2%
<b>Education (2024)</b>						
Less than 9th Grade	515	1.9%	4,975	2.8%	10,406	2.9%
Some High School	474	1.8%	3,998	2.3%	8,401	2.3%
High School Grad	2,181	8.1%	14,770	8.4%	32,557	9.0%
Some College	2,736	10.1%	15,497	8.9%	35,599	9.9%
Associate Degree	1,279	4.7%	8,942	5.1%	19,456	5.4%
Bachelors Degree	8,281	30.7%	54,799	31.3%	111,306	30.9%
Graduate Degree	9,164	33.9%	54,053	30.9%	104,125	28.9%



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## DEMOGRAPHICS

around 683 Camino Real, Sunnyvale, California 94087 US

### Consumer Profile Report

	1 Mile	3 Miles	5 Miles
<b>Family Structure (2024)</b>	9,183	60,470	126,421
Single - Male	183	2,014	5,262
Single - Female	633	3,753	8,339
Single Parent - Male	273	1,292	2,821
Single Parent - Female	422	3,089	6,022
Married w/ Children	4,181	24,627	49,841
Married w/out Children	3,491	25,695	54,137
<b>Household Size (2024)</b>			
1 Person	3,314	19,216	40,745
2 Persons	4,535	28,779	58,421
3 Persons	3,039	18,457	36,835
4 Persons	2,437	15,891	33,464
5+ Persons	1,067	8,144	17,063
<b>Home Ownership (2024)</b>	14,392	90,487	186,529
Owners	5,198	41,468	91,631
Renters	9,194	49,020	94,898
<b>Components of Change (2024)</b>			
Births	375	2,414	4,891
Deaths	228	1,496	3,286
Migration	372	203	303
<b>Unemployment Rate (2024)</b>	3.4%	3.7%	3.6%
<b>Employment, Pop 16+ (2024)</b>	29,879	196,768	412,068
Armed Services	45	263	608
Civilian	21,746	141,029	286,231
Employed	21,018	135,911	275,963
Unemployed	728	5,118	10,269
Not In Labor Force	8,133	55,738	125,836
<b>Businesses</b>			
Establishments	1,138	8,903	21,206
Employees (FTEs)	11,793	132,276	323,353

