



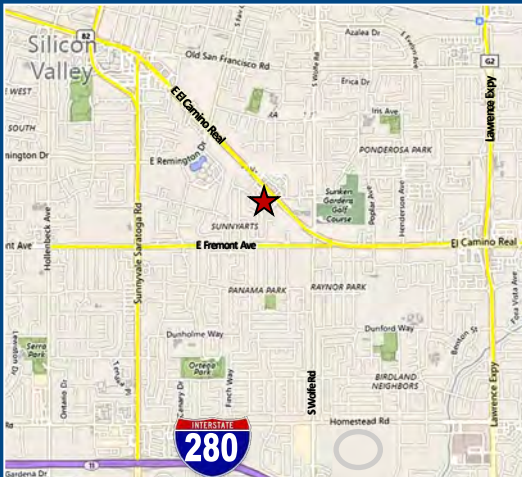
**820 E. El Camino Real,  
Sunnyvale,  
California**

**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.
- Monument Signage
- High Traffic Location/Tremendous Demographics
- Apple, Yahoo, Lockheed Martin, HP and AMD Are Here In Sunnyvale-Over 52,000 Employees
- \$4.25 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

**FOR MORE INFORMATION CONTACT:**

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