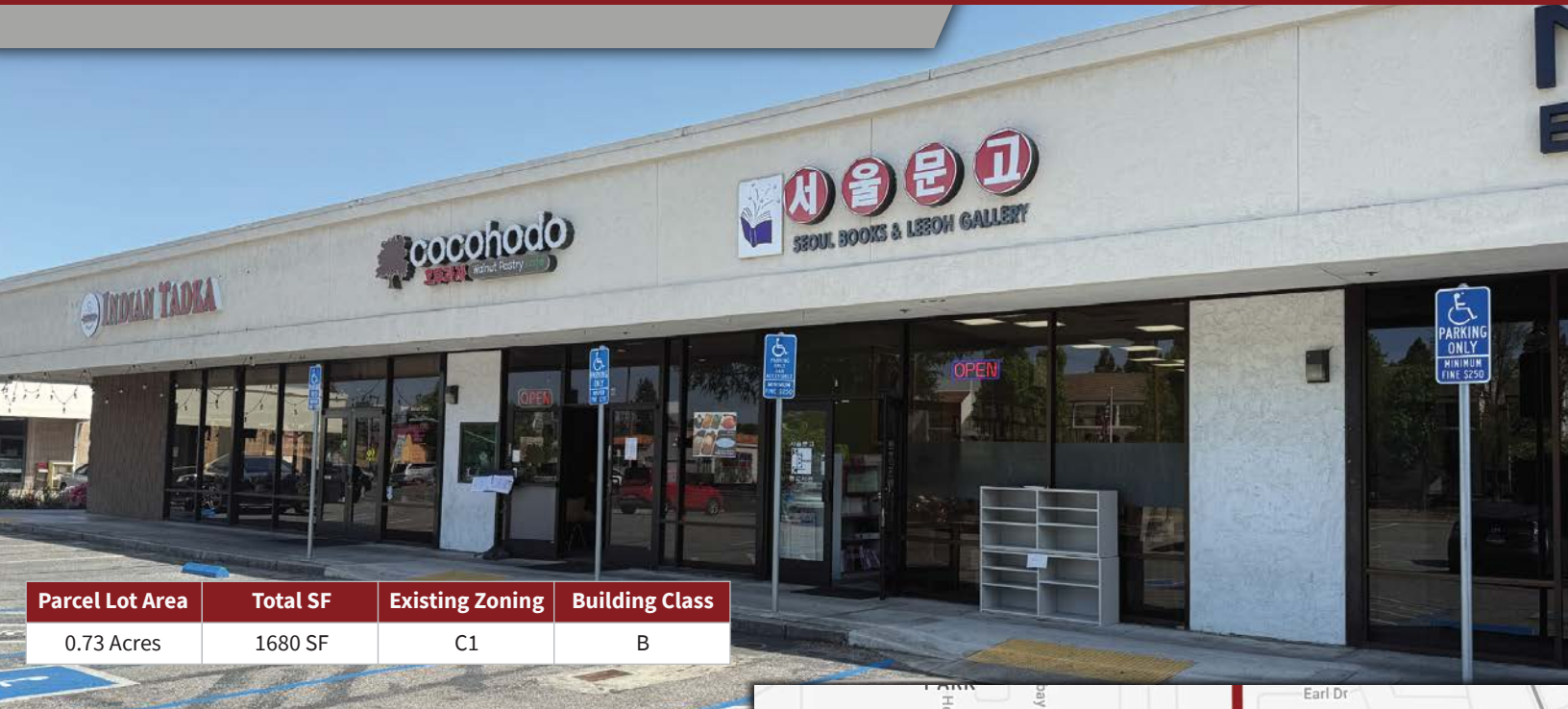


RETAIL SPACE FOR LEASE



1082 E El Camino Real Sunnyvale, CA 94087 / El Camino East Center



Parcel Lot Area	Total SF	Existing Zoning	Building Class
0.73 Acres	1680 SF	C1	B

LEASE PRICE: \$57 PSF NNN

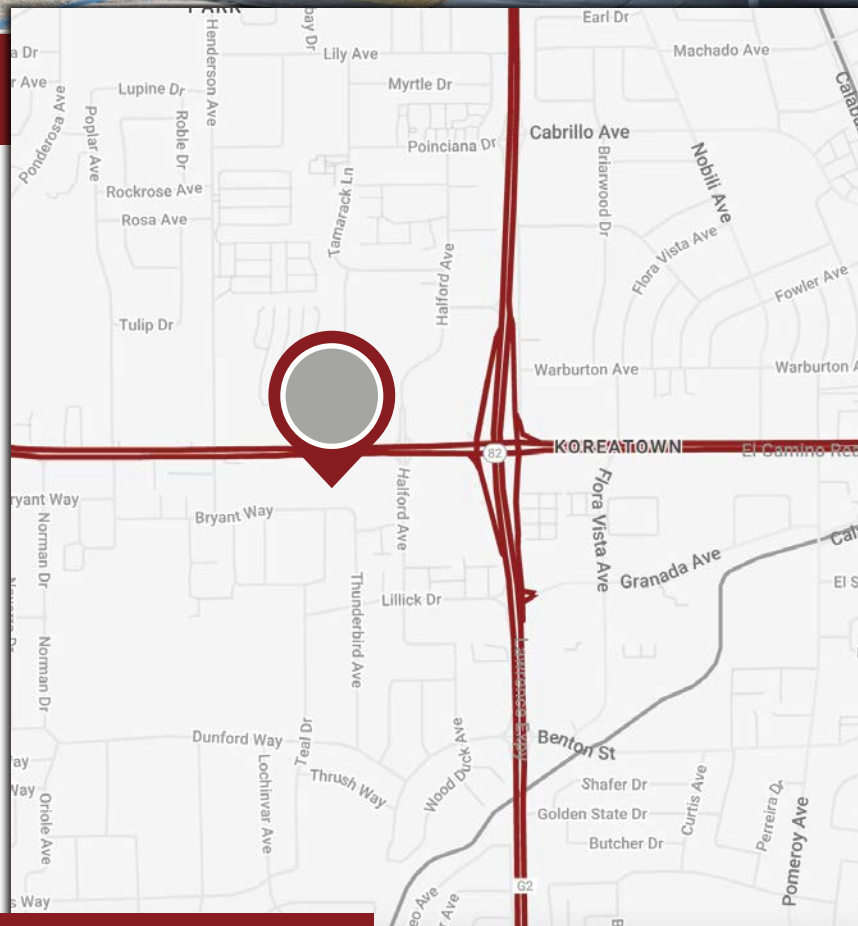
PROPERTY DESCRIPTION

Prime retail space is available in a busy center next to Hankook Market. The space is 1,680 square feet. Zoning is C1, which allows for uses including retail, food, fitness, or personal services. The location benefits from high traffic counts along El Camino Real. There is ample parking available, and signage is permitted on the building. The space will be available starting June 1, 2025.

PROPERTY HIGHLIGHTS

- High traffic counts
- Busy retail center
- Signage on building

**Please do not disturb the tenants.
Call for touring instructions.*



FOR MORE INFORMATION CONTACT

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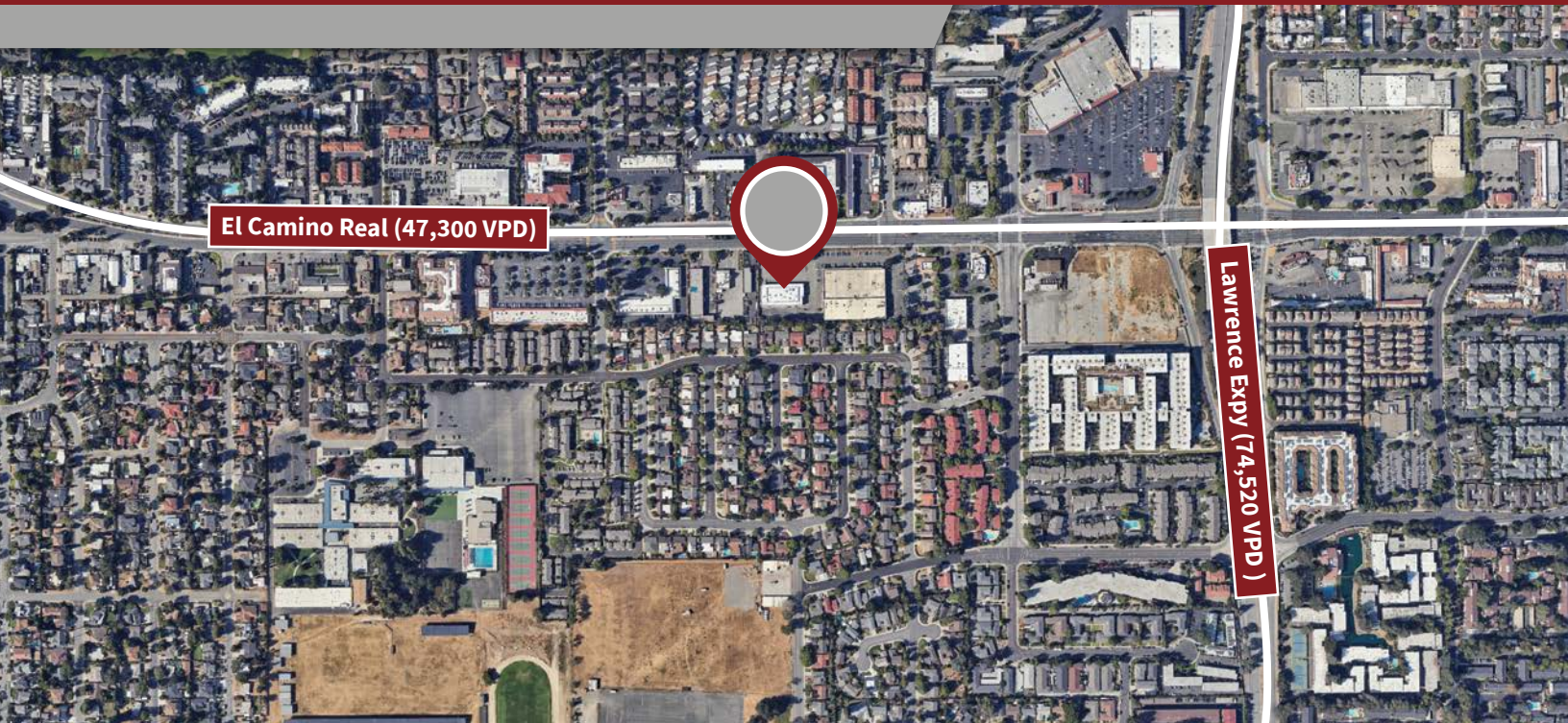
Jason Kim | CRE Advisor
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RETAIL SPACE FOR LEASE

ACRE
PARTNERS

THE ASIA GROUP
american strategic investment advisors

Aerial & Amenities Map



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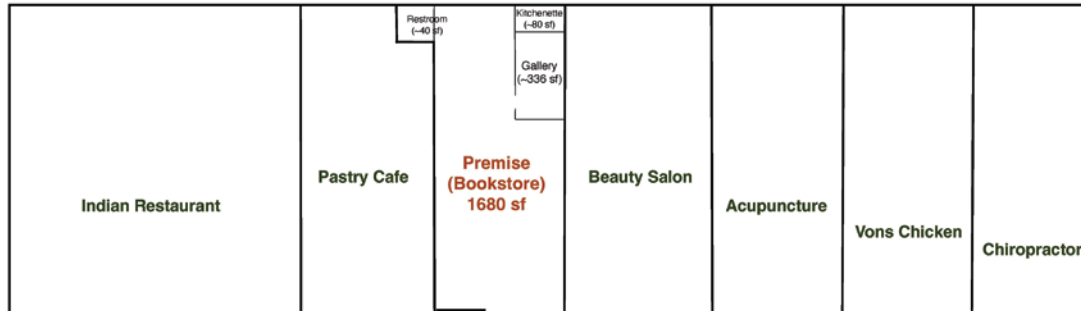
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RETAIL SPACE FOR LEASE



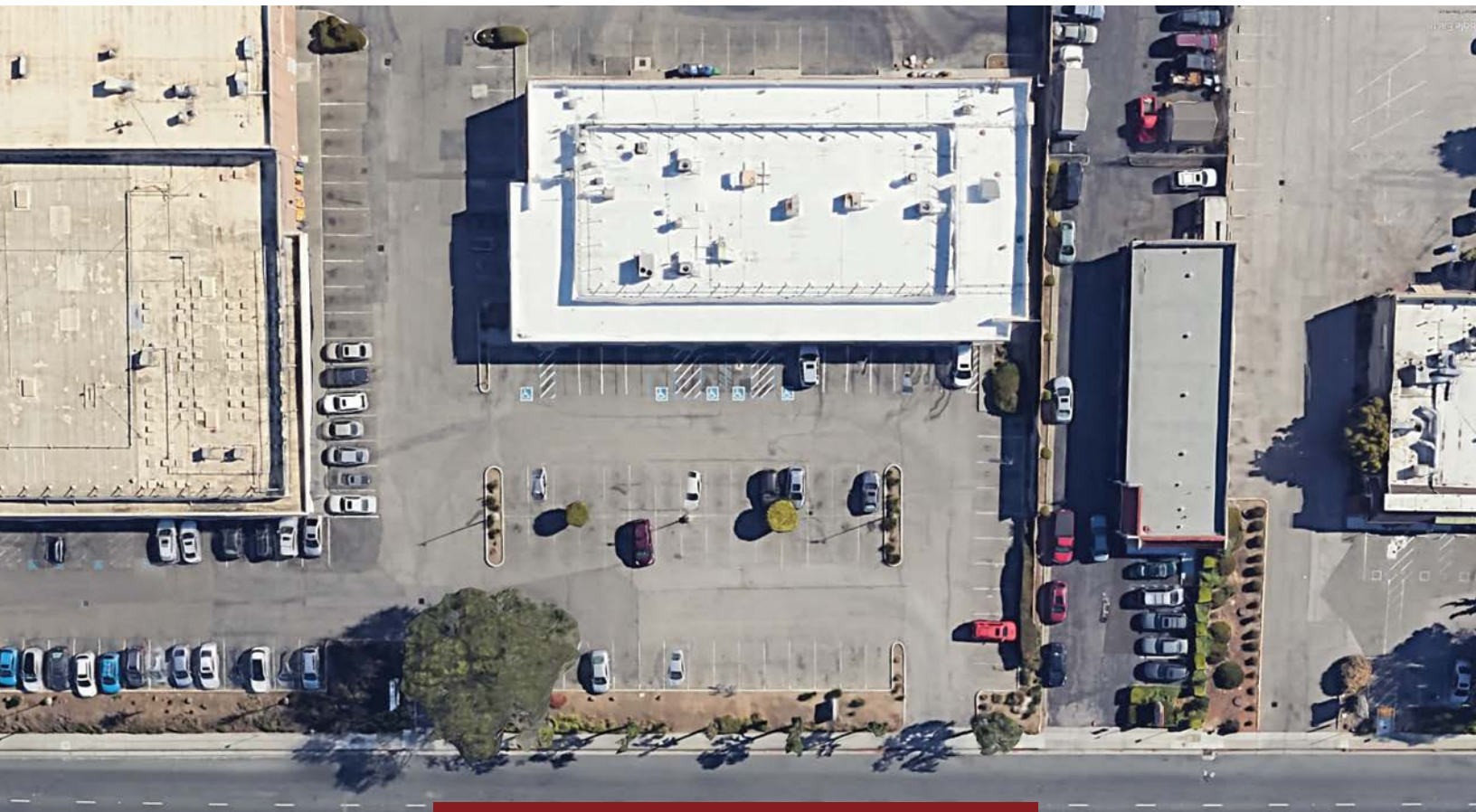
Site Plan

Site & Floor Plan - 1082 E. ECR



Parking Lot (over 100 spaces with 1082 & 1092 E. ECR)

East El Camino Real



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RETAIL SPACE FOR LEASE



THE ASIA GROUP
american strategic investment advisors

Location Overview



2024 Summary

	1 MILE	3 MILES	5 MILES
Population	38,204	254,416	545,671
Households	14,150	94,810	201,996
Families	9,524	63,245	134,775
Average Household Size	2.68	2.67	2.66
Owner Occupied Housing Units	5,323	39,295	91,775
Renter Occupied Housing Units	8,827	55,515	110,221
Median Age	36.0	36.7	37.6
Median Household Income	\$183,489	\$177,890	\$177,708
Average Household Income	\$240,061	\$233,079	\$232,487

2029 Summary

	1 MILE	3 MILES	5 MILES
Population	39,798	264,179	563,442
Households	14,892	100,042	211,167
Families	10,067	66,667	141,084
Average Household Size	2.65	2.63	2.63
Owner Occupied Housing Units	5,625	40,489	94,103
Renter Occupied Housing Units	9,267	59,553	117,064
Median Age	38.1	38.6	39.3
Median Household Income	\$200,001	\$199,861	\$199,587
Average Household Income	\$271,222	\$261,522	\$259,913



Sunnyvale is conveniently located in Santa Clara County, in the heart of Silicon Valley, just minutes away from San Jose, San Francisco, and other major Bay Area cities. Rich in opportunity, innovation, and sunshine, Sunnyvale is a vibrant and diverse community for residents, businesses, and visitors alike.

Despite its moderate population of approximately 150,000 residents, Sunnyvale plays a significant role in Silicon Valley's tech-driven economy. The city is home to a wide range of high-tech companies and is recognized globally as a hub for innovation and entrepreneurship. In the Bay Area, Sunnyvale is known for its excellent public schools, safe neighborhoods, and strong sense of community.

Modern office campuses and tech headquarters stand alongside peaceful, tree-lined neighborhoods and parks. This unique balance creates the ideal backdrop for living, working, and thriving in Sunnyvale, California.



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RETAIL SPACE FOR LEASE



1082 E El Camino Real Sunnyvale, CA 94087 / El Camino East Center

DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

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