

**FOR GROUND/
BUILDING LEASE,
JV, OR SALE!**

**1375 S. Deanza Blvd.
Cupertino, CA**



Summary. 6,222 sf Building with 15 Foot Interior Ceilings on Free-Standing Retail Pad (including 754 sf Front Office) with Drive Thru Lane and Window on 13,028 sf (1/3 acre) land parcel, plus Parking Easements and Licenses for 96 Directly Adjacent Parking Spaces, built in 1985 and renovated in 2006. Architectural Plans for 4,000 sf 2nd Story Retail Addition. Just off Highway 85, 2.4 Miles / 8 Minute Drive South of New Apple "Spaceship" HQ.

- 6,222 Square Feet for Lease x \$3.99/sf NNN + \$0.50 CAMs = **\$27,936.78 per month Gross.**
Negotiable: Term Length, Credit, etc.
- 6,222 Square Feet for Sale x \$763.42/sf = **\$4,750,000.**

Broad Permitted Uses: P(CG-R5-15). Grocery, Specialty Grocery (if less than 50% of total building), Convenience Market (CUP), Drug Store, Clothing, Hardware, Multi-family Residential, Nursing Home (CUP), Restaurant, Fast Food with Drive Through (CUP), Office, Medical Office*, Dentist, Banks, Photography Studio, Laundry, Dry Cleaner, Private Club, Appliance Repair, Barbershop/Beauty Salon, Massage, Shoe Repair, Tailor, Pet Store, Day Care (CUP), Vocational and Specialized School*, Dance Studio*, Health Club* (*see details), Hotel (CUP), Liquor (CUP), Bar (CUP), Movie Theater (CUP), Bowling Alley (CUP), Pool Hall (CUP), Skating Rink (CUP), Mortuary (CUP), Gas Station (CUP), Car Repair (CUP), Car Wash (CUP), Car Sales (CUP), Boat Sales (CUP), Tire Sales (CUP).

Exclusive Broker:

Alex Kent, Managing Director
Symphonic Real Estate Services
dre # 01718732



Call or Email To Tour:

Office (650) 232-7433
Mobile (650) 793-0541
alex.kent@symphonic-inv.com

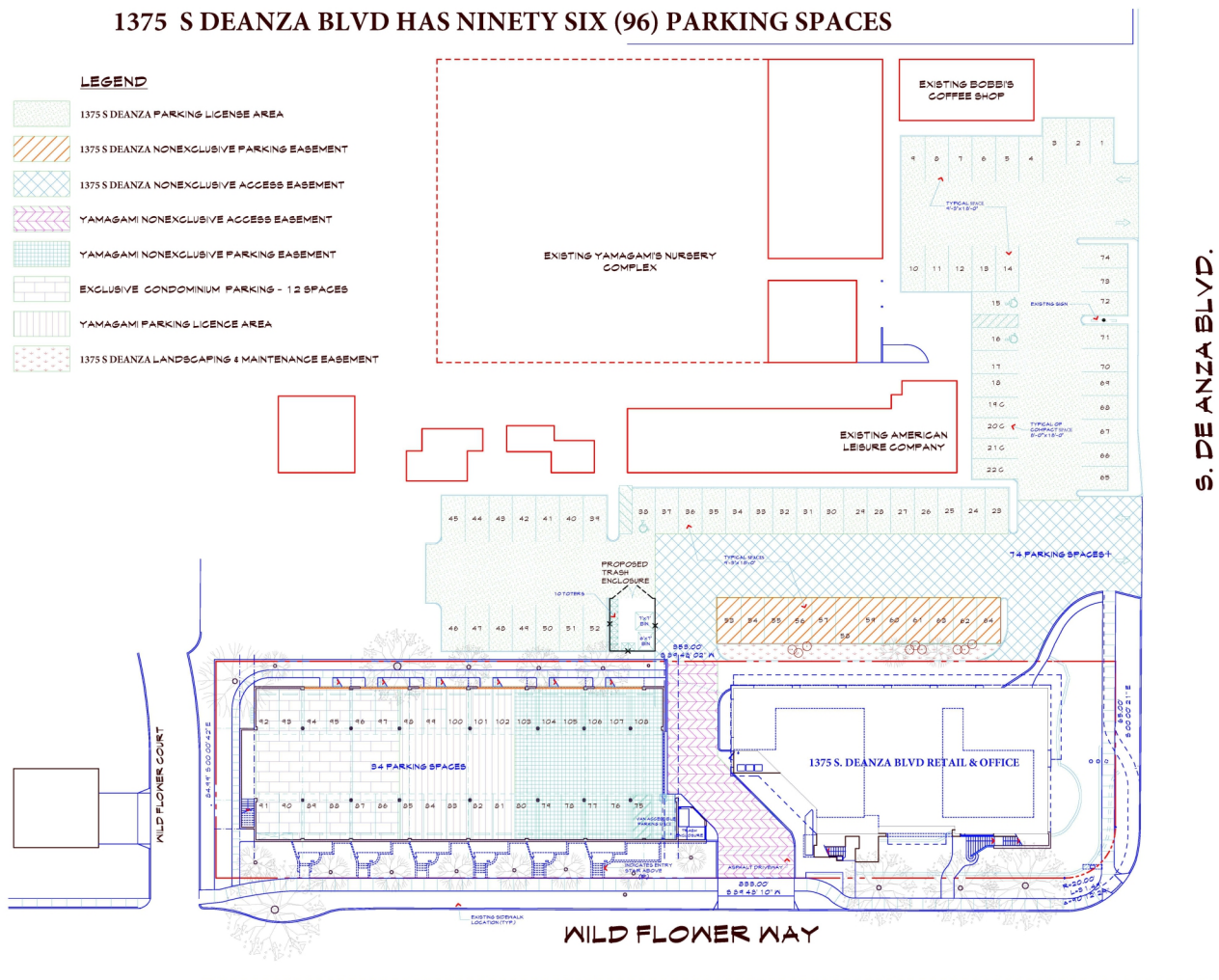
35,000 Cars Per Day, Drive-Thru Lane, 96 Parking Spaces.

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Tremendous Parking For Your Customers

15.5 Parking Spaces Per 1,000 sf (96 shopping center spaces) at 1375 S Deanza Blvd!



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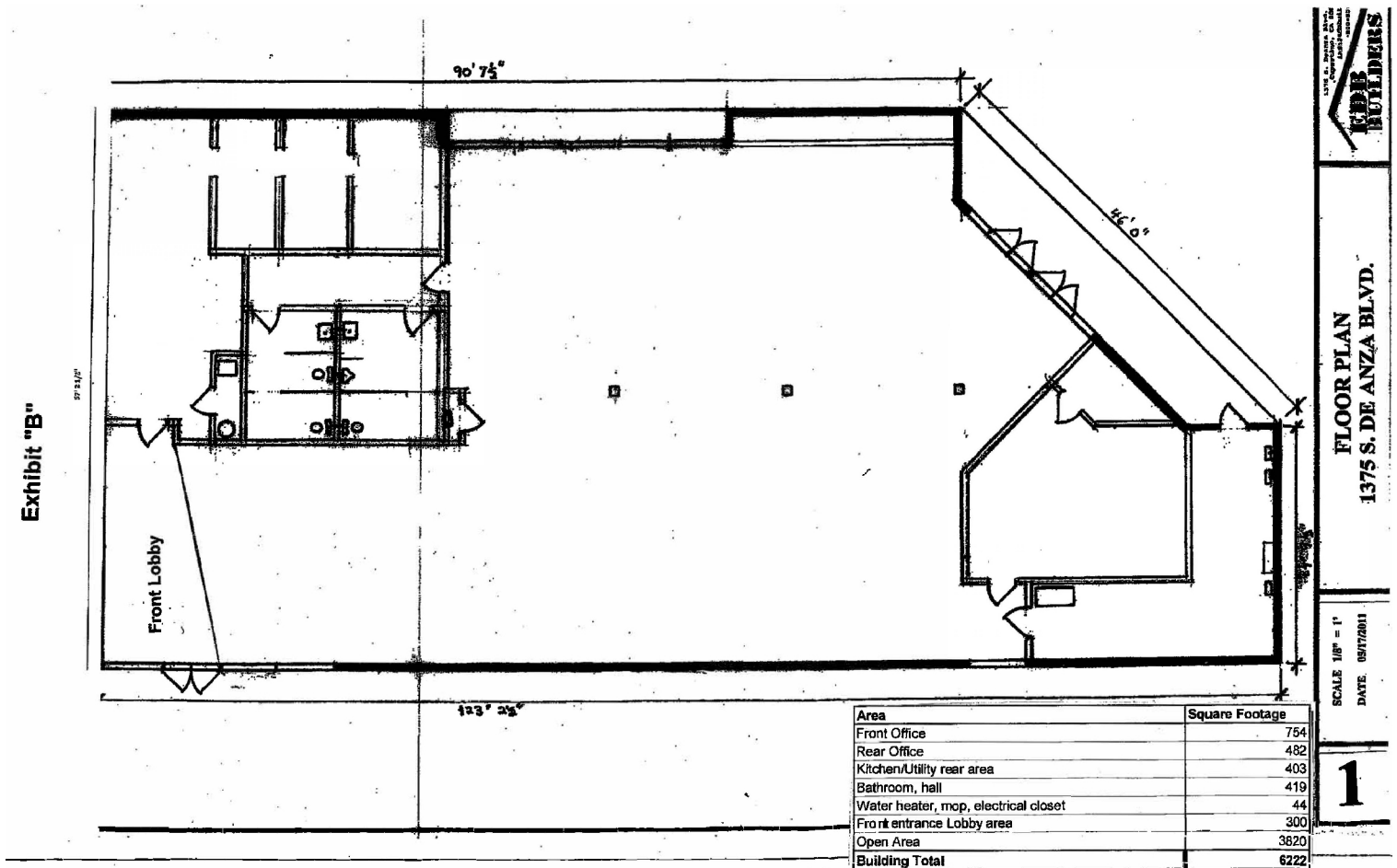
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Floor Plan



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Strong Consumer Demographics

Within 1 Mile - 2017

Income:

- Avg Household Income \$186,183

Race:

- Asian 16,591 (72.41%)
- White 5,557 (24.25%)

Population Density:

- 2022 Projection 24,260
- 2017 Estimate 22,912
- 2010 Census 21,327
- Daytime Employment 4,753

Annual Consumer Spending:

- \$338,345,000 Across All Categories

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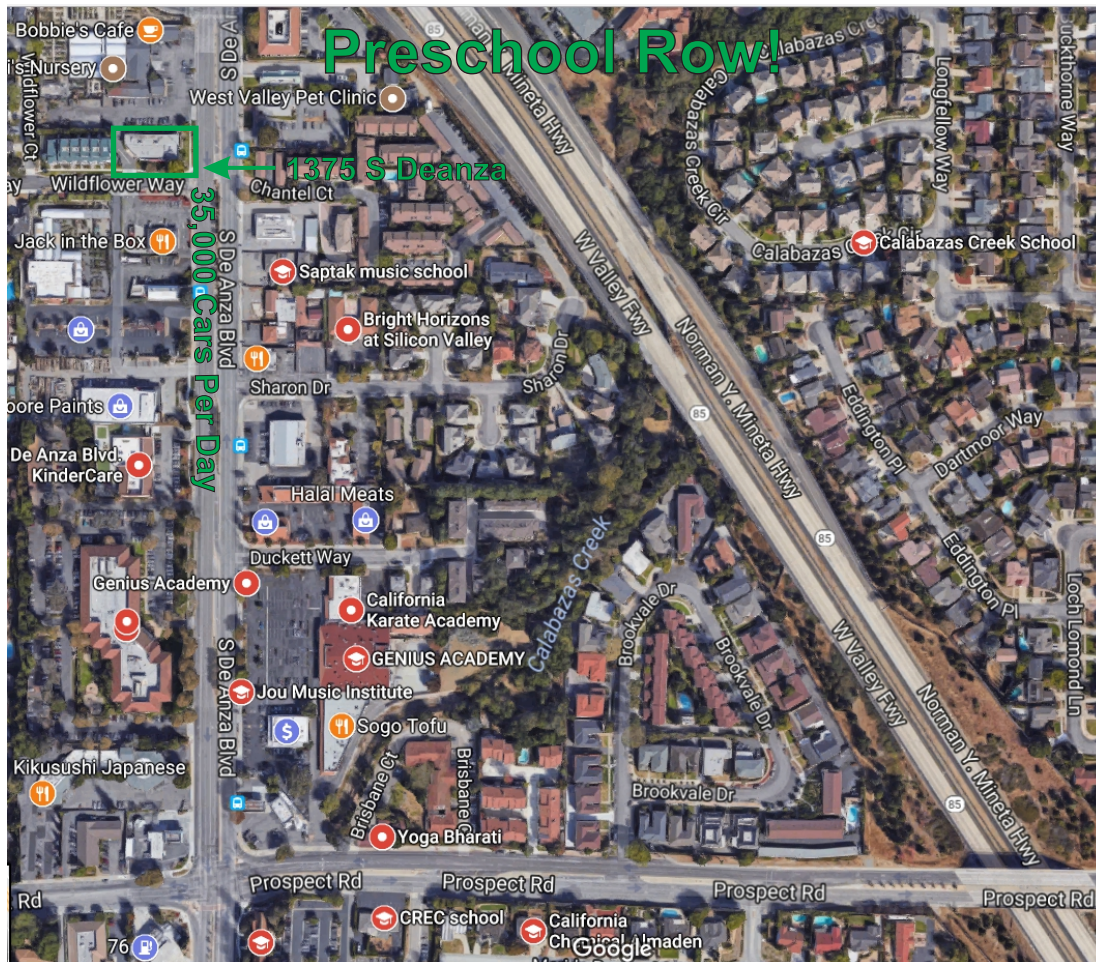
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Economically Central:

- 2.4 Miles / 8 Minute Drive South of **New Apple "Spaceship" HQ.**
- 1.7 Miles / 7 Minute Drive South of **Cupertino City Hall.**
- 2.7 Miles / 9 Minute Drive West of **Westgate Mall.**
- 2.7 Miles / 6 Minute Drive North of **Downtown Saratoga.**
- 1 1/2 Blocks South of **Highway 85 Entrance/Exit.**
- 3 Miles / 3 Minute Drive S.E. of **Highway 85 / Highway 280. Junction.**



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