



444 SOUTH
MATHILDA
AVENUE

**444 SOUTH MATHILDA AVENUE
SUNNYVALE, CA**

± 31,691 SF AVAILABLE FOR LEASE

FOR LEASE
444 SOUTH MATHILDA AVENUE
PRIME DOWNTOWN SUNNYVALE LOCATION



Lot outline is approximate

33,908 Average Daily Traffic Counts



PROPERTY SUMMARY

±31,691 SF

AVAILABLE SQUARE FOOTAGE FOR LEASE

±2.43 Acres

EST. LOT SIZE

1978 / 2019

EST. YEAR BUILT / YEAR RENOVATED

5.8/1000

PARKING



PROPERTY HIGHLIGHTS

- Stand Alone, partial two story building
- Prime Downtown Sunnyvale location with direct frontage along Mathilda Avenue (33,908 average daily traffic counts)
- One block from Cityline, Downtown Sunnyvale's main business, retail, restaurant and live/work hub
- 10-minute walk to the Sunnyvale Caltrain Station
- Zoned Downtown Specific Plan (DSP): Allows for office and medical office use. Childcare, places of assembly, and accessory commercial uses and services are conditionally acceptable
- Exclusive Monument Signage and Building Signage on Mathilda Avenue
- Exclusive control of parking lot with street to street access
- Open & flexible floor plans on both floors, allowing greater ability to customize the space to fit your exact needs
- Strong demographics: 454,293 residents with an average household income of \$183,836 within a 5-mile radius



OFFER SUMMARY

Available Square Footage: ±31,691 SF

SF Per Floor: First Floor (±20,862 SF) and
Second Floor (±10,829 SF)

Est. Lot SF: ±2.433 Acres

Zoning and General Plan: Downtown Specific Plan (DSP)/Block 13/
South of Iowa

Parking: 5.8/1000: 183 parking spaces (175 striped
regular spaces, 8 striped handicapped spaces)





AERIAL OVERVIEW



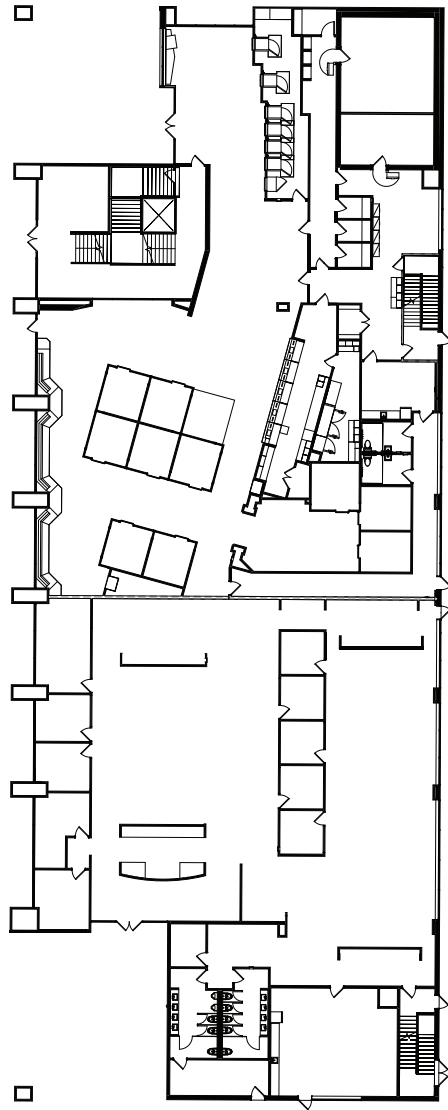


AERIAL OVERVIEW

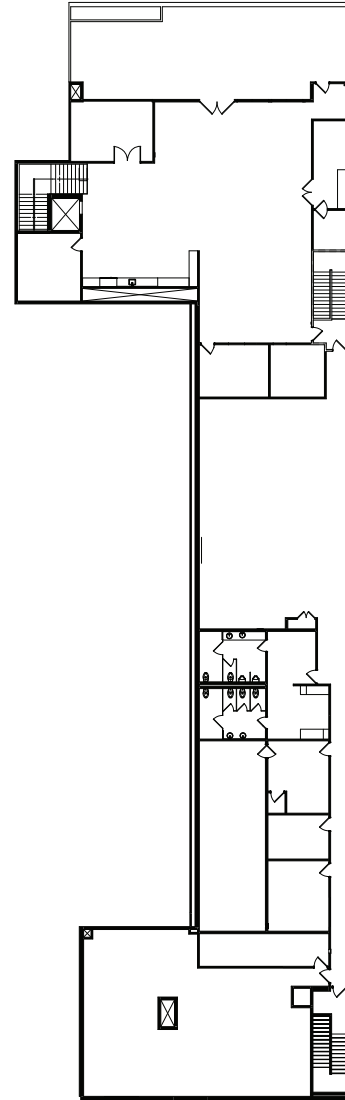




FLOOR PLAN



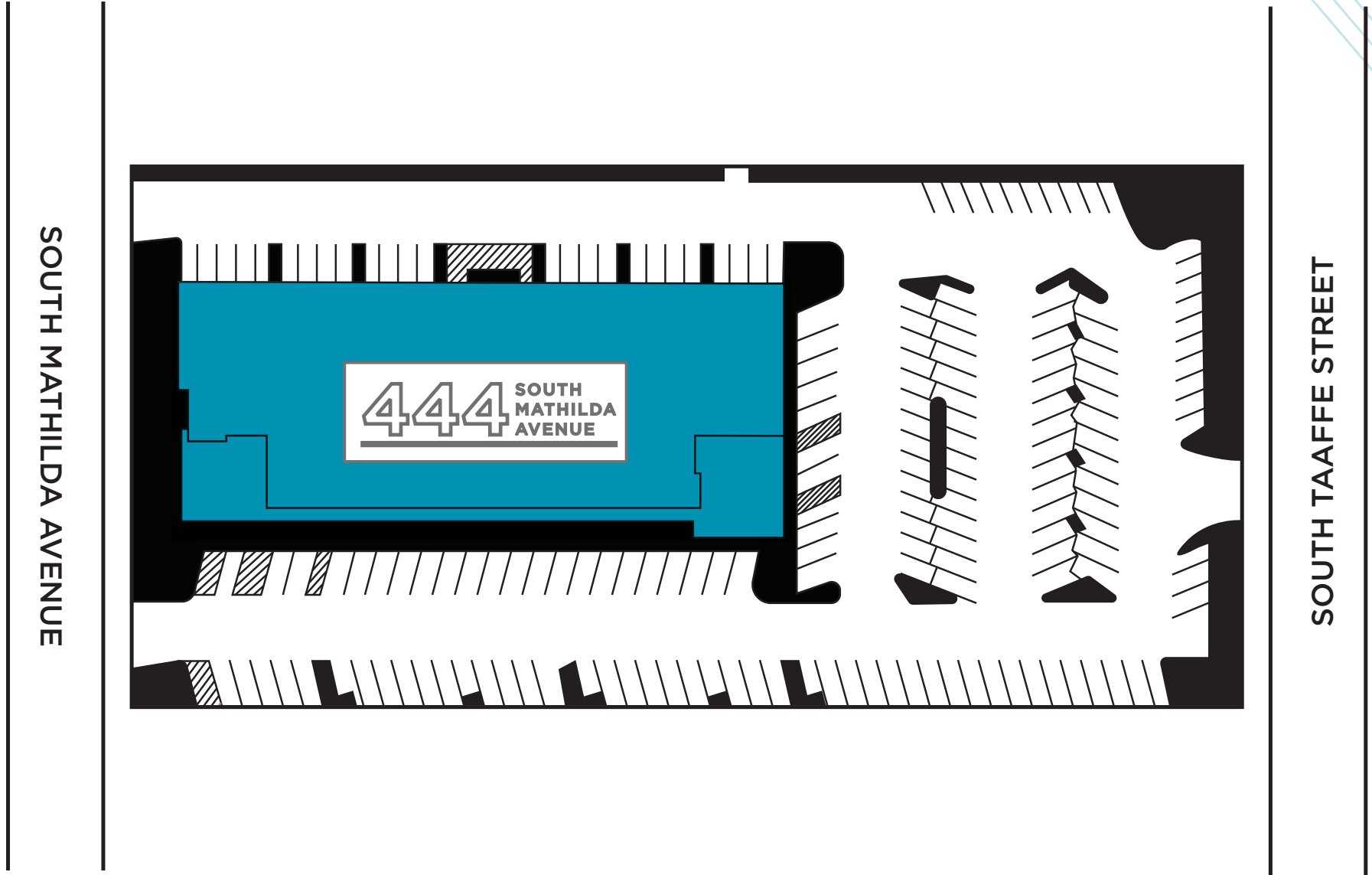
First Floor



Second Floor



SITE PLAN

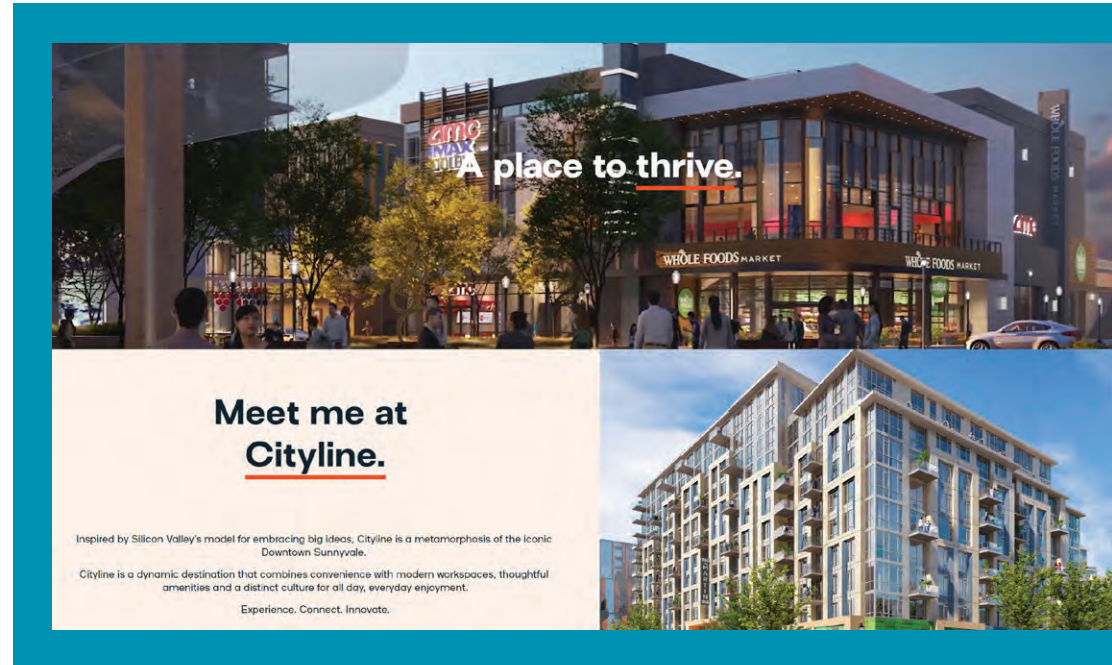




DEMOGRAPHICS

SUNNYVALE, CA

	2 Miles	5 Miles	10 Miles
2010 Population	102,035	423,729	1,118,217
2023 Population	109,985	454,293	1,206,709
2010 Households	40,243	161,237	407,543
2023 Households	42,949	172,015	439,481
Median Age	39.4	40	39.3
Bachelor's Degree	64%	65%	58%
Average HHI	\$181,964	\$183,836	\$171,731



172,015

TOTAL HOUSEHOLDS IN A 5-MILE RADIUS OF THE SUBJECT PROPERTY



\$183,836

AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS OF THE SUBJECT PROPERTY



454,293

TOTAL POPULATION WITHIN A 5-MILE RADIUS OF THE SUBJECT PROPERTY

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