



For additional information, contact Exclusive Agents:

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Biagini Properties, Inc.  
333 W. El Camino Real, Suite 240  
Sunnyvale, CA 94087-1969  
8/28/2017

Property Profile & Property Highlights



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## Property Profile & Property Highlights

### Property Profile

**Location** Southwest corner of W. El Camino Real at Mathilda Avenue at signalized intersection.

### Available Space

**398-#106 W. El Camino Real: 1,144 Square Feet**

± 19' W x 60' D. Currently occupied by The Pretty Kitty. Improvements include double glass entrance doors, 100% drop t-bar ceiling, 2' x 4' flush mount fluorescent lights, 2' x 2' acoustical ceiling tiles, open lobby area, 2 private treatment rooms, 1 office, 1 ADA restroom, separate HVAC, separate electrical panel and utility/work room. **Available November 1, 2018 or sooner.**

### Property Highlights

**Major Nearby Tenants:** Major Tenants in the area include Fidelity Investments., Provident Credit Union, Starbucks, Chipotle, PF Changs, Citi Bank, Michael's Arts & Crafts, Sprouts, Panera, Safeway, 24 Hr. Fitness, Trader Joe's, Big 5 Sporting Goods, Dick's Sporting Goods, Ross Dress For Less, Sunnyvale Auto Row.

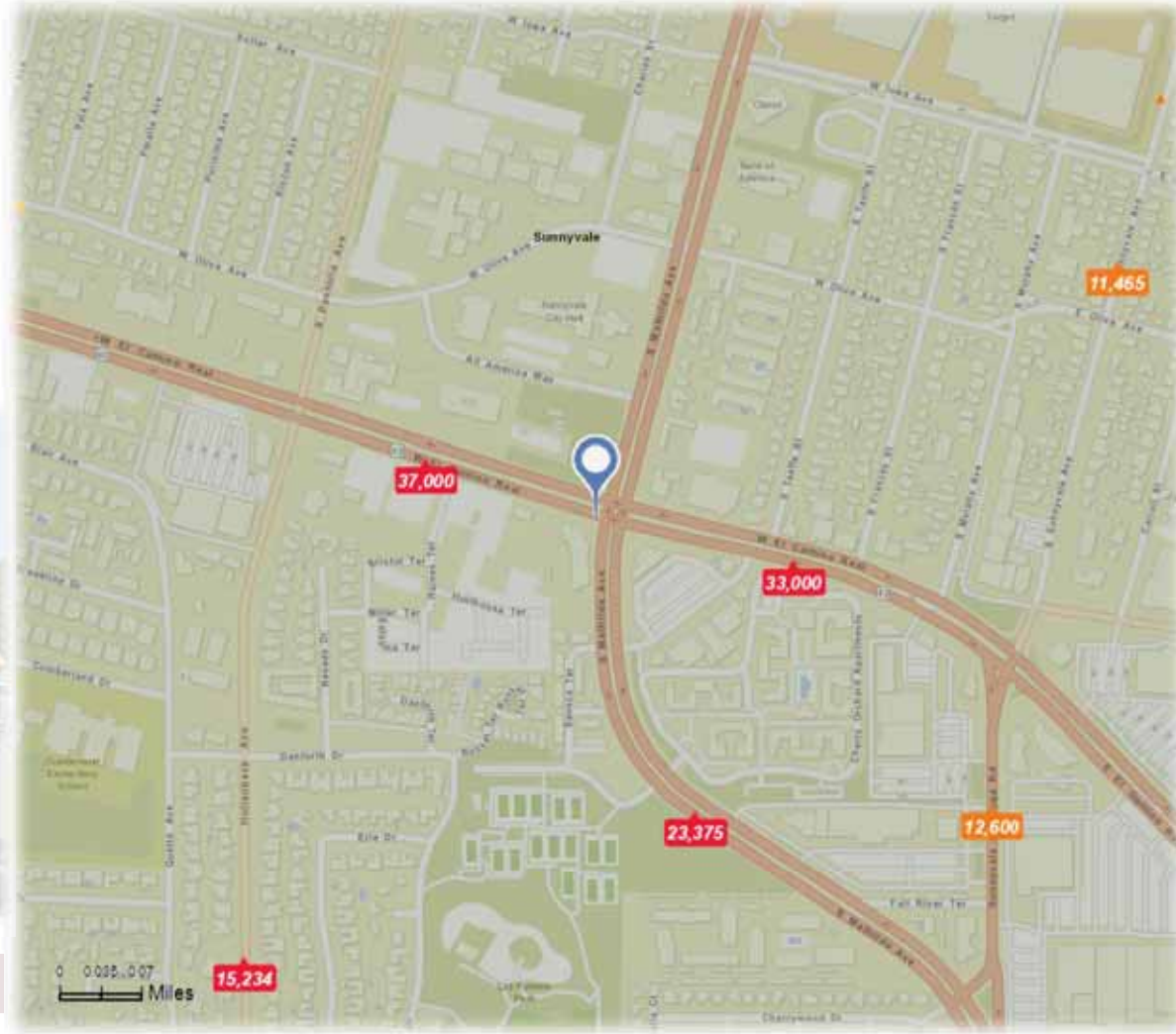
**Comments:** Beautifully designed project. Prime location at major commercial intersection. Across from City of Sunnyvale City Hall, blocks from downtown Sunnyvale and its major Town Mall project. Key gateway intersection surrounded by high density apartments, Sunnyvale Auto Row, Silicon Valley high tech campuses, new townhomes.



## Demographics & Traffic Counts

### Demographics

2017	1-Mile	3-Mile	5-Mile
Population	31,734	224,256	454,852
Daytime Population	11,464	114,443	273,047
Avg. HH Income	\$130,007	\$139,416	\$140,709



### Traffic Counts (24 Hour ADA 2014)

E. El Camino Real at Hollenbeck Avenue	38,000
Sunnyvale Saratoga Rd at Saratoga Sunnyvale Rd	44,051
E. El Camino Real at Grape Avenue	49,000

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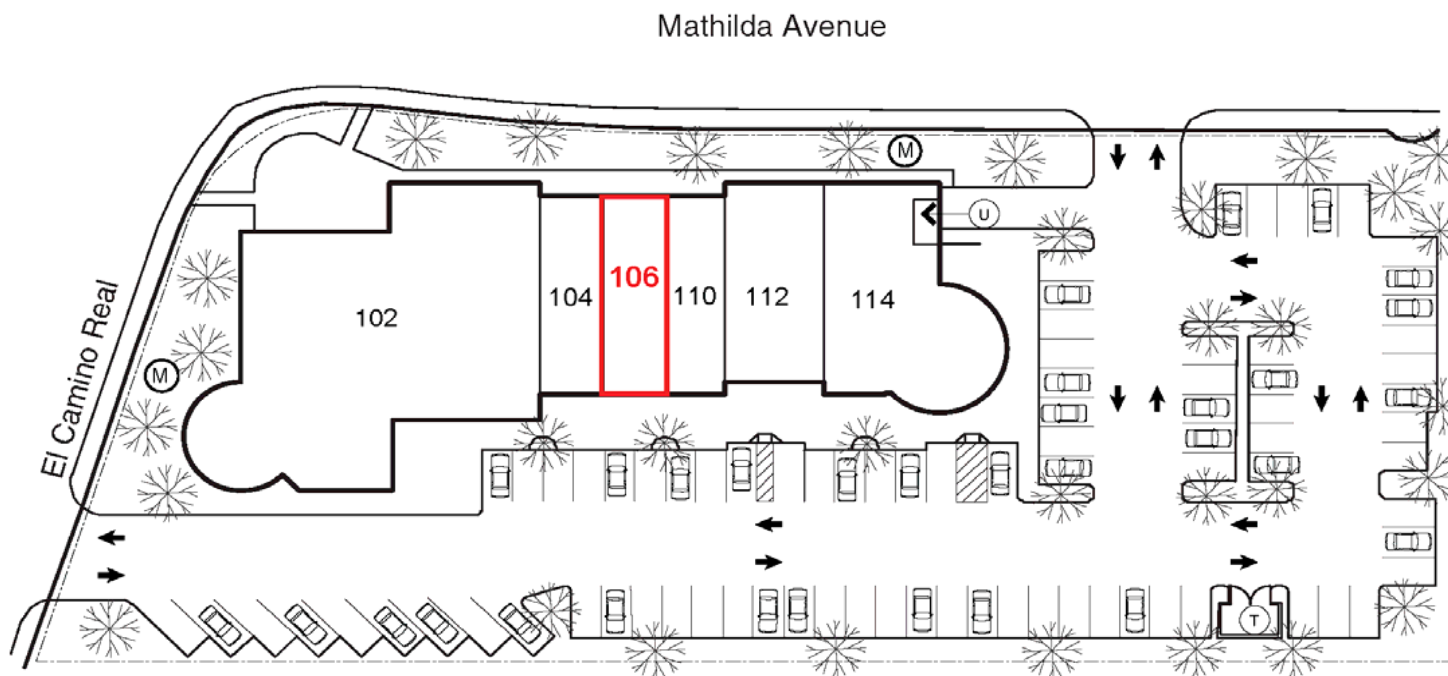
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**Cherry Glen Plaza**  
**398 W. El Camino Real**  
**Sunnyvale, California 94087**



- 398-#102 Fidelity Investments
- 398-#104 Fidelity Investments
- 398-#106 1,144 SF - The Pretty Kitty**
- 398-#110 Cherry Glen Nail Salon
- 398-#112 Provident Credit Union
- 398-#114 Ginger Cafe Restaurant

-  Monument Sign
-  Utility Closet
-  Trash Enclosure
-  Property Line



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rev. 06/01/2017

Site plan not to scale and subject to change without notice

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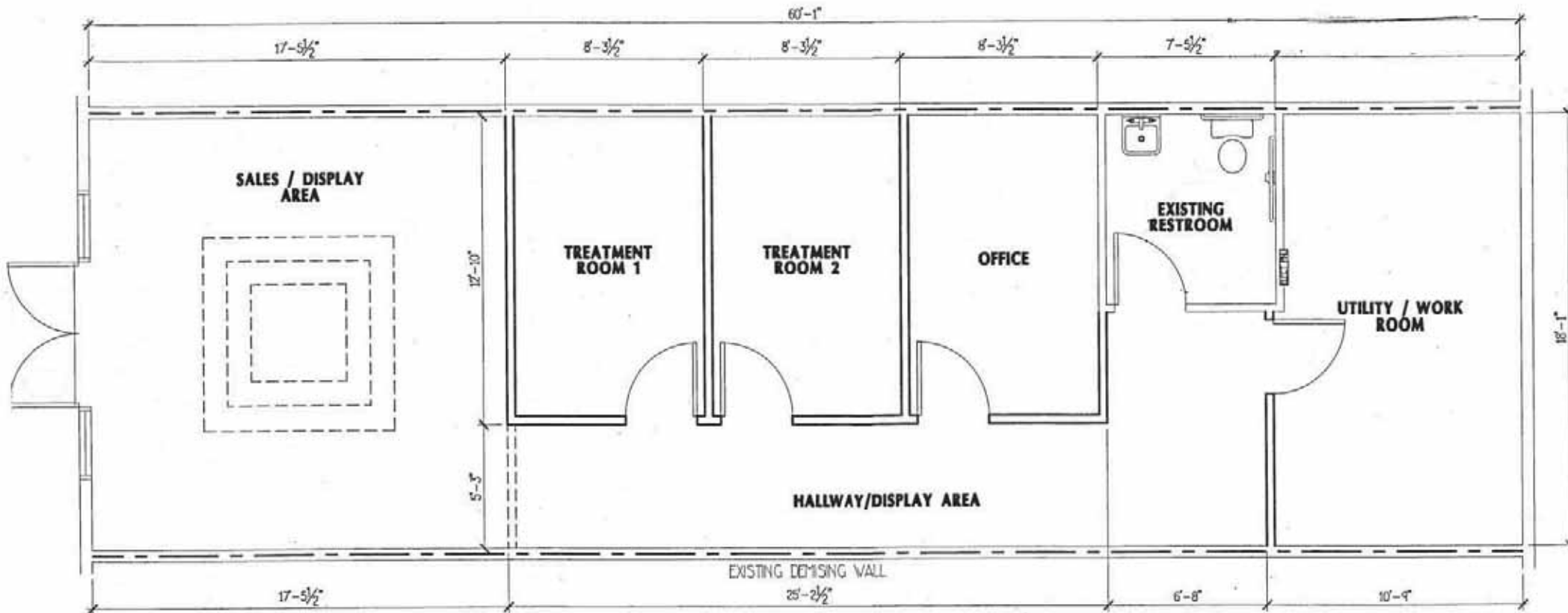
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398-#106 W. El Camino Real  
± 1,144 Square Feet (± 19' W x 60' D)



- 100% Drop T-Bar Ceiling
- 2' x 4' Flush Mount Fluorescent Lights
- 2' x 2" Acoustical Ceiling Tiles
- 1 ADA Restroom
- Double Glass Entrance Doors
- Separate HVAC
- Separate Electrical Panel

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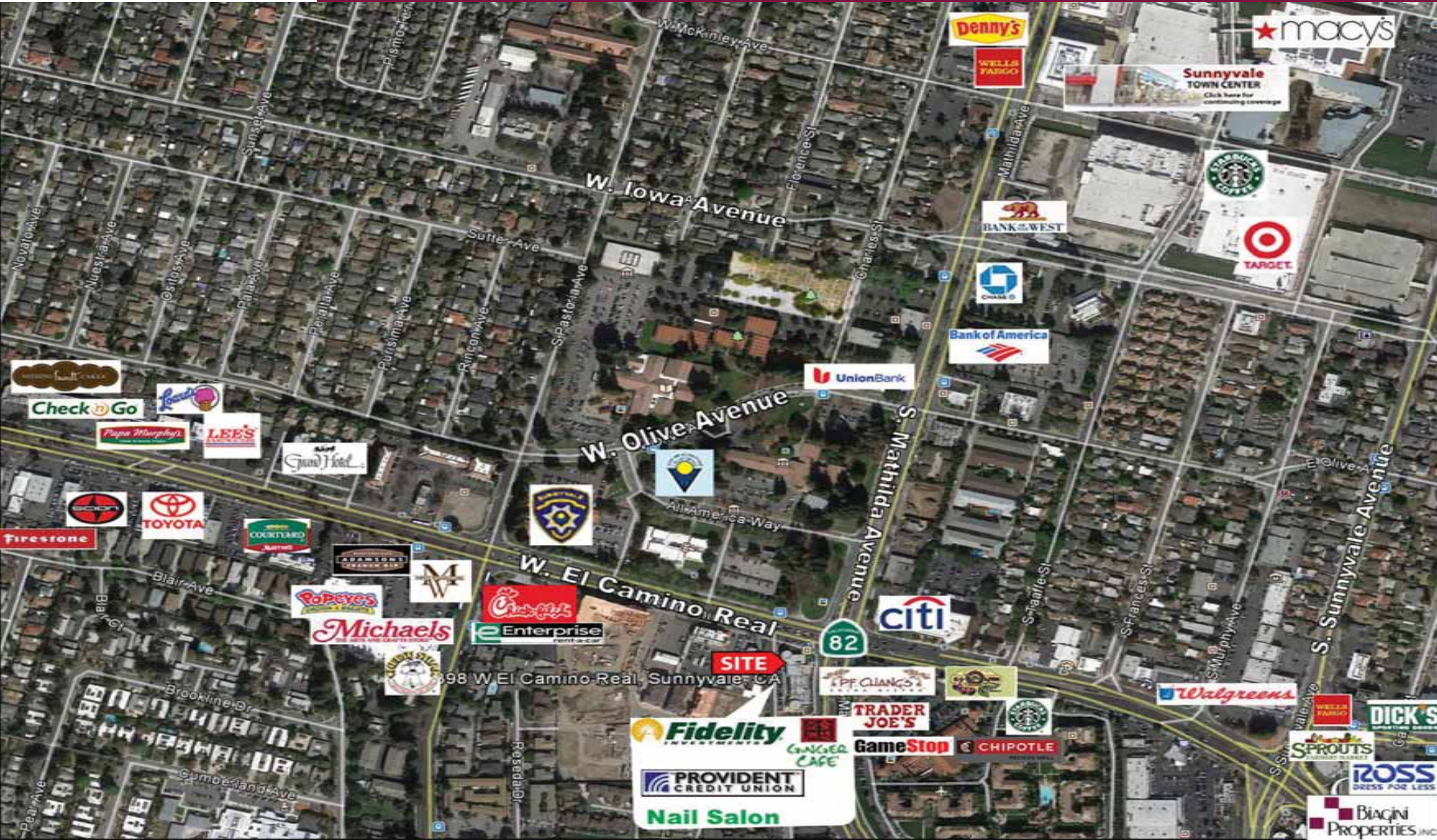
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