

670

# MULTI-TENANT RETAIL CENTER FOR SALE

670 N FAIR OAKS AVENUE | SUNNYVALE | CA



**COLDWELL  
BANKER  
COMMERCIAL**

WESTBAY REAL ESTATE  
GROUP

± 7,360 SQ.FT. MULTI-TENANT RETAIL CENTER IN SUNNYVALE

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## PROPERTY OVERVIEW:



- ± 7,360 SF Multi-Tenant Freestanding Retail Center
- ± 33,064 SF Lot Size
- 46 Surface Parking Spaces

## OFFERING SUMMARY:



- 4.4% Cap Rate with Current Rents
- Multi-Tenant Building with NNN Leases
- 93% Occupied
- Upside Opportunity

## LOCATION:



- C-1/PD Zoning District (Neighborhood Business/Planned Development)
- Located in the Heart of Silicon Valley
- Close to Highway 101, Lawrence Expressway, and CalTrain Station

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Columbia Middle School

San Miguel Elementary School

1. AMC Sunnyvale
2. Whole Foods
3. Bank of America
4. Nom Burger
5. Dishdash
6. Target
7. Chase Bank
8. Philz Coffee
9. Orange Theory Fitness
10. Historic Murphy Avenue



King's Academy High School

