



For additional information, contact Exclusive Agents:

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Biagini Properties, Inc.  
333 W. El Camino Real, Suite 240  
Sunnyvale, CA 94087-1969

11/1/2017

## Property Profile & Property Highlights



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## Property Profile & Property Highlights

### Property Profile

**Location** South side of West El Camino Real at Hollenbeck Avenue at signalized intersection across from Sunnyvale City Hall.

### Anchor Space Available

**816 W. El Camino Real: 23,900 Square Feet**

Currently occupied by Michaels. Improvements include recently upgraded ADA compliant restrooms, separate HVAC units, separate electrical panels and recently updated ADA in common areas.

**Available Spring 2018.** Please do not disturb occupant or its employees.

### Property Highlights

**Co-Tenants:** Men's Wearhouse, Adamson's French Dip Restaurant, Popeye's Louisiana Kitchen, Trinethra Indian Supermarket, Bay Fish & Chips Restaurant, Cheese Steak Shop, Pho Nam Restaurant, Dim Sum King Restaurant, Edible Arrangements and Hobby Town USA.

**Comments:**

- Signalized Intersection.
- *Low NNN Charges!*
- Great Location.
- Across from Sunnyvale City Hall.

Prime location at major commercial intersection. Across from Sunnyvale City Hall, blocks from downtown Sunnyvale and its major Town Mall project. Key gateway intersection surrounded by high density apartments, Sunnyvale Auto Row, Silicon Valley high tech campuses (Apple's new headquarters, Microsoft, LinkedIn), new townhomes.



## Property Description

### Anchor Space

± 23,900 square feet ground floor area (± \_\_\_\_\_' W x \_\_\_\_\_' D).

Total Land Area: \_\_\_\_\_ acres

Originally Built: 1968

### Roof

Separate building with separate roof.

Condition of Roof: \_\_\_\_\_

Age of Roof Surface: \_\_\_\_\_

### Fire Sprinkler and Fire Monitoring System

Existing fire sprinklers with a fire monitoring system.

### Interior Ceiling Height

Center Showroom Sales Area: 13' AFF (Above Finish Floor) to drop t-bar ceiling

Sides Showroom Sales Area: 11' AFF (Above Finish Floor) to drop t-bar ceiling

Clearance Height Storage Room: 14' Underside glue lams – sloped – higher in center

### Entrance

Two (2) glass storefront entrance doors.

### Parking

303 On-site parking stalls including ADA (5.5/1,000). Does not include parking on Men's Wearhouse site, but there is reciprocal parking and access.

### ADA Parking Lot

Parking lot meets CAsP ADA certifications.

### Restrooms

2 Restrooms (men's and women's). Restrooms are ADA compliant according to current occupant.

### Electrical

5 Separate Electrical Panels – Each Panel: 225 Amps; 120/208V; 3PH; 4 Wire

### Heating, Ventilation and Air Conditioning (“HVAC”)

Separate HVAC units for space.

### Water Supply

Separately metered for domestic water. Water is 2.5" with shut-off valve.

### Gas

Separate natural gas to the building. Gas pipe is 3".

### Ceiling

Showroom 2' x 4' drop t-bar with recessed 2' x 4' fluorescent light fixtures. 11' to 13' AFF (Above Finish Floor).

### Storage Areas

Insulated open beam ceiling, concrete slab floor, chain hung fluorescent lights. ±14' AFF (Above Finish Floor) but slopes down at edges.

### Floor

Concrete slab with vinyl tile in showroom/sales area.

### Roof Access Ladder

Located inside near rear steel exit door.

### Employee Breakroom

Separate employee breakroom also used as customer training/classroom.

### Grease Interceptor Traps

None.

### Trash Enclosure

None.

### Loading

Rear loading area access with rear driveway:

One (1) recessed truck loading dock with a 9' W x 10' H rollup door

### Rear Building Access

Rear driveway

Rear parking for employees

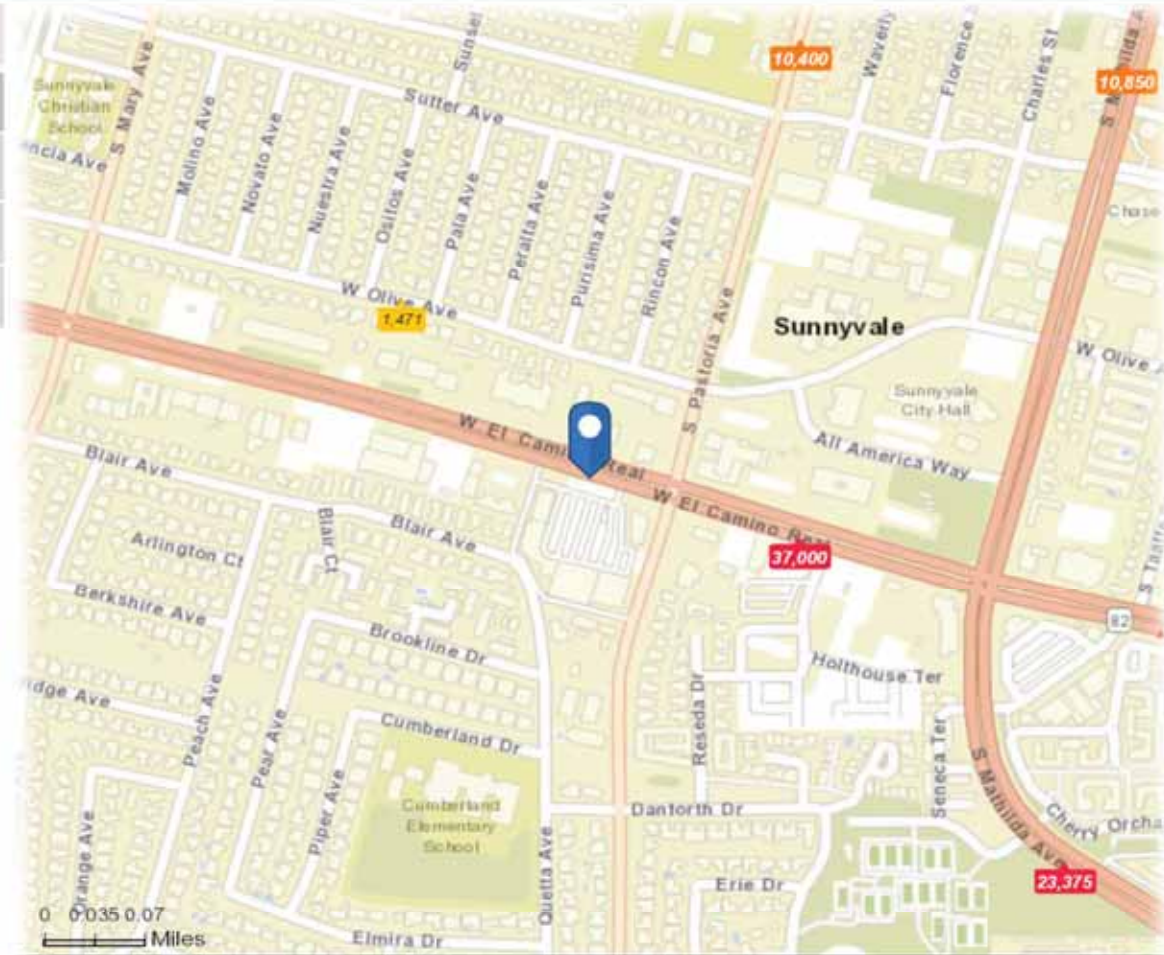
Access behind entire building with ADA path of travel to residential behind project.



## Demographics & Traffic Counts

### Demographics

2017	1-Mile	3-Mile	5-Mile
Population	30,562	223,920	448,661
Daytime Population	11,941	97,882	252,417
Avg. HH Income	\$144,768	\$151,343	\$150,312



### Traffic Counts (24 Hour ADA 2014) 1, 3, 5 mile radius

W. El Camino Real at Hollenbeck Avenue	38,000
W. El Camino Real at Grape Avenue	49,000
W. El Camino Real East of Mathilda	23,375



#### 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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### Civic Square Shopping Center 802-844 West El Camino Real Sunnyvale, California 94087



**Street Address**

- |   |            |
|---|------------|
| 1. Adamson's French Dip Restaurant                | 806        |
| 2. Popeye's Louisiana Kitchen                     | 802        |
| 3. Bikaner Sweets & Chaat Cafe                    | 808        |
| 4. Civic Square Barber Shop                       | 810        |
| 5. Trinethra Indian Supermarket                   | 812        |
| <b>6. 23,900 SF - Michael's Arts &amp; Crafts</b> | <b>816</b> |
| 7. Edible Arrangements                            | 820        |
| 8. Dim Sum King Restaurant                        | 824        |
| 9. Bay Fish & Chips Restaurant                    | 826        |
| 10. Blue Max Lounge                               | 828        |
| 11. Cheese Steak Shop                             | 832        |
| 12. Image Beauty Salon                            | 834        |
| 13. Infinity Travel                               | 836        |
| 14. HobbyTown USA                                 | 840        |
| 15. Peter Cassara Clothiers                       | 842        |
| 16. Pho Nam Restaurant                            | 844        |

**NOT PART - OWNED BY OTHERS**

- |                     |     |
|---------------------|-----|
| 17. Men's Wearhouse | 804 |
|---------------------|-----|



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Site plan not to scale and subject to change without notice

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Civic Square Shopping Center

806-844 W. El Camino Real • Sunnyvale, CA 94087

806 Floor Plan – 23,900 SF

Floor Plan to be inserted

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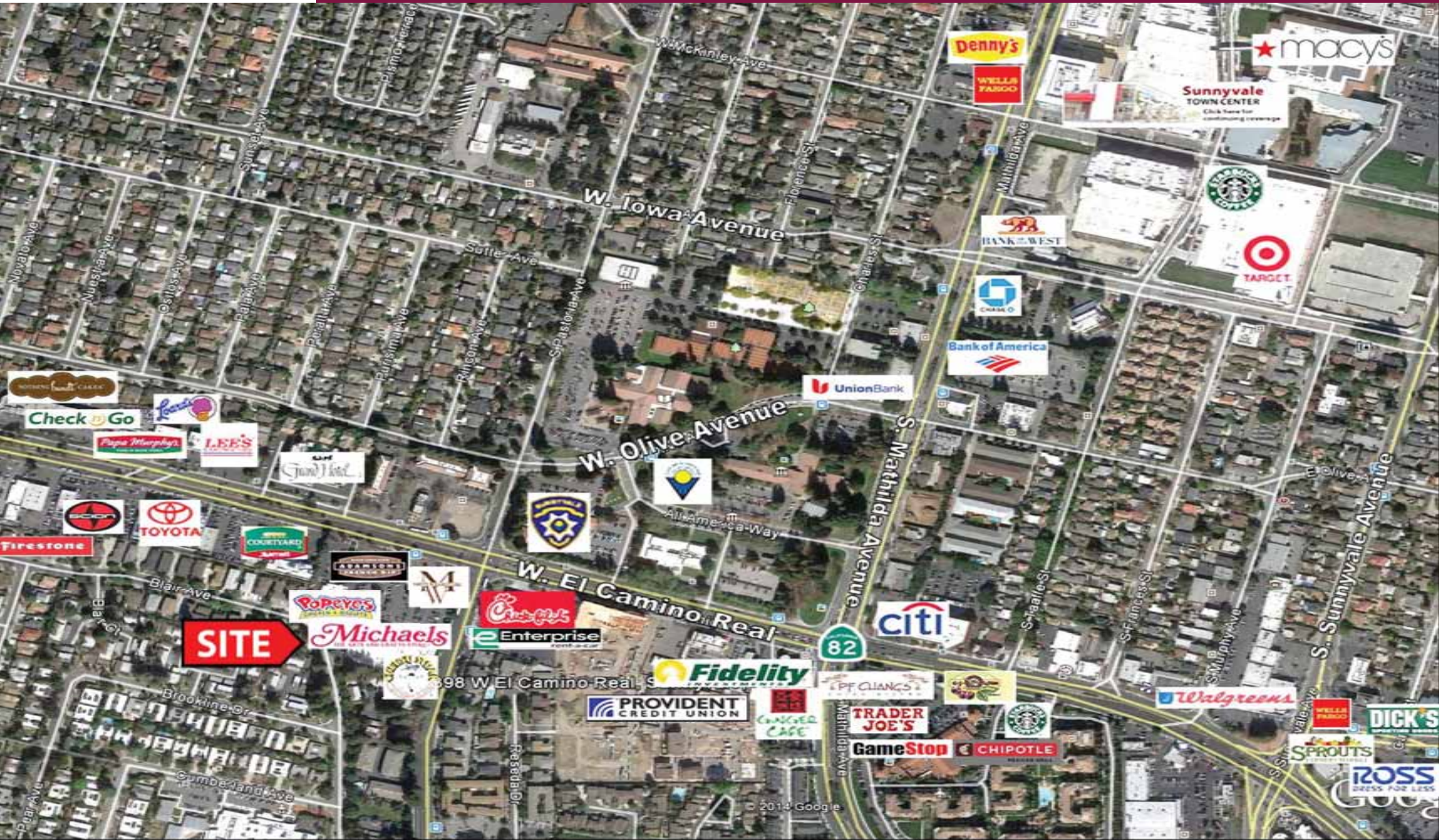
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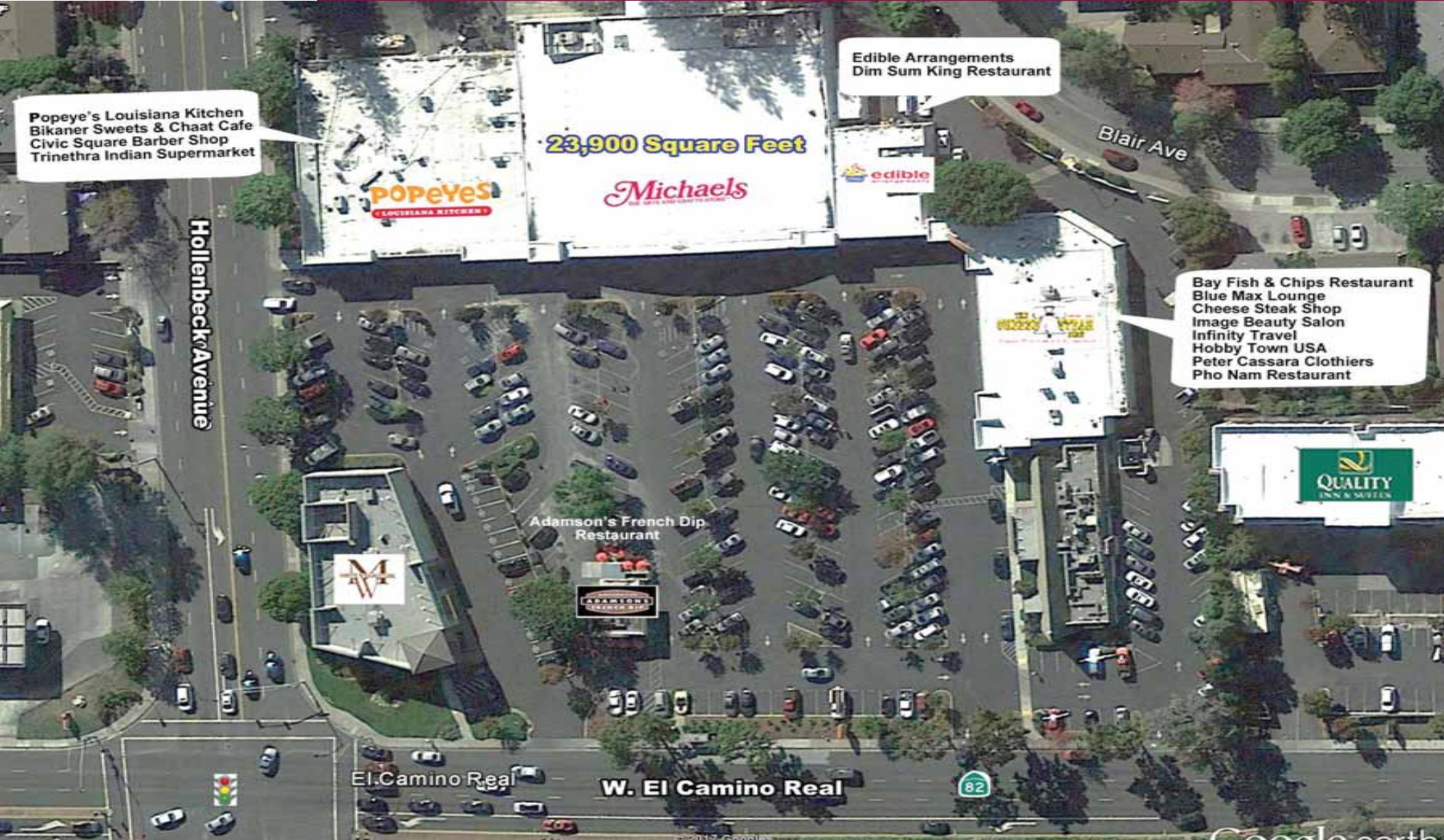
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