

**510-530 Lawrence Expressway, Sunnyvale, CA 94085**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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# 510–530 Lawrence Expressway, Sunnyvale, CA 94085

## Property Highlights:

- **High Profile Silicon Valley Location** - The Property is easily walkable and accessible to and from the many of office buildings and R&D campuses that surround it.
- **New Residential Being Developed Within Walking Distance to the Property**
- **Strong Daytime/Early Evening Population**
- **Excellent Access to Highways 101 & 237**



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# 510-530 Lawrence Expressway, Sunnyvale, CA 94085

Aerial:



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# 510-530 Lawrence Expressway, Sunnyvale, CA 94085

## Parcel Map / Property Profile:



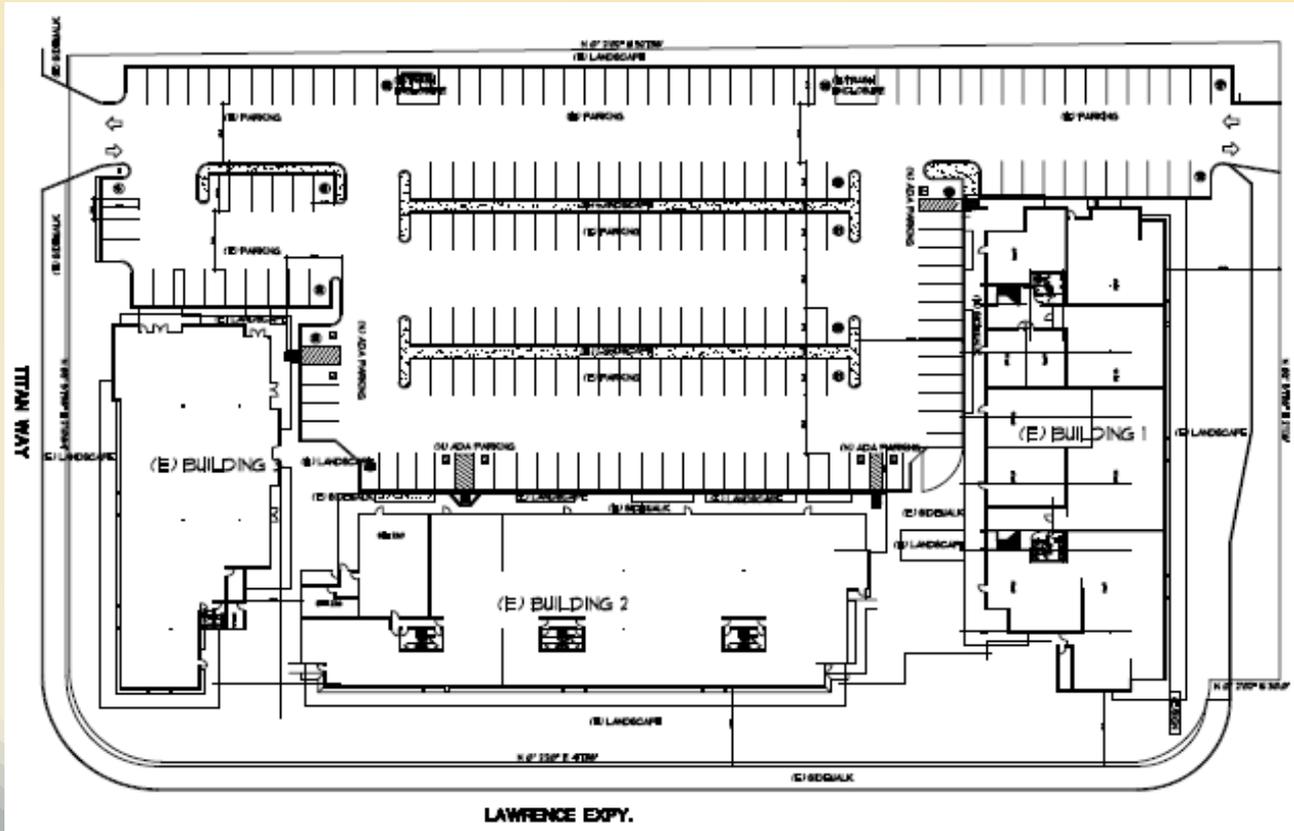
- **Square Feet: 48,590 SF**
- **Lot Size: 3.72Acres**
- **Year Built: 1978**
- **Use Code: Retail Stores (Personal Services, Photography, Travel)**
- **Primary Owner: Lawrence Commercial Center, LLC**



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# 510–530 Lawrence Expressway, Sunnyvale, CA 94085

## Site Map:

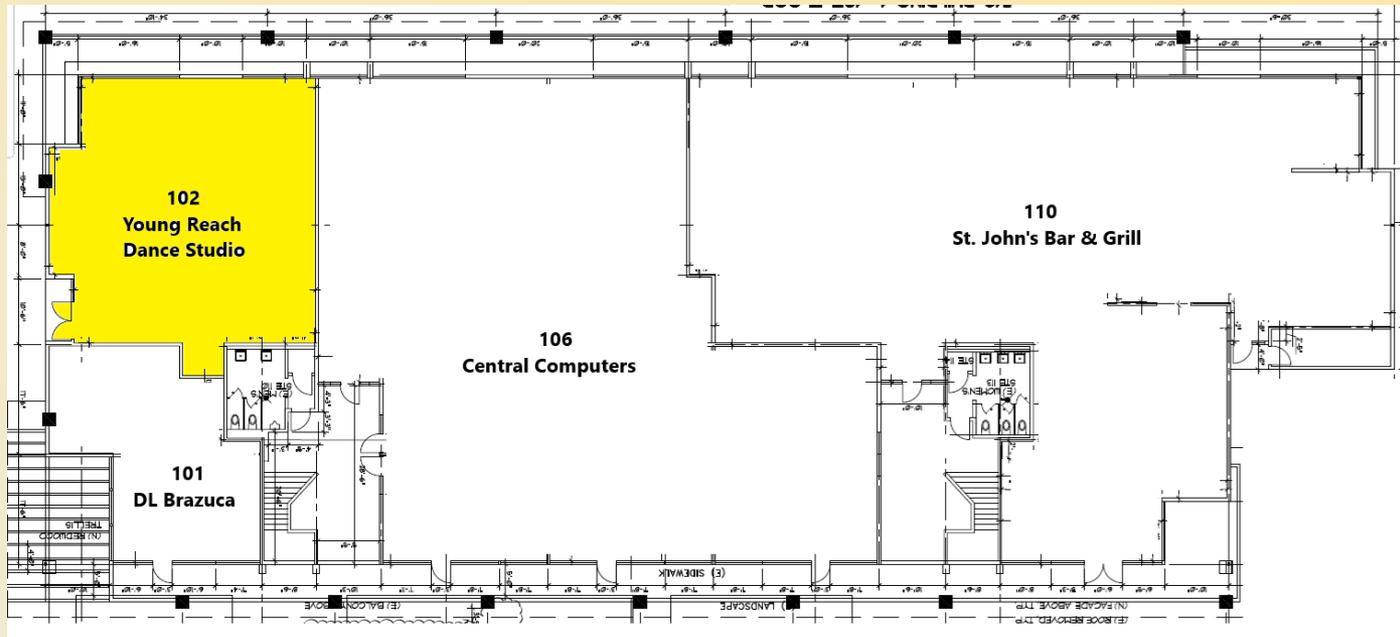


- 206 Stalls on Site. In addition, property has parking easements with adjacent property at 500 Lawrence Expressway for an additional 59 stalls.

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# 510–530 Lawrence Expressway, Sunnyvale, CA 94085

## Diagram of the Premises, 510 Building First Floor:

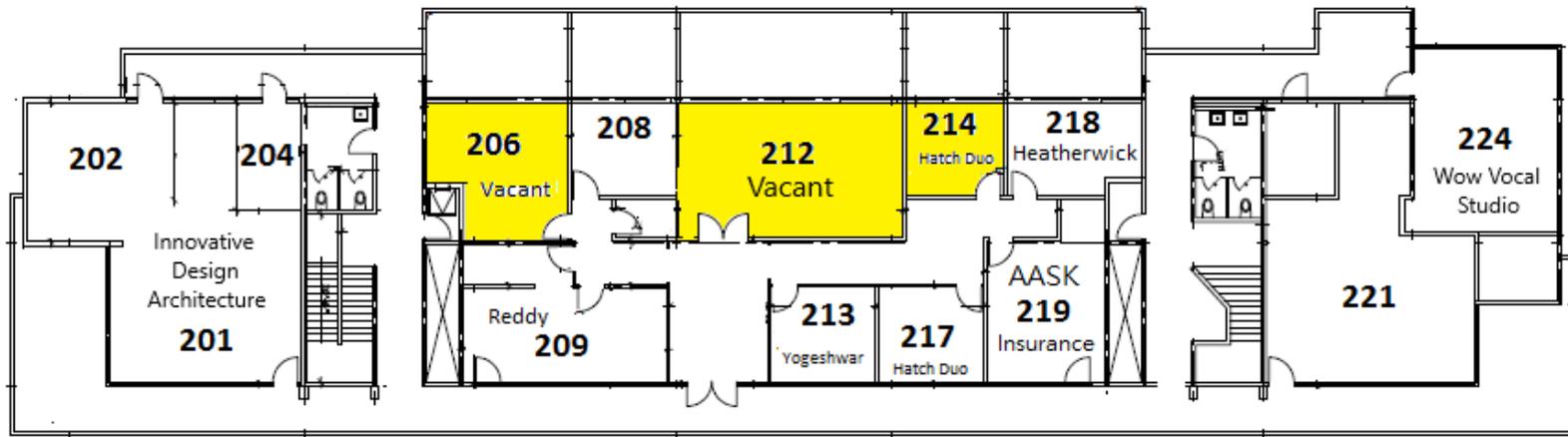


**(This drawing is for reference purposes only, as indication of Premises location, size, and shape are not necessarily precise or accurate.)**

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# 510–530 Lawrence Expressway, Sunnyvale, CA 94085

## Diagram of the Premises, 510 Building Second Floor:

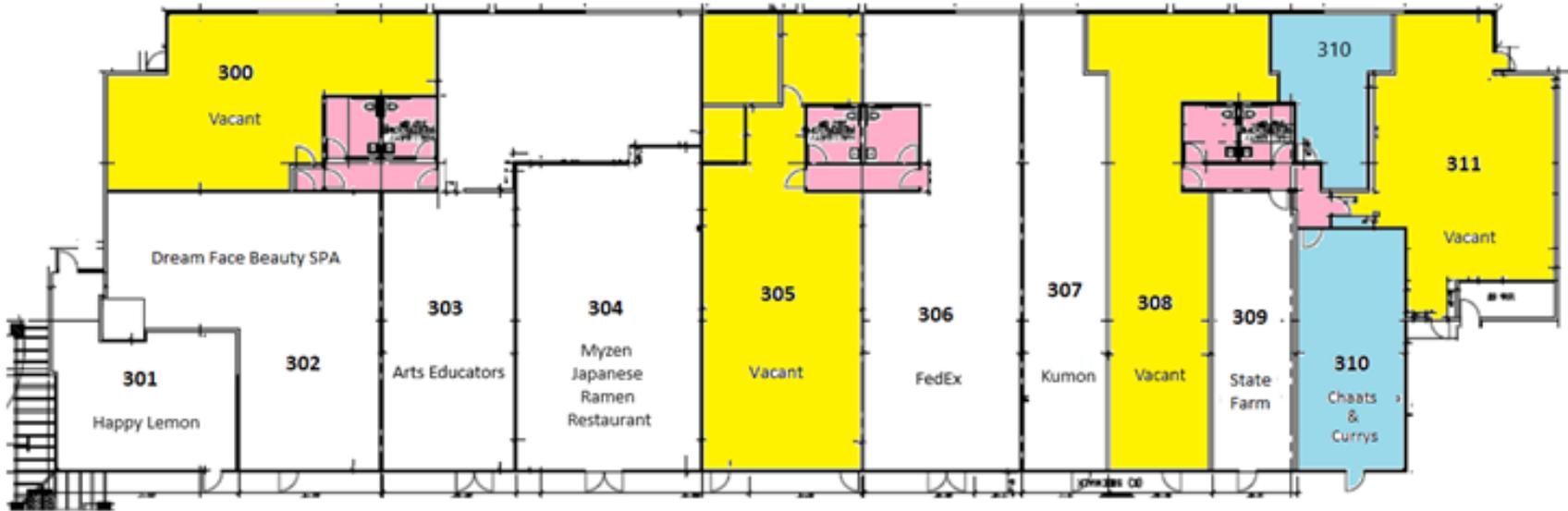


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# 510–530 Lawrence Expressway, Sunnyvale, CA 94085

## Diagram of the Premises, 520 Building:



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## Spaces Available:

Suite	Size	Rent	CAM	Type	Monthly Rent + CAM
102*	2,060	\$2.75/SF/Month	\$1.20	NNN	\$5,665.00 + \$2,472.00
206	331	\$4.50/SF/Month	\$0.00	Gross	\$1,489.50
212	578	\$4.00/SF/Month	\$0.00	Gross	\$2,312.00
214	176	\$4.50/SF/Month	\$0.00	Gross	\$792.00
300**	1,293	\$2.50/SF/Month	\$1.20	NNN	\$3,232.50 + \$1,551.60
305**	1,981	\$2.75/SF/Month	\$1.20	NNN	\$5,447.75 + \$2,377.20
308**	1,518	\$2.75/SF/Month	\$1.20	NNN	\$4,174.50 + \$1,821.60
310***	1,221	\$4.00/SF/Month	\$1.20	NNN	\$4,884.00 + \$1,465.20
311*	1,377	\$2.75/SF/Month	\$1.20	NNN	\$3,786.75 + \$1,652.40

### Note

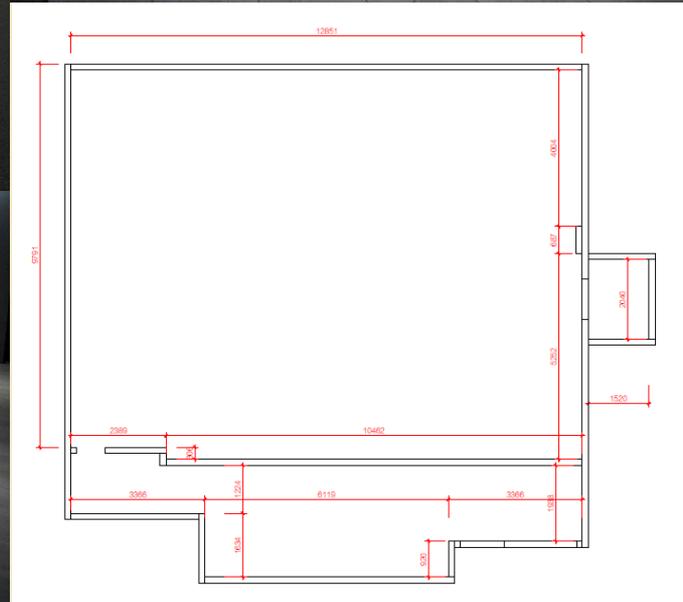
\* Was Dance Studio

\*\* \$3.50/SF/Month, NNN for Restaurant Usage

\*\*\* \$325,000 Restaurant Business for Sale

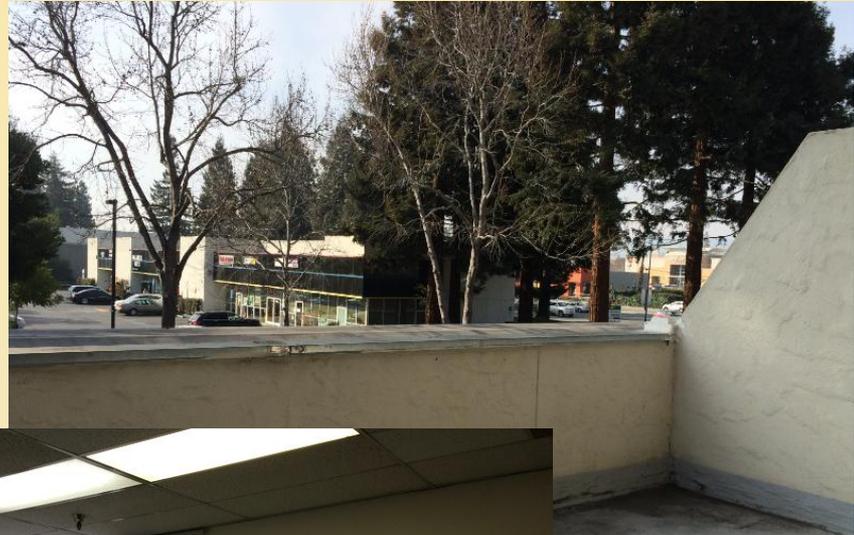
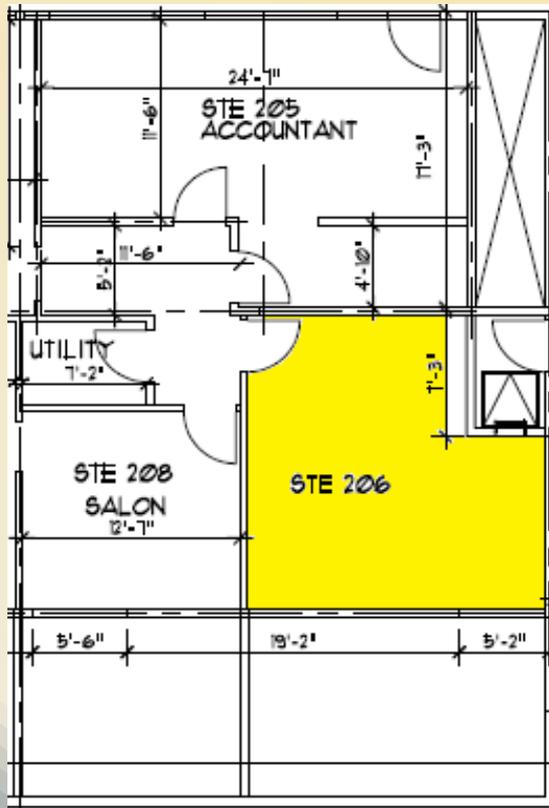
# 510 Lawrence Expressway, #102, Sunnyvale, CA 94085

## Suite 102:



# 510 Lawrence Expressway, #206, Sunnyvale, CA 94085

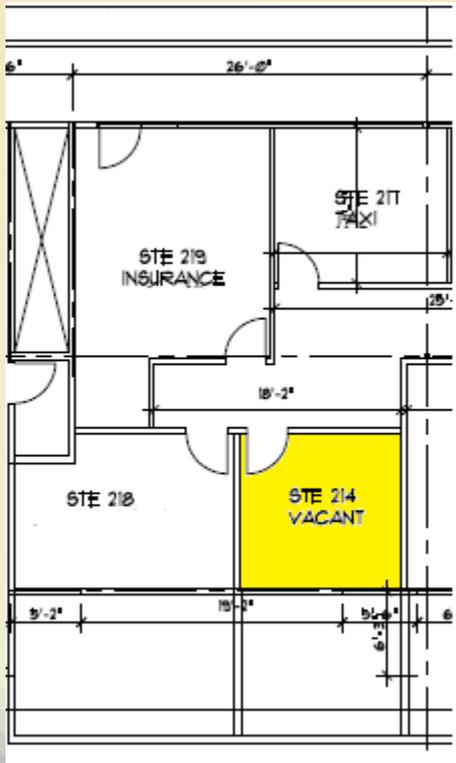
## Suite 206:



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# 510 Lawrence Expressway, #214, Sunnyvale, CA 94085

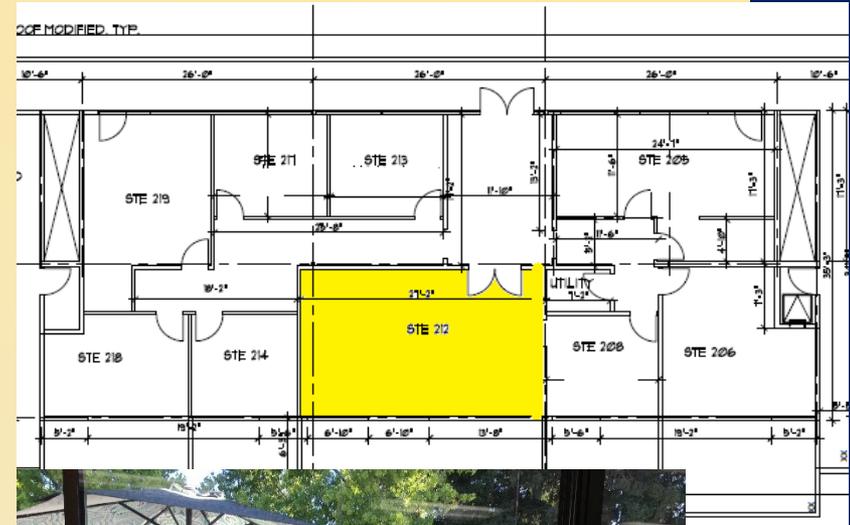
## Suite 214:



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# 510 Lawrence Expressway, #212, Sunnyvale, CA 94085

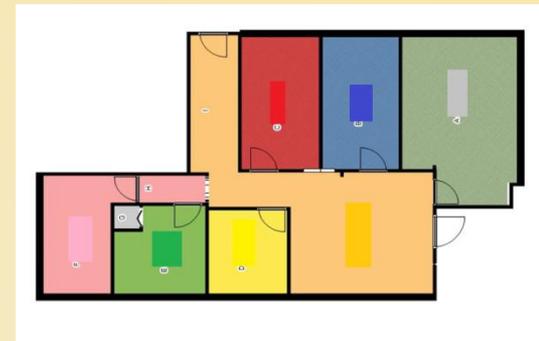
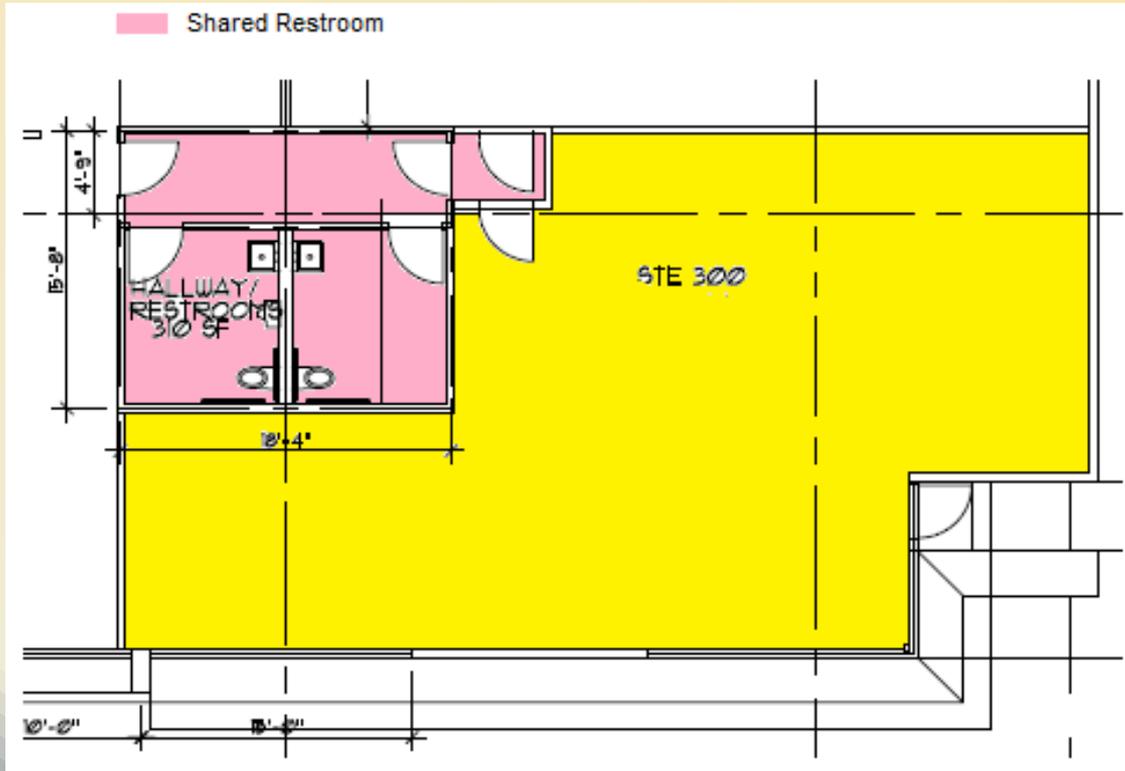
## Suite 212:



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# 520 Lawrence Expressway, #300, Sunnyvale, CA 94085

## Suite 300:



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# 520 Lawrence Expressway, #300, Sunnyvale, CA 94085

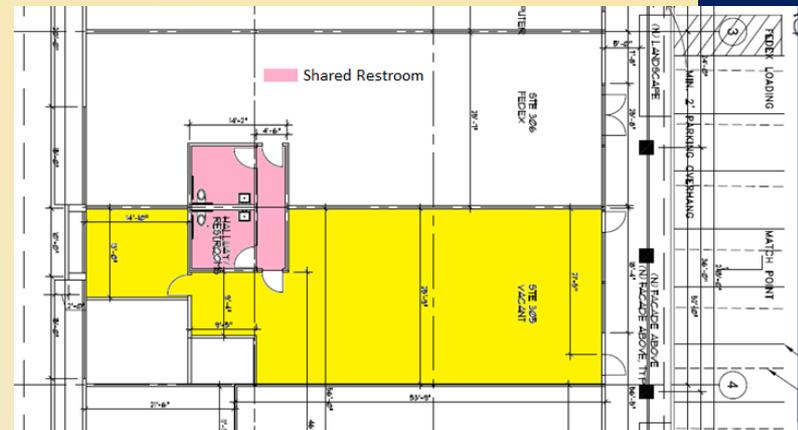
## Suite 300 – Photos:



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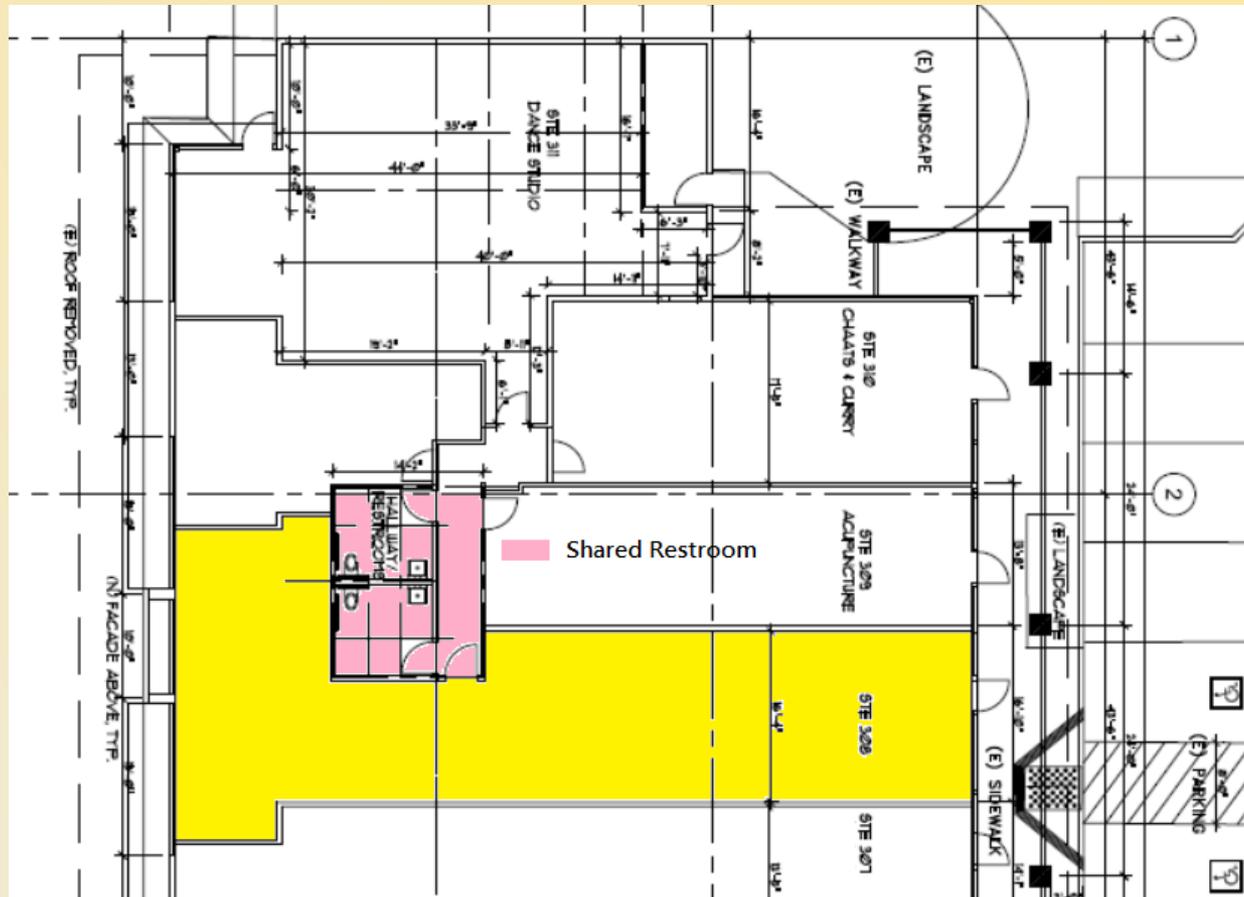
## Suite 305:



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# 520 Lawrence Expressway, #308, Sunnyvale, CA 94085

## Suite 308:



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# 520 Lawrence Expressway, #308, Sunnyvale, CA 94085

## Suite 308 – Photos:



# 510 Lawrence Expressway, #311, Sunnyvale, CA 94085

## Suite 311:



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