



Office Building For Lease

1110 Sunnyvale Saratoga

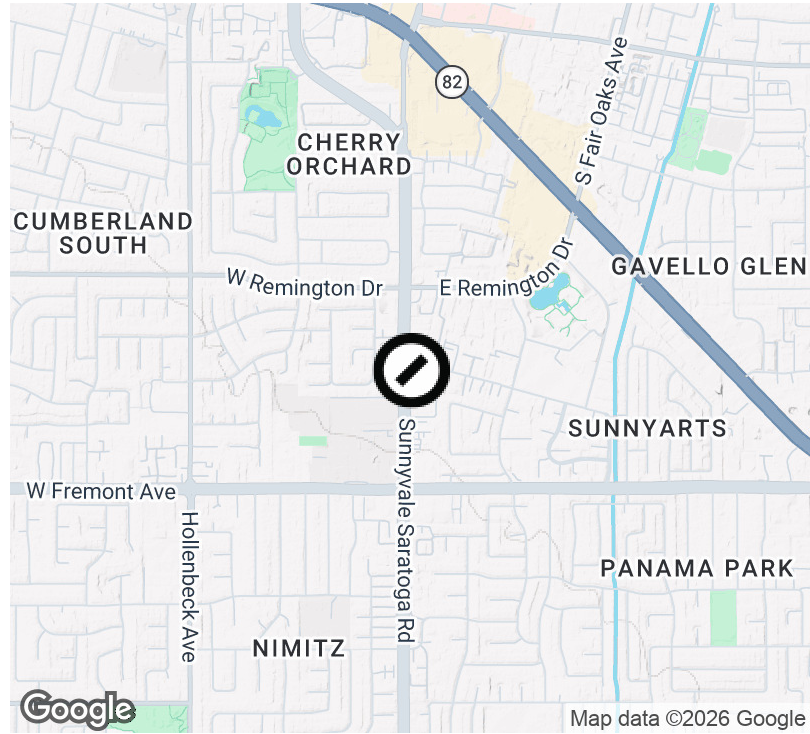
1110 SUNNYVALE SARATOGA RD UNIT #A1, SUNNYVALE, CA 94087

COMPASS
COMMERCIAL

Get in touch

Devon Stout
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Executive Summary



Offering Summary

Lease Rate:	Negotiable
Available SF:	±1,049 SF
Lot Size:	13,503 SF
Year Built:	1975
Market:	South Bay
Submarket:	Sunnyvale/Cupertino

Property Overview

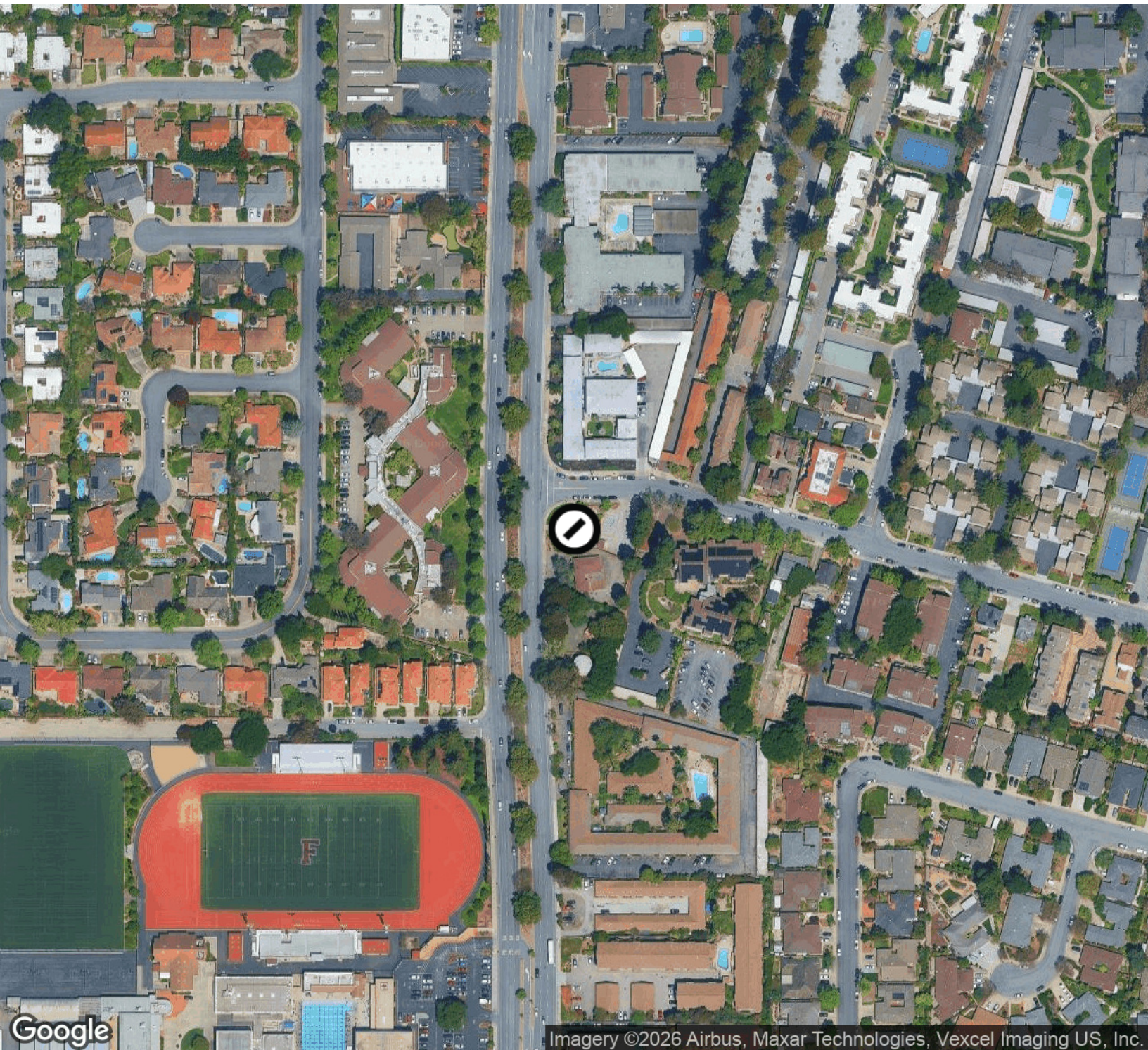
1110 Sunnyvale Saratoga offers a well-positioned ±1,200 SF leasing opportunity along the highly traveled Sunnyvale Saratoga Road corridor. The space is ideally suited for preschool, medical, wellness, and professional office users, with excellent visibility, convenient access, and a central Sunnyvale location surrounded by established residential neighborhoods and nearby amenities. Second-generation preschool improvements provide an attractive opportunity for childcare or educational operators seeking an established location. All uses subject to City approval and applicable licensing requirements.

Property Highlights

- ±1,049 SF Available for lease in the well-positioned Crescent Professional Center
- Perfect for Medical, Professional Office, or Preschool Users Seeking a Second-Generation Space with an Existing Buildout.
- Located directly across from Fremont High School
- Excellent Visibility & Exposure along the highly traveled Sunnyvale Saratoga Road corridor
- Convenient Central Sunnyvale Location surrounded by established residential neighborhoods and nearby amenities. Exceptional HH income.

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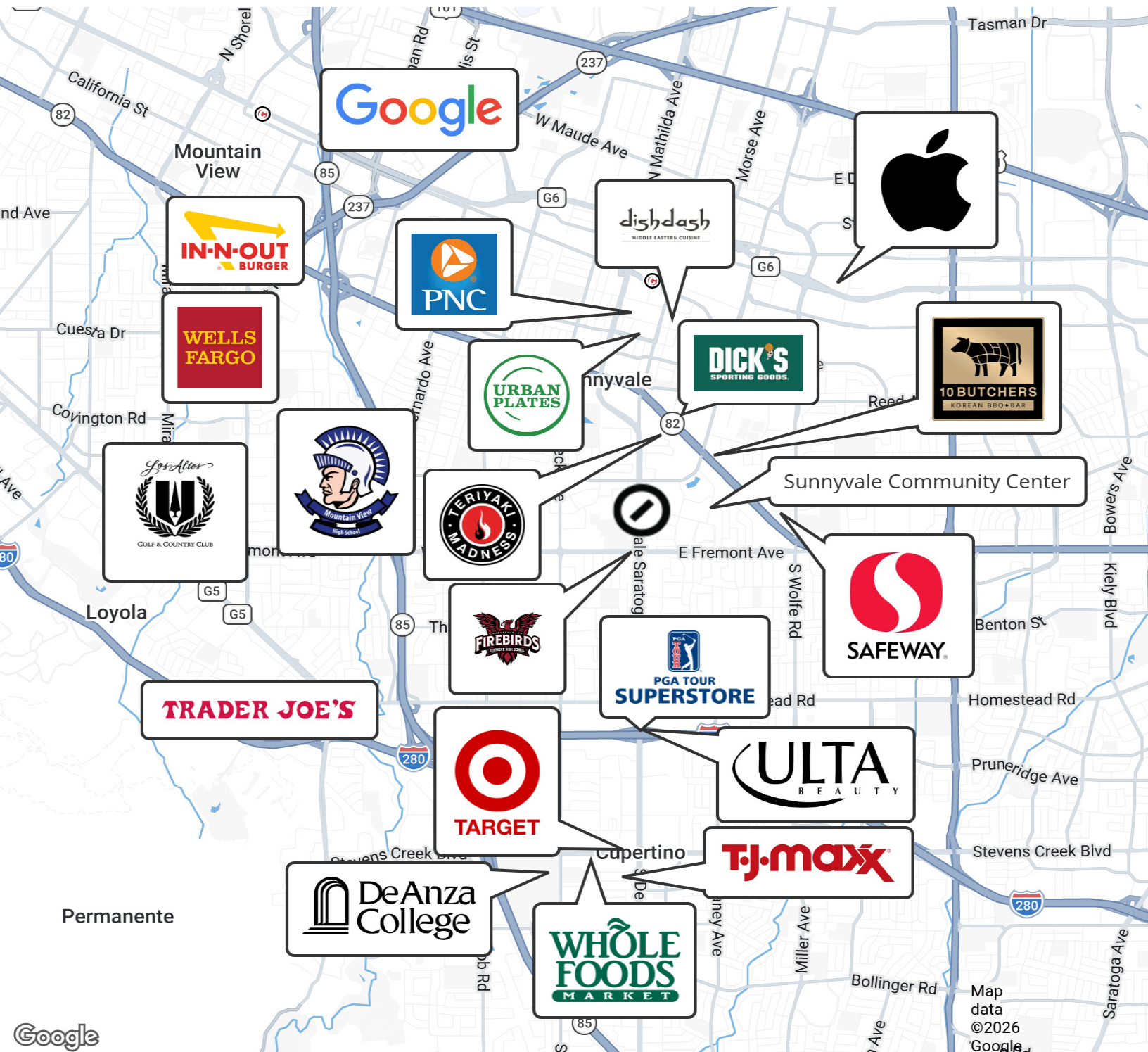
Aerial Map



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Retailer Map



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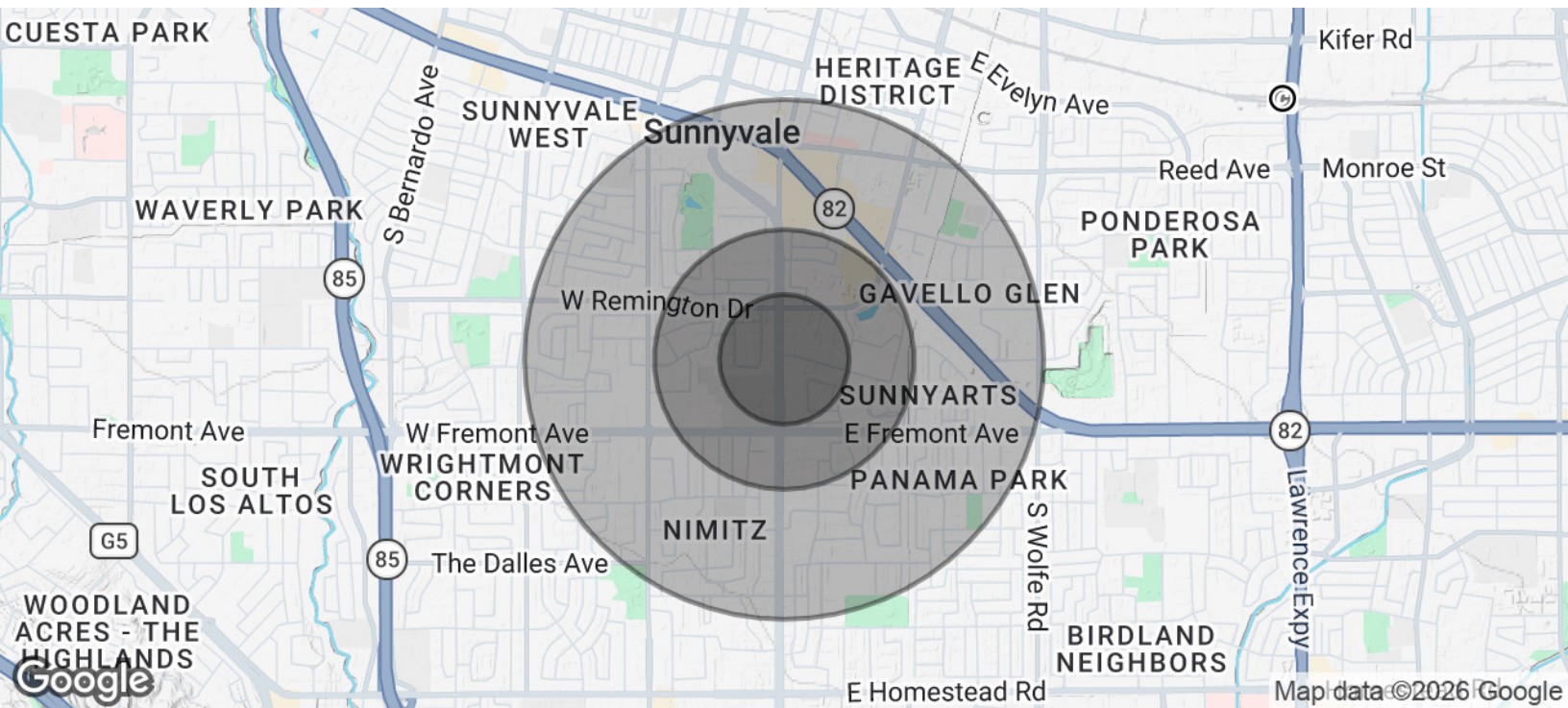
Additional Photos



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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,851	7,706	32,021
Average Age	35.3	36.5	38.5
Average Age (Male)	36.3	38.0	38.6
Average Age (Female)	36.3	36.8	39.0
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	730	2,867	12,224
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$238,497	\$259,979	\$251,199
Average House Value	\$1,605,607	\$1,779,792	\$1,896,006

2023 American Community Survey (ACS)

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