



CIVIC SQUARE 城市廣場 SHOPPING CENTER

802-844 W. EL CAMINO REAL, SUNNYVALE, CA 94087

13,045 SF NEW RETAIL CONSTRUCTION

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LOCATION

South side of West El Camino at Hollenbeck Avenue at signalized intersection across from Sunnyvale City Hall.

OVERVIEW

- 11,300 SF New Retail Construction in a Prominent Shopping Center
- Up To 6 Units Available For Lease (1,480 SF to 7,026 SF)
- Complete Utilities, Separate HVAC & Electrical
- Underground Grease Interceptor Installed
- Ready for Tenant Improvements

HIGHLIGHTS

- Fire Sprinklered Buildings
- High Traffic Signalized Intersection
- Low NNN Charges (approx. \$0.40/sf)
- Surrounded by High Density Apartments, Sunnyvale Auto Row, Silicon Valley High Tech Campuses, and New Townhomes
- Across from Sunnyvale City Hall
- Ample Parking



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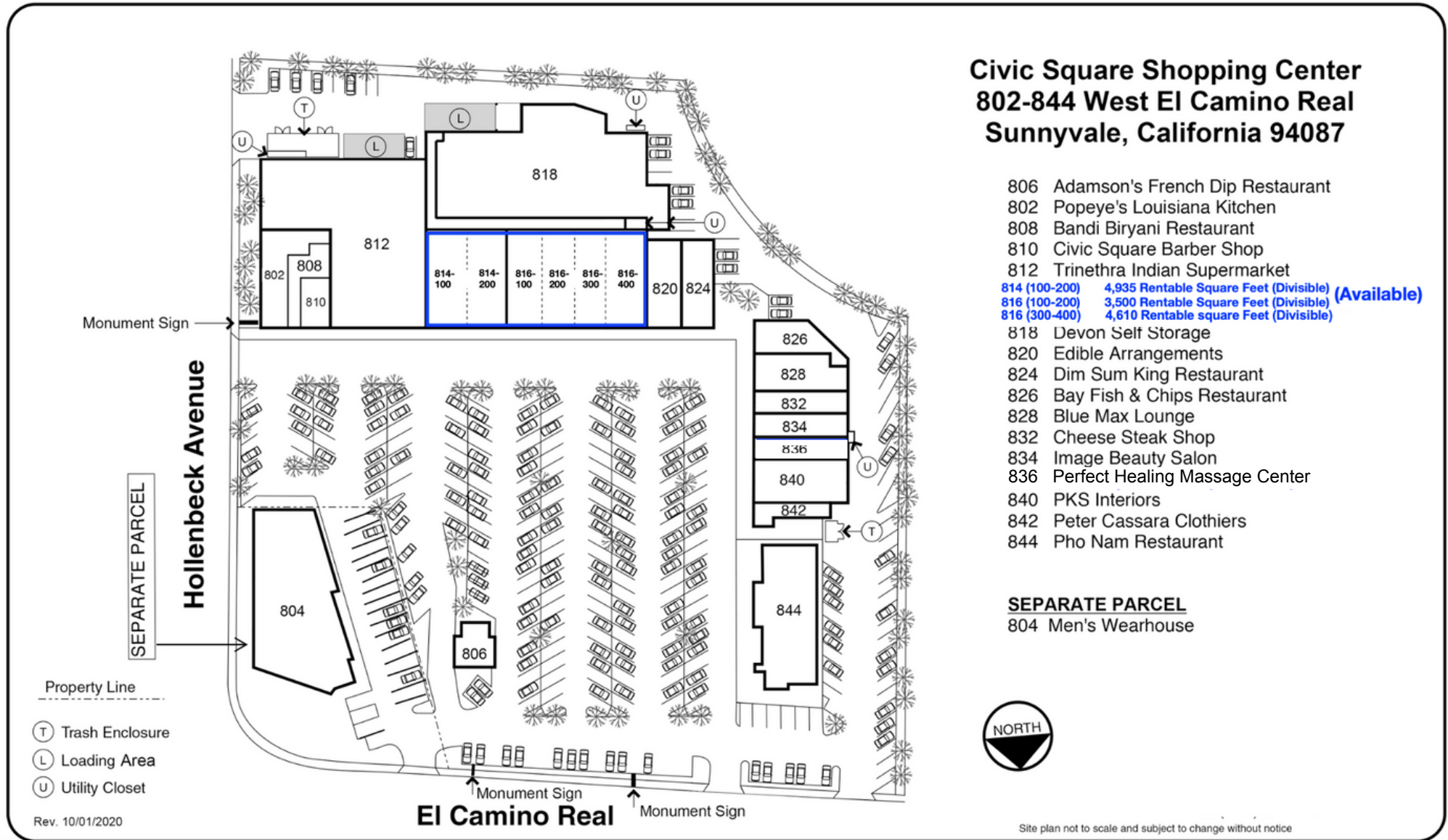
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www.SunnyvaleCivicSquare.com



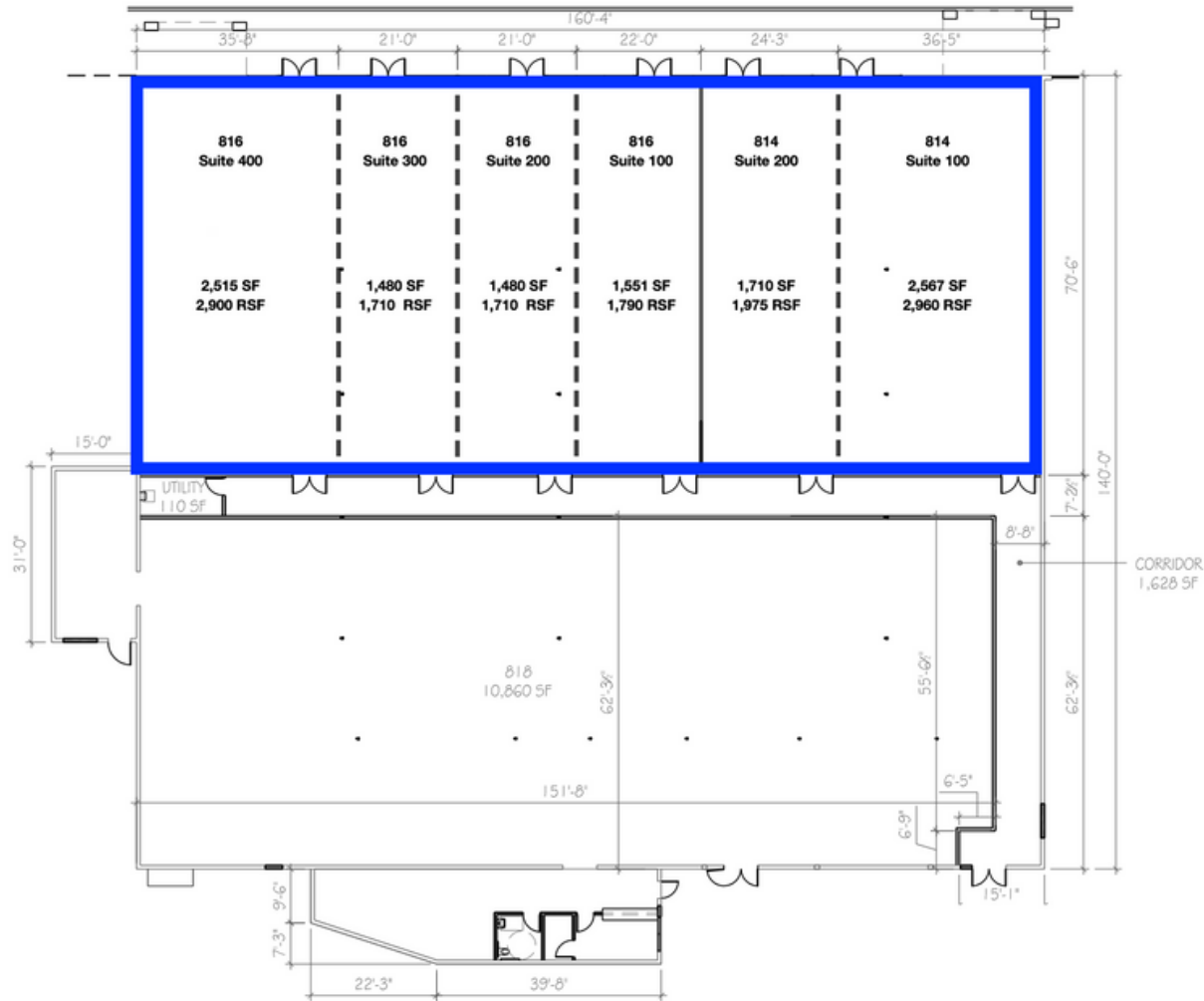
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SITE PLAN



814 & 816 SUITES DIVISION FLOOR PLAN



UTILITIES

EACH OF THE UNITS HAS:

- 200 AMP 3 PHASE ELECTRICAL
- 3/4" & 1-1/2" GAS STUB OUT WITH 2 PSI AT METER WITH POTENTIAL TO DELIVER UP TO 2 MILLION BTUS
- 2000-GALLON GREASE INTERCEPTOR —SEWER & GREASE CLEANOUT
- 2" COLD WATER STUB OUT
- 1" CONDUIT WITH PULL STRINGS FOR DATA

LOI - Under lease negotiations

NEARBY RETAIL



DEMOGRAPHICS

2021	1-MILE	3-MILE	5-MILE
Population			
White	13,689	100,345	301,400
Black	528	4,380	8,502
American Indian	183	1,377	2,749
Asian	15,109	108,695	218,808
Hawaiian & Pacific Islander	111	977	1,994
Two or More Races	1,265	8,963	17,907
Hispanic Origin	3,834	33,345	66,084
Daytime Population	10,265	81,701	282,049
Avg HH. Income	\$183,690	\$185,681	\$181,508

TRAFFIC COUNTS

Location	24 Hour ADT 2020
E El Camino Real at Hollenbeck Ave	39,908
E El Camino Real at S Taaffe St	35,660
W El Camino Real	41,543



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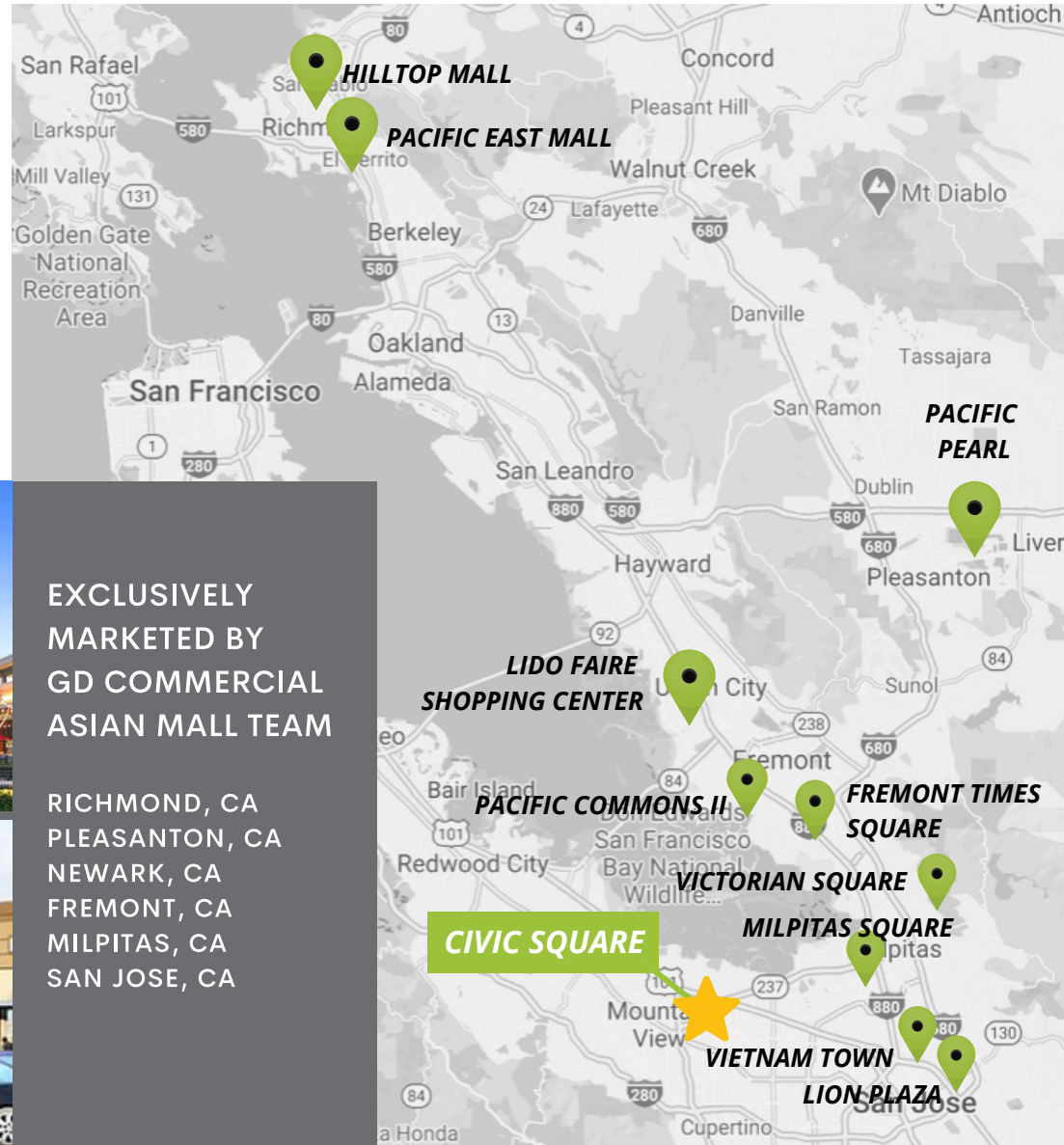
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SIGNATURE ASIAN-THEMED RETAIL PROPERTIES

- ➔ LEADERS IN THE INDUSTRY
- ➔ THE ULTIMATE SOLUTION FOR LANDLORDS AND TENANTS; CREATING CULTURES THAT LAST FOR GENERATIONS



EXCLUSIVELY
MARKETED BY
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ASIAN MALL TEAM

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