



For additional information, contact Exclusive Agent:

**MARK BIAGINI** DRE #00847403

**(408) 331-2308**

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Biagini Properties, Inc.  
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Sunnyvale, CA 94087-1969  
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Rev. 3/1/2021

## Property Profile

**Location** North side of East El Camino Real at Fair Oaks Avenue and Remington, near Historic Murphy Avenue District and the new upcoming CityLine Sunnyvale (36 acre mixed-use project to include Whole Foods, AMC Theaters, retail shops, offices, dining, entertainment and new housing).

## Available Space

### 567-B El Camino Real: 1,170 Square Feet

± 18' W x 64' D. Standard retail finish, full height glass storefront, 1 ADA restroom, 100% drop t-bar ceiling, 2' x 4' recessed fluorescent light fixtures, 10' AFF (above finish floor), separate HVAC, separate electrical panel, fire sprinklered. **Available Now.**

### 575 E. El Camino Real: 3,900 Square Feet

± 60' W x 66' D. In line space. Standard retail finish, full height glass storefront, one (1) ADA restroom, 100% drop t-bar ceiling with 2' x 4' recessed fluorescent light fixtures, 10' AFF (above finish floor), separate HVAC, separate electrical panel (200 Amp; 3 PH; 4W; 120/208V), mop sink, fire sprinklered. **Available Now.**

**Co-Tenants:** Meriwest Credit Union, Pacific Ranges & Hoods, Togo's, Rajwadi Thali Restaurant, A+ Academy Preschool, Smile Galleria Dentistry, Chick & Tea Restaurant.

**Major Tenants Nearby:** Sprouts, Ross Dress For Less, Dick's Sporting Goods, Butcher's Korean BBQ Restaurant, In-N-Out Burger, Target, Pep Boys, Safeway, Panera, dd's Discounts, Dollar Tree, CVS Pharmacy, Trader Joe's, Starbucks, Big 5 and coming soon – CityLine Sunnyvale (mixed use project to include Whole Foods, AMC Theaters, retail shops, offices, dining, entertainment and new housing).

**Comments:**

- *New Exterior Paint has been completed.*
- *New Metal Roof Paint Color.*
- Excellent frontage and signage along El Camino Real, in major shopping and retail area. Dense population with high disposable incomes.



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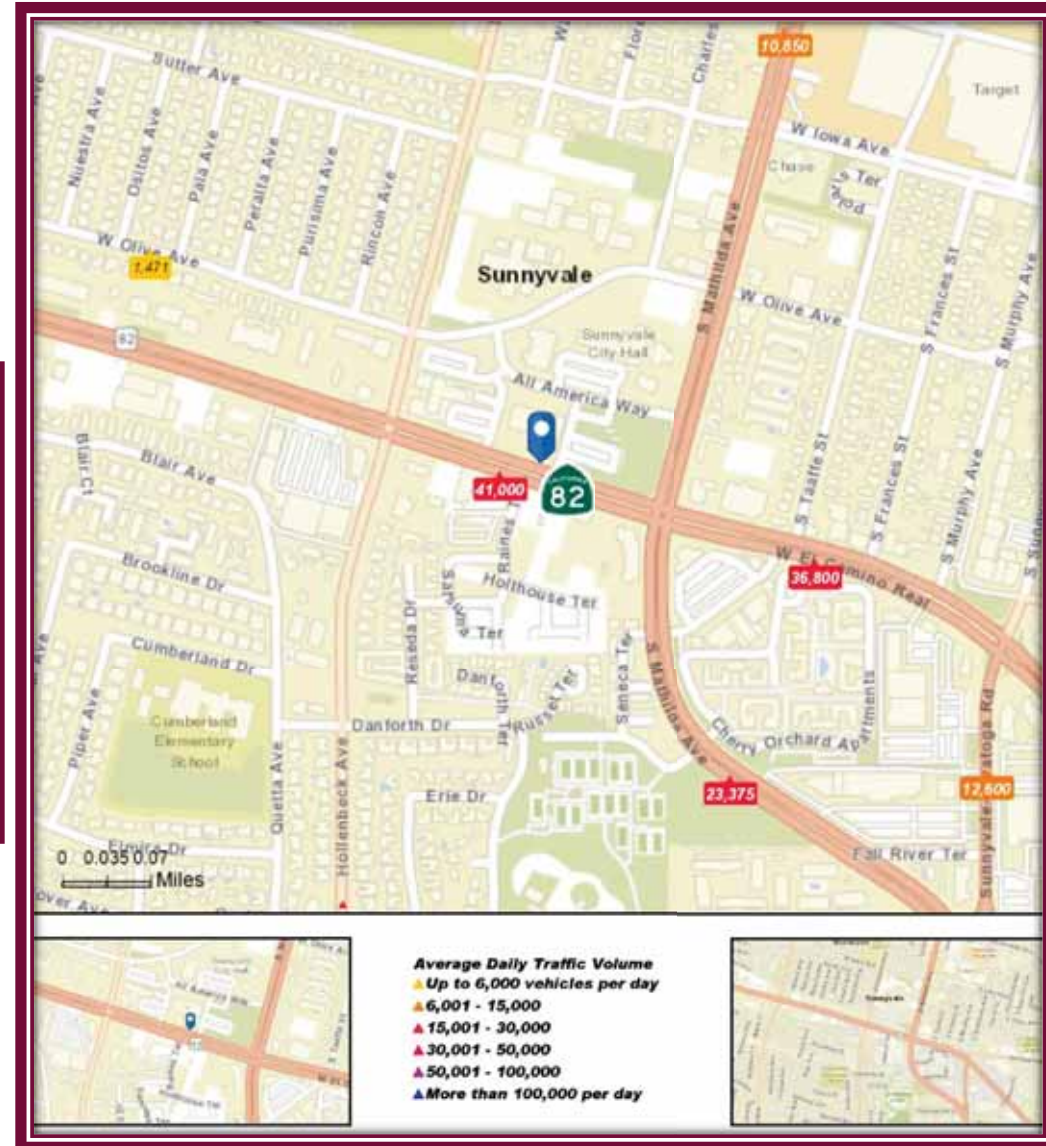
## DEMOGRAPHICS

2020	1-Mile	3-Mile	5-Mile
Population	31,859	229,770	461,112
Daytime Population	13,956	102,061	280,057
Avg. HH Income	\$168,319	\$181,460	\$181,722



## TRAFFIC COUNTS – 24 Hour ADT as of 2017

E. El Camino Real at Cezanne Drive	43,100
E. El Camino Real at Hollenbeck Avenue	41,000
E. El Camino Real at S. Taaffe Street	36,800
W. El Camino Real at S. Mathilda Avenue	23,375



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**Camino Oaks Plaza**  
**561-587-East El Camino Real**  
**Sunnyvale, California 94087**



- |                                   |                              |
|-----------------------------------|------------------------------|
| 561 Togo's Eatery                 | 573 Rajwadi Thali Restaurant |
| 563 Meriwest Financial Center     | <b>575 3,900 Square Feet</b> |
| 565 Silicon Valley Dental Implant | 581 Smile Galleria Dentistry |
| 567-A Pacific Kitchen Life        | 583 Great Vape E-Cigarettes  |
| <b>567-B 1,170 Square Feet</b>    | 585 Relaxing Foot Spa        |
| 569 A+ Academy Preschool          | 587 Chick & Tea Restaurant   |

 Trash Enclosure

 Utility Closet

Rev. 11/04/2020

----- Property Line

Site plan not to scale and subject to change without notice



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PROPERTIES, INC.

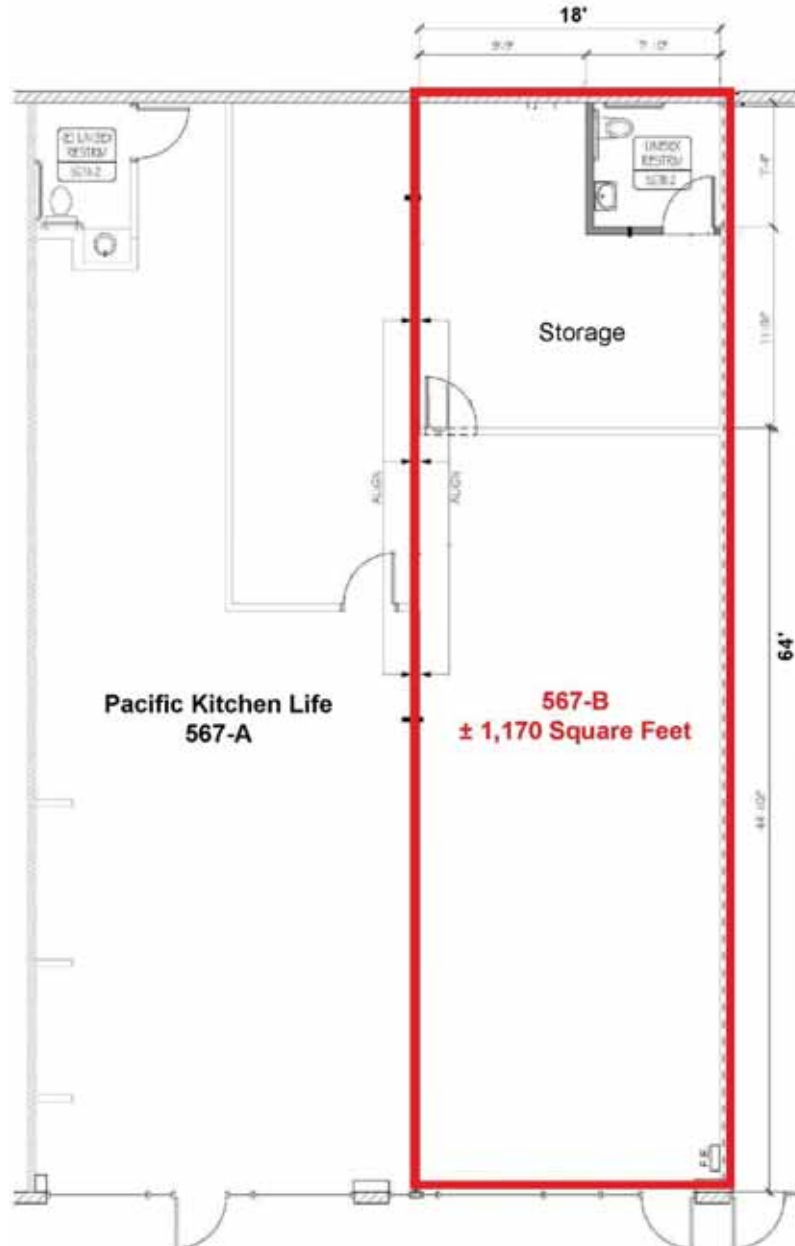
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**567-B E. El Camino Real**  
**± 1,170 Square Feet (± 18' W x 64' D)**

- Standard Retail Finish
- Full Height Glass Storefront
- 1 ADA Restroom
- 100% Drop T-Bar Ceiling
- 2' x 4' Recessed Fluorescent Light Fixtures
- 10' AFF (Above Finish Floor)
- Separate HVAC
- Separate Electrical Panel
- Fire Sprinklered

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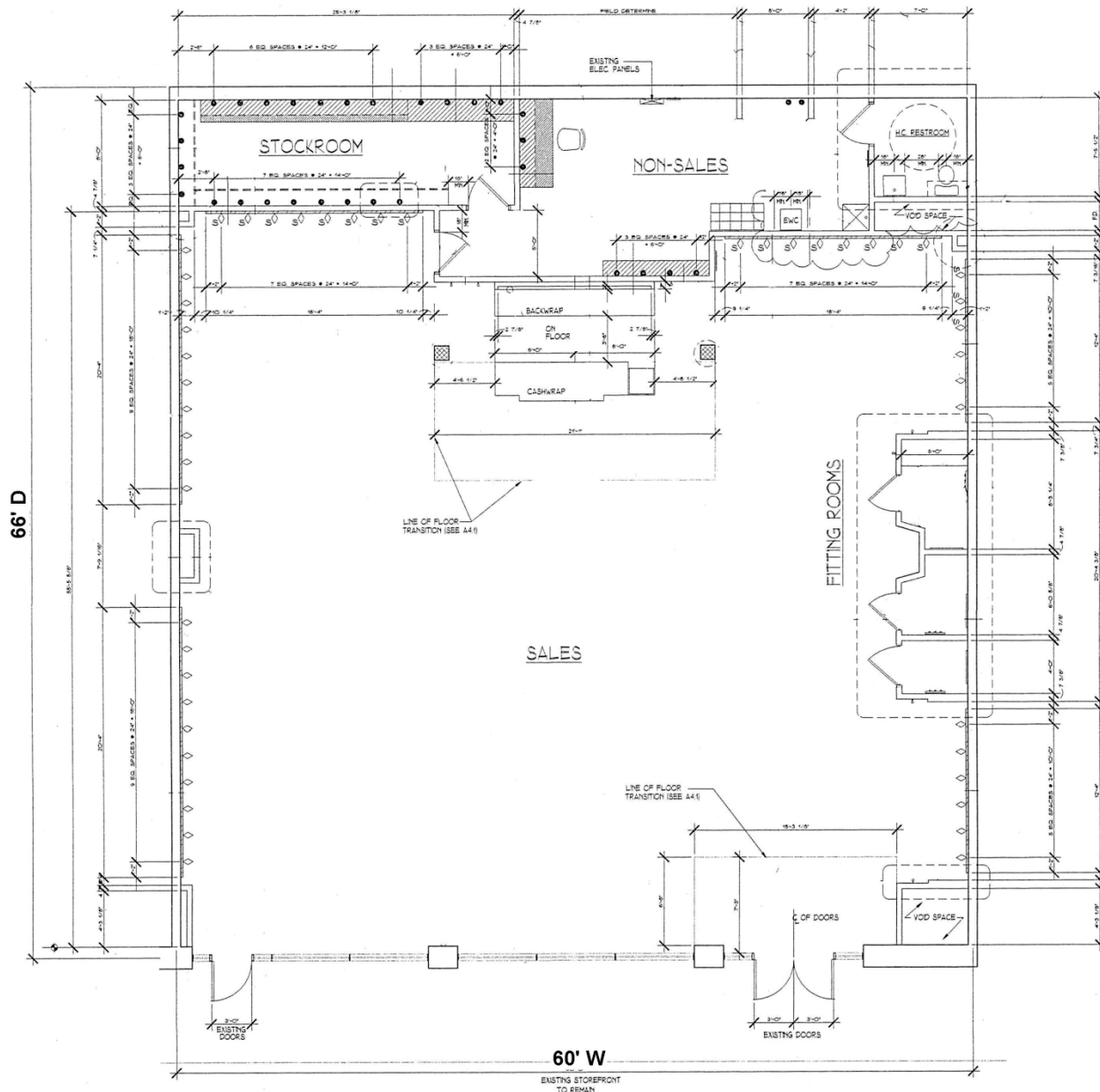
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



**575 E. El Camino Real**  
**± 3,900 Square Feet (± 60' W x 66' D)**

- Standard Retail Finish
- Full Height Glass Storefront
- 1 ADA Restroom
- 100% Drop T-Bar Ceiling
- 2' x 4' Recessed Fluorescent Light Fixtures
- 10' AFF (Above Finish Floor)
- Separate HVAC
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- 200 Amp; 3 PH; 4W; 120/208V
- Mop Sink
- Fire Sprinklered



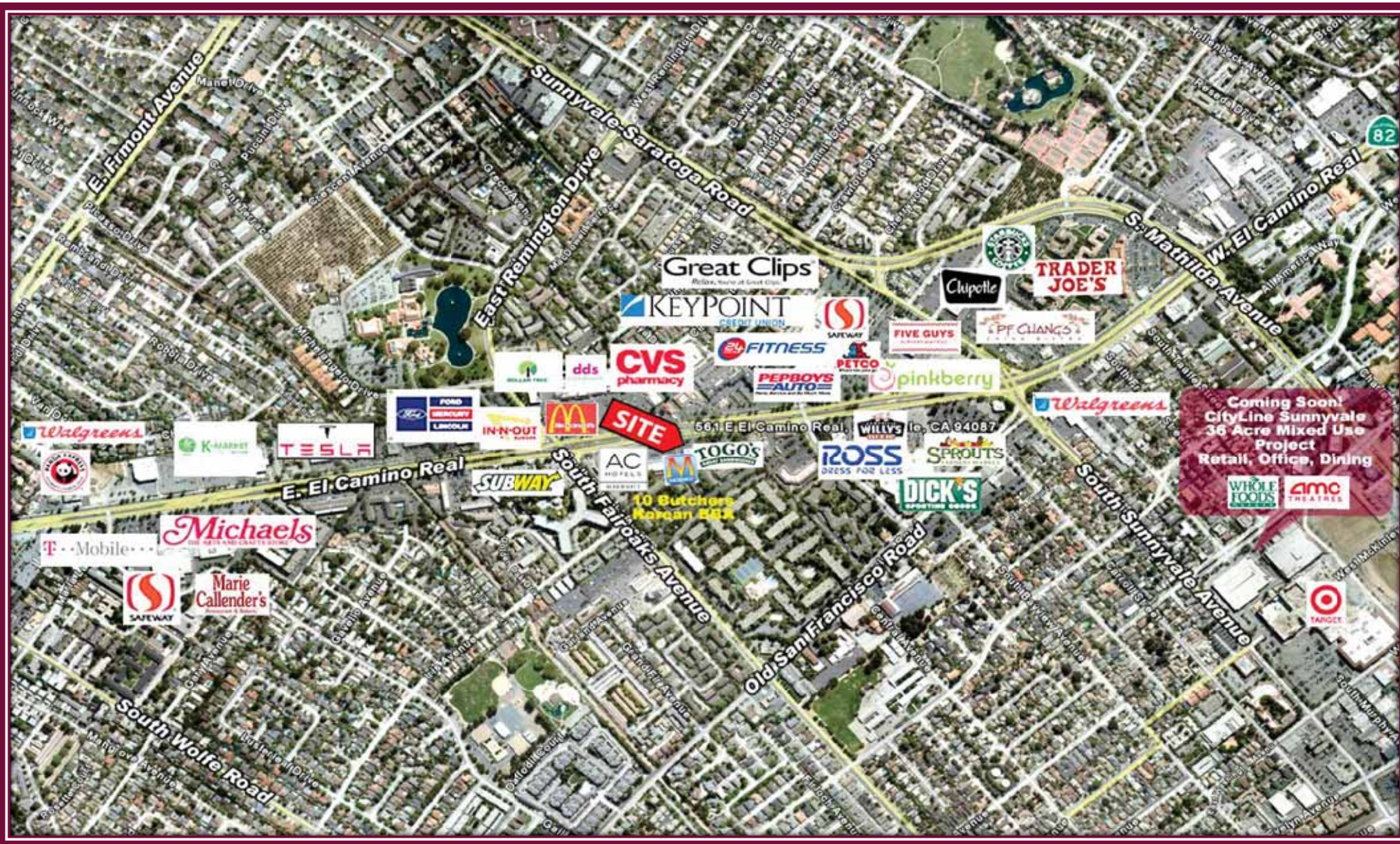
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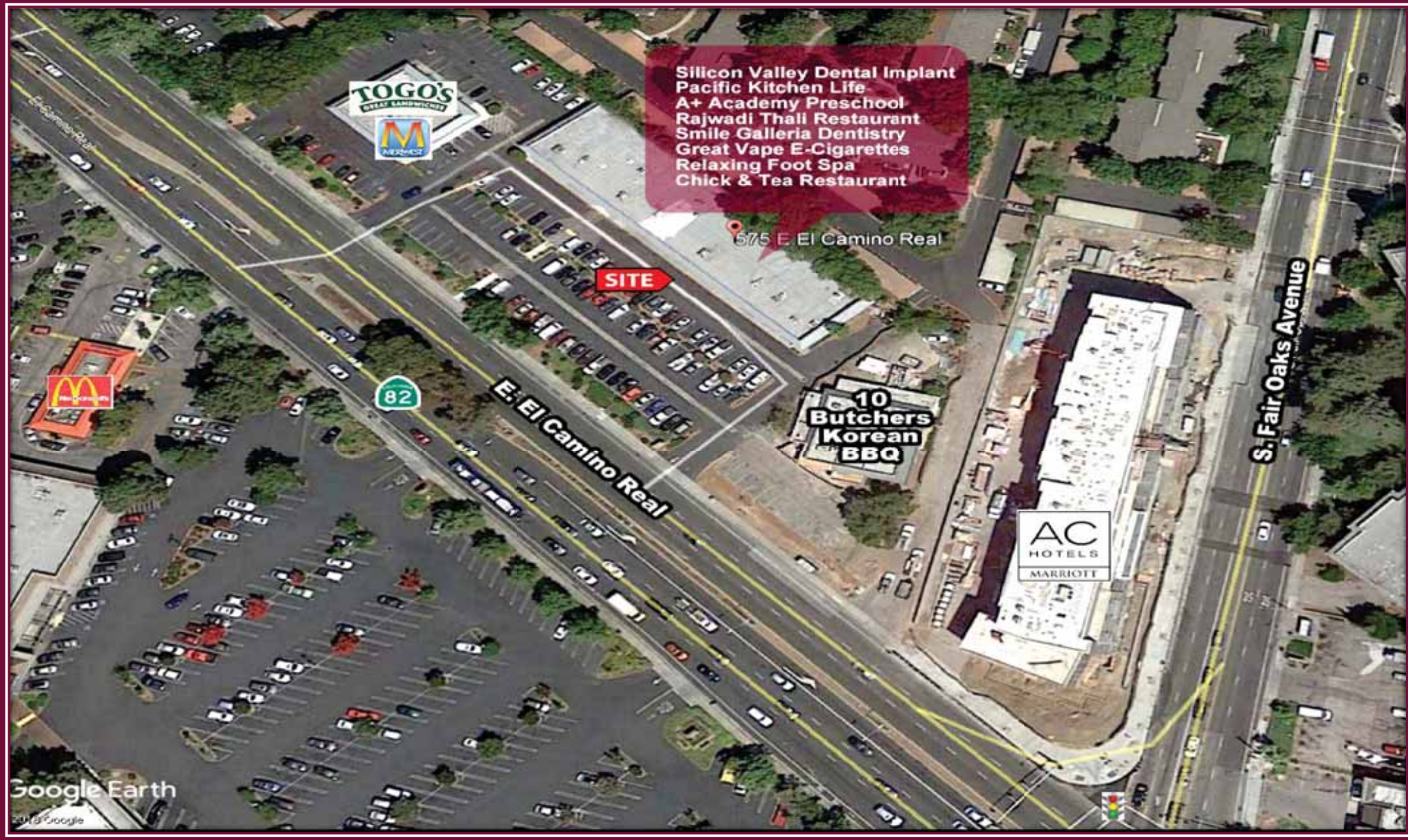
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