

## 2 Available Spaces at Mary Manor Center

- Martial Arts/Studio • 1,643± SF
- Dry Cleaners • 2,561± SF

**251 S Mary Avenue, Sunnyvale, CA**

**Matt Perez**  
Lic. #02017798  
[mperez@moinc.net](mailto:mperez@moinc.net)  
(408) 477-2516

**Ryan Warner**  
Lic. #01397580  
[rwarner@moinc.net](mailto:rwarner@moinc.net)  
(408) 477-2505



# PROPERTY SUMMARY



- Available Spaces:
  - Unit 4 - 1,643± SF Former Judo Space
  - Unit 2 - 2,561± SF Dry Cleaners
- Located Near New Apple Campus, Google and Linked-In Campuses
- Co-Tenants Include Hair Galleria, Chiropractor, Old Town Shanghai Restaurant, and Unique Dental Care
- Ample Parking
- High Visibility Corner Location

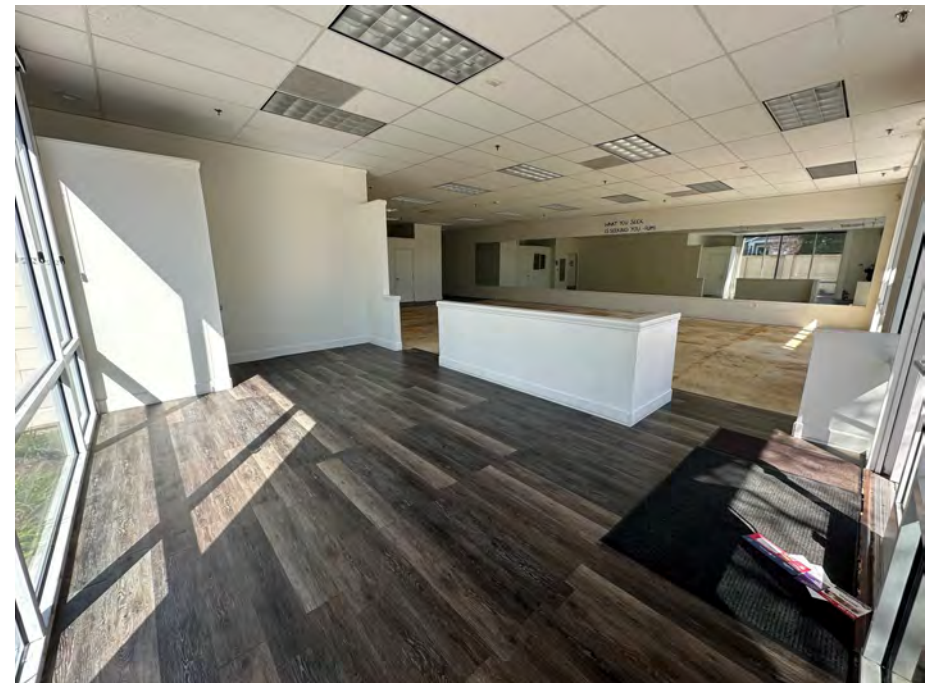
## 2024 ESTIMATED DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	32,146	224,291	431,144
Avg. HH Income	\$225,463	\$231,594	\$231,225

# EXTERIOR PHOTOS: UNIT 4 - 1,643± SF (FORMER JUDO SPACE)

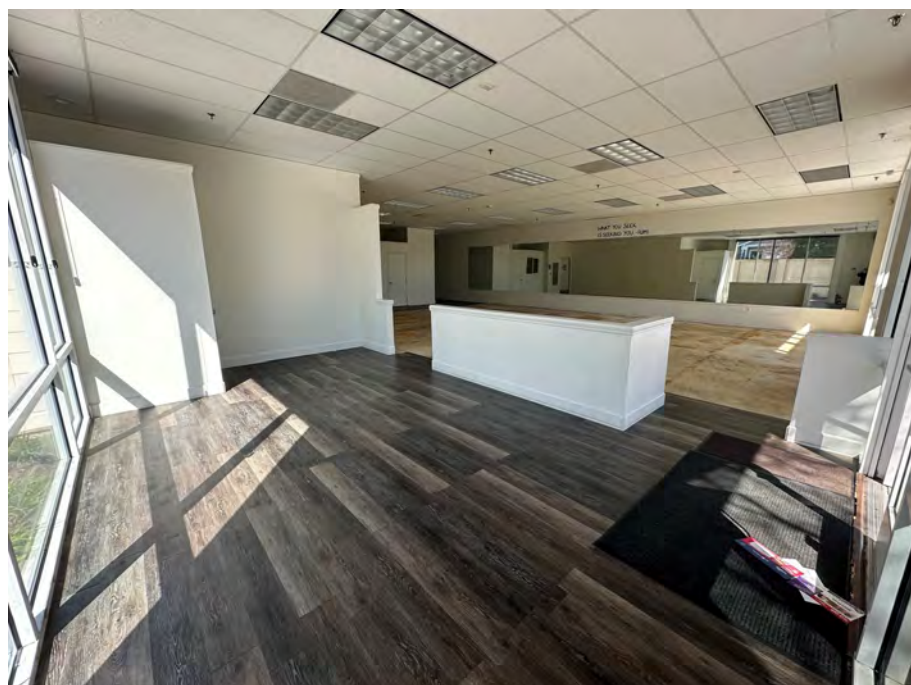
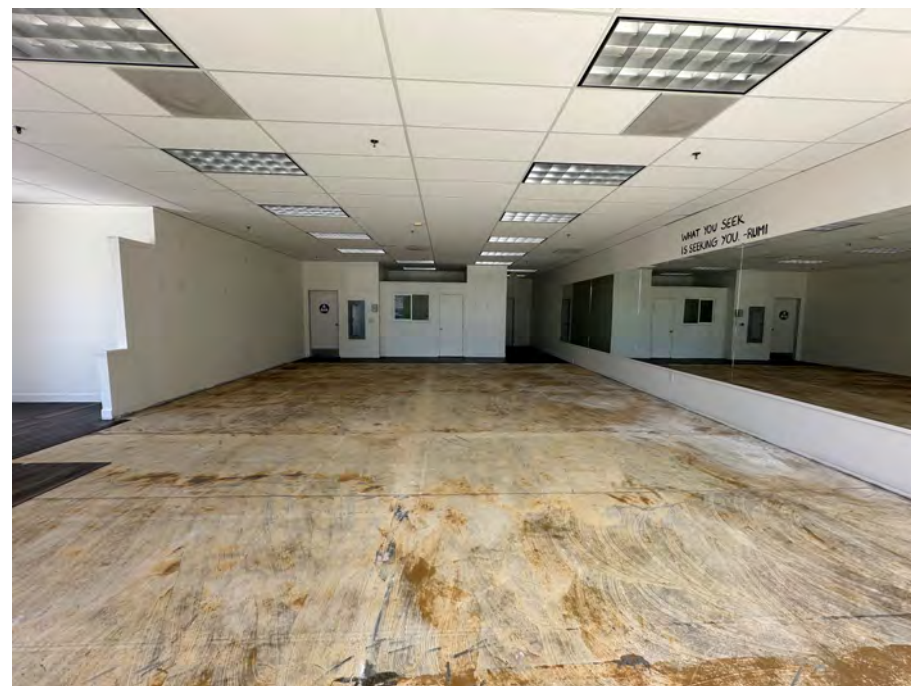


# INTERIOR PHOTOS: UNIT 4 – 1,643± SF (FORMER JUDO SPACE)



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# INTERIOR PHOTOS: UNIT 4 – 1,643± SF (FORMER JUDO SPACE)



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# UNIT 2 - 2,561± SF (DRY CLEANERS SPACE)



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.





**Matt Perez**  
Lic. #02017798  
[mperez@moinc.net](mailto:mperez@moinc.net)  
(408) 477-2516

**Ryan Warner**  
Lic. #01397580  
[rwarner@moinc.net](mailto:rwarner@moinc.net)  
(408) 477-2505

MEACHAM/OPPENHEIMER, INC.  
8 N San Pedro St. #300  
San Jose, CA 95110  
Tel. 408.378.5900  
[www.moinc.net](http://www.moinc.net)

