



# Murphy Commercial Retail Center

548-562 S. Murphy Avenue  
Sunnyvale, CA 94086-6116



For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

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**Biagini Properties, Inc.**

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### Property Description

North side of East El Camino Real on S. Murphy Avenue in Sunnyvale near Historic Murphy Avenue District and the new CityLine Sunnyvale (36 acre mixed-use project and new housing). Dense population with high disposable incomes.

### Offering Summary

Lease Rate:	\$2.25 SF/month
Estimated NNN Charges	.36 SF/month - 2024
Number Of Units:	7
Available SF:	1,900 SF
Lot Size:	0.18 Acres

### Property Highlights

- Great Visibility to El Camino Real & Heart of Silicon Valley & Great Location
- Low Triple Net Charges
- Near Historic Murphy Avenue District & New CityLine Sunnyvale
- Convenient Storefront Parking & Rear Door Deliveries
- Dense Population With High Disposable Incomes
- Co-Tenants: Daruma Dojo Martial Arts, Coconut Hill Groceries and Dumpling Depot Restaurant
- Major Tenants Nearby: Sprouts, Ross Dress For Less, Dick's Sporting Goods, In-N-Out Burger, Target, Pep Boys, Safeway, REI, dd's Discounts, Dollar Tree, CVS Pharmacy, Trader Joe's, Starbucks, Big 5 and CityLine Sunnyvale (mixed use project includes Whole Foods, AMC Theaters, retail shops, offices, dining, entertainment and new housing).



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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**Available Spaces**

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 552 S. Murphy Avenue	1,900 SF	NNN	\$2.25 SF/month	Former Lace Museum. Full height storefront glass, 1 office, 1 non-ADA restroom with upgraded tile flooring & fixtures, high sheetrock ceiling 11' AFF (Above Finish Floor) in large open showroom area, rear storage room with built-in cabinetry, separate HVAC, separate electrical panel (125 Amp; 3PH; 4W; 120/240V), rear door. Available Now.



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552 S. Murphy Avenue - Interior



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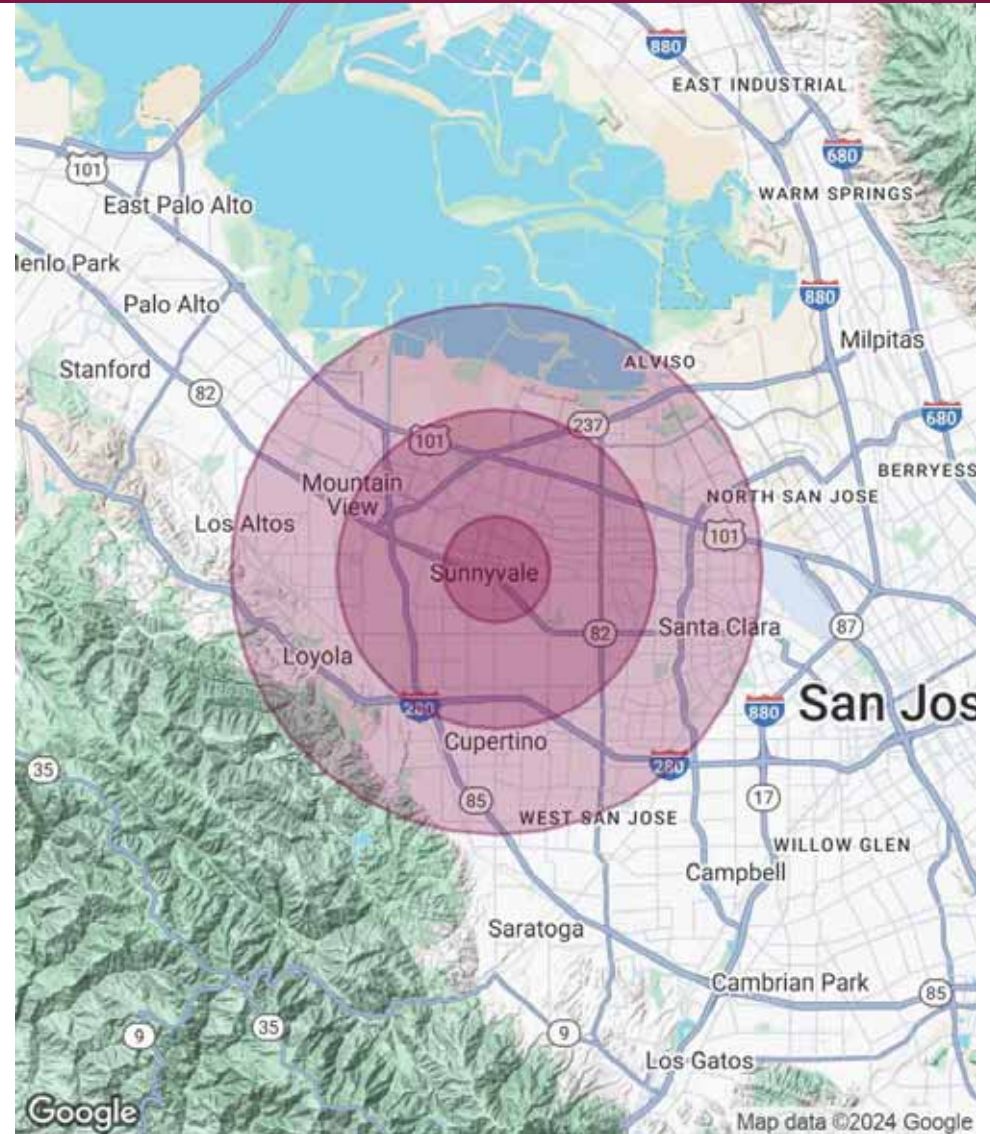
Population	1 Mile	3 Miles	5 Miles
Total Population	33,021	226,680	461,493
Average Age	35.0	37.1	38.1
Average Age (Male)	35.7	36.7	37.5
Average Age (Female)	35.0	37.6	38.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	13,676	88,787	179,491
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$184,402	\$188,935	\$187,354
Average House Value	\$1,194,625	\$1,267,831	\$1,339,450

\* Demographic data derived from 2020 ACS - US Census

### Traffic Counts 24 Hour ADT 2018

S. Sunnyvale Avenue at E. Olive Avenue	11,465
E. El Camino Real at S. Murphy Avenue	33,600
E. El Camino Real at S. Taaffe Street	36,800
E. El Camino Real at Cezanne Drive	43,100
Sunnyvale Saratoga Road at Saratoga Sunnyvale Road	44,051
N. Mathilda Avenue at Central Expressway	51,957



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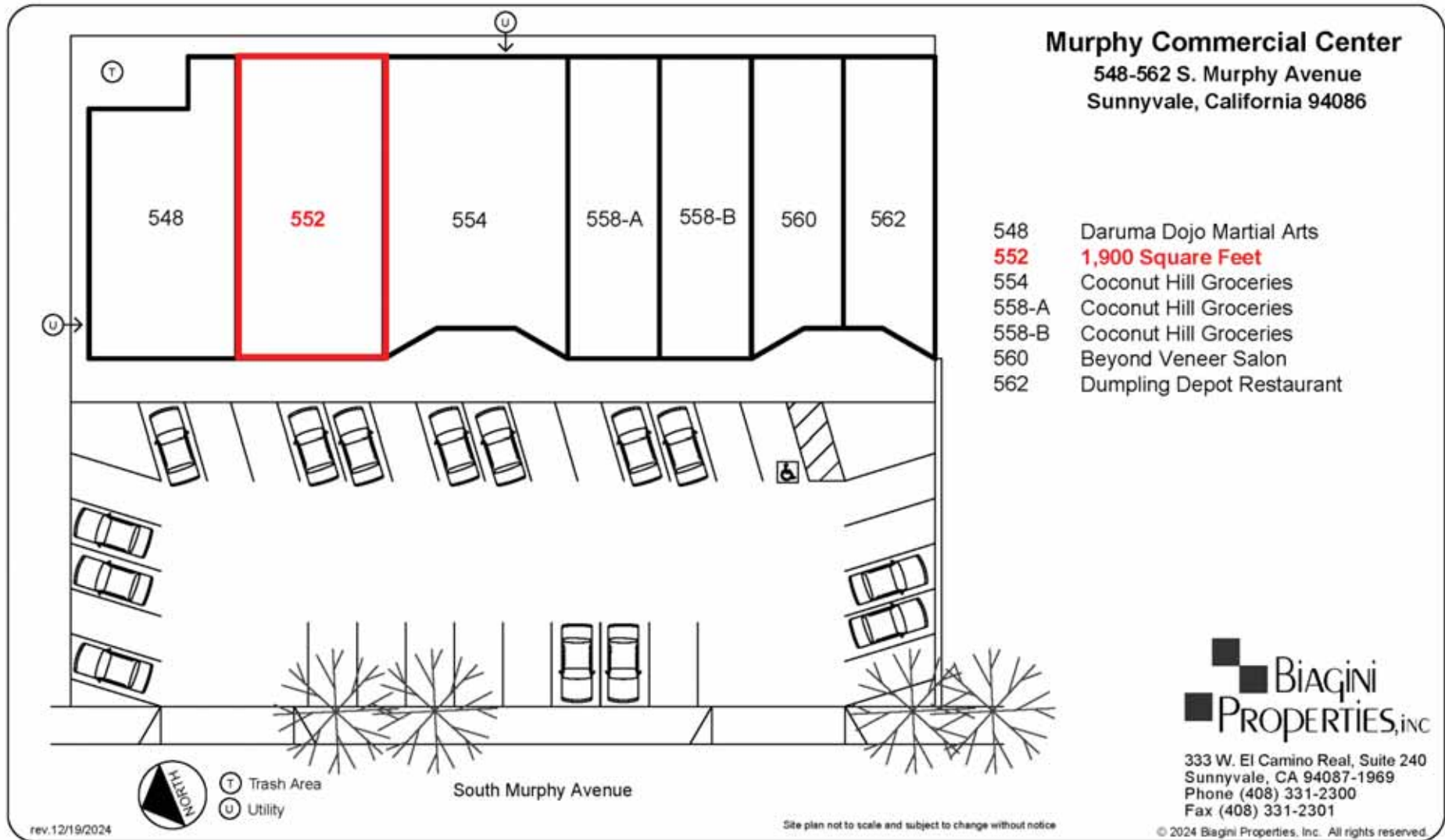
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