



# RETAIL/OFFICE FOR LEASE

20520 Prospect Road, Saratoga, CA



**SUITE 390**  
+/- 5,022 SF

**AVAILABLE NOW**

**TERM NEGOTIABLE**  
**CALL TO TOUR**



**EXCLUSIVE AGENT**

ELENA LONGINETTI  
DRE #01880825  
{CELL} 408 309-3872  
{OFFICE} 408 292-1166  
[ELENA@TERRACOMMERCIAL.COM](mailto:ELENA@TERRACOMMERCIAL.COM)

520 E. MCGLINCY LN., #1 CAMPBELL, CA 95008 • TEL (408) 292-1166

The information contained herein has been given to us by either the owners of the property or sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. No warranties or representations, express or implied, are made as to the accuracy of the information contained herein, and some is provided subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. All information should be verified prior to lease or purchase.

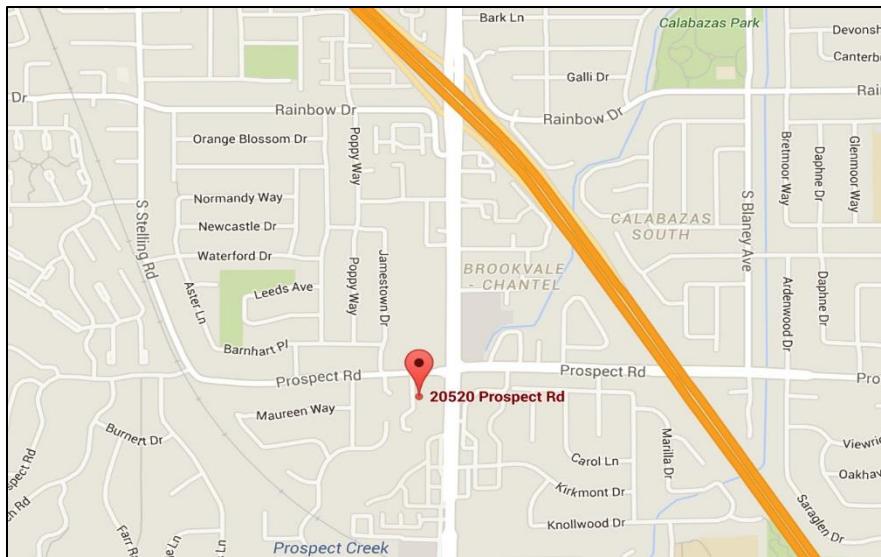
## RETAIL/OFFICE FOR LEASE

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### PROPERTY FEATURES

- Tenants include Coldwell Banker, Cornerstone Title & Tamra Grill
- Desirable Saratoga location at the corner of Prospect and Saratoga Sunnyvale Rd.
- Easy, convenient access to Highway 85 (.5 miles)
- Peaceful setting- bordered by creek and beautiful outdoor space

Demographics	1 Mile	3 Miles	5 Miles
Population	17,608	122,362	343,983
Average HH Income	\$216,733	\$205,506	\$184,938



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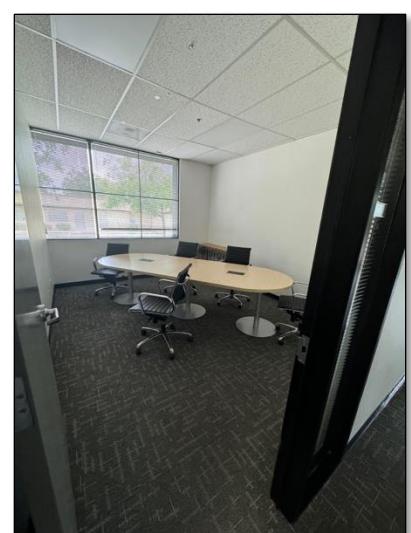
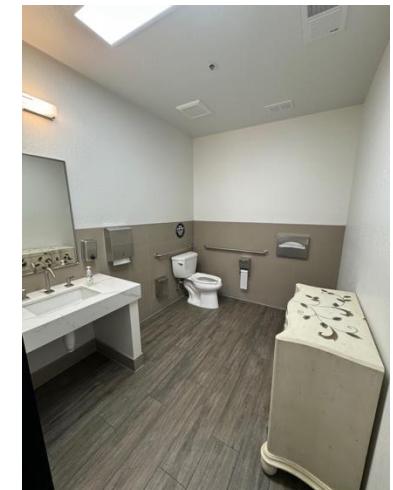
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### SUITE FEATURES

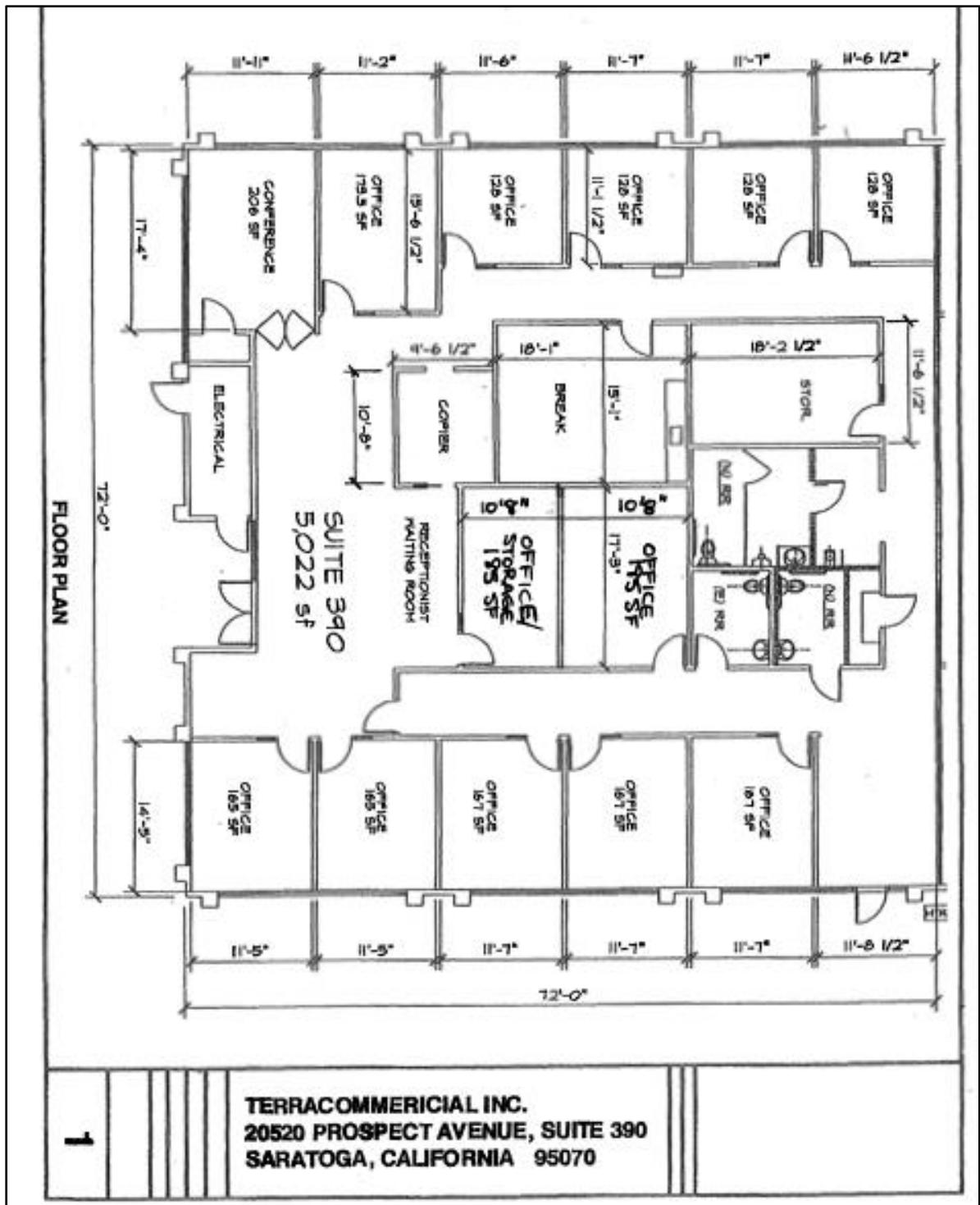
- Large, welcoming reception area
- 12 Private offices
- Large Conference Room
- Spacious break room/kitchen
- Server and copy room
- Private front Entrance with visible signage
- Three private restrooms
- Ample parking



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\*drawing not to scale and all measurements are approximate

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