

**130 E. El Camino Real
@Saratoga-Sunnyvale Rd.
Sunnyvale,
California**

Major Anchor Opportunity On El Camino Real, Sunnyvale



PROPERTY HIGHLIGHTS:

- Dominant Shopping Center Anchored By Safeway, 24 HR Fitness, Petco & Pep Boys
- Freestanding Building (Toys R Us) 37,203± SF, plus 9,000 SF Mezzanine
- Monument Signage Available
- Co-Tenancy: Rubio's, Five Guys Burgers & Fries, Pizza My Heart, The Vitamin Shoppe, KeyPoint Credit Union
- Heavy Daytime Population with Apple, Yahoo, and Google & Many More in the Immediate Area
- Traffic Count on El Camino Real is 40,000+ ADT
- Asking \$30.00/Annually PSF, Plus NNN (\$5.50)

ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	33,860	232,694	483,685
AVG. HH INCOME:	\$132,488	\$145,763	\$146,879

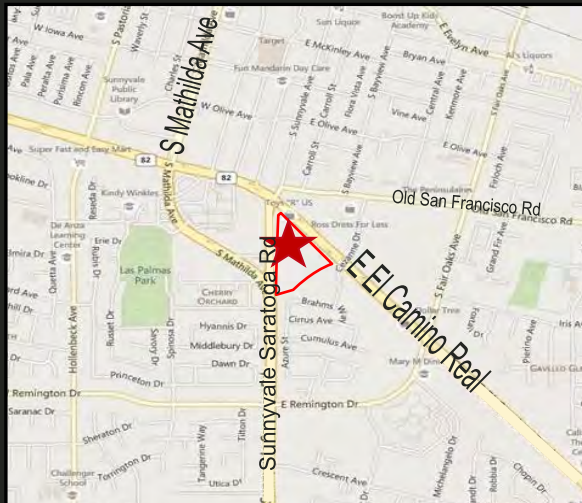
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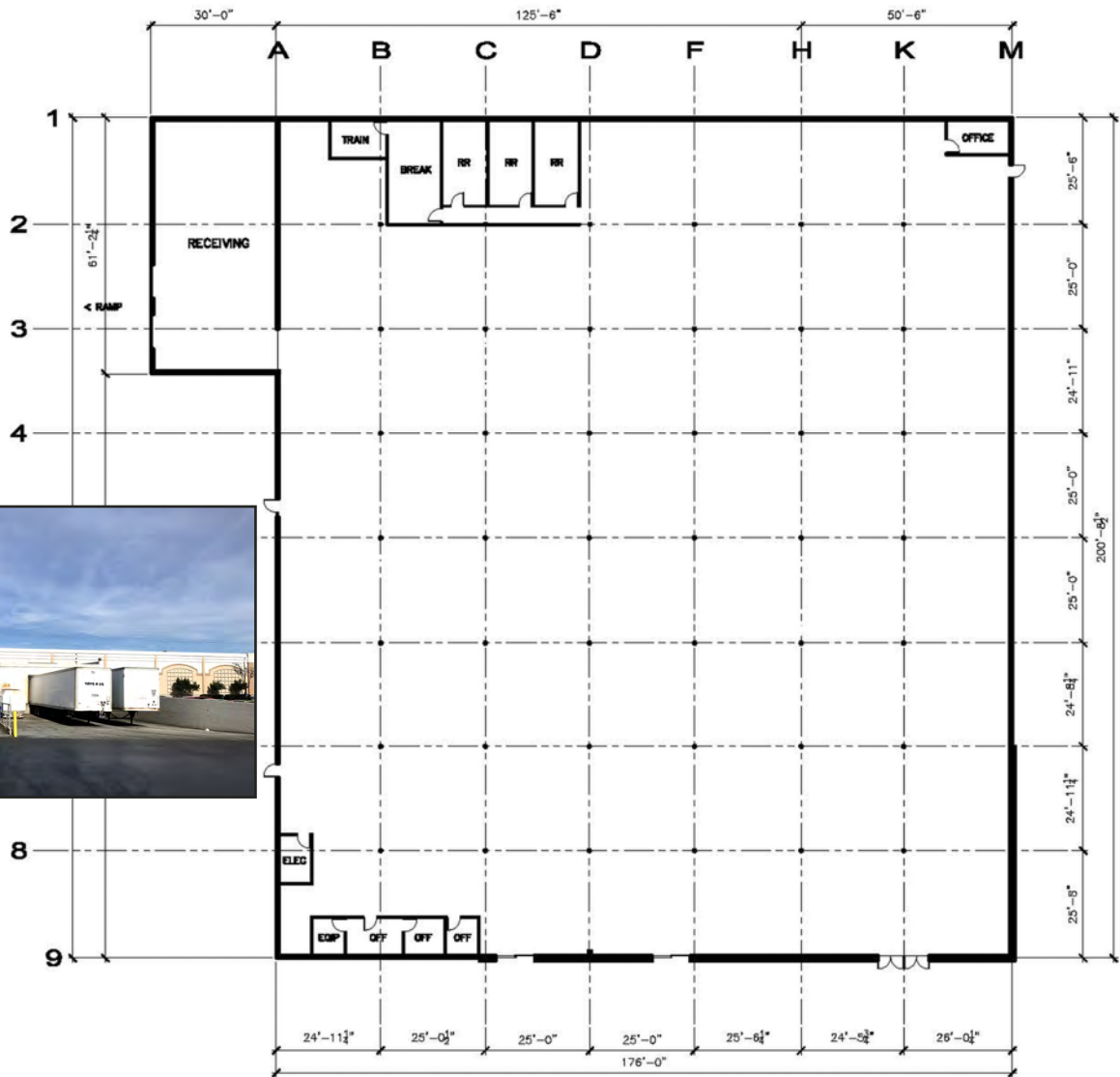
COMMERCIAL BROKERAGE | INVESTMENT SALES | PROPERTY MANAGEMENT

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Sunnyvale Civic Center

