



For additional information, contact Exclusive Agents:

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Sunnyvale, CA 94087-1969

11/8/2017



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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### Property Profile

**Location** Located on the northwest corner of Snell Avenue and Guiffrida Avenue near Blossom Hill Road.

### Available For Lease

**5489-#30 Snell Avenue: 2,450 Square Feet**

Interior improvements include 2 ADA restrooms, 2 closets, 7' 9" AFF (Above Finish Floor) drop tile ceiling, flush mounted fluorescent lighting, gas insert fireplace, rear exit door, 2 separate HVAC units and 2 separate electrical panels.

**Available Now.**

**Co Tenants:** Pizza Hut, Pho To Thi #1, Bonfare Market, Tomo Sushi, Perfect Cut, Fashion Nails, Toshi's Flowers & Gifts, Diana's Fashions, Fresh Water, TN Cleaners and Ori Deli.

**Signage:** Monument Building Signage

**Comments:**

- Neighborhood Center near Highway 85 and Light Rail.
- Ample Parking.
- No Fire Sprinkler.

**Base Rent:** \$1.25 Per Square Foot plus NNN



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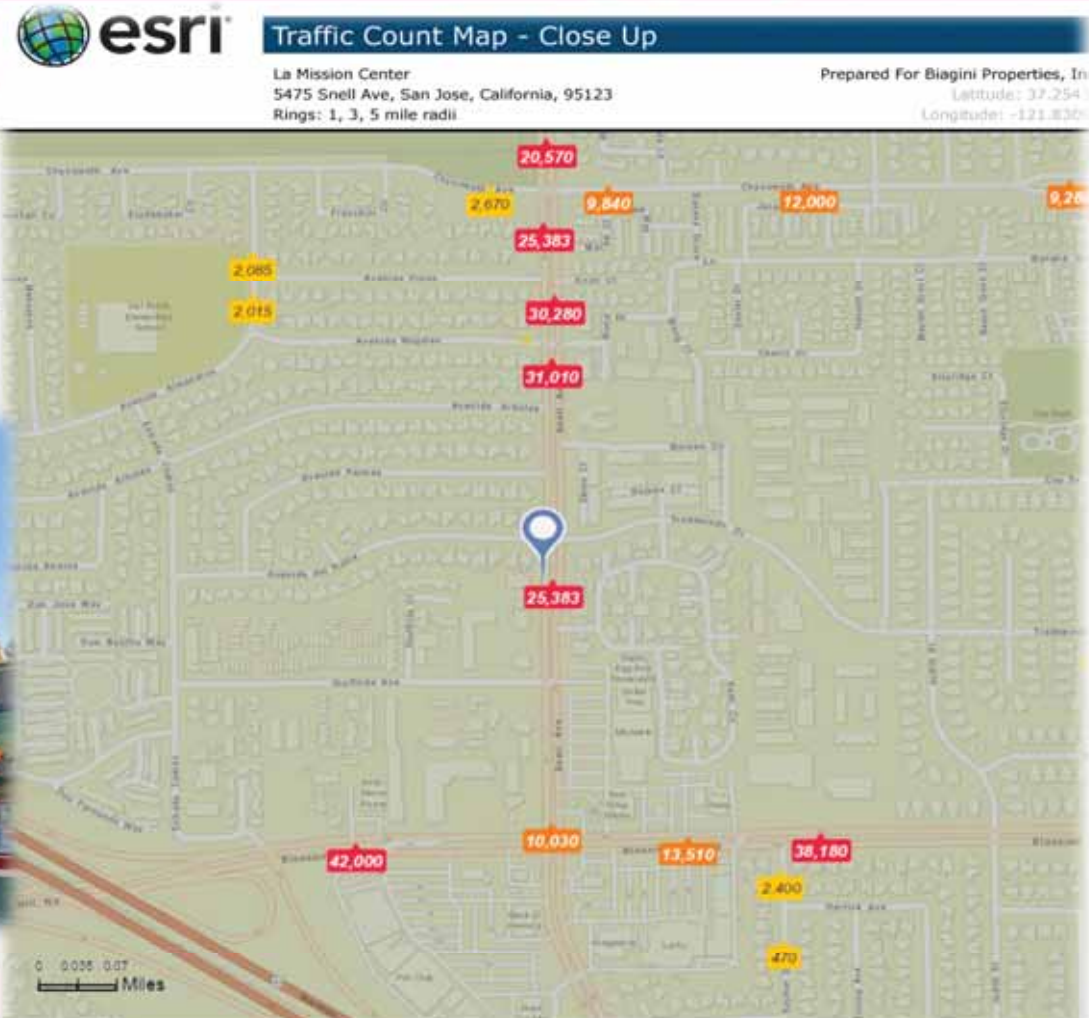
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### DEMOGRAPHICS

2017	1-Mile	3-Mile	5-Mile
Population	28,853	196,341	433,956
Daytime Population	4,211	55,218	110,961
Avg. Household Inc.	\$101,962	\$109,100	\$122,147



### TRAFFIC COUNTS (24-hour ADT as of 2014)

Snell Avenue at Ave del Roble	25,383
Snell Avenue at Ave Nogales	31,010
Blossom Hill Road at Snell Avenue	46,276



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



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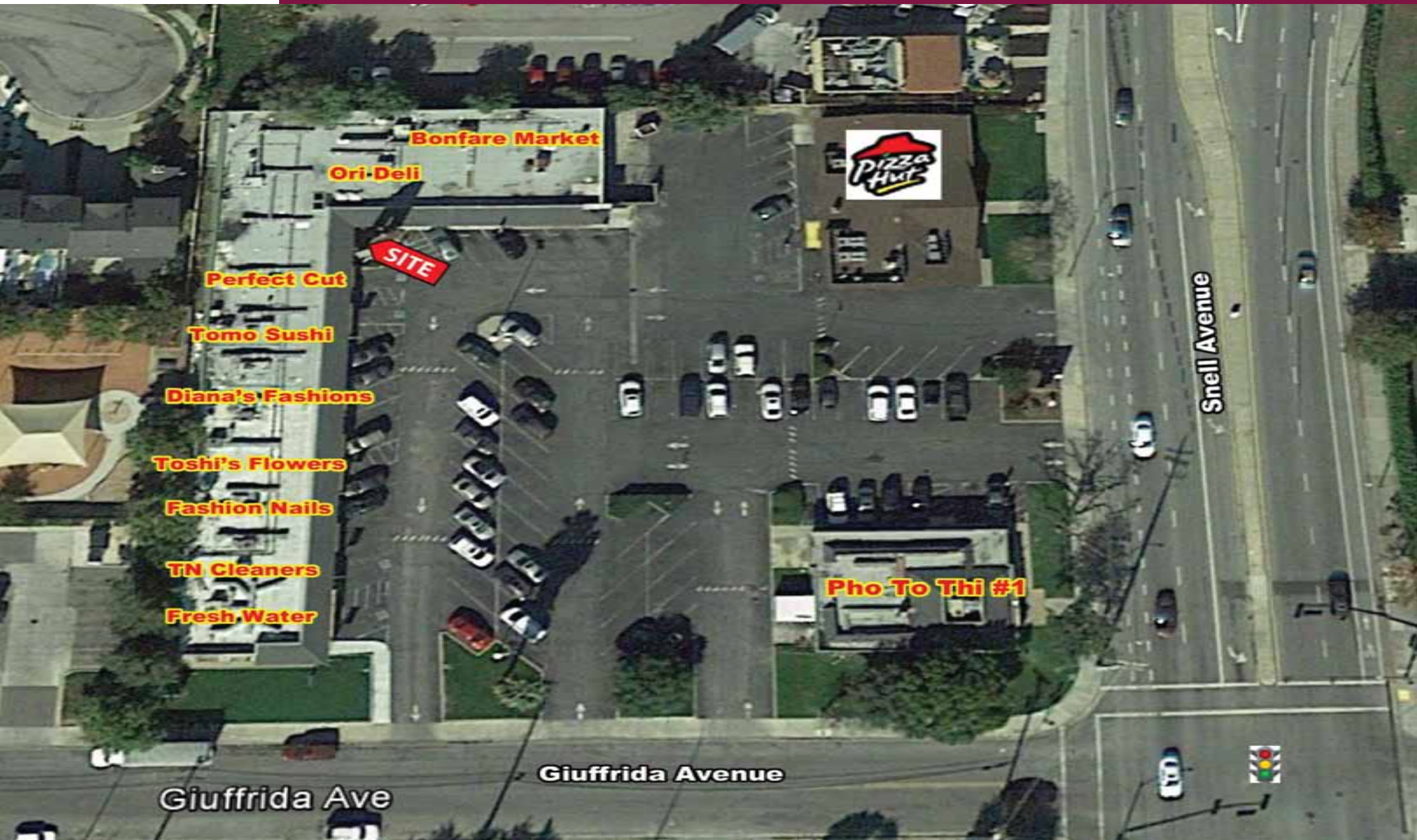
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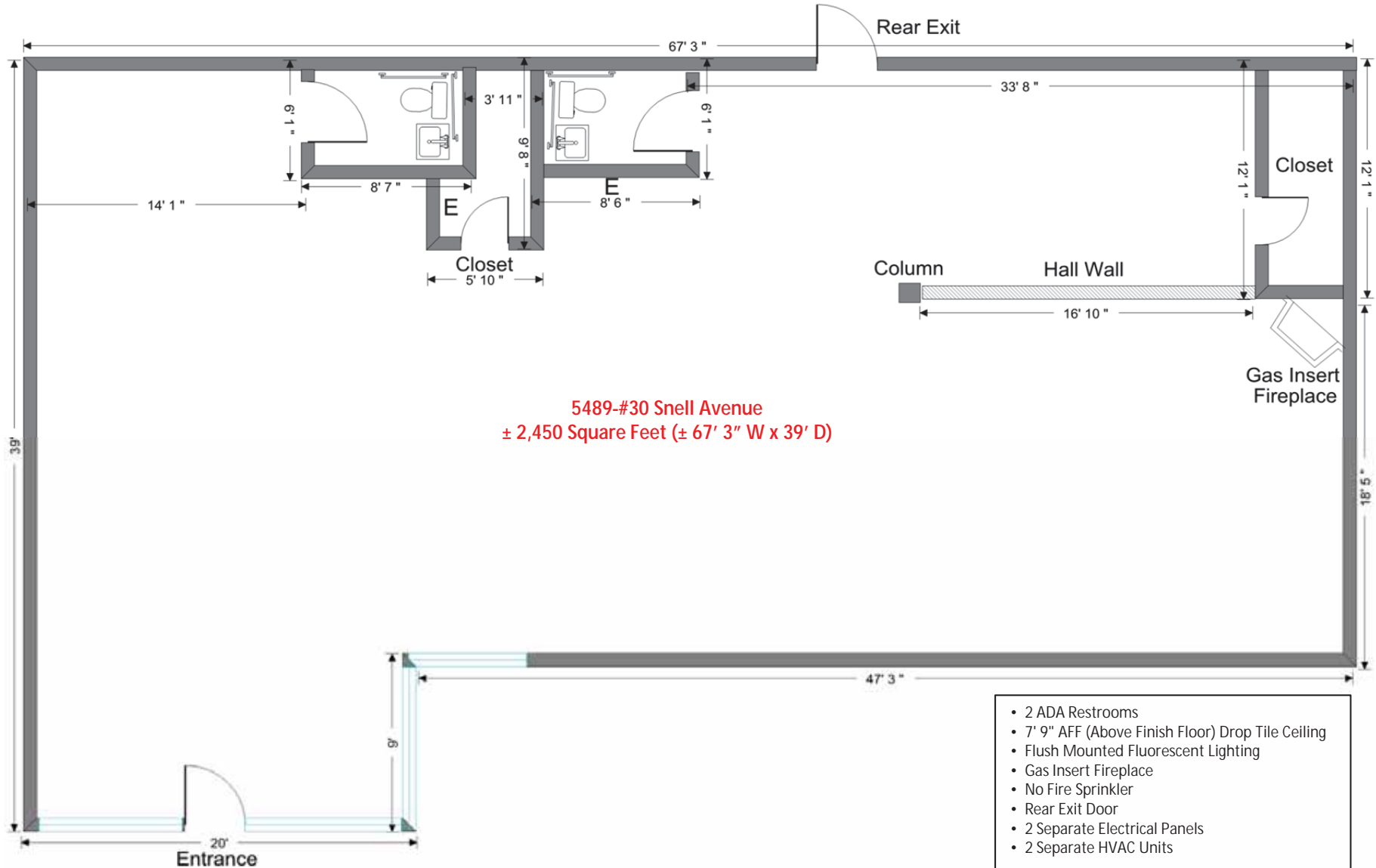
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