

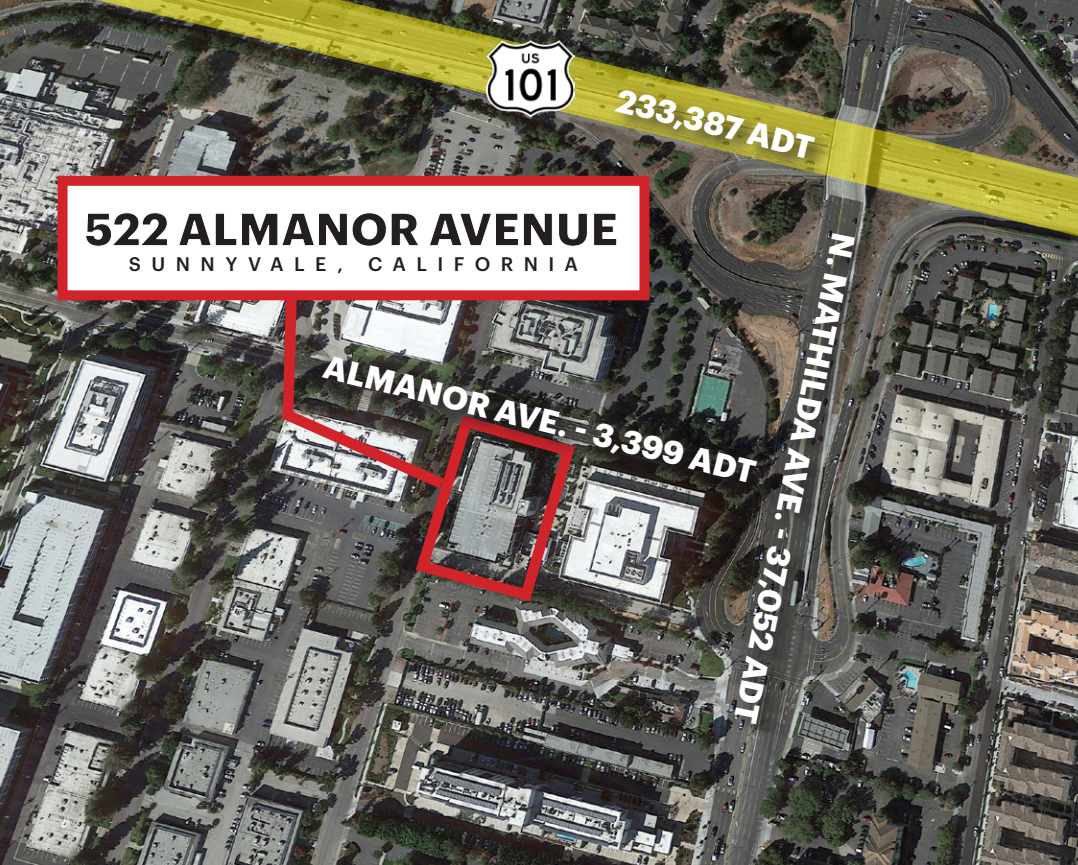


LOCKEHOUSE

522 ALMANOR AVENUE

SUNNYVALE, CALIFORNIA

±1,500 - 4,000 SF OF RETAIL / RESTAURANT SPACE AVAILABLE
WITH PATIO SPACE FOR FOOD OR FITNESS



522 ALMANOR AVENUE
SUNNYVALE, CALIFORNIA

ABOUT SUNNYVALE

Sunnyvale has long enjoyed a plum spot at the center of the Bay Area’s evolution from agriculture to aerospace and defense, to technology. Our location strikes the perfect balance – a mild, sunny climate with easy access to metropolitan amenities and abundant natural beauty.

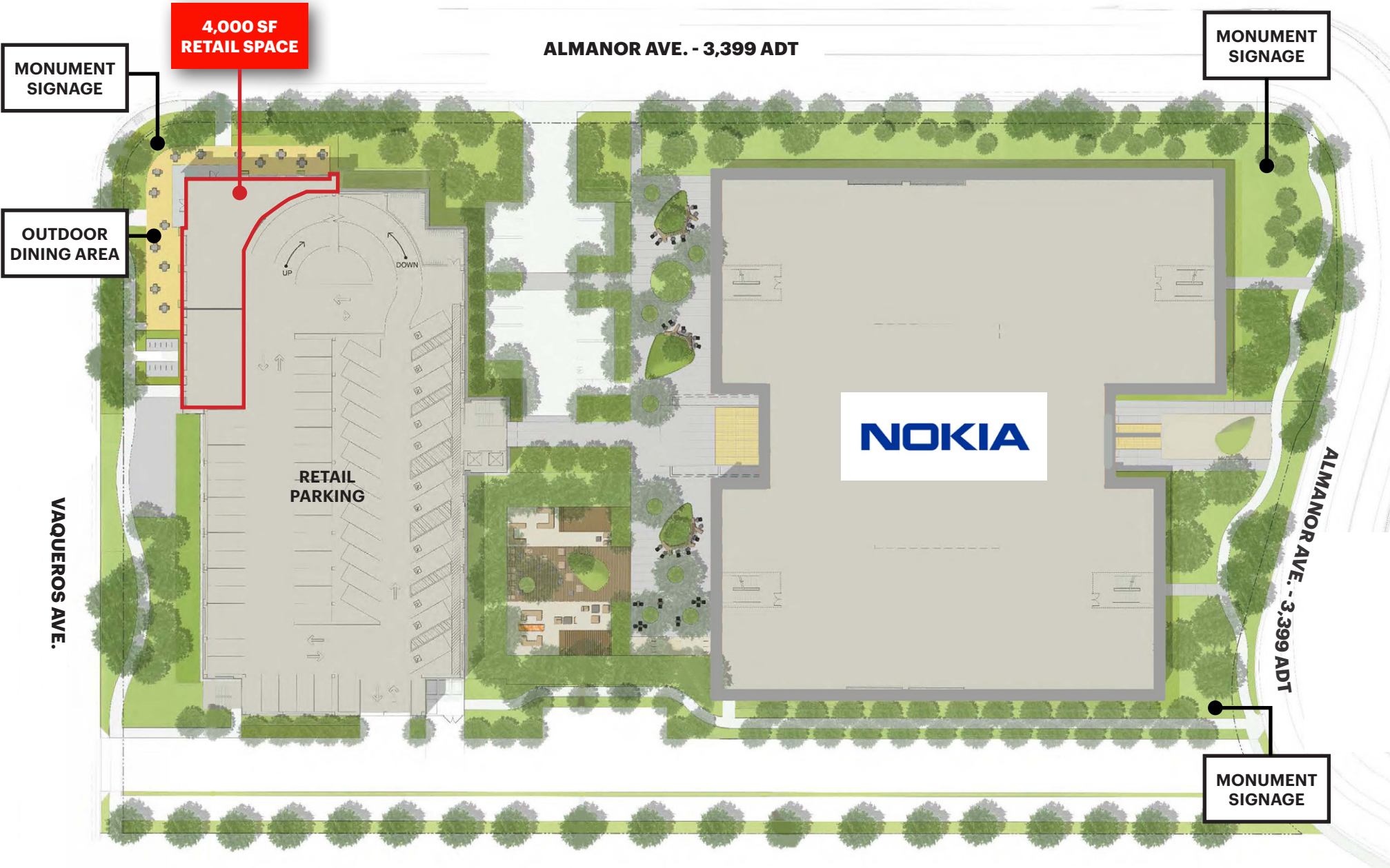
PROPERTY PROFILE

AVAILABLE SPACE	±1,500 - 4,000 SF of Retail/Restaurant ±2,400 SF Patio Available for Food or Fitness (Rent Free)	
TRAFFIC COUNTS	Almanor Avenue	3,399 ADT
	N. Mathilda Avenue	37,052 ADT
	U.S. 101	233,387 ADT
	SR 237	61,518 ADT

PROPERTY HIGHLIGHTS

- Landlord to Assist with Buildout Costs
- 227,000 SF of Office Space Occupied by Nokia
- Available Now
- Restaurant Infrastructure in Place
- Ample Parking Available
- Significant Signage Available (3 Monuments + Building) with Visibility from N. Mathilda Avenue
- Immediately accessible from U.S. 101







MOFFETT FIELD




522 ALMANOR AVENUE
SUNNYVALE, CALIFORNIA



















SUNNYVALE SQUARE SHOPPING CENTER















CALIFORNIA 237

US 101

61,518 ADT

233,387 ADT

NEARBY EMPLOYMENT



YAHOO!

yahoo!

10,350
EMPLOYEES



Apple

154,000
EMPLOYEES



LinkedIn

20,500
EMPLOYEES



JUNIPER NETWORKS

9,400
EMPLOYEES



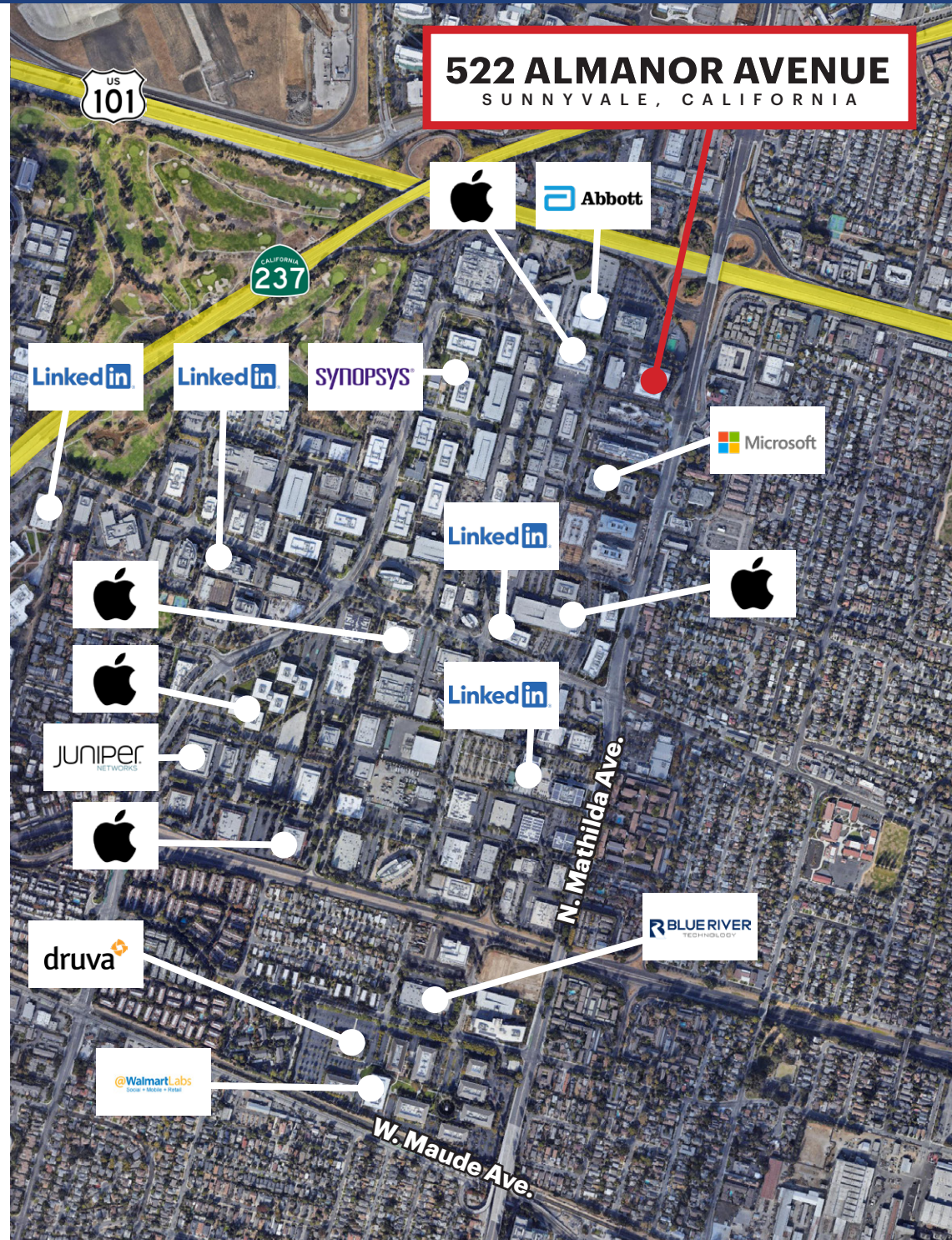
LOCKHEED MARTIN

114,000
EMPLOYEES



Google

139,995
EMPLOYEES





POPULATION	1 MILE	3 MILES	5 MILES
	19,423	155,674	393,134



ESTIMATED AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	\$178,844	\$194,450	\$207,249



HOUSEHOLD INCOME DISTRIBUTION \$200,000 or More	1 MILE	3 MILES	5 MILES
	2,457	22,532	57,467



MEDIAN HOME VALUE \$1,000,000 or More	1 MILE	3 MILES	5 MILES
	1,954	17,965	52,292

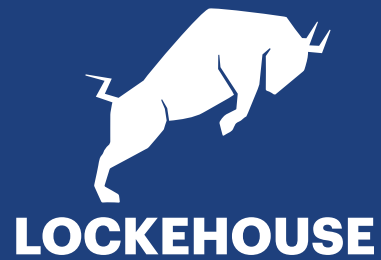


COLLEGE DEGREE BACHELOR DEGREE OR HIGHER	1 MILE	3 MILES	5 MILES
	8,605	77,058	196,293



TOTAL RETAIL EXPENDITURES	1 MILE	3 MILES	5 MILES
	\$379.09 M	\$3.35 B	\$8.66 B





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