

AVAILABLE

FOR LEASE

770 E. El Camino Real | Sunnyvale, CA



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Property Highlights

770 E. El Camino Real

A vacant former freestanding Petsmart for lease in the heart of Sunnyvale on the El Camino Real. A very vibrant trade area with very low vacancy. Great co-tenancy and highly visible. Zoning allows for many uses.

Property Information:

Building Size: ± 22,898 SF

Parcel Size: ± 87,898 SF

Available: Now

Zoning: C2

Parking: Approximately 95 regular and 6 handicap, plus shared parking ingress/ egress with adjacent tenants.

Power: 600 Amps 277/480 volts

Ceiling Height: Varies from 17.5 to 20 feet to bottom of truces.

Construction Type: Cinder block

Lease Rate: Call brokers

NNN: Approximately \$0.80 PSF

Additional Details

- Rear roll up door with recessed loading dock
- Open ceiling plan
- Monument signage at street and on building
- Co-tenant, Mega Mart
- Nearby Tenants: Safeway, Tesla, Michaels, In-N-Out Burger, 24 Hour Fitness, REI, Sprouts, Sunnyvale Auto Row.



Nearby Retail



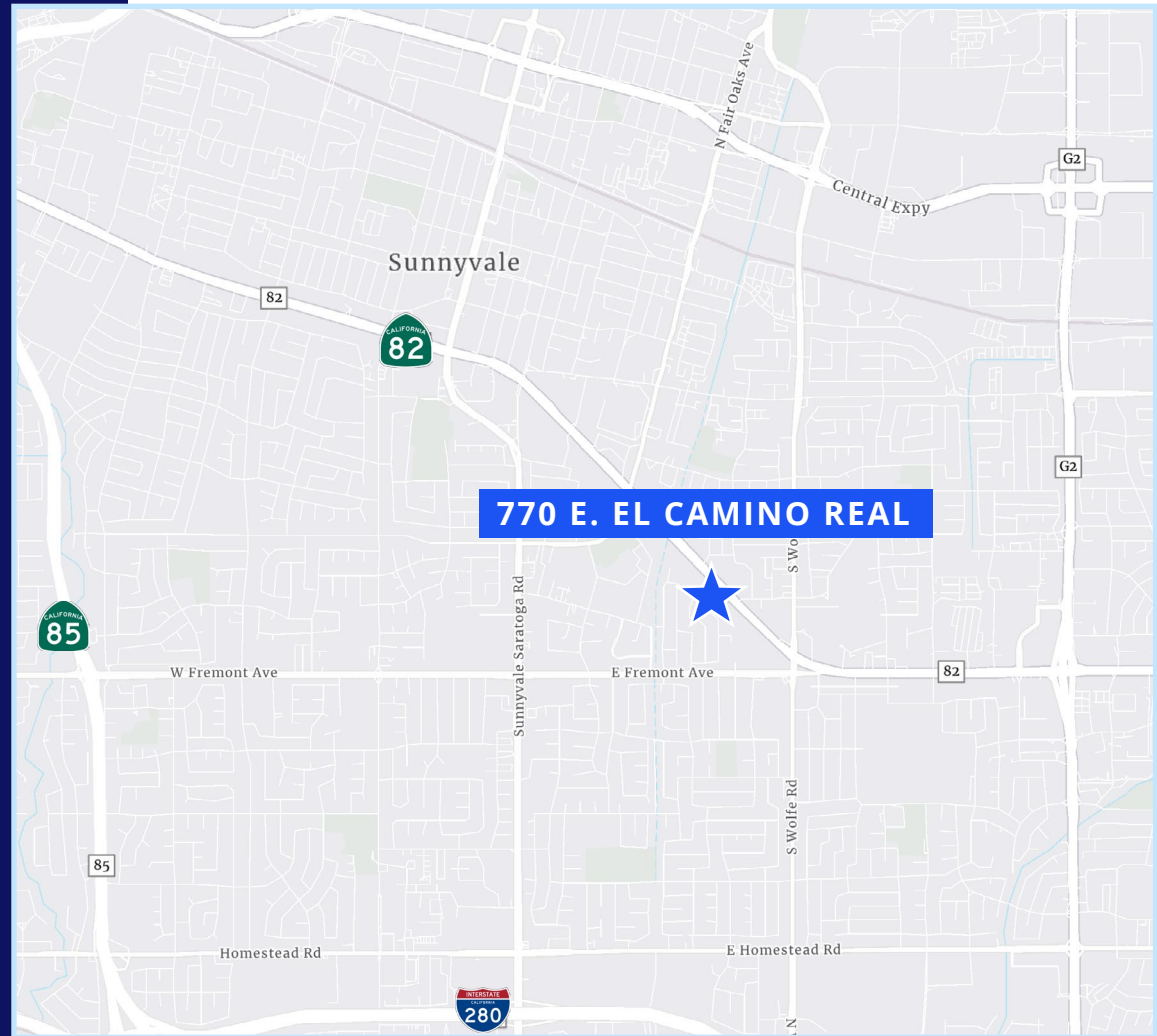
Location Map

Demographics

	1 Mile	3 Miles	5 Miles
Population	37,447	251,230	523,171
Average HH Income	\$245,147	\$264,587	\$261,401
Daytime Population	29,170	244,471	586,155

Traffic Counts

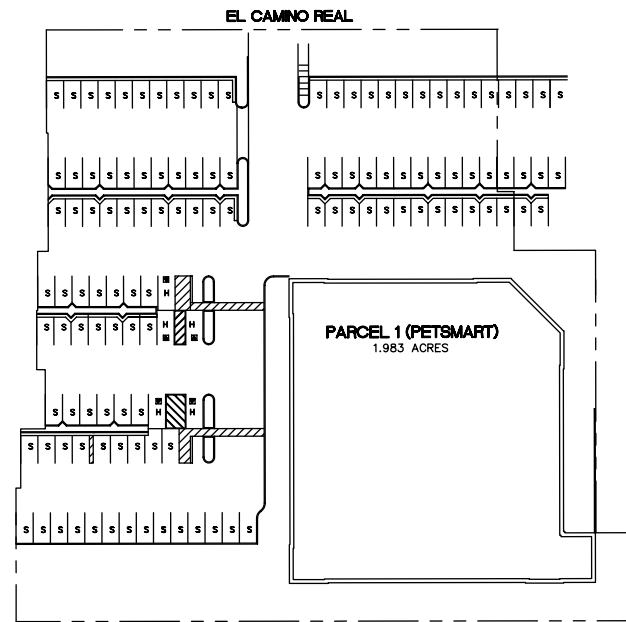
	Direction	Count
El Camino Real	Calc.	40,354
El Camino Real	SE	20,216
S. Wolfe Rd	S	21,908
S. Wolfe Rd	Calc.	39,710
CA-82	SE	2,026



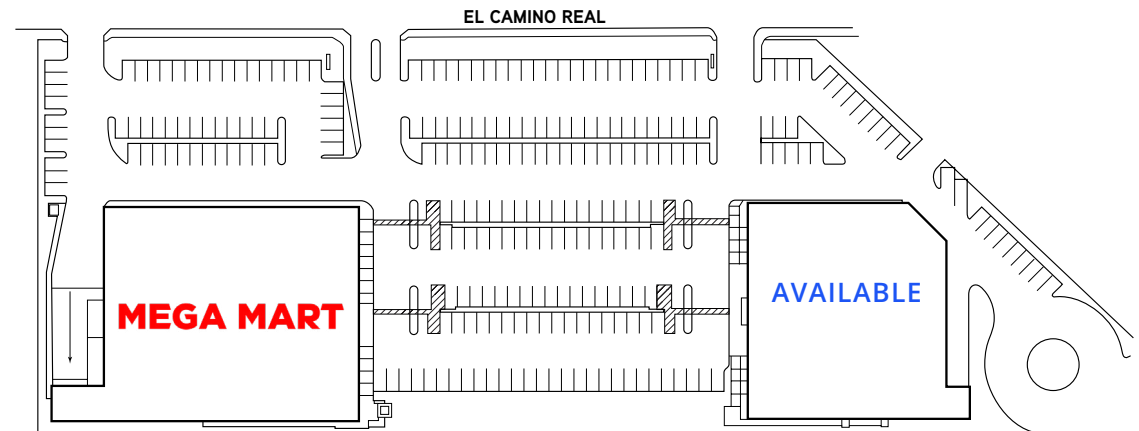
Site Map

Parcel Size
±87,082 SF

Parcel Site Map

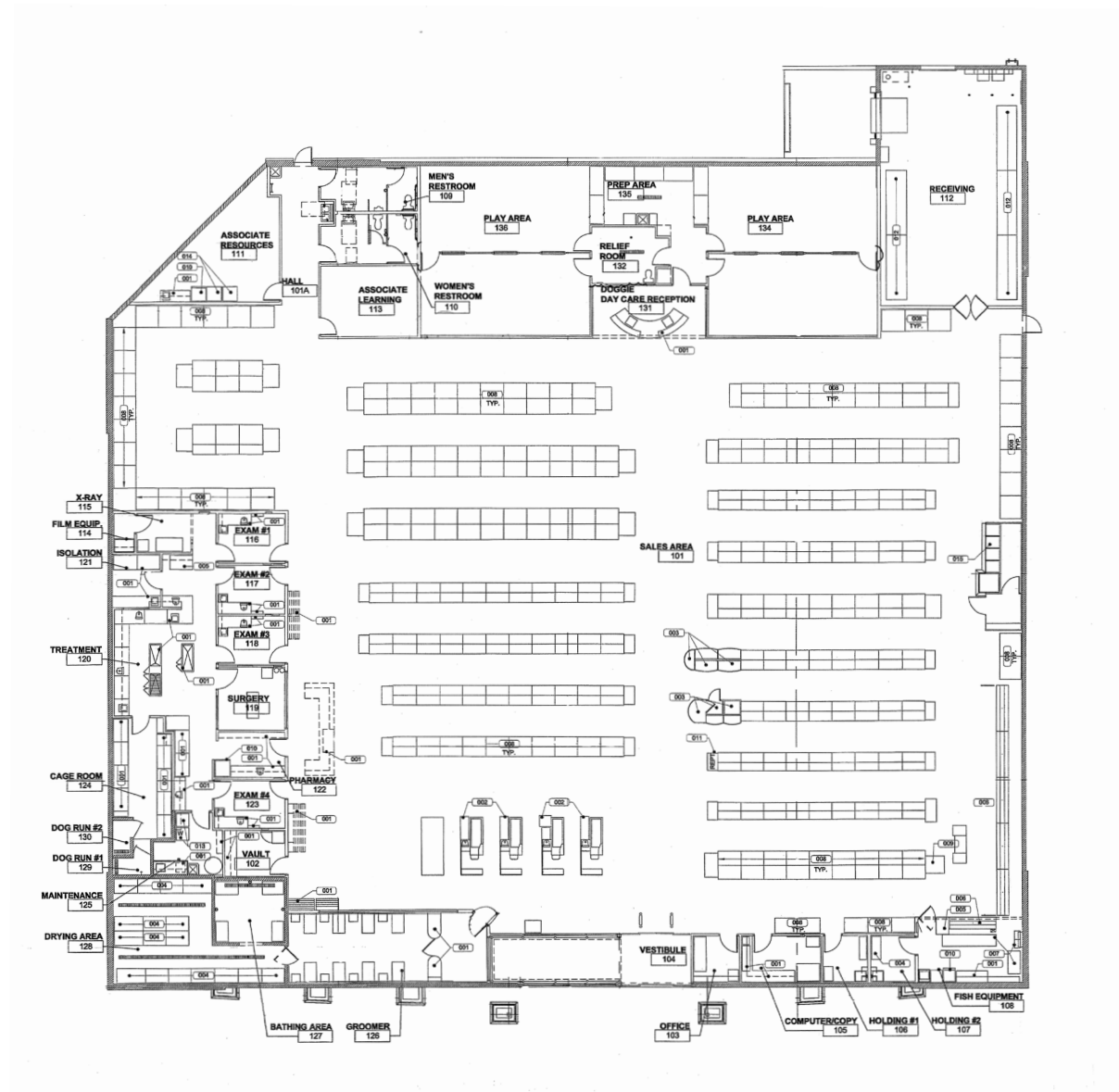


Plaza Site Map



Floor Plan

Building Size
±22,898 SF



Exterior Photos



Interior Photos





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Sunnyvale, CA



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