



# Camino Oaks Plaza

561-585 E. El Camino Real  
Sunnyvale, CA 94087



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For Additional information, contact Exclusive Agent:

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**Biagini Properties, Inc.**

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Rev. June 11, 2024



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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## Property Description

Beautiful single story commercial building with striking presence along El Camino Real. 2 Building complex with storefront parking. Wood frame buildings with full height storefront glass, sloped metal roofing, individual tenant signage and left turn access onto El Camino Real.

## Offering Summary

Lease Rate:	\$5.50 SF/month
Estimated NNN Charges	\$1.07 SF/month - 2024
Number Of Units:	12
Available SF:	1,300 SF
Lot Size:	2.19 Acres
Building Size:	23,274 SF

## Location Description

North side of East El Camino Real at Fair Oaks Avenue and Remington. Heart of Silicon Valley near Historic Murphy Avenue District and the new CityLine Sunnyvale (36-acre mixed-use project includes Whole Foods, AMC Theaters, retail shops, offices, dining, entertainment and new housing); across from Safeway, In-N-Out Burger and Sunnyvale Auto Row.

## Property Highlights

- Great location with Superb Frontage along El Camino Real & Left Turn Access
- Dense Population with High Disposable Incomes
- Ample Parking
- ADA Compliant Parking Lot Upgrades
- Fire Sprinklered Building
- Great Building Signage Visible to El Camino Real



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## Lease Information

Lease Type:	\$1.07/SF Month NNN	Lease Term:	Negotiable
Total Space:	1,300 SF	Lease Rate:	\$5.50 SF/month

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 581 E. El Camino Real	Available	1,300 SF	NNN	\$5.50 SF/month	<p>± 19' 8" W x 64' 6" D. Former Dental Office. Full height glass storefront, glass entrance door, reception area &amp; reception desk with custom shelving &amp; cabinets, 4 open operatories, 1 private consultation office, 1 private DDS office, sterilization room with sink, 1 ADA restroom, break room, 100% drop t-bar ceiling 10' AFF (above finish floor), 2' x 4' fluorescent lighting, vinyl tile flooring throughout, 10-gallon electric hot water heater, vacuum &amp; compressor room, separate HVAC, separate 200 Amps 3PH; 4W; 120/208V electrical panel. Available Now.</p> <p>Fully Fixturized &amp; All Equipment Available for Purchase.</p>



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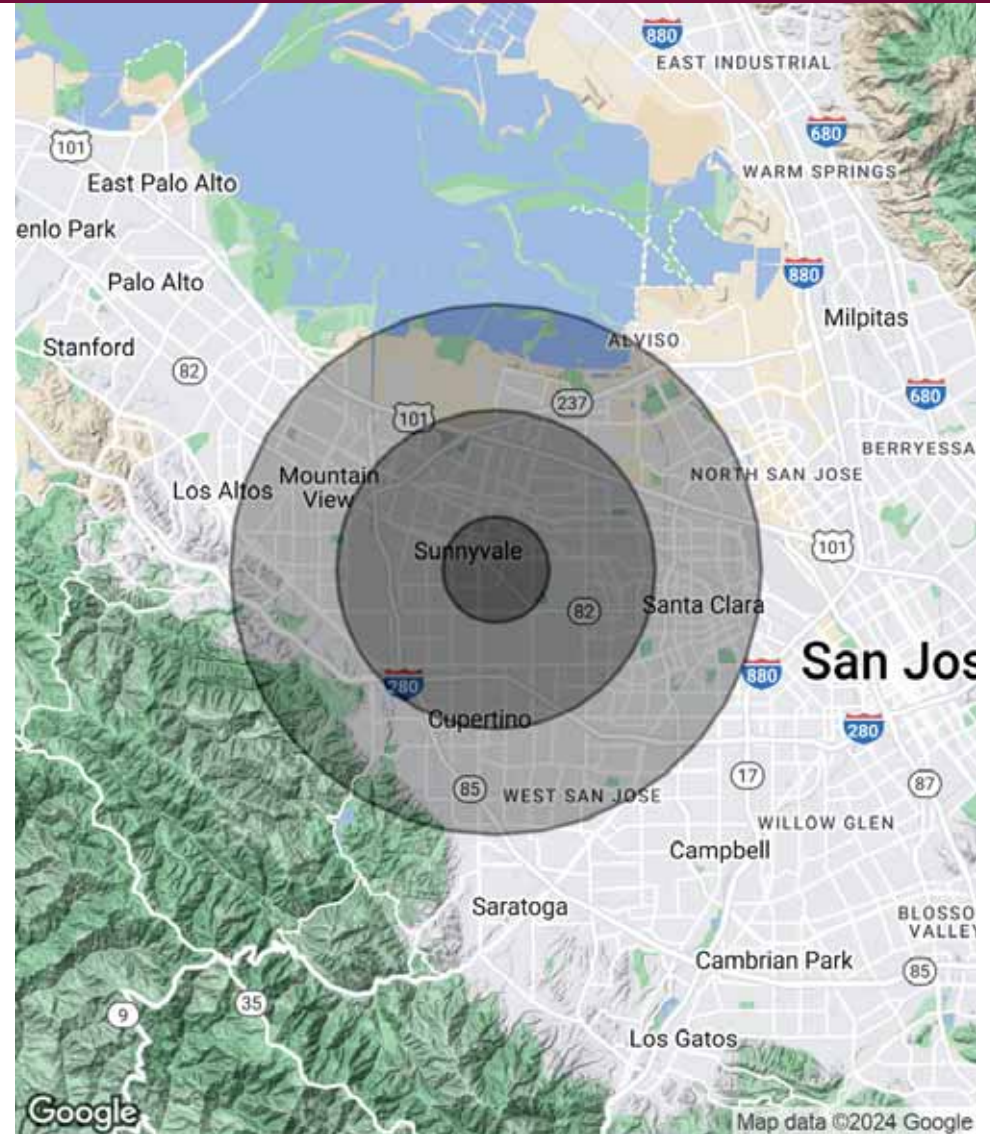
Population	1 Mile	3 Miles	5 Miles
Total Population	28,905	212,229	440,925
Average Age	38	38	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,509	79,812	164,751
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$251,093	\$255,445	\$249,771
Average House Value	\$1,768,909	\$1,733,251	\$1,736,755

\* Demographic data derived from 2020 ACS - US Census

### Traffic Counts 24 Hour ADT as of 2018

E. El Camino Real at S. Taaffee Street	36,800
El Camino Real at S. Mathilda Avenue	37,400
E. El Camino Real at Hollenbeck Avenue	41,000
E. El Camino Real at Cezanne Drive	43,100
N. Mathilda Avenue at Central Expressway	51,957



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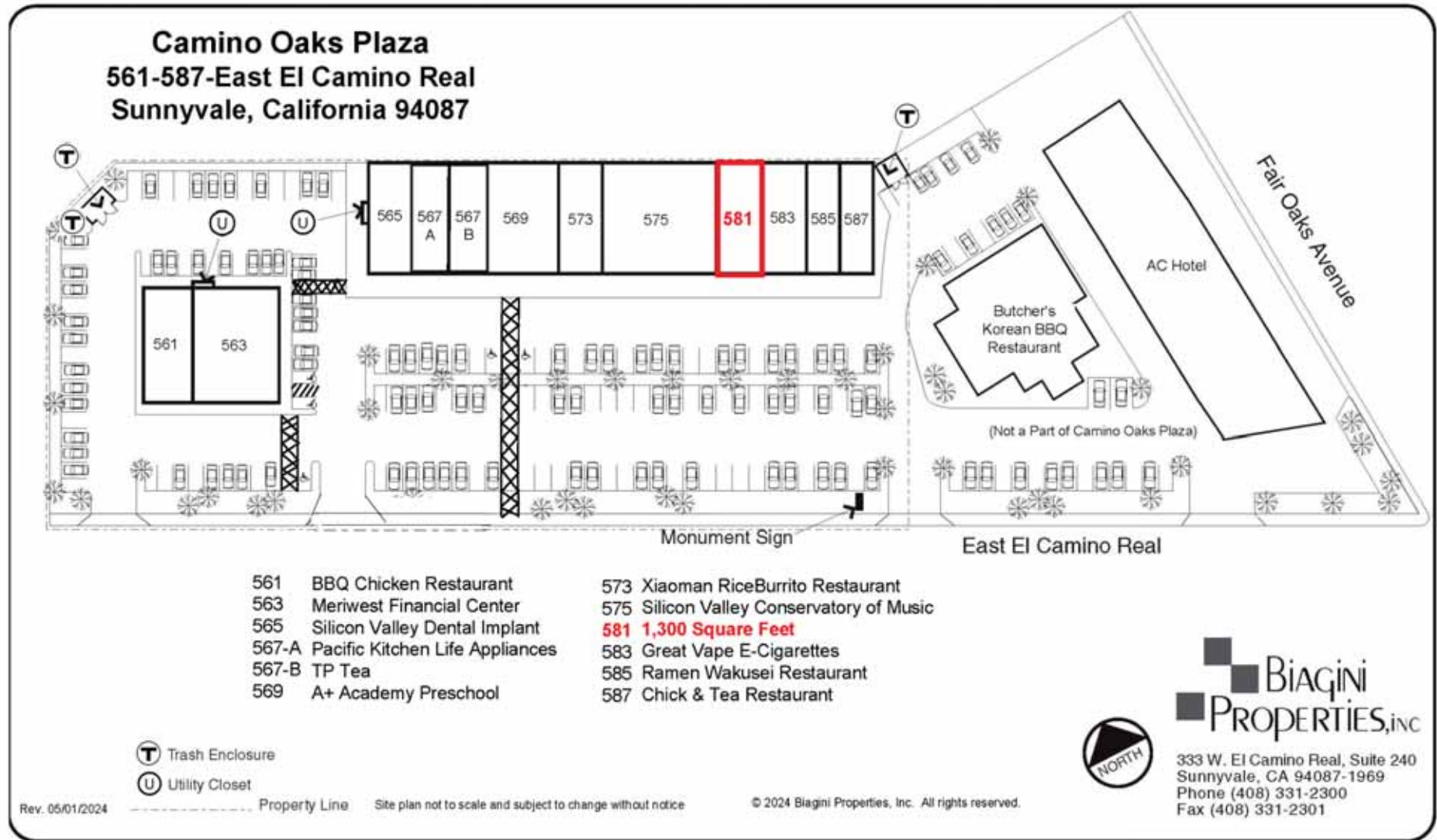
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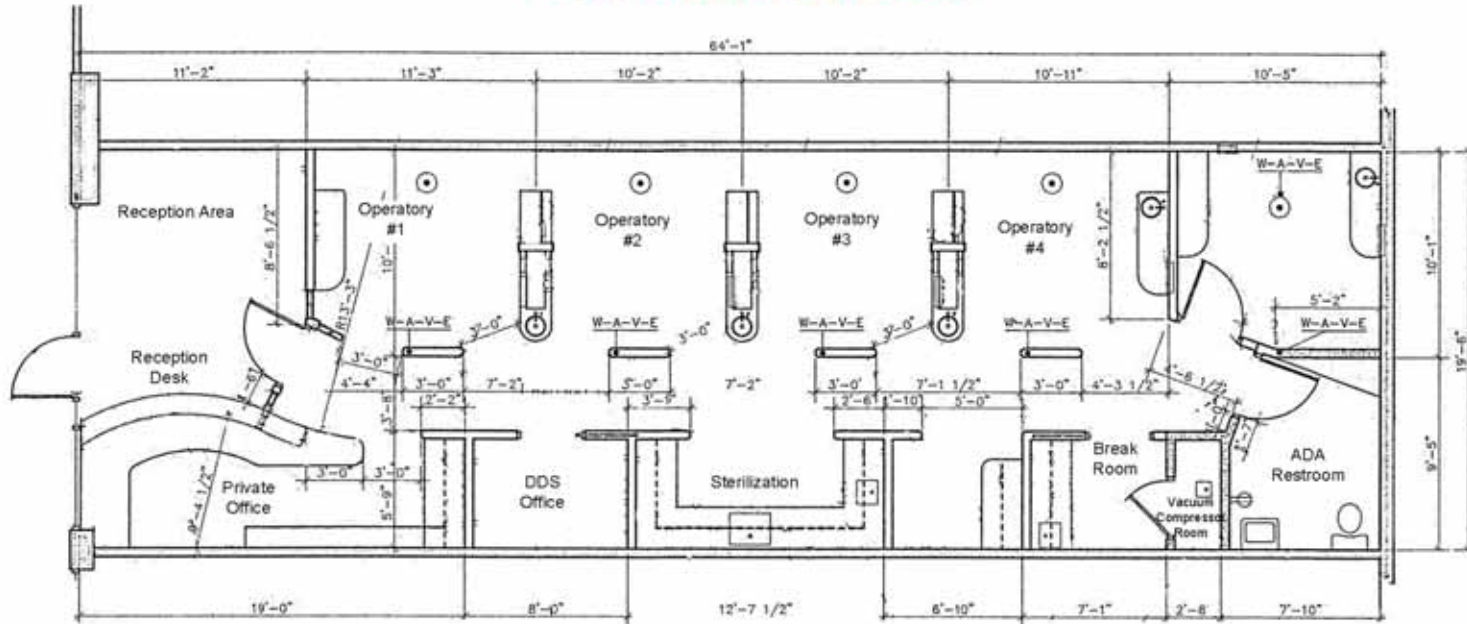
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**CAMINO OAKS PLAZA**  
**581 E. El Camino Real | Sunnyvale, CA 94087**  
**± 1,300 Square Feet (± 19' 8" W x 64' 6" D)**

**FULLY IMPROVED DENTAL OFFICE**



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- Full Height Glass Storefront & Glass Entrance Door
- Reception Area & Reception Desk with Custom Shelving & Cabinets
- 4 Open Operatories
- 1 Private Consultation Office
- 1 Private DDS Office
- Sterilization Room with Sink
- 1 ADA Restroom
- Vinyl Tile Flooring Throughout
- Break Room
- 100% Drop T-bar Ceiling 10' AFF (above finish floor)
- 2 x 4 Fluorescent Lighting
- 10-Gallon Electric Hot Water Heater
- Vacuum & Compressor Room
- Separate HVAC
- Separate 200 Amps 3PH, 4W, 120/208V Electrical Panel

AFF = Above Finish Floor  
 W-A-V-E = Water, Compressed Air, Vacuum, Electrical



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Built-in Receptionist Desk



Custom Shelving & Cabinets



1 of 4 Open Operatories



Sterilization Room



Compressor Room



ADA Restroom



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Camino Oaks Plaza

- BB.Q Chicken Restaurant
- Meriwest Financial Center
- Silicon Valley Dental Implant
- Pacific Kitchen Life Appliances
- TP Tea
- A+ Academy Preschool
- Xiaoman RiceBurrito Restaurant
- Silicon Valley Conservatory of Music
- Great Vape E-Cigarettes
- Ramen Wakusei Restaurant
- Chick & Tea Restaurant

1,300 SF



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