TERRACOMMERCIAL INC.
A DIVERSIFIED REAL ESTATE COMPANY

RETAIL/OFFICE FOR LEASE

12019-12029 Saratoga Sunnyvale Rd
20520 Prospect Road, Saratoga, CA

AVAILABLE NOW

12021 Saratoga Sunnyvale Rd
+/- 3,028 SF

20520 Prospect Road
Suite 300- +/- 1,877 SF
Suite 330- +/- 3,985 SF

TERM NEGOTIABLE
CALL TO TOUR

EXCLUSIVE AGENT

ELENA LONGINETTI
DRE #01880825
{CELL} 408 309-3872
{OFFICE} 408 292-1166
ELENA@TERRACOMMERCIAL.COM

FOR LEASE

520 E. MCGLINCY LN., #1 CAMPBELL, CA 95008 • TEL (408) 292-1166

The information contained herein has been given to us by either the owners of the property or sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. No warranties or representations, express or implied, are made as to the accuracy of the information contained herein, and some is provided subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. All information should be verified prior to lease or purchase.

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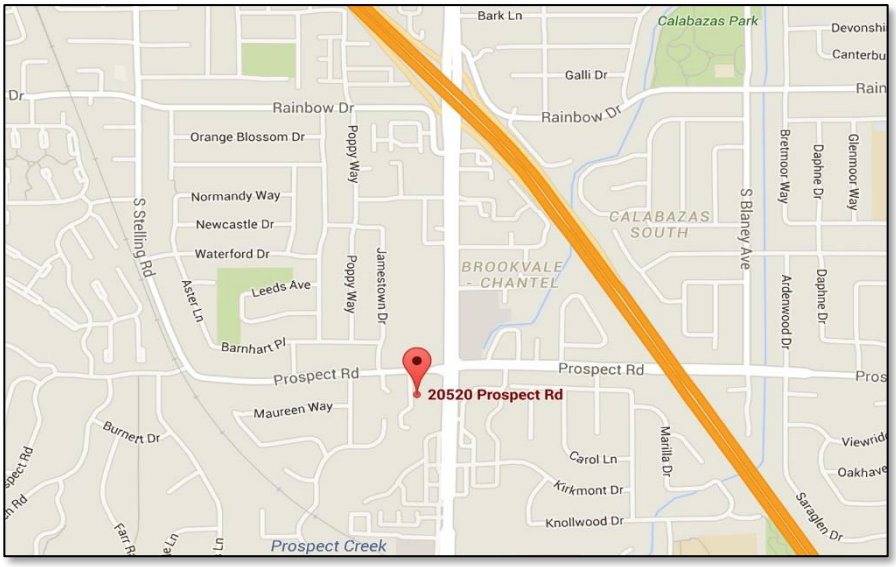
FOR LEASE

PROPERTY FEATURES

- Desirable West Valley location at the corner of Prospect and Saratoga Sunnyvale Rd.
- Tenants include Coldwell Banker, Casa Lupe Restaurant
- Easy, convenient access to Highway 85 (.5 miles)
- Peaceful setting- bordered by creek and beautiful outdoor space

Demographics	1 Mile	3 Miles	5 Miles
Population	17,608	122,362	343,983
Average HH Income	$216,733	$205,506	$184,938



CONTACT

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12019-12029 Saratoga Sunnyvale Rd

SUITE FEATURES

- High visibility frontage on Saratoga Sunnyvale Rd.
- Large open office area with privates
- Restroom to be added by landlord
- Divisible (+/- 1,040SF & +/- 1,988SF)

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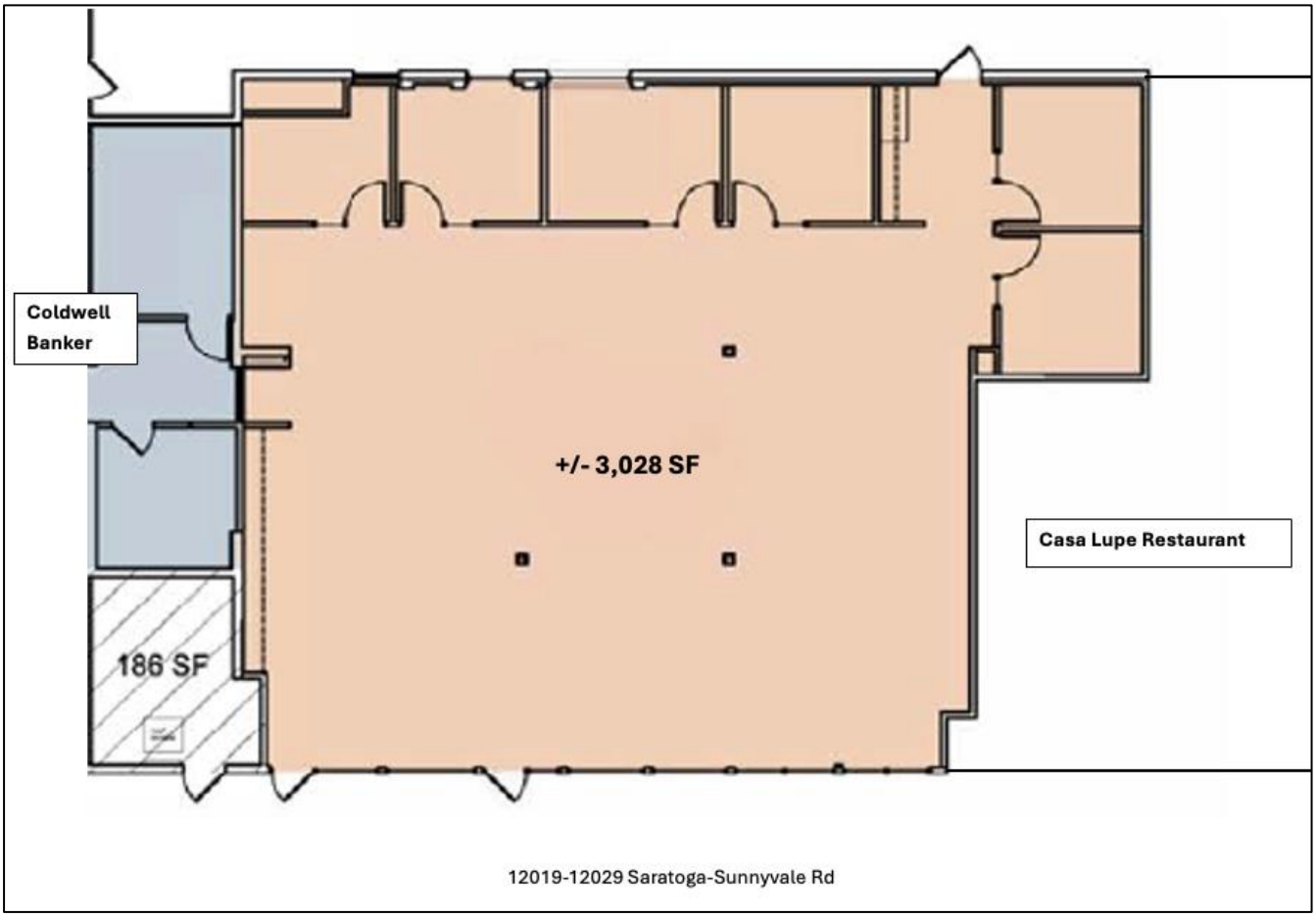

*drawing not to scale and all measurements are approximate

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RETAIL/OFFICE FOR LEASE

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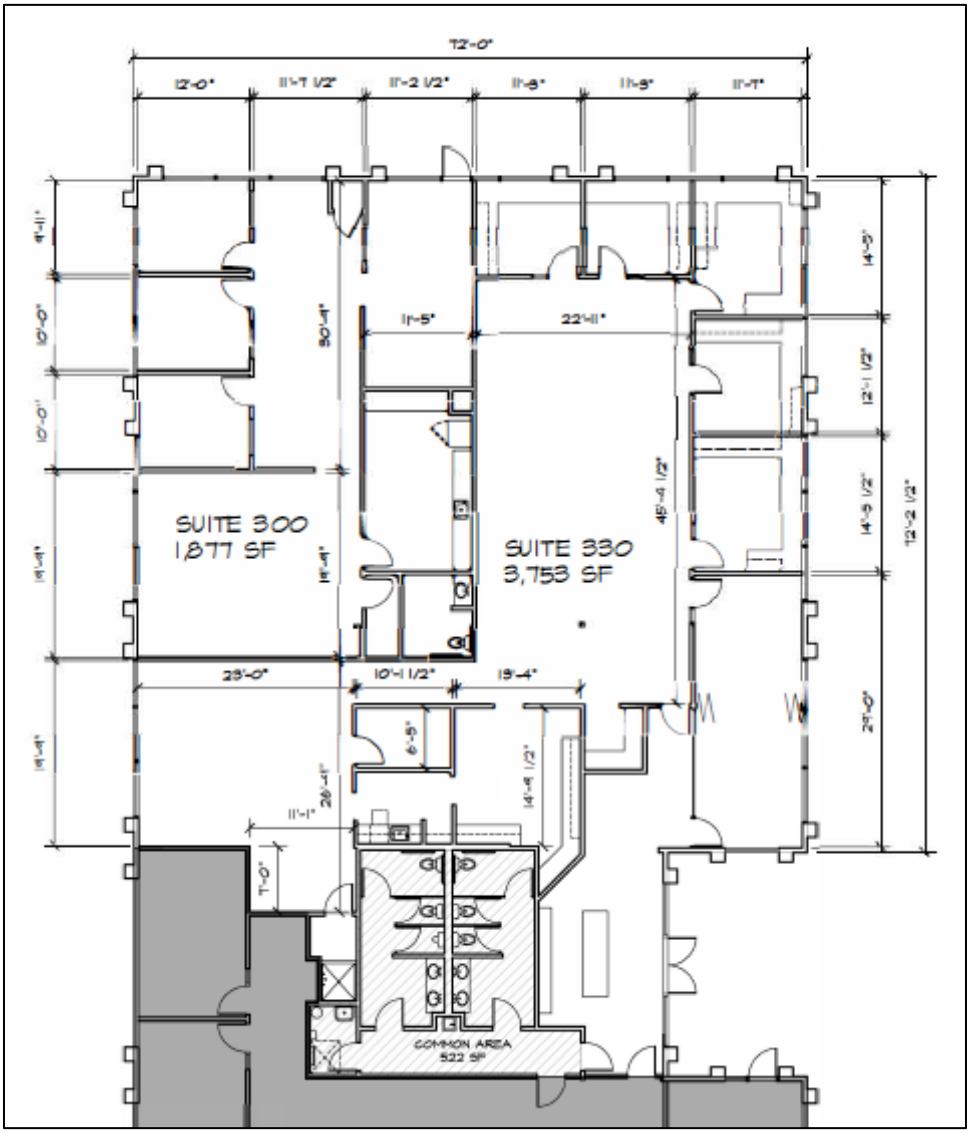
SUITE 300 FEATURES

- Private entrance on Prospect Rd with welcoming reception area
- 3 Private offices
- Large open office
- Large break room/kitchen
- Private front Entrance with visible signage

SUITE 330 FEATURES

- Private entrance to large open reception area
- 5 Private offices
- Large, dividable conference room
- 2 spacious open office areas
- Shared restroom with one neighboring tenant.
- Copy and kitchen areas



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20520 Prospect Road, Saratoga, CA

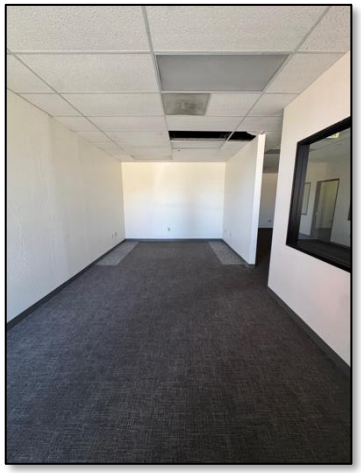
SUITE 330

Entrance

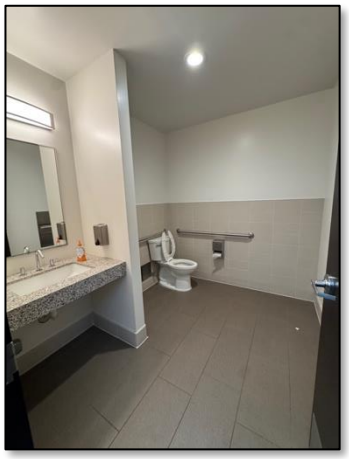
SUITE 300

Entrance

Private Offices



Reception



Private Restroom

Kitchen/Breakroom

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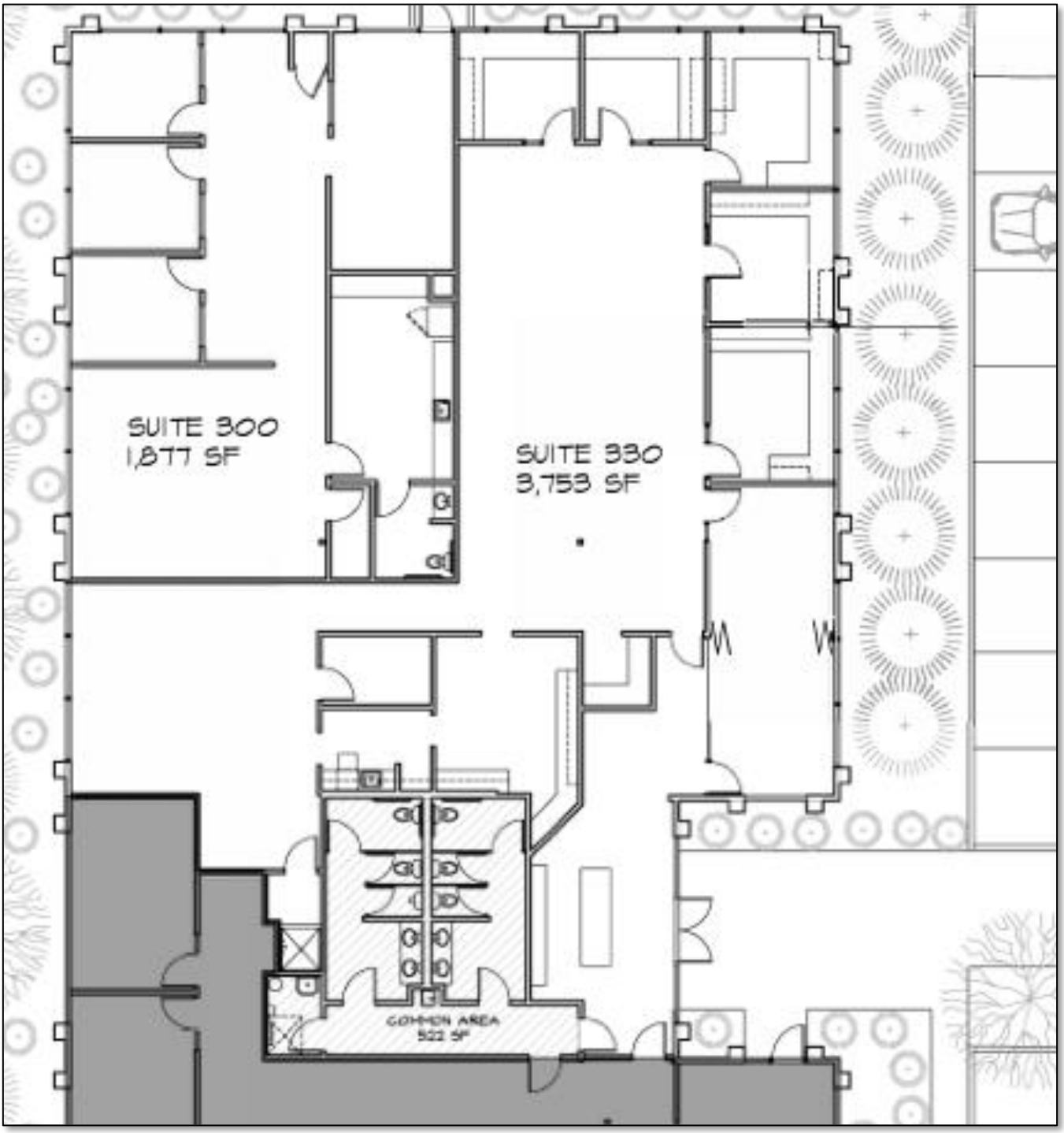

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