

# *Murphy Commercial Retail Center*



## EXECUTIVE SUMMARY

548-562 S. Murphy Avenue  
Sunnyvale, CA 94086

EXCLUSIVE AGENT:  
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Biagini Properties, Inc. ("Broker") has been retained on an exclusive basis to market the property described herein 548-562 S. Murphy Avenue, Sunnyvale, CA ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate. The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. Any pro forma or financial projection provided in this Material is only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding the Material or any projections or pro forma. Purchaser must make its own investigation of the Property and any existing or available financing and must independently confirm the accuracy of the projections contained in the Material or pro forma. Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only through Mark Biagini of Biagini Properties, Inc.

## Offering Highlights

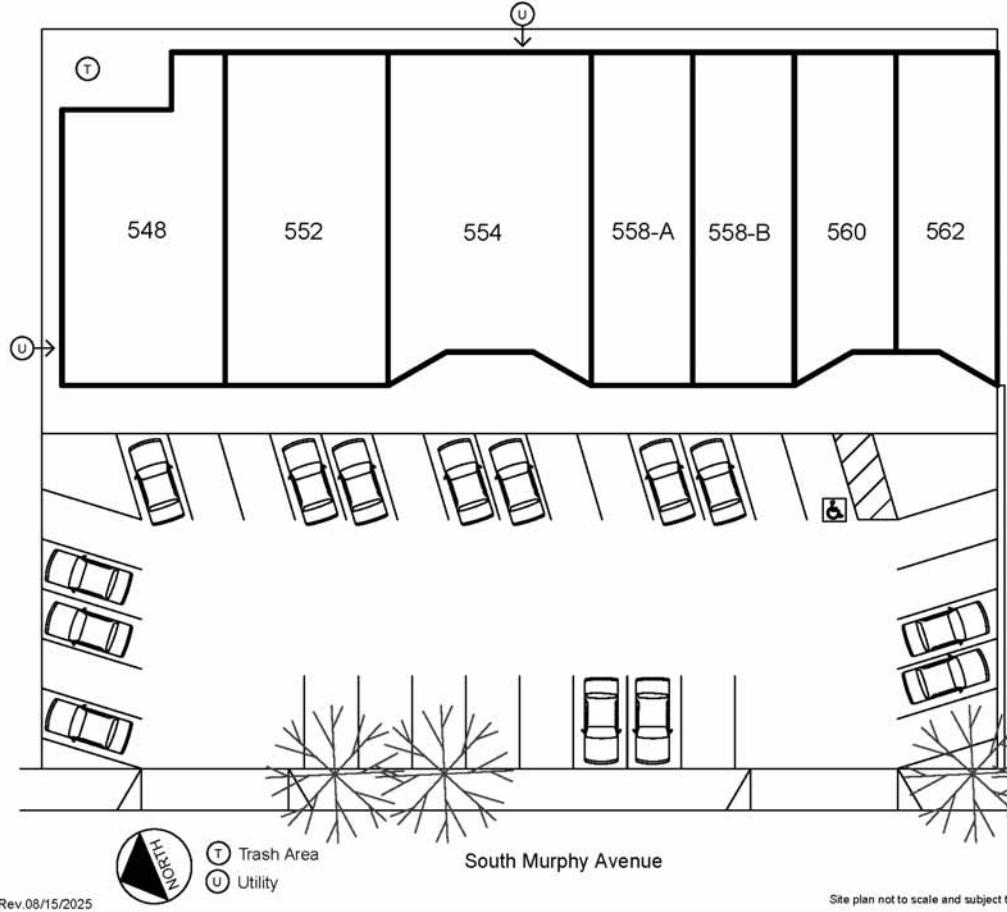
### Murphy Commercial Retail Center

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#### Offering Summary

#### 548-562 S. Murphy Avenue

Asking Price	\$5,200,000
2025 Projected Annual NNN Income	<u>\$295,584</u>
Cap Rate	5.7%
Occupancy	100%
Price per building Square Feet (SF) (2 Buildings)	\$518
Total Building Gross Leasable Area (SF)	10,046
Total Land SF (2 tax parcels)	22,100
Leases	Absolute Triple Net Leases
Annual Rental increases	Yes. 3% OR 4% fixed annual increases in every lease.
Existing Financing	None. Property delivered free & clear of any existing loans or financing
Tenants	7 separate retail spaces occupied by 5 tenants



548	Daruma Dojo Martial Arts
552	Le Caprice Bridal Boutique
554	Coconut Hill Groceries
558-A	Coconut Hill Groceries
558-B	Coconut Hill Groceries
560	Beyond Veneer Salon
562	Dumpling Depot Restaurant



## Offering Highlights:

- Great retail location in heart of Silicon Valley.
- Fee Simple Title. Multi-Tenant NNN leased investment.
- Annual Rent Increases in All Leases (3-4% per year).
- Close to Downtown Sunnyvale (City Line, Uber, Whole Foods).
- Professionally managed property.
- Absolute triple net multi-tenant (7 spaces leased to 5 tenants) retail center with annual increases. (Tenants reimburse for taxes, insurance and common area fees, plus property management, PLUS 10% Admin fee, parking lot, roof and HVAC repairs & replacement).
- Long term, well established locally owned tenants – Coconut Hill Groceries, Dumpling Depot Restaurant, Daruma Dojo Martial Arts, Beyond Veneer Salon and Le Caprice Bridal Boutique.
- Roof surface replaced new 2007
- Parking Lot resealed and restriped 2008
- No existing financing. Buyer can structure a new loan to best suit its needs.
- All internet resistant service-oriented tenants.

## PROPERTY FACTS

Location	548-562 S. Murphy Avenue, Sunnyvale, Santa Clara County, CA 94086
Assessor's Parcel Numbers – 2 Tax Parcels; 2 Buildings	209-30-059 & 58
Total Building Area (SF) – Gross Leasable Area	10,046
APN 209-30-058 Building GLA (548 & 552 Murphy)	6,676
APN 209-30-059 Building GLA (554-562 Murphy)	3,370
Total Land Area (SF); Both APN's	+22,750
APN 209-30-058 Land Area (SF/Acre)	14,950/0.179
APN 209-30-059 Land Area (SF/Acre)	7,800/0.179
Land Area (Acres); Both APN's	0.5223
Street Frontage; Both APN's	175' along Murphy Ave
Zoning	R2
Floor Area Ratio	44%
Year Built	Unknown
Condition	Average-Good
Roof Surface	A new roof surface was installed in 2007
Parking	32 Parking stalls (1 is handicap)
Curb Cuts	2 along Murphy Ave.
HVAC UNITS	Each space is served by a separate HVAC unit

The Property is served by all public utilities. The Property lies in *Zone X*. Flood Zone X represents areas with a minimal flood hazard, distinguishing them from higher-risk zones. FEMA website <https://msc.fema.gov/>.

The Property is not located within a State of California Special Studies Seismic Zone. [https://Earthquake Zones of Required Investigation \(ca.gov\)](https://Earthquake Zones of Required Investigation (ca.gov))

Zoning: per City of Sunnyvale, recently changed to R2 (Low Medium Density Housing). Historical use has been retail commercial. [Maps and GIS | Sunnyvale, CA](#)

We are not aware of any potentially hazardous materials present on the subject site or the subject neighborhood that would have an adverse or detrimental effect upon the value of the Property. However it is an old property so we recommend Buyer investigate if Hazardous Materials are present.

Biagini Properties Inc and its employees are not qualified to detect Hazardous Materials, and we recommend Buyers employ an expert in the field to determine if Hazardous Materials are present on under or near the Property.

# PROPERTY DESCRIPTION

## MURPHY COMMERCIAL RETAIL CENTER

### IMPROVEMENT DESCRIPTION

APN's (2 tax parcels)	209-30-059 & 58
Total Building Gross Leasable Area (SF); 2 Buildings (548-552) and (554-562) Murphy	10,046
Number of Units	7 separate retail units occupied by 5 tenants
Use	Retail; commercial
Building Height	Single story
Year Built	unknown

### CONSTRUCTION DETAIL

Framing	Wood frame
Floor	Concrete slab
Exterior Walls	Stucco
Roof Surface	New roof installed 2007. It's a built up roof surface with a "Cool Cap Sheet. Roof is inspected annually with annual repairs made. The latest roof report indicates it is in fair condition given its age.
Parking Lot	Parking lot was patched, sealed and stripped in 2008.
Pedestrian Doors	Combination of glass and aluminum exterior doors and wood interior doors
Rear Doors	Some units have rear doors installed. Rear doors can be added to units.

### MECHANICAL DETAIL

HVAC	100% served. Each space has a separate HVAC unit, except The Dumpling Depot space has a window mounted AC unit.
Electricity	Separate electrical meters for each space
Gas Service	Separate gas meter for each space
Separate Domestic Water Meters	Separate domestic water meters for each tenant. No House/landscape water meter. Backflow water prevention devices have been installed and are in compliance.
Fire Sprinklers	None

### INTERIOR DETAIL

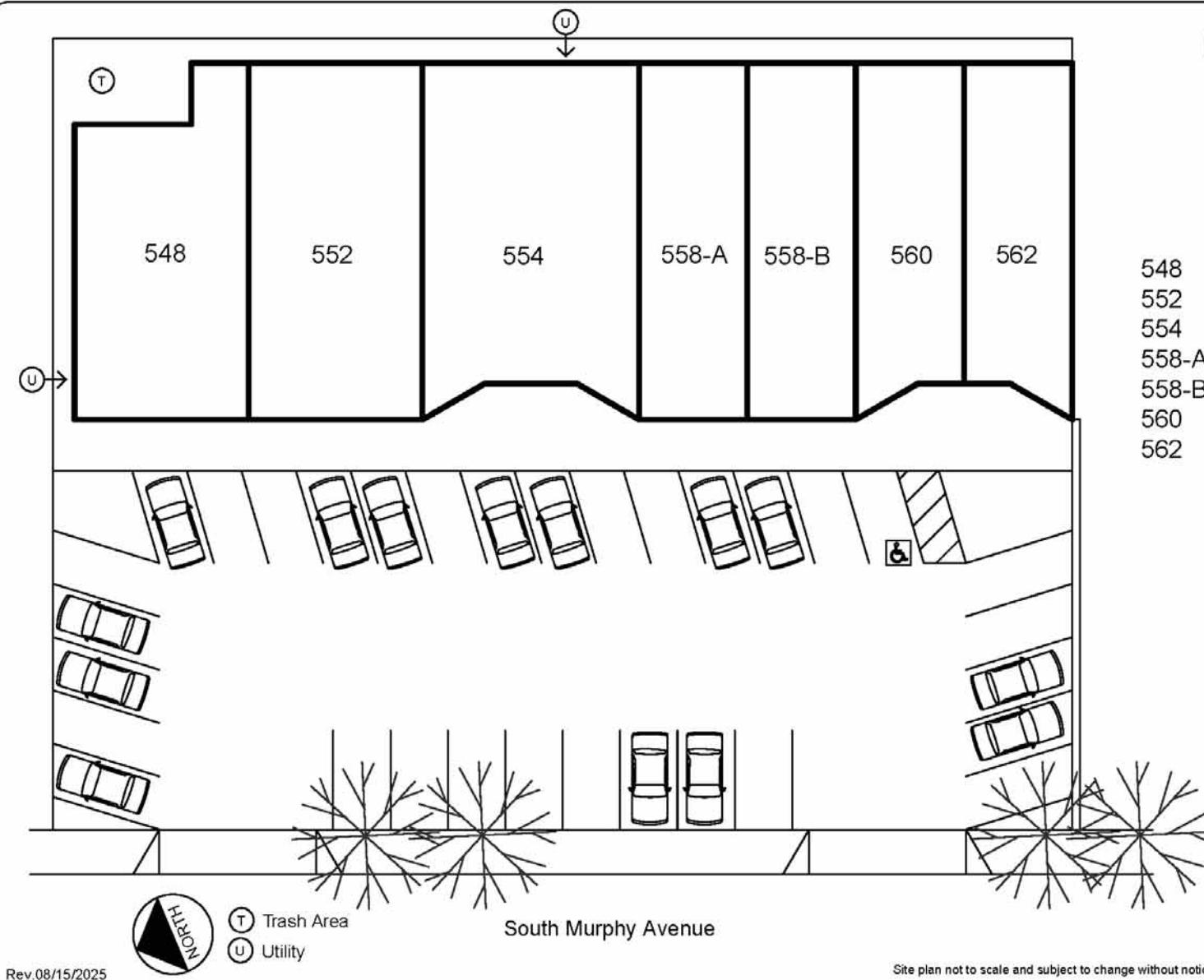
Floor covering	Combination of carpet, VCT tile and finished concrete
Interior Walls	Sheetrock, taped, textured and painted
Lighting	Combination of fluorescent and incandescent lighting
Restrooms	Separate restrooms for each unit. Some units have 2 restrooms. Some restrooms met ADA at time they were built, others are not ADA.

### Hazardous substances

No Phase 1 or Phase 2 Environmental Reports have been performed by Seller. Seller has not actual knowledge of Hazardous Materials in or on the Property. However, the Interior improvements may or may not contain any hazardous materials. Neither Biagini Properties Inc. nor seller make any warranties or representations regarding the presence or absence of hazardous materials. Buyer shall satisfy itself regarding Hazardous Materials and is encouraged to obtain Phase I reports and consult with hazardous materials experts.

### Americans with Disabilities Act (ADA)

The property has not received a CASP inspection. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made, nor are we qualified by training to make, a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is likely that a compliance survey and a detailed analysis of the requirements of the ADA will reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have not been provided with the results of the survey, Biagini Properties Inc. and seller make no warranties or representations of the compliance or non-compliance with the requirements of ADA the property.



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# TENANTS

Tenants



Daruma Dojo Martial Arts | Le Caprice Bridal Boutique | Coconut Hill Groceries | Beyond Veneer Salon | Dumpling Depot Restaurant

