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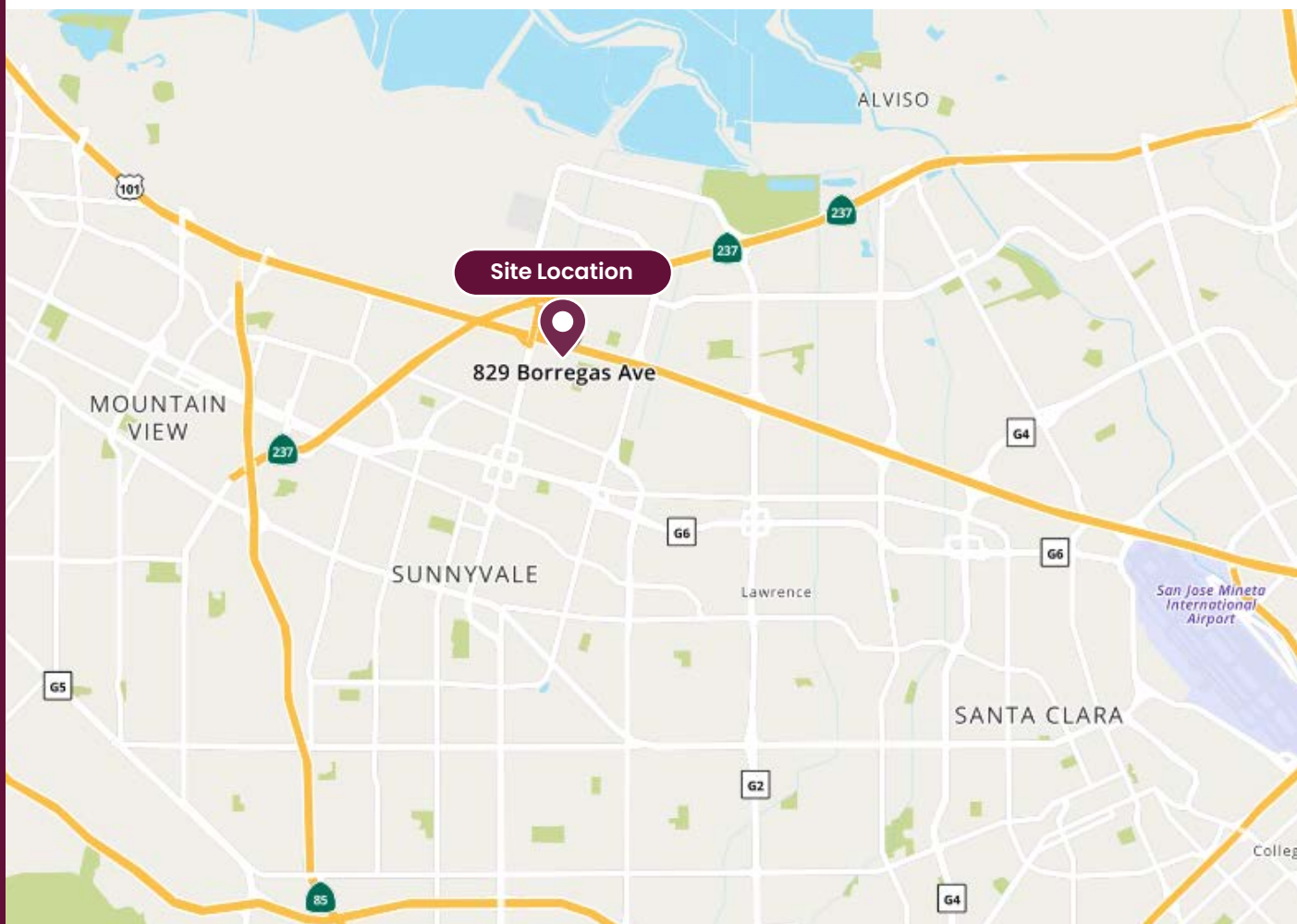
BORREGAS AVENUE

SUNNYVALE, CA 94085

±1,200 SF

AVAILABLE FOR LEASE

Property Highlights



±1,200 SF
Second Generation
Beauty Salon



Local Neighborhood
Strip Center with
Dedicated Parking



Neighborhood Commercial
(C1) Zoning



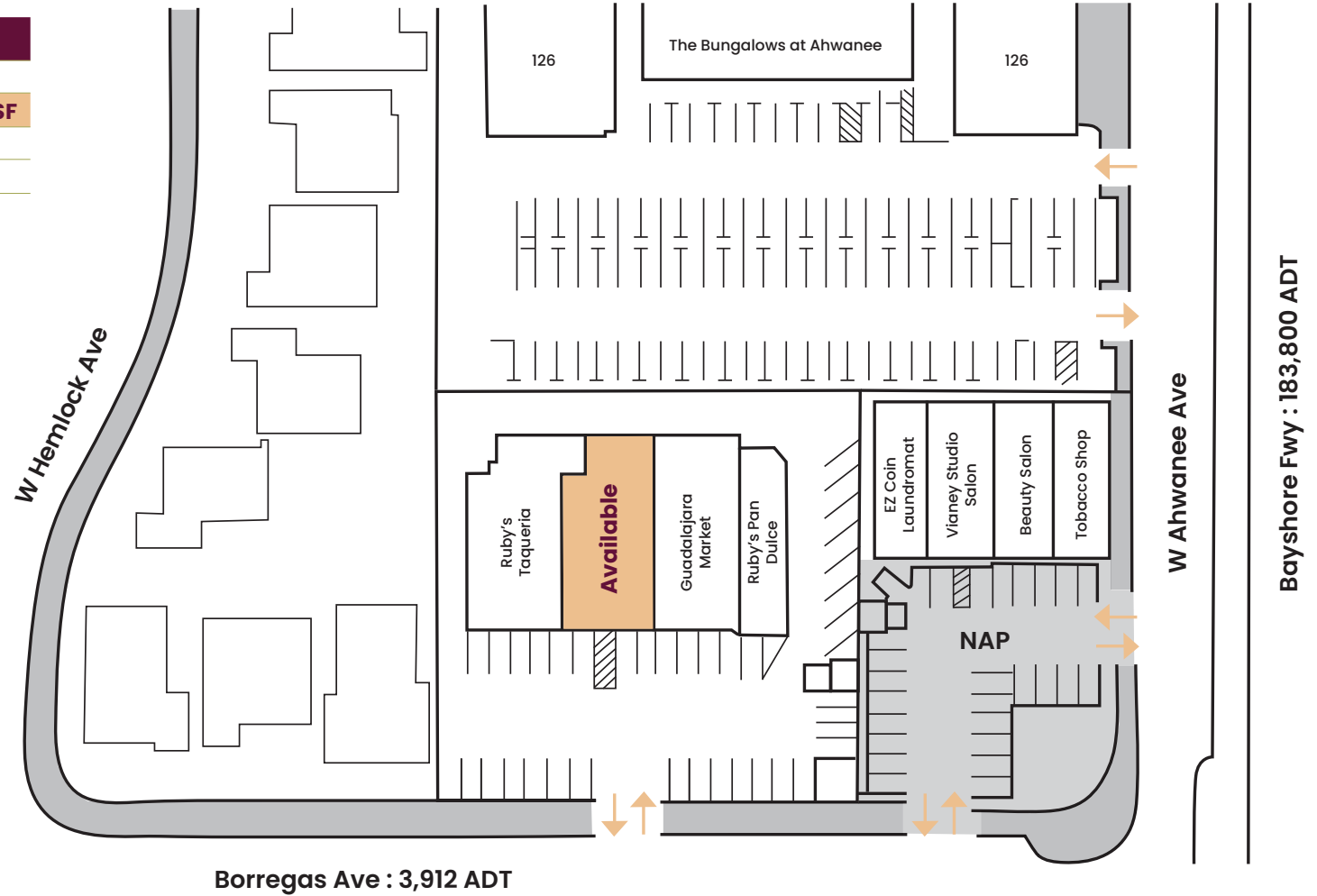
Co-tenants: Ruby's
Taqueria, Guadalajara
Market, and
Ruby's Pan Dulce

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	25,747	153,111	400,284
Median HH Income	\$157,371	\$180,090	\$186,392
Daytime Population	23,281	204,436	532,168

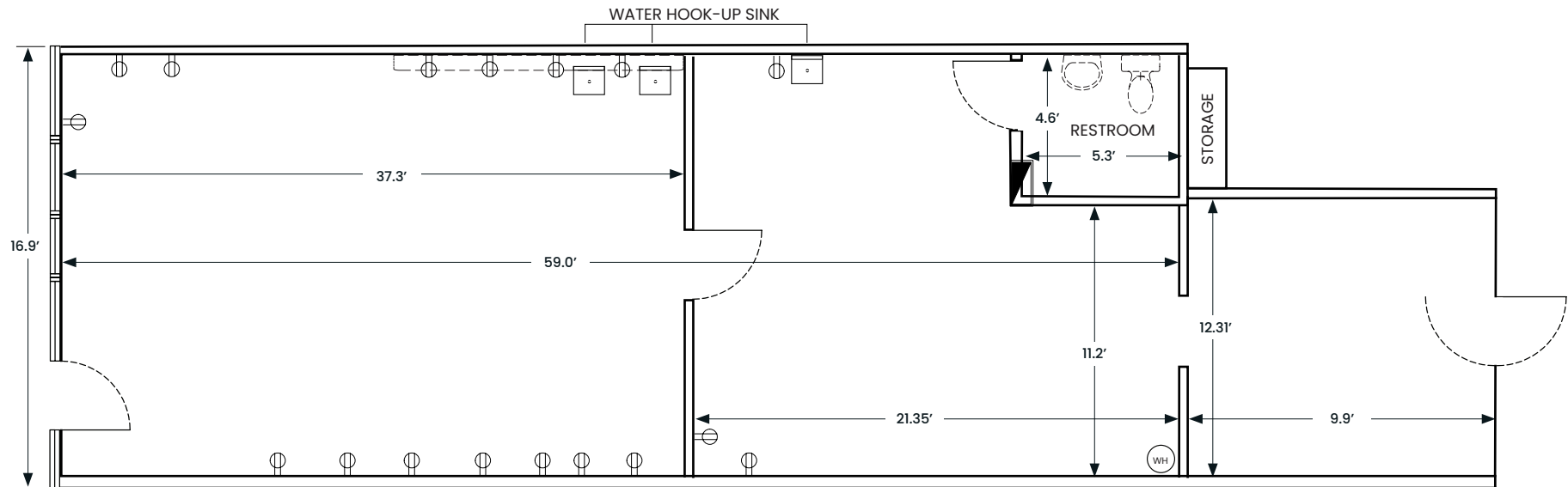
TRAFFIC COUNTS	Source: 2025 Esri
Borregas Ave	3,912 ADT
N Mathilda Ave	49,136 ADT
Bayshore Fwy	183,800 ADT

Site Plan

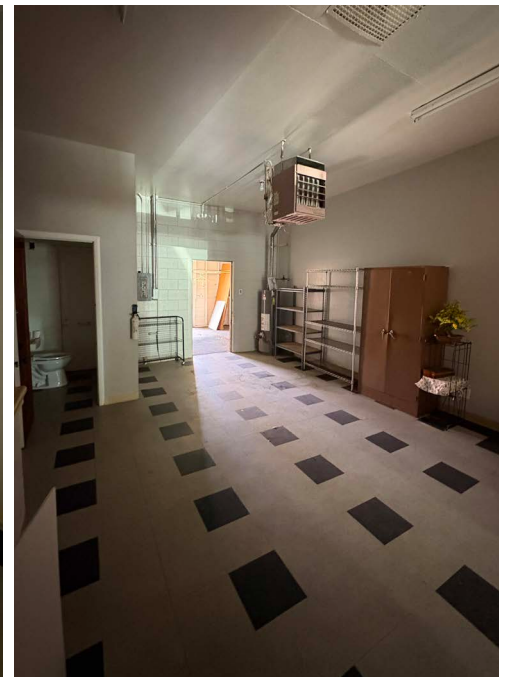
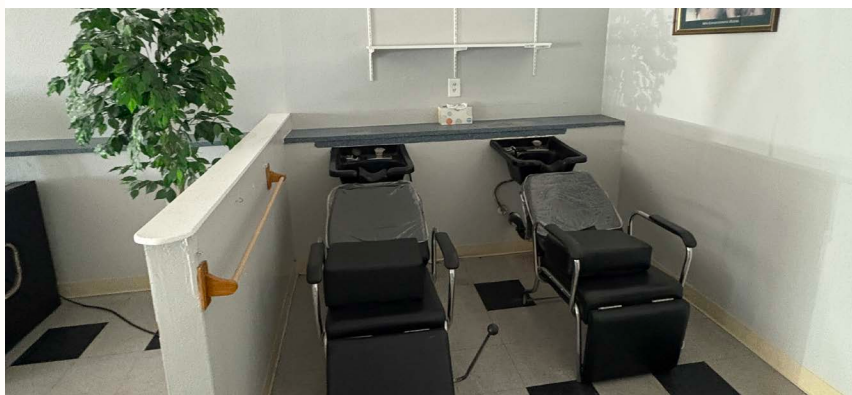
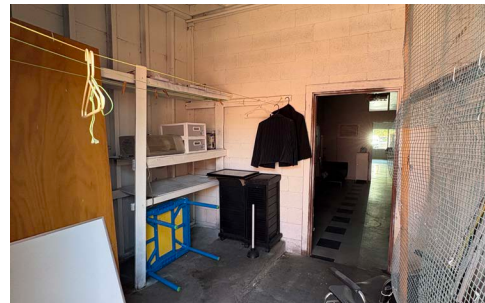
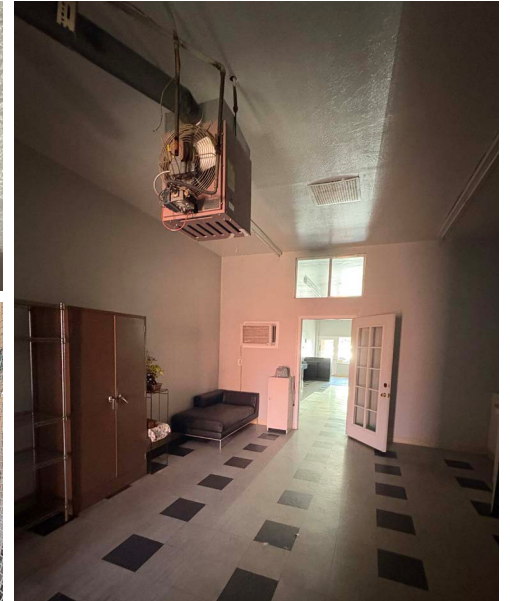
TENANT	SF
Ruby's Taqueria	
Available	1,200 SF
Guadalajara Market	
Ruby's Pan Dulce	



Space Plan



Interior Gallery



Property Gallery



Market Aerial



99 Ranch Market Starbucks Marshalls
Walgreens IN-N-OUT Burger Smart & Final

BEST BUY

Sunnyvale Square
Lucky Wells Fargo
Valero Pizza Hut Starbucks

Site Location



Cherry Chase
SAFEWAY Arby's CHASE

Cherry Orchard
Sourdough & Co. sweetgreen
Starbucks TARGET Chipotle

Cityline
ULTA WHOLE FOODS MARKET CVS Tipsoy Pott
AMC THEATRES TARGET

THE HOME DEPOT

LOWE'S

MEGA MART

SPROUTS FARMERS MARKET REI SAFEWAY
DICK'S Sporting Goods

COSTCO WHOLESALE

Apple Park

Pavlina Plaza
CVS CHASE T-Mobile
DOLLAR TREE dd's DISCOUNTS

Sunnyvale Square
Peet's Coffee WELLS FARGO
Red Robin SAFEWAY AT&T

