

Solstice

299 W WASHINGTON AVE, SUNNYVALE, CA

±2,259 SF

Former Bober Tea
& Mochi Dough

ESSEX  the economic company®

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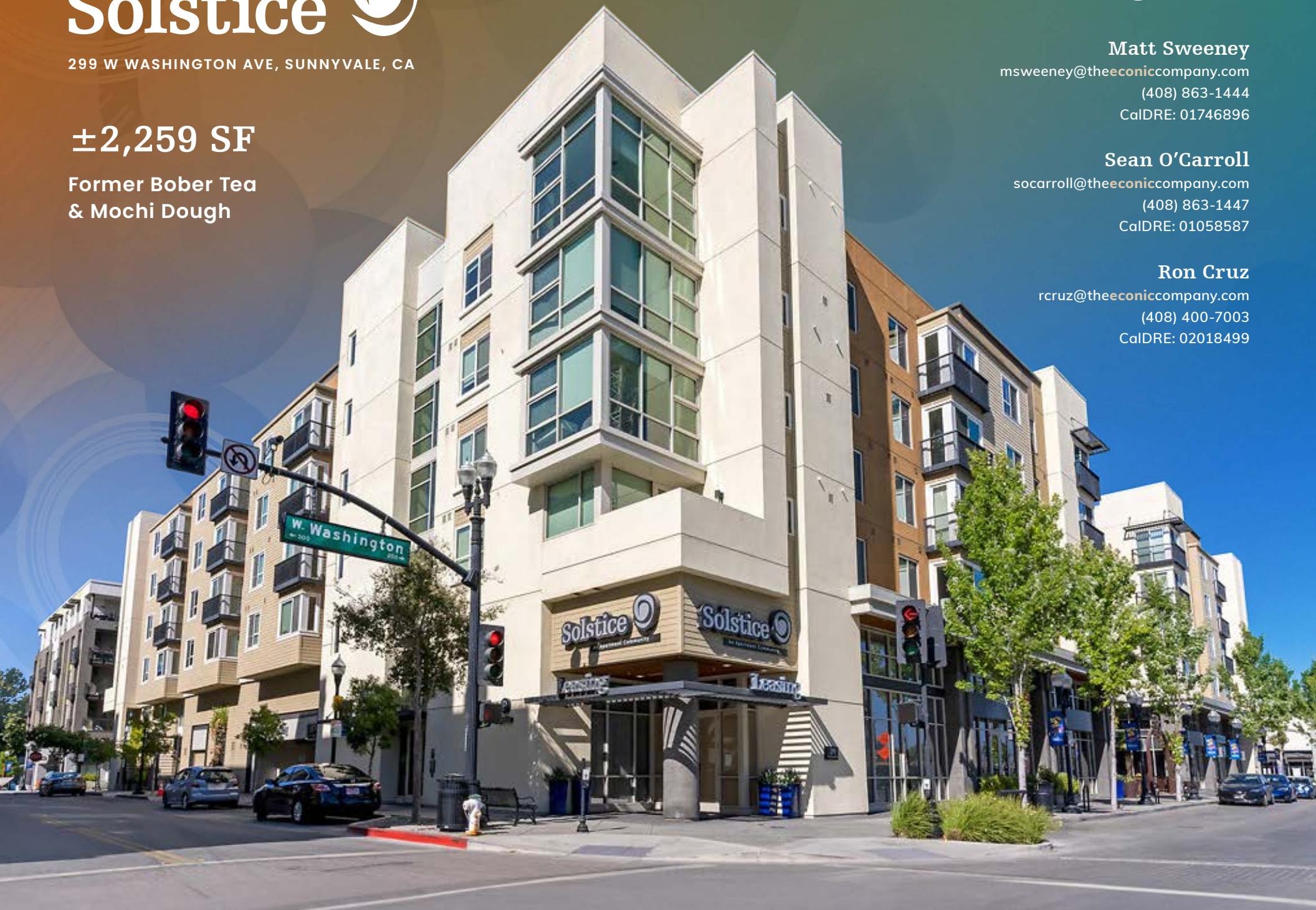
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Property HIGHLIGHTS

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Located adjacent to the newly redeveloped CityLine Sunnyvale with over 600,000 SF of additional retail including a Whole Foods, Target, over 1 million SF of office space, a 200 room hotel, an AMC Movie Theatre, and 292 residential units for rent



Ground floor retail supporting 280 luxury apartments above



Current co-tenants include: Orange Theory Fitness, Eileen's Hotpot & Kitchen, Tandoori Pizza, Nature's Organic Ice Cream, Phoever, Organic Nail Spa & Skin Care, and Kabul Afghan Cuisine.



2 blocks from Sunnyvale Caltrain station and adjacent to the newly redeveloped Cityline, Sunnyvale which includes Whole Foods, Target, and over 1M SF of office



Signage available along Washington Avenue with prominent glass storefronts and excellent signage potential



Ample parking available along the street and city lot



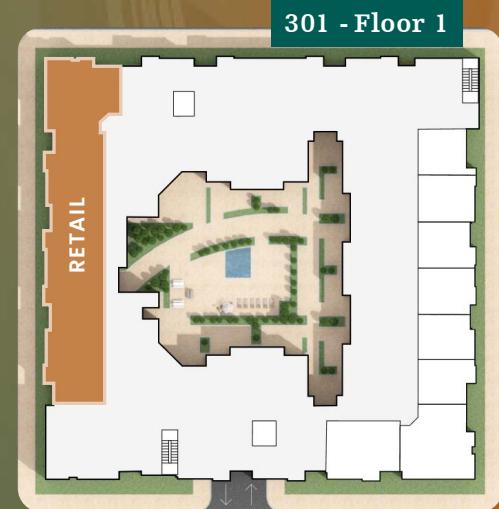
Over 1,500 employees on-site in Apple, Broadcom, and Nokia buildings

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	34,310	227,236	467,849
Avg. Household Income	\$230,562	\$243,382	\$243,291
Daytime Population	31,560	249,721	588,197

TRAFFIC COUNTS

	Source: 2024 Esri.
Mathilda Avenue	51,957 ADT
W Washington Avenue	6,418 ADT
S Sunnyvale Avenue	13,515 ADT



Property SITE PLAN

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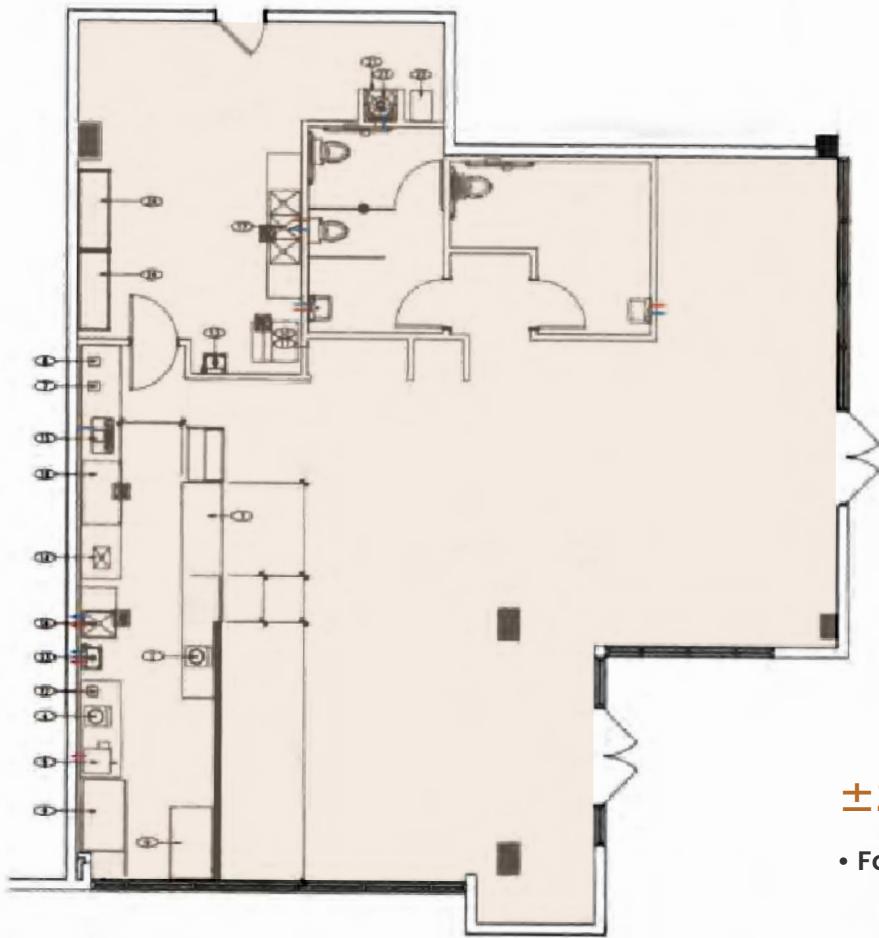
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Property
FLOOR PLAN

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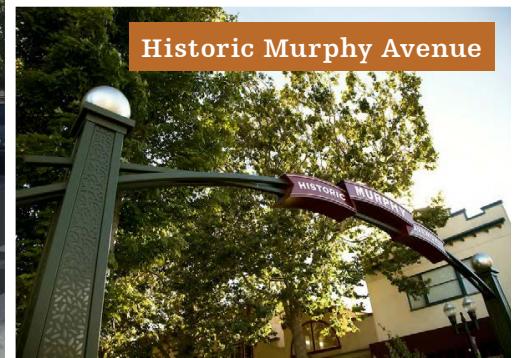
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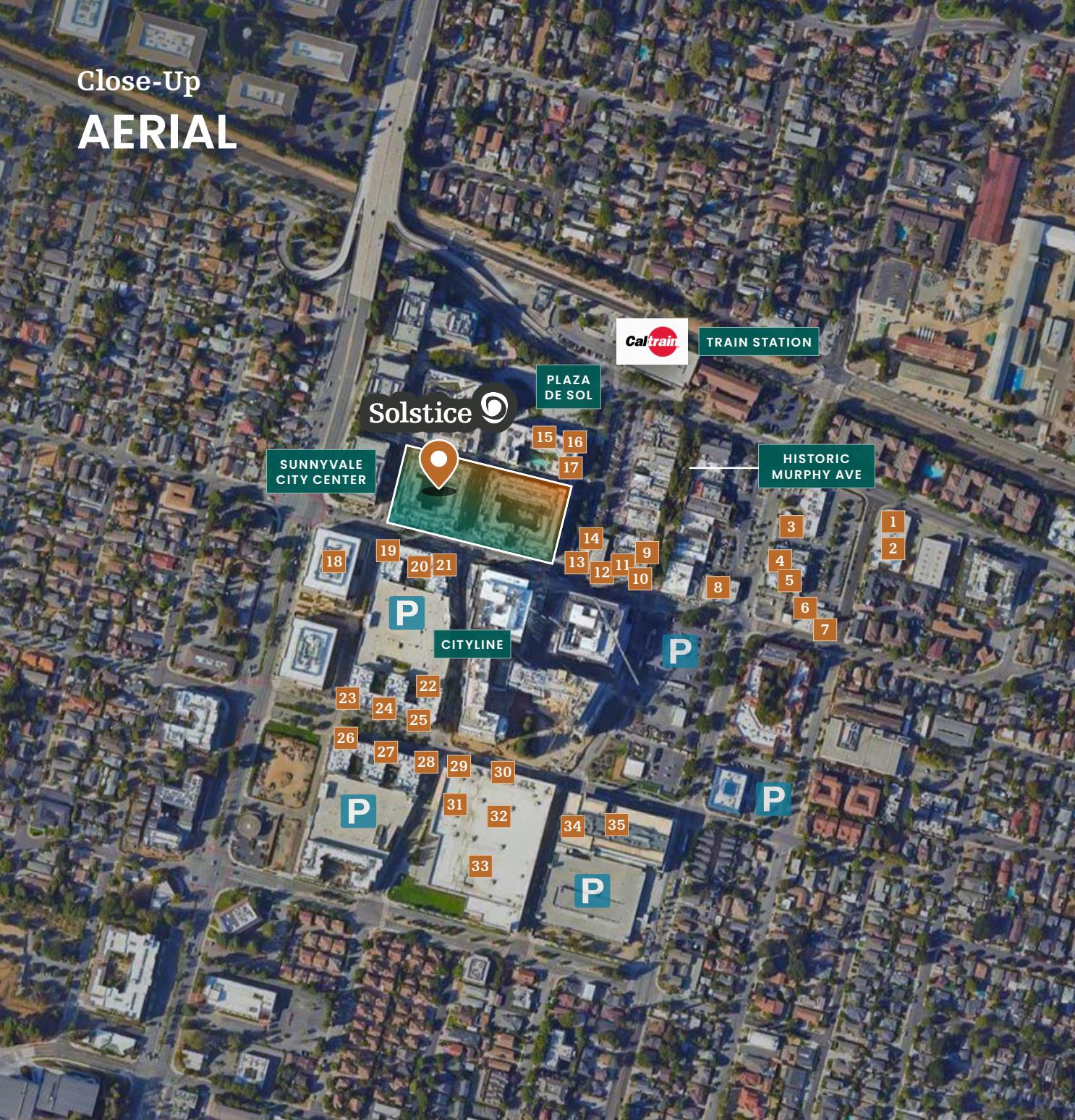
Property GALLERY

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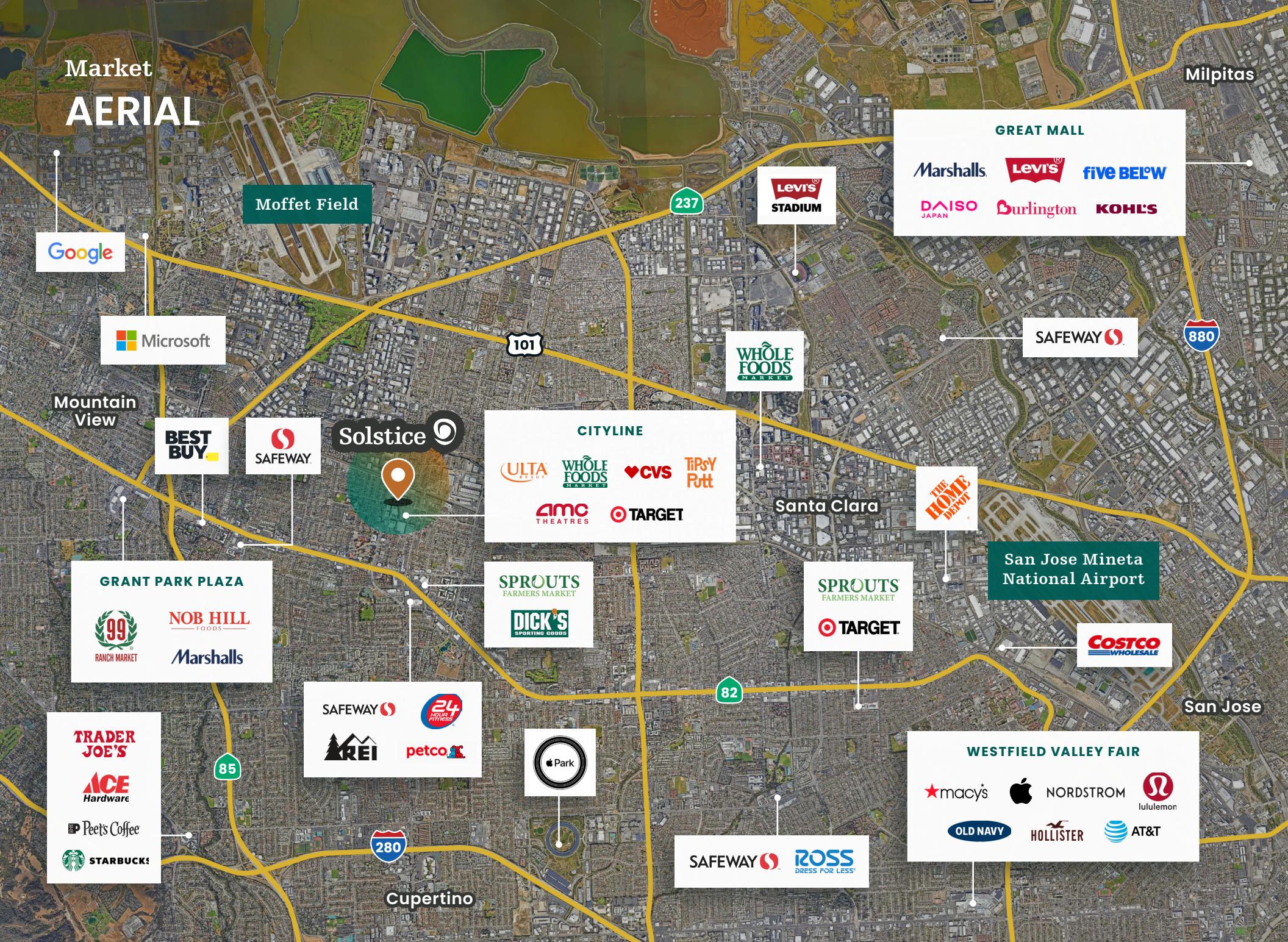


Close-Up AERIAL



1	Walt's Cycle
2	Dance Attack! Performing Arts
3	Hunan House
4	W Xyz Bar
5	Aloft Sunnyvale
6	King Wah Chinese Restaurant
7	Craft House
8	Goodwill of Silicon Valley
9	Tao Tao
10	Vino Vino & Salad
11	Poki Bowl
12	Inchin's Bamboo Garden
13	BAMBU Desserts & Drinks
14	ROKKO Japanese Restaurant
15	The Don's Deli
16	Philz Coffee
17	SAJJ Mediterranean
18	Uber Inc
19	Luxe Dental Care
20	YogaSix Sunnyvale
21	Swyft Fitness
22	Rumble Boxing
23	The Melt
24	Xfinity Store by Comcast
25	Tipsy Putt
26	Urban Plates
27	Orevio Beauty Salon
28	Pacific Catch
29	Starbucks
30	Salon Republic
31	CVS Pharmacy
32	Ulta Beauty
33	Target
34	Whole Foods
35	AMC Theaters

Market AERIAL



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