

CIVIC SQUARE

RETAIL FOR LEASE
748 RSF – 8,435 RSF

802-844 W EL CAMINO REAL
SUNNYVALE, CA 94087



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CIVIC SQUARE



PROPERTY OVERVIEW



Junior anchor and retail spaces available in neighborhood shopping center

Key tenants include Karthikeya Supermarket, Devon Self Storage, and Popeyes



Centrally located in Sunnyvale

Close proximity to Downtown Sunnyvale, City Hall, complementary retail, and major tech employers like Uber and Apple. Convenient to Highways 101, 280, and 85



Located on signalized intersection of El Camino Real and Hollenback Ave

Highly visible center along El Camino Real



Ample surface parking

Well-maintained parking lot & common areas



Strong demographics

High traffic counts & daytime population with an affluent consumer profile base



SITE PLAN



SUITE	TENANT
806	Adamson's French Dip Restaurant
802	Popeye's Louisiana Kitchen
808	Lopez Tacqueria
810	Civic Square Barbershop
812	Karthikeya Indian Supermarket
814	±4,935 RSF TOTAL AVAILABLE
	#100: ±2,960 RSF
	#200: ±1,975 RSF
816 #200	±3,500 RSF TOTAL AVAILABLE
	#100: ±1,790 RSF
	#200: ±1,710 RSF
816 #400	Otto Family Club
818	Devon Self Storage
820	Edible Arrangements
824	Dim Sum King Restaurant
826	Bay Fish & Chips Restaurant
828	Blue Max Lounge
832	Cheese Steak Shop
834	Image Beauty Salon
836	Perfect Healing Massage
840	Summit Karate Academy
842	±748 RSF AVAILABLE
844	Pho Nam Restaurant
804	Men's Warehouse (Not a Part)

CIVIC SQUARE

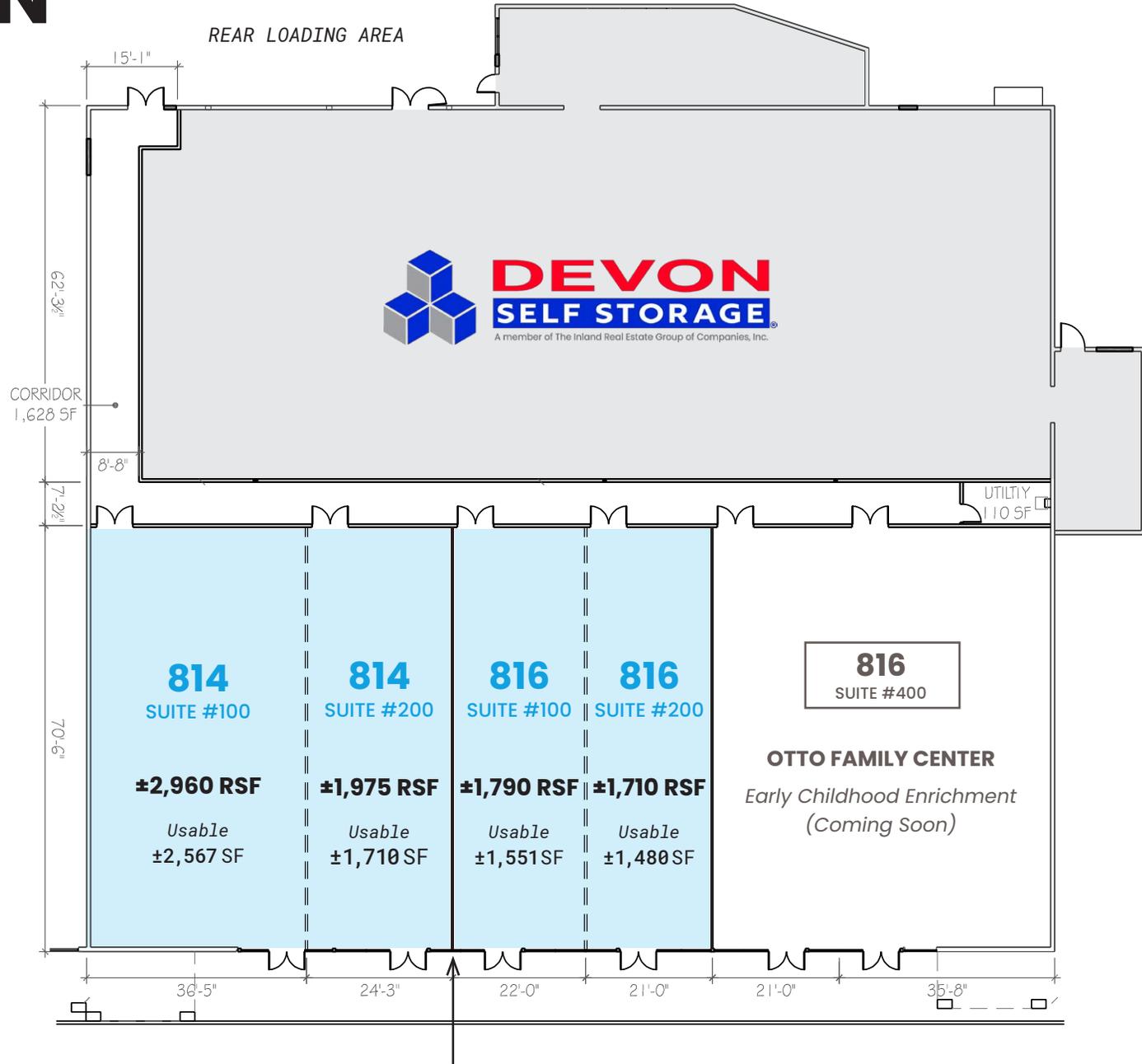
EI CAMINO REAL

814 - 816

FLOOR PLAN

±8,435 RSF TOTAL AVAILABLE	
814	±4,935 RSF TOTAL AVAILABLE
	#100: ±2,960 SF (Rentable) ±2,567 SF (Usable)
	#200: ±1,975 SF (Rentable) ±1,710 SF (Usable)
816	±3,500 RSF TOTAL AVAILABLE
	#100: ±1,790 SF (Rentable) ±1,551 SF (Usable)
	#100: ±1,710 SF (Rentable) ±1,480 SF (Usable)

LOAD FACTOR: 1.15

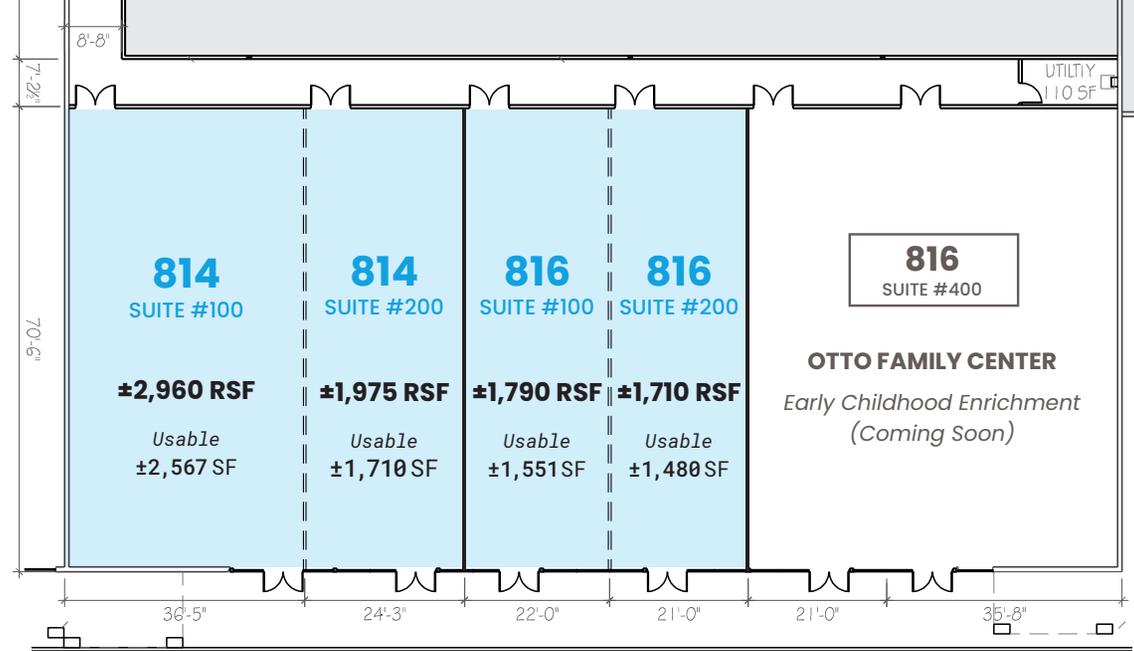


Existing demising wall,
can be removed

814 - 816

HIGHLIGHTS

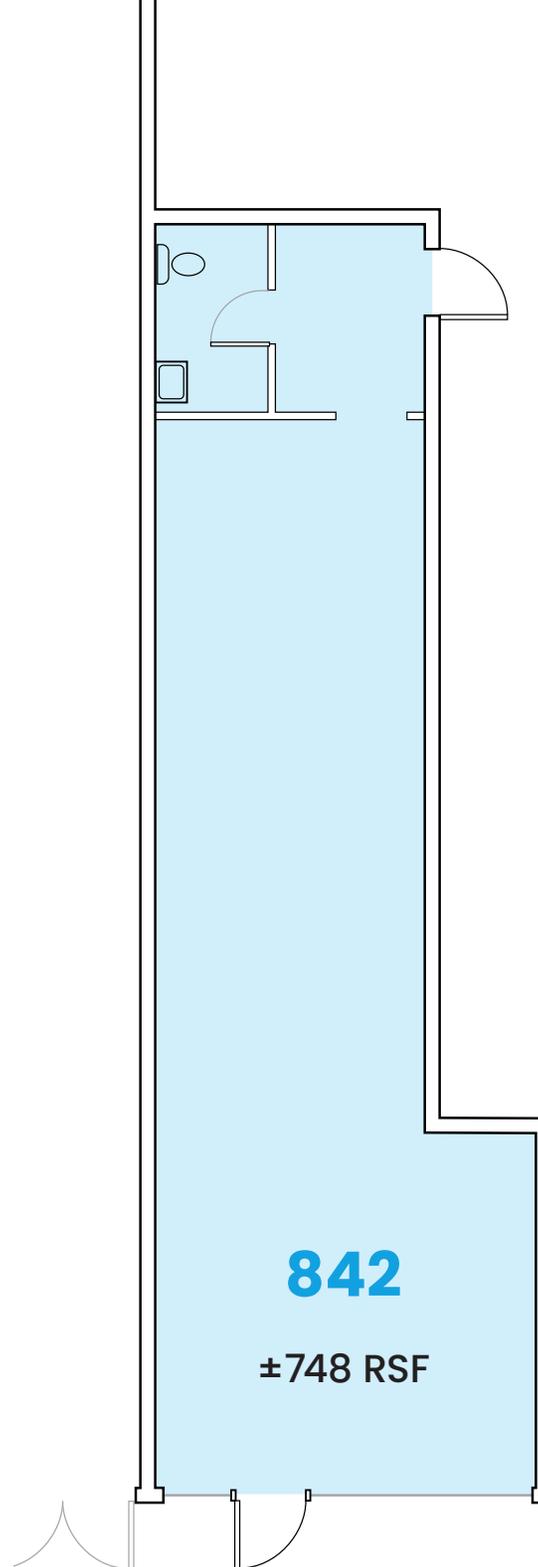
Delivery	Warm Gray Shell
Pricing	\$3.75 / RSF (Under 3,000 RSF) \$3.50 / RSF (Under 5,000 RSF) \$3.25 / RSF (Entire 8,435 RSF Available) NNN \$0.49
HVAC	In Place: 814#100 - 10-ton Heat/AC 3 phase 814#200 - 8-ton Heat/AC 3 phase 816#100 - 5-ton Heat/AC single phase 816#200 - 5-ton Heat/AC single phase
Electricity	225 AMP 3 phase (per suite)
Load Factor	1.15 (8'-8" shared service corridor for rear loading zone/trash enclosure access with utility closet)
Signage	Highly visible facade signage El Camino Real monument signage available with top billing available for Anchor
Storefront	18-22 ft Floor-To-Ceiling double-pane clear glass and aluminum
Grease Interceptor	2000-gallon existing grease interceptor available for possible food use tenants



842

HIGHLIGHTS

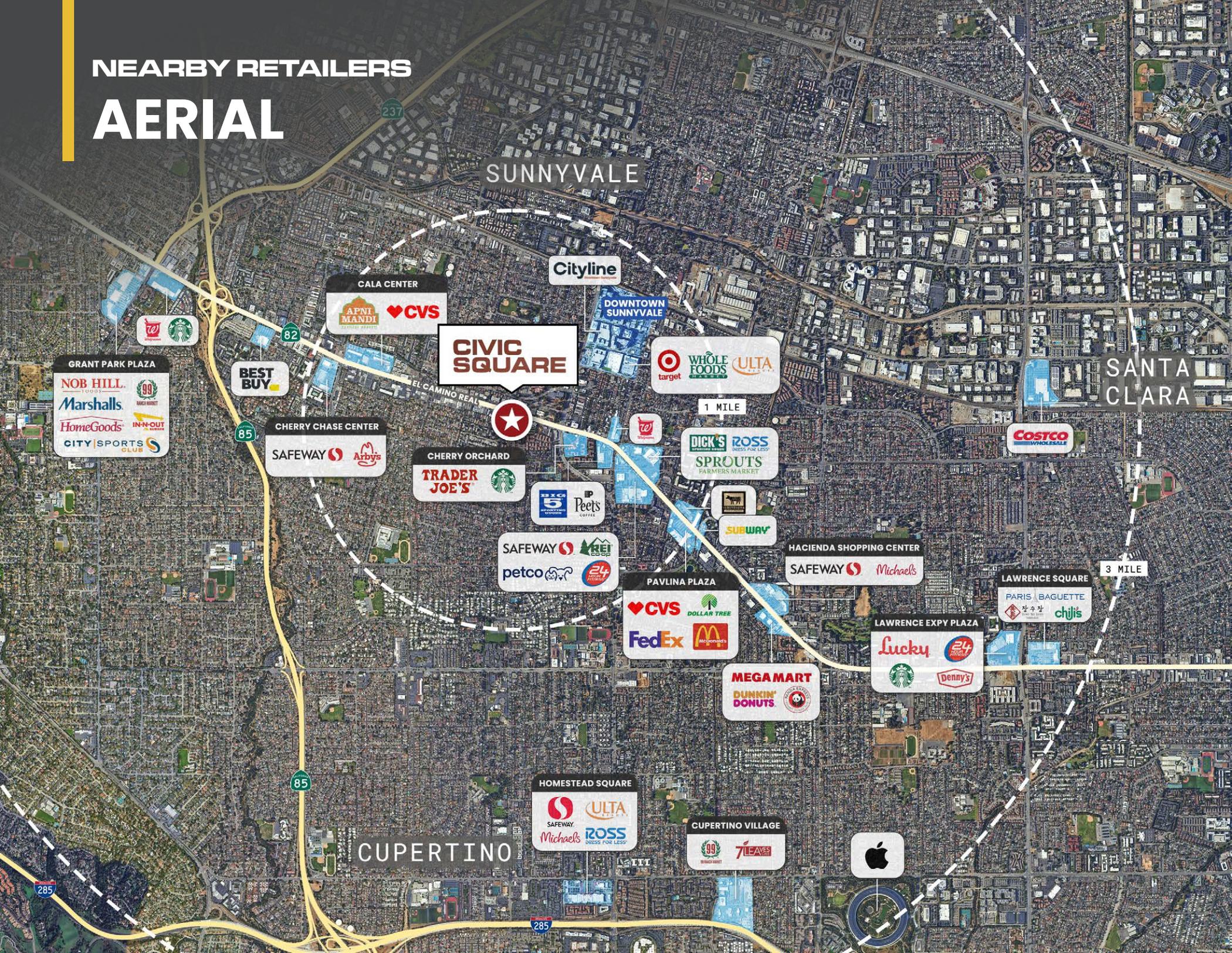
Size	748 RSF
Pricing	\$5.75/SF + NNN \$0.49
Type	Retail storefront
HVAC	(1) 3-Ton Existing HVAC Unit
Electricity	125 AMP <i>Additional 100 AMPs readily available</i>
Signage	Monument signage available Highly visible facade signage Hanging under-canopy storefront sign
Existing Features	<ul style="list-style-type: none">• Corner unit• 1 Restroom (non ADA)• Glass storefront• Drop ceiling• Back door entry• Potential shared outdoor patio opportunity plans in place



PROPOSED SHARED
OUTDOOR PATIO

NEARBY RETAILERS

AERIAL



SUNNYVALE

SANTA CLARA

CUPERTINO

Cityline

DOWNTOWN SUNNYVALE

CIVIC SQUARE

CALA CENTER

APNI MANDI CVS

target WHOLE FOODS MARKET ULTA

1 MILE

COSTCO WHOLESALE

GRANT PARK PLAZA

NOB HILL 99 Ranch Market
Marshalls
HomeGoods
CITY SPORTS CLUB

BEST BUY

CHERRY CHASE CENTER

SAFeway Arby's

CHERRY ORCHARD

TRADER JOE'S Starbucks

DICK'S SPORTS & OUTDOOR ROSS DRESS FOR LESS
SPROUTS FARMERS MARKET

Peet's

SUBWAY

SAFeway petco REI 24 HOURS

HACIENDA SHOPPING CENTER

SAFeway Michaels

3 MILE

LAWRENCE SQUARE

PARIS BAGUETTE chjis

PAVLINA PLAZA

CVS DOLLAR TREE FedEx McDonald's

LAWRENCE EXPY PLAZA

Lucky Starbucks 24 HOURS Denny's

MEGA MART DUNKIN' DONUTS

HOMESTEAD SQUARE

SAFeway ULTA Michaels ROSS DRESS FOR LESS

CUPERTINO VILLAGE

99 Ranch Market 7 LEAVES





MARKET OVERVIEW

DEMOGRAPHICS

Traffic Counts

El Camino Real (HWY 82)	41,000 ADT
Hollenback Avenue	15,234 ADT
Mathilda Avenue	28,000 ADT

Trade Area

	1 MILE	3 MILES	5 MILES
Total Population	31,652	236,311	460,987
Median Household Income	\$190,682	\$203,219	\$200,841
Daytime Population	29,212	228,557	546,529

APPAREL & SERVICES

\$5,800

Avg. Yearly Spend
(3 mile radius)

DINING OUT

\$10,012

Avg. Yearly Spend
(3 mile radius)

ENTERTAINMENT & RECREATION

\$9,340

Avg. Yearly Spend
(3 mile radius)

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