

CUPERTINO VILLAGE RETAIL

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



FOR MORE INFORMATION, CONTACT:

Miki Correa
Managing Director
+1 408 642 0826
miki.correa@cushwake.com
Lic #01718959

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

10955 N. WOLFE RD.
CUPERTINO, CA 95014

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)

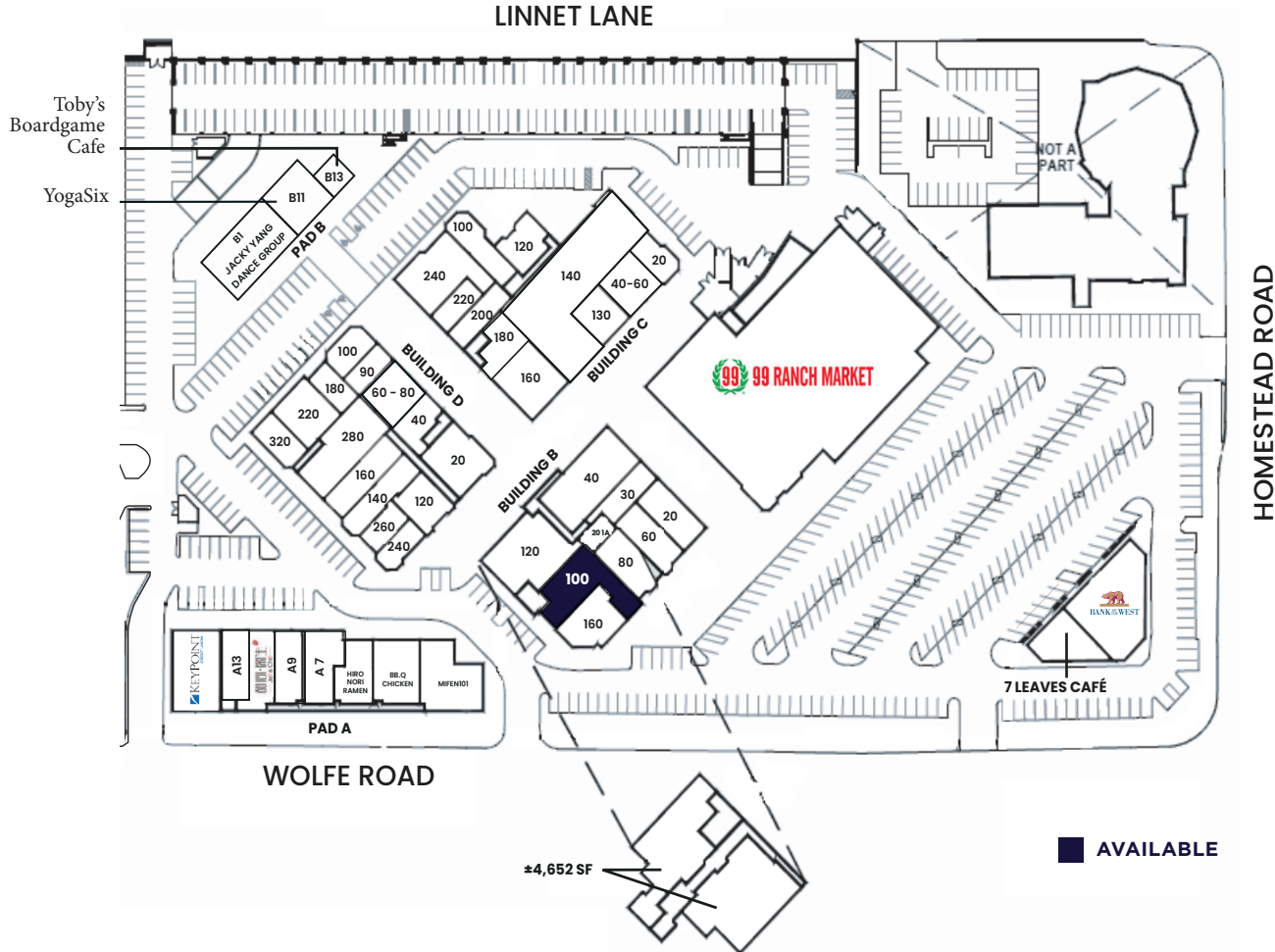


10955 N. WOLFE RD. CUPERTINO, CA 95014

SITE PLAN

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	21,155	256,171	539,510
Average Household Income	\$315,415	\$265,791	\$257,389
Daytime Population	24,385	27,748	577,018



	UNIT	TENANT	SF	
Building B	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	
Building C	160	Eastern Living	±2,139	
	20	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	Jerkey 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	20	Guan Dong House	±2,068
		40		±1,004
60 & 80		Air Moore Salon	±1,630	
90		Moonmade	±805	
100		The Sense	±960	
120		Kira Kira Beauty	±1,404	
140		Tong Dumpling	±1,523	
160			±1,448	
180		Yang BBQ	±795	
220		Southland Flavor Café	±1,925	
240		Ten Ren Tea	±914	
260		Choco Salon Spa	±858	
280		Shanghai Family Restaurant	±3,002	
320		Cricket Wireless	±1,113	
1		Bank of the West	±4,246	
2		7 Leaves Café	±1,868	
Anchor		99	Ranch Market	±29,657
Pad A		A1	Mifen101	±2,575
Pad A		A3	BB.Q Chicken	±2,086
Pad A		A5	Hiro Nori Ramen	±1,741
Pad A	A7		±2,392	
Pad A	A9	Zero&	±1,136	
Pad A	A11	Jell & Chill	±1,293	
Pad A	A13	Mirror & Co.	±1,104	
Pad A	A15	Keypoint Credit Union	±2,677	
	B1	Jacky Yang Dance Group	±4,600	
	B11	YogaSix	±3,095	
	B13	Toby's Boardgame Cafe	±880	

10955 N. WOLFE RD.
CUPERTINO, CA 95014

AMENITIES MAP

HOMESTEAD RD

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

Target

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

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

N WOLFE RD

22,077 ADT

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