

CUPERTINO VILLAGE RETAIL

±2,563 SF FOR SUBLLEASE @ 10945 N. WOLFE ROAD, CUPERTINO, CA



FOR MORE INFORMATION, CONTACT:

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PROPERTY HIGHLIGHTS

- Prime retail location within Ranch 99 anchored Shopping Center, with strong co-tenant mix
- Visibility from Wolfe Road and Homestead (border of Cupertino and Sunnyvale)
- Two eyebrow signage opportunities
- Strong daytime traffic from Apple HQ employees and surrounding dense residential neighborhoods
- Close proximity to Kaiser Hospital
- Affluent and well-educated demographics
- Space can accommodate multiple uses

PROPERTY FEATURES

Sublease Expiration: 6/30/2030

Base Rent: \$4.25/SF NNN

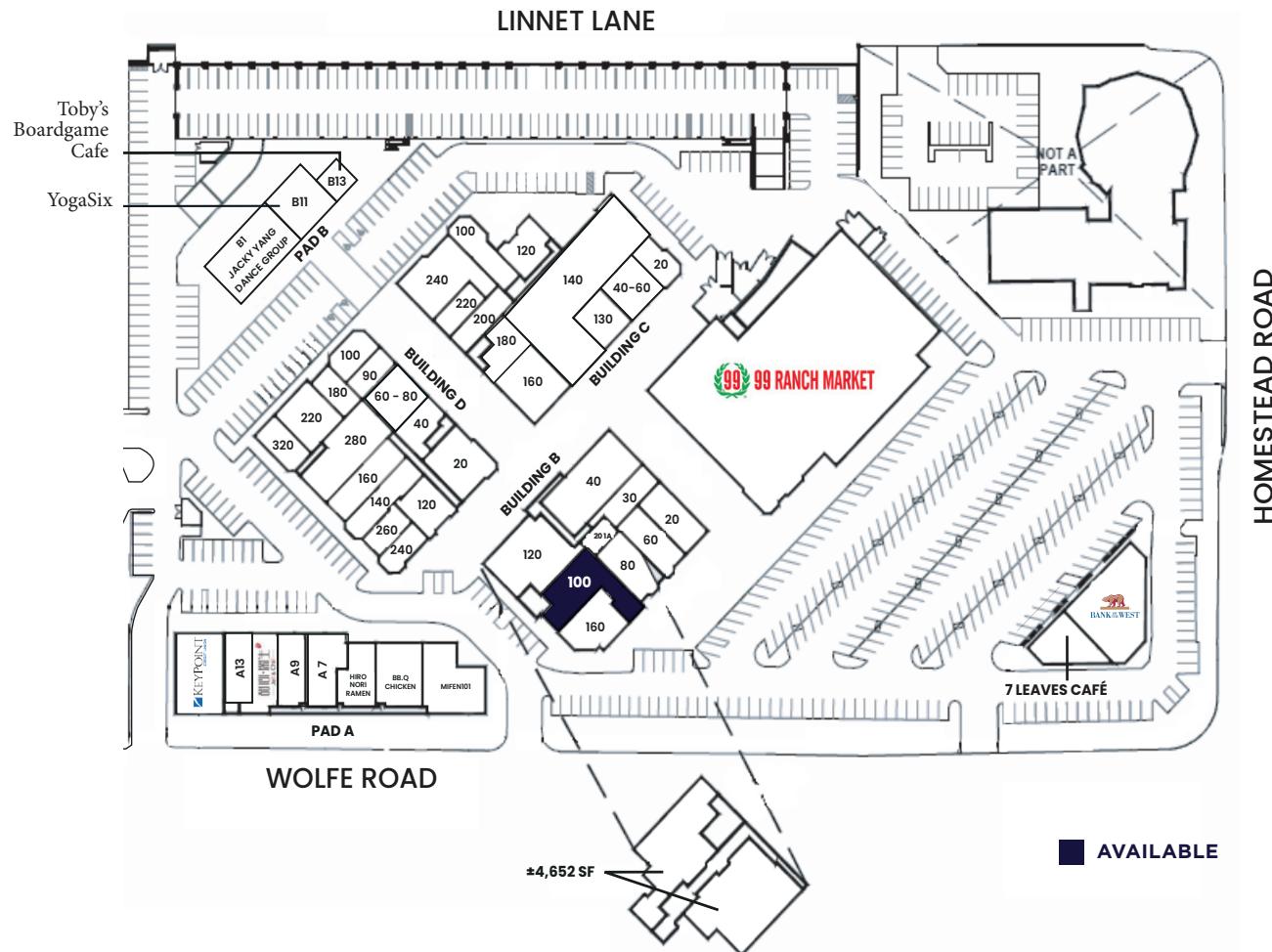
NNN: \$2.05/SF (estimated)



10955 N. WOLFE RD.

CUPERTINO, CA 95014

SITE PLAN



UNIT	TENANT	SF
20	Cupertino Vision Center	±1,200
30	Happy Lemon	±1,095
40	Tofu Plus	±2,999
60	Sheng Kee Bakery	±1,797
80	70:30 Health	±1,900
100	AVAILABLE (DO NOT DISTURB TENANT)	±2,563
160	Eastern Living	±2,139
Building C	Chung Hsin Chinese Herb	±940
40 & 60	Be Well Pain Lab, Glow and Bliss	±1,605
100	Paint and Nail Collection	±1,153
110	Duke of Edinburgh	±3,385
120	Fantasia Coffee & Tea	±1,333
130	Jerky King	±1,270
140	Jade Tea Garden	±8,923
160	Yu Noodles	±1,831
180	Kumon Math & Reading Center	±1,117
200	Sophie's Fashion	±791
220	Ume Tea	±820
240	Apple Green Bistro	±2,852
Building D	Guan Dong House	±2,068
20		±1,004
40	Air Moore Salon	±1,630
60 & 80	Moonmade	±805
90	The Sense	±960
100	Kira Kira Beauty	±1,404
120	Tong Dumpling	±1,523
140		±1,448
160	Yang BBQ	±795
180	Southland Flavor Café	±1,925
220	Ten Ren Tea	±914
240	Choco Salon Spa	±858
260	Shanghai Family Restaurant	±3,002
280	Cricket Wireless	±1,113
320	Bank of the West	±4,246
1	7 Leaves Café	±1,868
2		±2,965
Anchor	Ranch Market	±2,575
Pad A	Mifeni101	±2,086
Pad A	BB.Q Chicken	±1,741
Pad A	Hiro Nori Ramen	±2,392
Pad A	Zero&	±1,136
Pad A	Jell & Chill	±1,293
Pad A	Mirror & Co.	±1,104
Pad A	Keypoint Credit Union	±2,677
B1	Jacky Yang Dance Group	±4,600
B11	YogaSix	±3,095
B13	Toby's Boardgame Cafe	±880

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AMENITIES MAP



CUPERTINO Village

99 Ranch Market
Cupertino Vision Center
Happy Lemon
Tofu Plus
Fantasia Coffee & Tea
Apple Green Bistro
Wei Wei Air & Hair Salon
Paint Nail Collection
Shanghai Family Restaurant
Bank of the West
Yu Noodles
BB.Q Chicken
Hiro Nori Ramen
Keypoint Credit Union
YogaSix

HOMESTEAD RD

Ulta Beauty
Pet Club Cupertino
Safeway
Michael's
Ross
Fish's Wild
Starbucks
Chipotle
Rite Aid

Target

Vallco Shopping Mall

STEVENS CREEK BLVD

Starbucks
Sprout's Farmers Market
Footwear Etc.
TJ Maxx & Homegoods
Philz Coffee
Boudin SF
Dish N' Dash

31,060 ADT

22,077 ADT

N WOLFE RD

INTERSTATE 280

Kaiser Permanente

LAWRENCE EXPWY

Grocery Outlet
L&L Hawaiian BBQ
The Stand
Home Street Bank

MAIN STREET CUPERTINO

Alexander's Steakhouse
KOI Palace Contempo
Eureka!
Lazy Dog
Pacific Catch
AT&T
85° Bakery
Meriwest
Ippudo
Philz Coffee
Oren's Hummus
Pressed Juicery
Orangetheory Fitness
Pizza My Heart
Haidilao Hot Pot

NINETEEN800

Country Gourmet
La Pizzeria
Bon Bon Bakery
Vitality Bowls
F45
Dough Zone Dumpling House
Kura Revolving Shushi Bar
El Camino Health Urgent Care