

FOR SALE | OWNER-USER OPPORTUNITY

±3,600 SF Retail/Office Building

20311 STEVENS CREEK BLVD

Cupertino, CA 95014

PRESENTED BY:

ROBIN SANTIAGO, SIOR, CCIM

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CalDRE #01754421

SEAN DINH

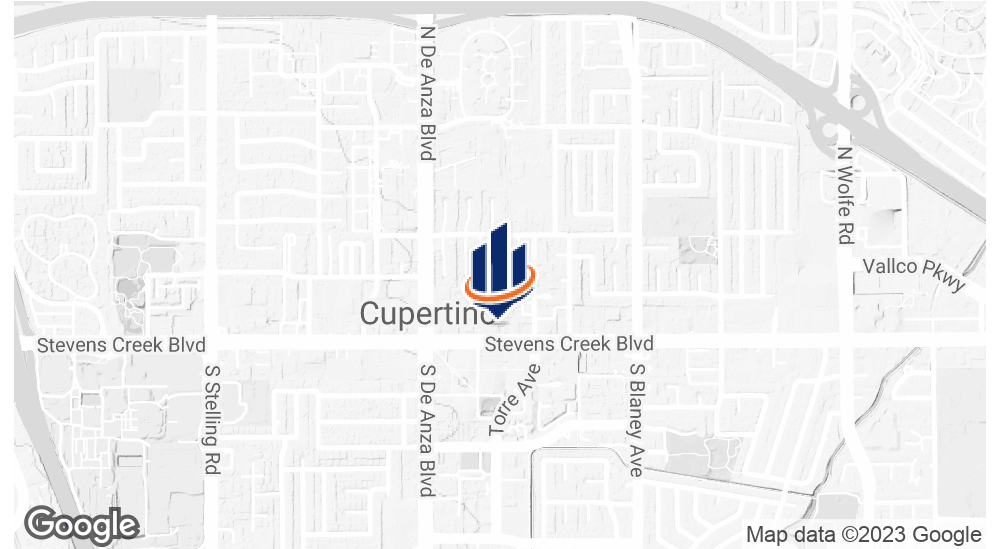
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,650,000
BUILDING SIZE:	±3,600 SF
LOT SIZE:	±8,100 SF
YEAR BUILT:	1965
TRAFFIC COUNT:	±31,695
PARKING RATIO:	4.16/1,000
TOURING:	Call Broker

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PROPERTY OVERVIEW

SVN | Capital West Partners, as exclusive advisor, is pleased to present the opportunity for an owner-user or investor to purchase a freestanding retail/office building in Cupertino. The property is ±3,600 SF and is located along busy Stevens Creek Boulevard. The existing tenants are either month-to-month or short-term, providing in-place income for an owner-user looking to phase into the entire building over time.

PROPERTY HIGHLIGHTS

- Owner-user opportunity
- ±3,600 sq. ft. retail/office building
- Located along busy Stevens Creek Boulevard
- Large pylon sign facing Stevens Creek
- \$192k median HH income within 3-miles
- Supply constrained market

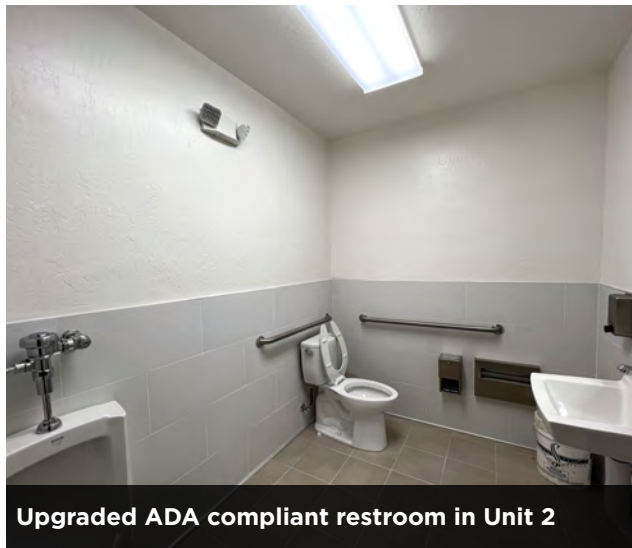
ADDITIONAL PHOTOS



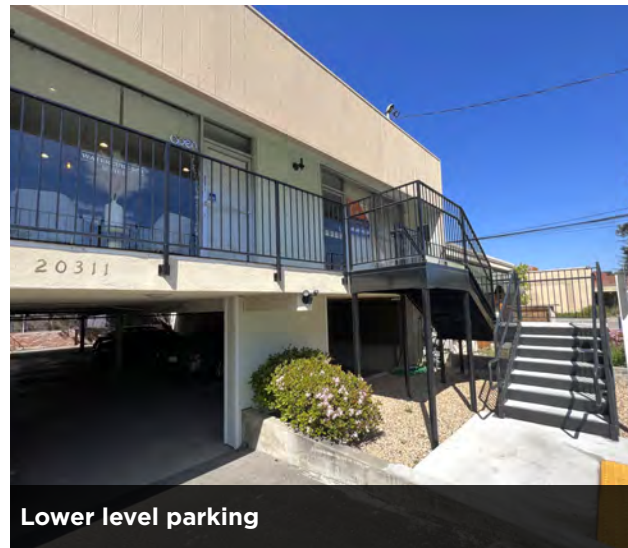
Interior of Unit 2 (vacant)



Interior of Unit 4 (vacant)



Upgraded ADA compliant restroom in Unit 2



Lower level parking



Signage facing Stevens Creek

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SVN | CAPITAL WEST PARTNERS

AERIAL



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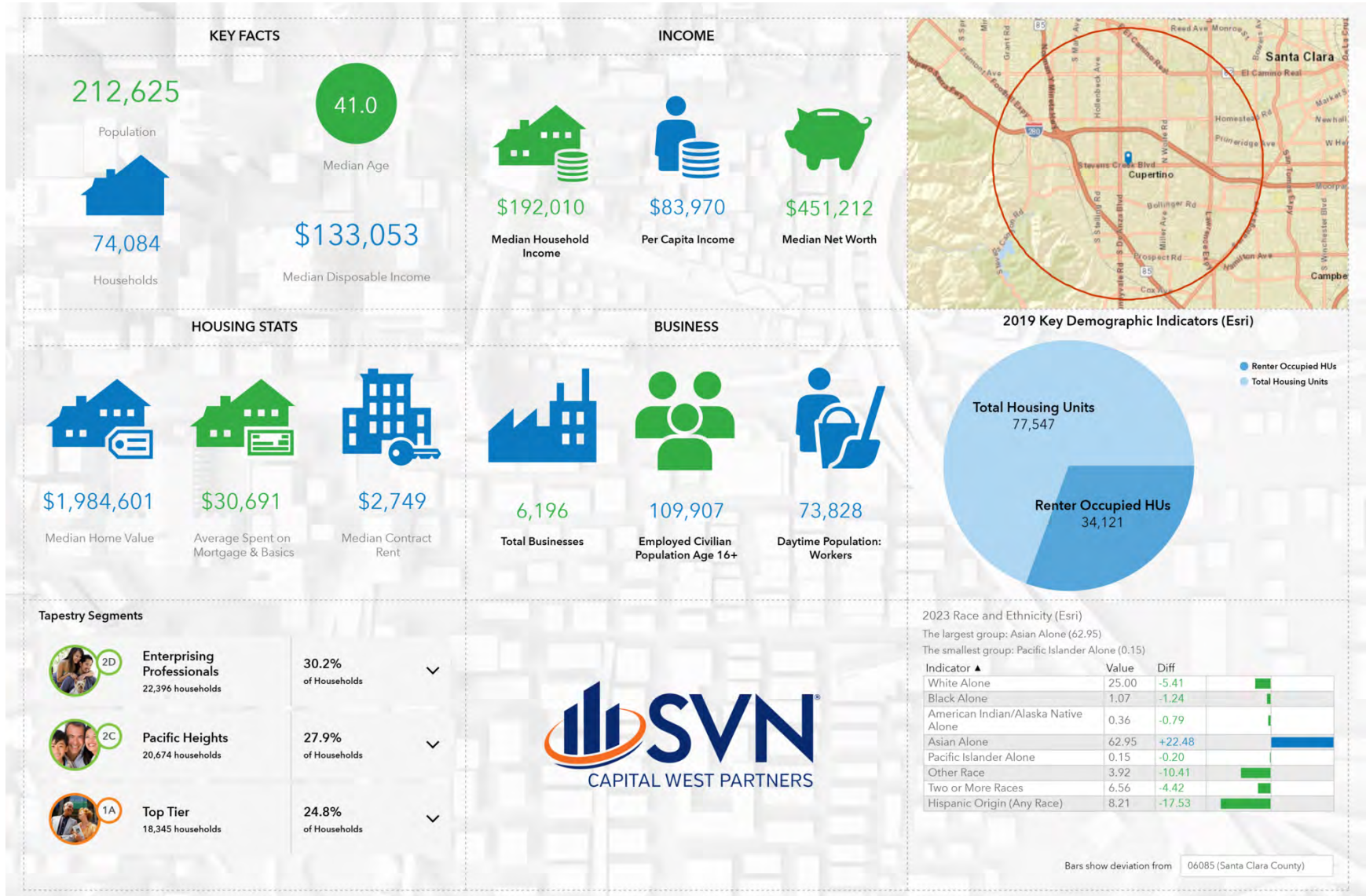
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DEMOGRAPHICS WITHIN 3 MILES



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