



# AZULE CROSSING

12364 Saratoga Sunnyvale Rd, Saratoga, CA 95070

FOR LEASE

## Property Highlights

- Corner suite
- Ample parking
- Bathroom, shower, and washer/dryer hook-ups in suite
- Building signage
- Strong demographics in the surrounding area

## Location Information

Located on a prominent corner of a major Silicon Valley street, Azule Crossing offers an exceptional lease opportunity. The property sits on a large lot at a signalized intersection with great visibility, ample parking, and easy access to Highway 85. The space is currently built out as a health spa.

## For More Information



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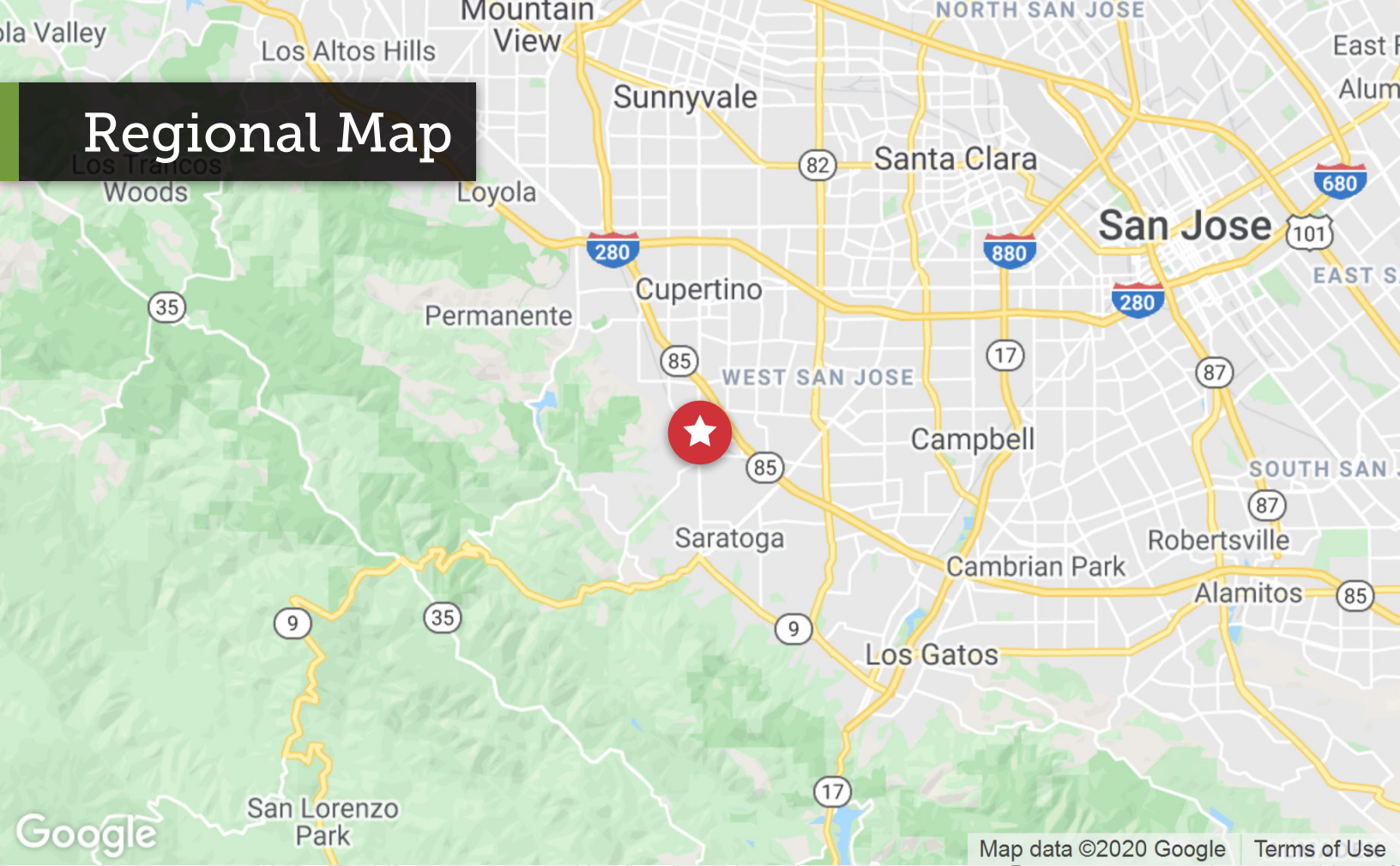
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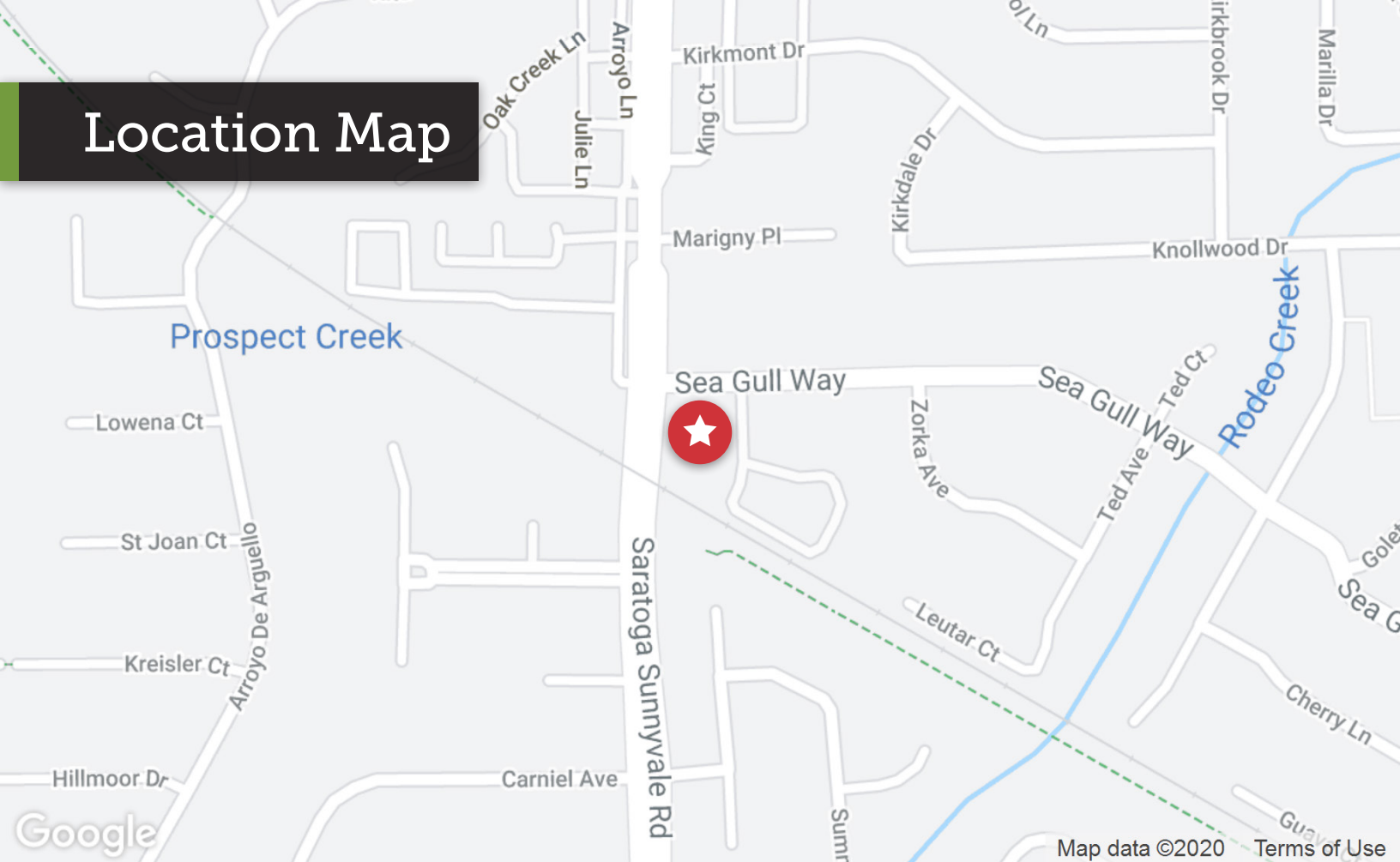
## LEASE SUMMARY

<b>Available SF</b>	1,220 SF
<b>Available Date</b>	3/1/2020
<b>Lease Rate</b>	\$3.30 SF/month (NNN)
<b>Estimated NNN</b>	\$0.80
<b>Lot Size</b>	1.22 acres
<b>Building Size</b>	16,451 SF

# Regional Map



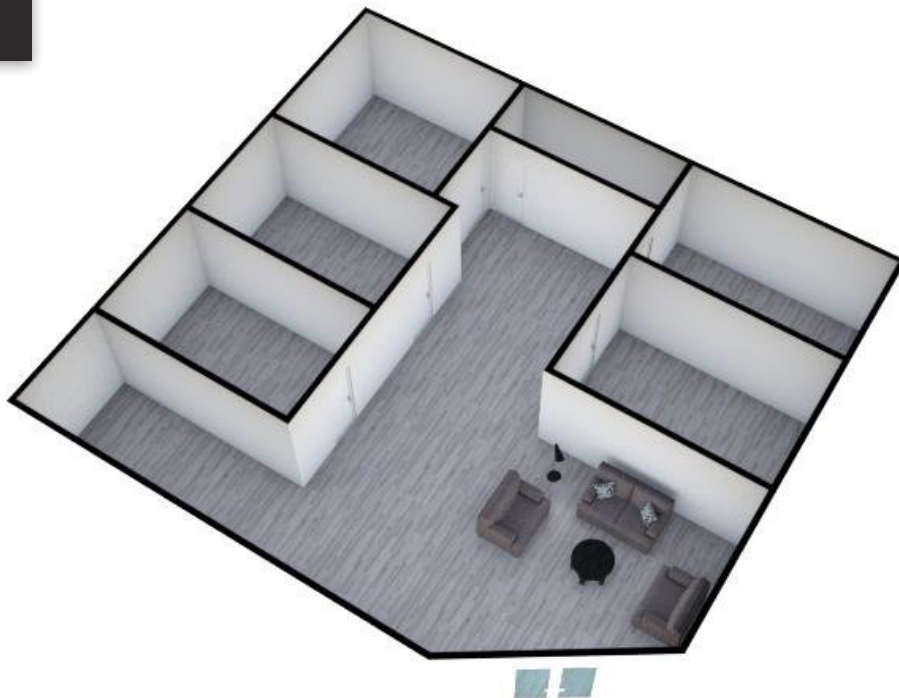
# Location Map



## 2D Plan



## 3D Plan



Plan images not to scale

# Allowable Uses

- Professional and administrative offices
- Financial institutions
- Personal service businesses
- Religious and charitable institutions
- Christmas tree and pumpkin sales lots

## Conditional Uses

- Restaurant
- Market with a floor area dedicated to food and drink sales that is more than 25% of the total floor area or more than 2,000 SF
- Medical office or clinic
- Any establishment engaged in the sale of alcoholic beverages, with the exception of tasting rooms, as provided for in Section 15-19.050(a)(3)
- Game arcade

# Demographics

DISTANCE FROM PROPERTY	POPULATION	AVG. HOUSEHOLD INCOME
<b>1 Mile</b>	14,113	\$160,447
<b>3 Miles</b>	114,805	\$156,122
<b>5 Miles</b>	313,640	\$133,916



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