



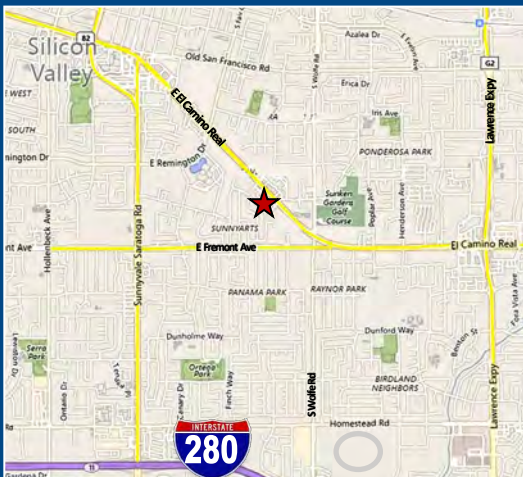
**820 E. El Camino Real,
Sunnyvale,
California**

**Retail Space For Lease at
Prime El Camino Real Location
Walgreens Center
*Comerica Bank and Panda Express Co-Tenants***



PROPERTY HIGHLIGHTS:

- ±1,800 SF Available
- Signalized Intersection
- Neighboring Anchor Tenants Walgreens, New Seasons Market, PetSmart, Comerica Bank and Panda Express.
- Adjacent to Construction of a New 127-Unit, Four-Story Hotel with Underground Parking Garage
- Monument Signage
- High Traffic Location/Tremendous Demographics
- Apple, Yahoo, Lockheed Martin, HP and AMD Are Here In Sunnyvale-Over 52,000 Employees
- \$3.50 PSF, plus NNN



ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	36,955	246,581	514,685
AVG. HH INCOME:	\$137,094	\$141,051	\$145,541

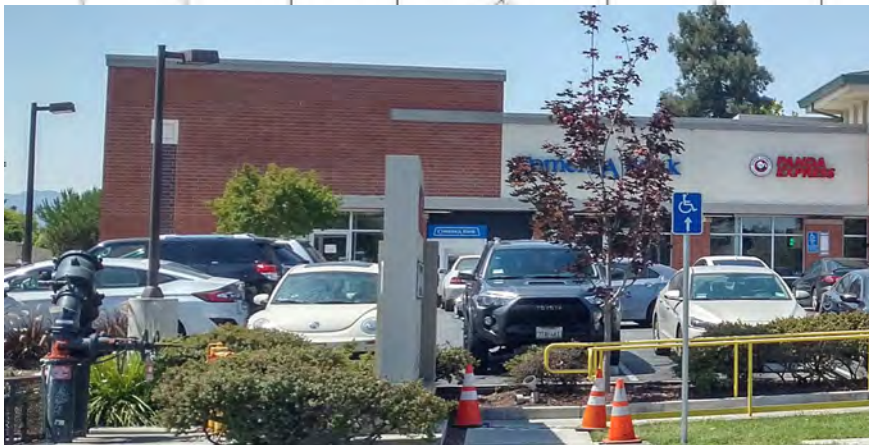
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