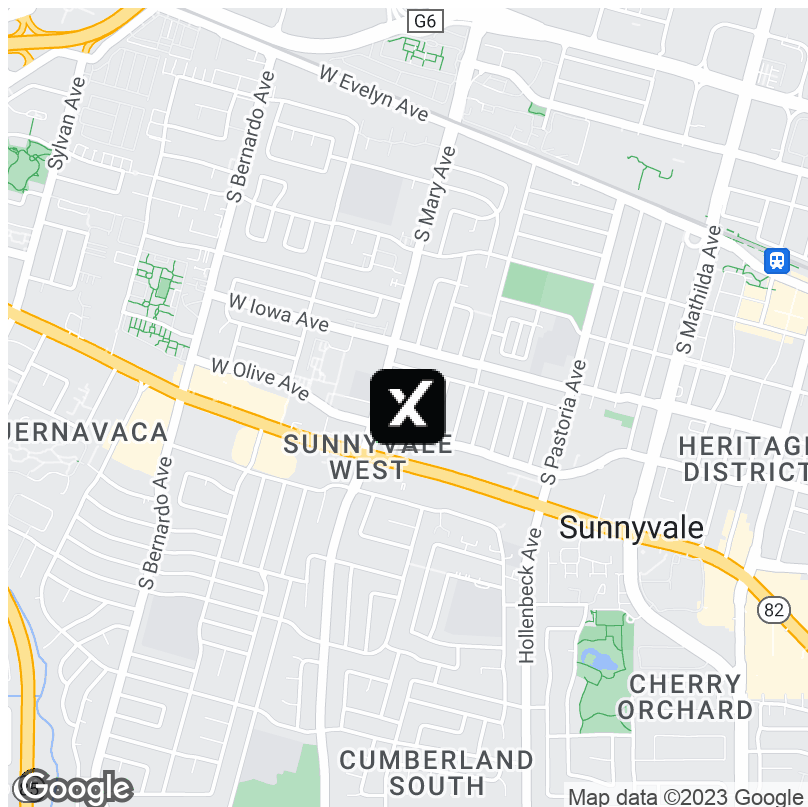


953 W El Camino Real, Sunnyvale, CA 94087



### Offering Summary

Lease Rate:	\$37.00 SF/yr (NNN)
Building Size:	3,626 SF
Available SF:	3,626 SF
Lot Size:	13,939 SF
Number of Units:	1
Year Built:	1965
Zoning:	C2

### Property Overview

- |13,939± SF Auto Lot
- |Nice Remodeled 3,626± SF Office Building
- |Permit In Place for Auto Sales
- |Prime Visibility and Location
- |Monument Signage
- |49,000+ Average Traffic on El Camino
- |Rate \$11,130 + \$1,200 NNN

### Location Overview

Situated in the heart of Silicon Valley. This location is typically characterized by a bustling urban environment, flanked by a diverse range of businesses including technology companies, retail stores, and eateries. The area is known for its blend of residential and commercial spaces, reflecting the dynamic and innovative spirit of the region. Sunnyvale itself is a hub for tech innovation, home to numerous high-tech companies, and offers a mix of suburban charm and modern amenities. The proximity to major tech headquarters, coupled with a vibrant community atmosphere, makes this area a desirable location for business.

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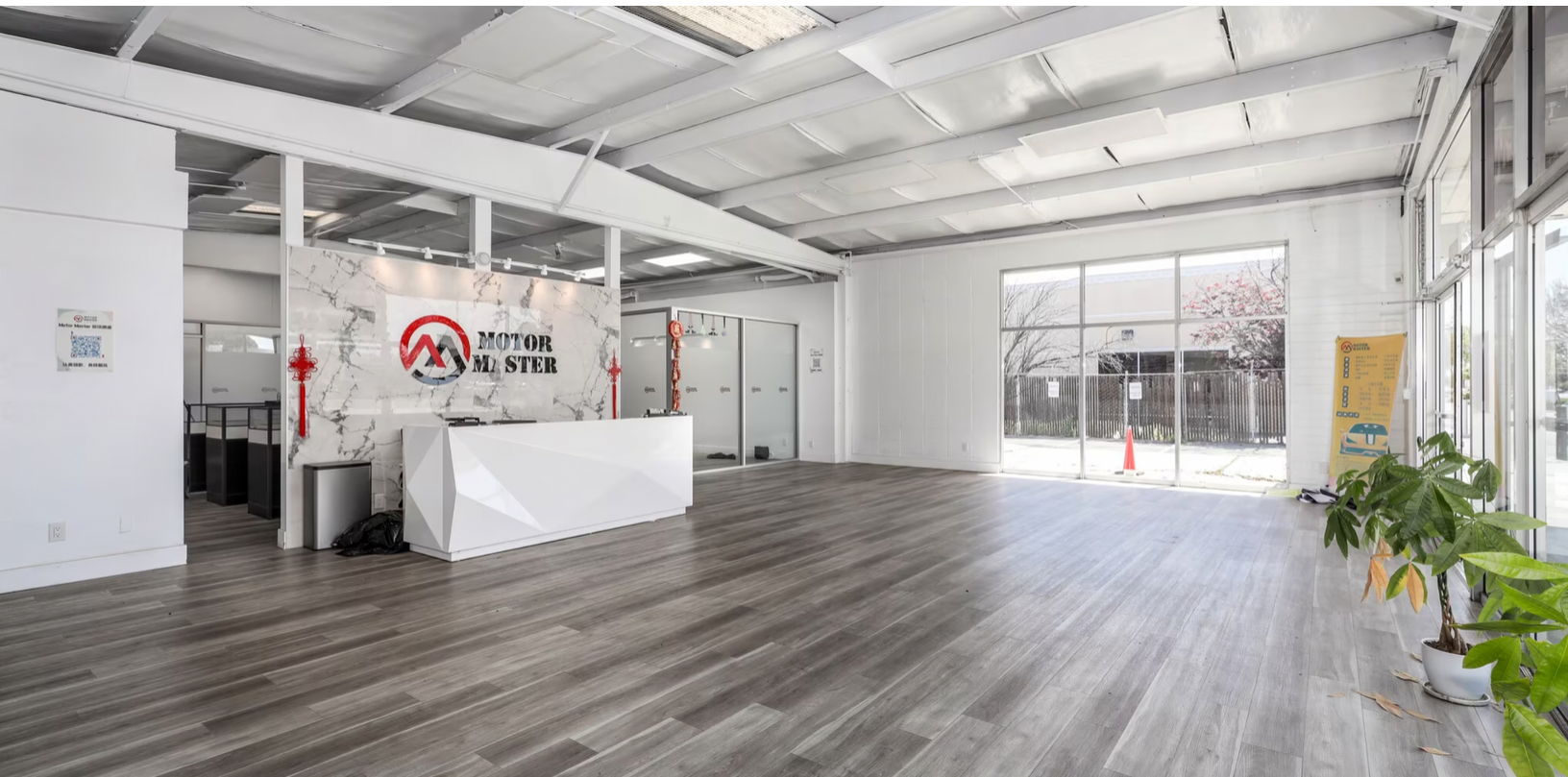
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FOR LEASE

# El Camino Real Opportunity Large Auto Lot and Office For Lease

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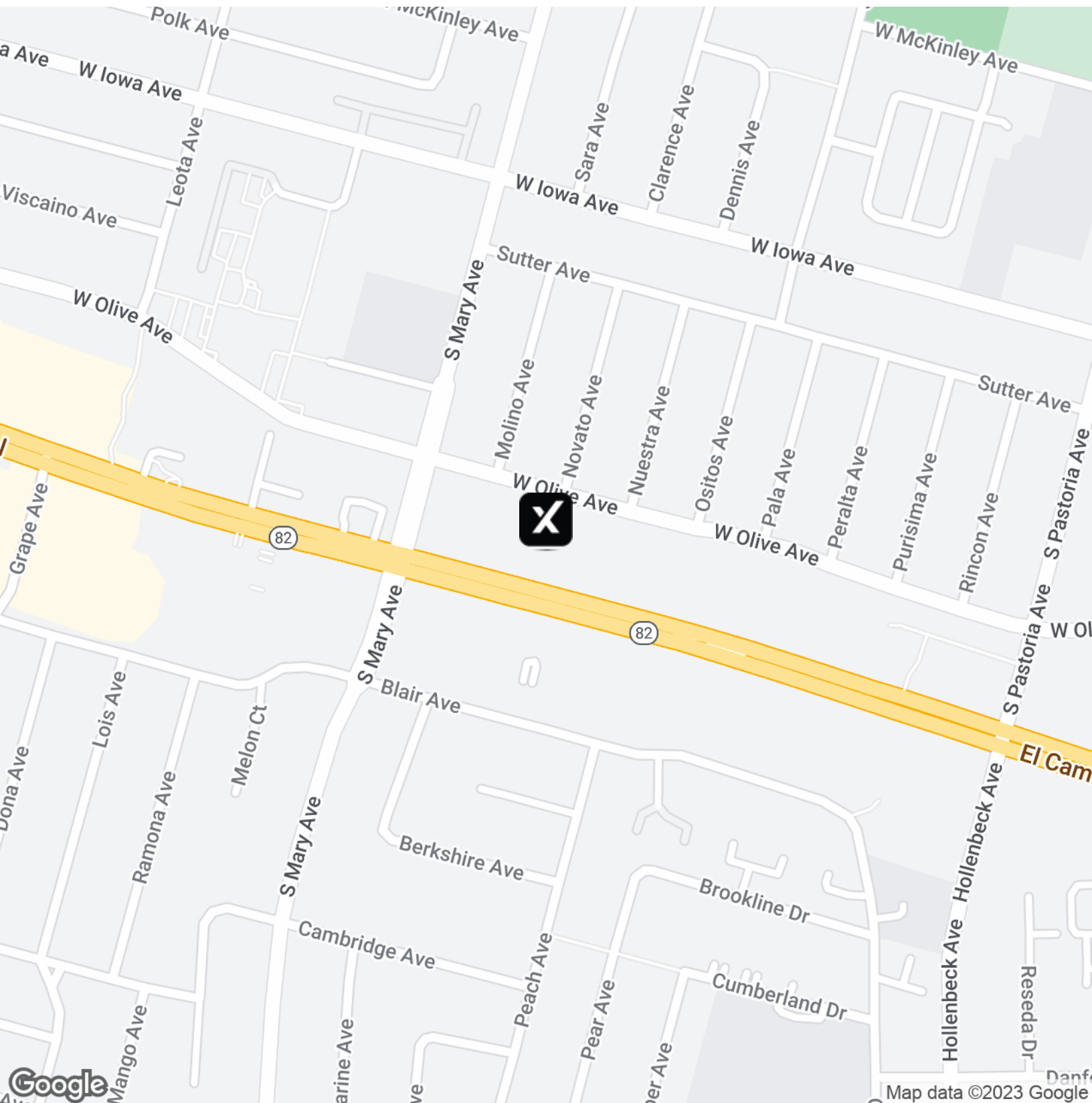
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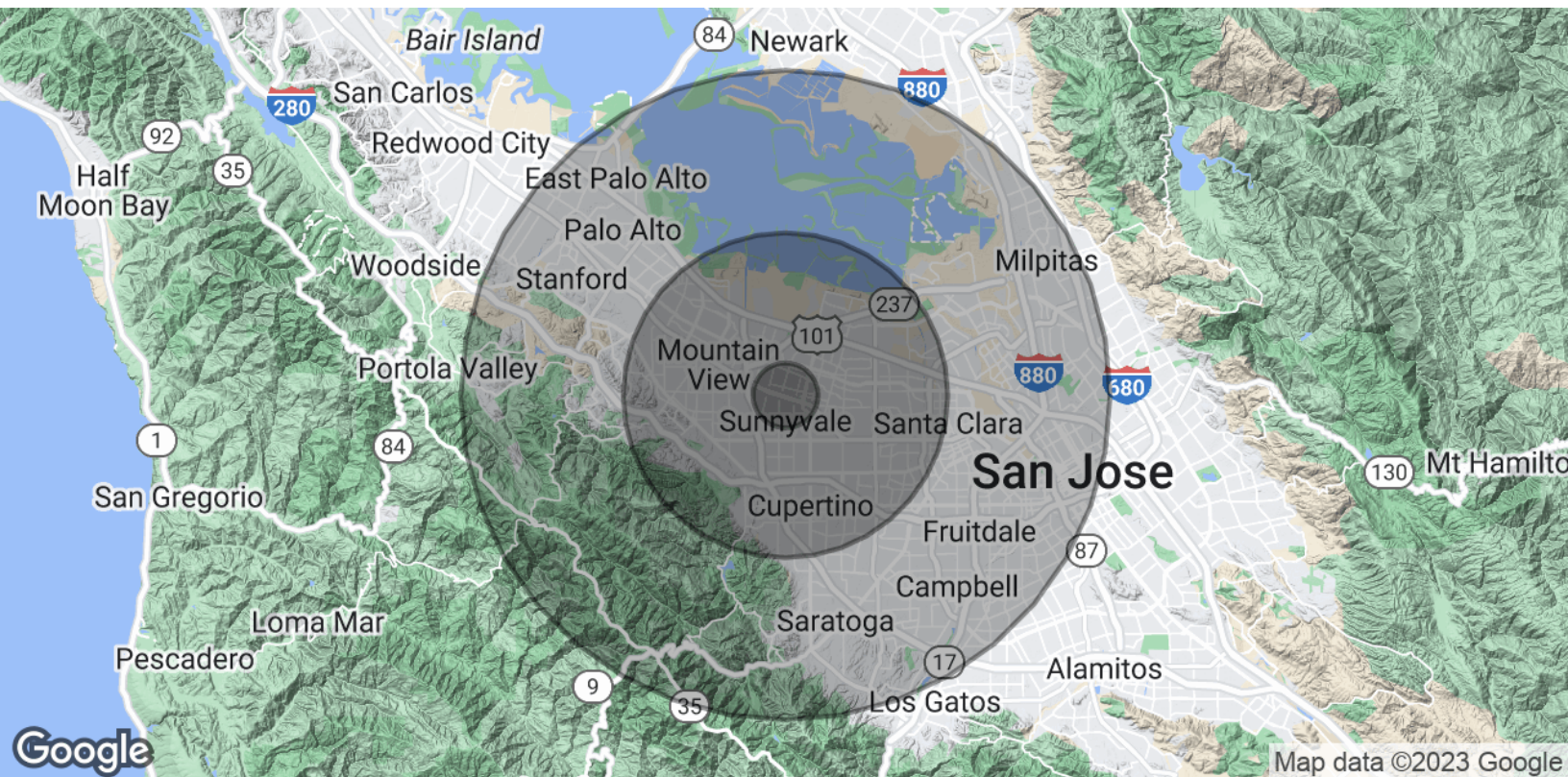
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Population	1 Mile	5 Miles	10 Miles
Total Population	29,959	421,426	1,134,365
Average Age	36.7	38.7	38.3
Average Age (Male)	35.7	38.1	37.6
Average Age (Female)	37.7	39.2	38.9
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	12,214	164,561	430,390
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$198,022	\$194,850	\$179,475
Average House Value	\$1,278,619	\$1,409,367	\$1,277,041

\* Demographic data derived from 2020 ACS - US Census

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