

12820-12840

*Saratoga-Sunnyvale Rd.*



4,963 SF OFFICE BUILDING



PRIME SARATOGA SUBLEASE

# 12820-12840 SARATOGA-SUNNYVALE RD SARATOGA, CA 95070

For additional information or to schedule a tour, contact us today

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VKG GROUP OF KW COMMERCIAL



# 01 Property Summary

12820-12840 SARATOGA-SUNNYVALE RD

BUILDING SIZE

4,963

TYPE

OFFICE

YEAR BUILT

1990

SUMMARY

RENTAL RATE/MO      ■ \$4.54 /SF/MO

PROPERTY TYPE      ■ Office/Medical Use

BUILDING CLASS      ■ B

RENTABLE BLDG AREA      ■ 4,963 SF

YEAR BUILT      ■ 1990





## PROPERTY OVERVIEW

Prime Saratoga sublease opportunity for office or medical users. Single-story space with flexible layout and divisible options to accommodate a range of tenant sizes. High-visibility frontage along Saratoga–Sunnyvale Road with building signage available. Ample on-site parking and convenient access to Highways 85 and 280. Located in a strong, affluent market near Los Gatos, Cupertino, and Sunnyvale. Ideal for tenants seeking quality space with flexibility in a supply constrained submarket.

## PROPERTY HIGHLIGHTS

- Office & medical use approved with flexible sublease terms
- Prime Saratoga location near Hwy 85 & 280
- Single-story layout with ample on-site parking
- Divisible space (ability to subdivide)
- Building signage available
- High-visibility location on Saratoga–Sunnyvale Rd





12820-12840 SARATOGA-SUNNYVALE RD

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PRIME SARATOGA SUBLEASE



# INTERIOR LAYOUT

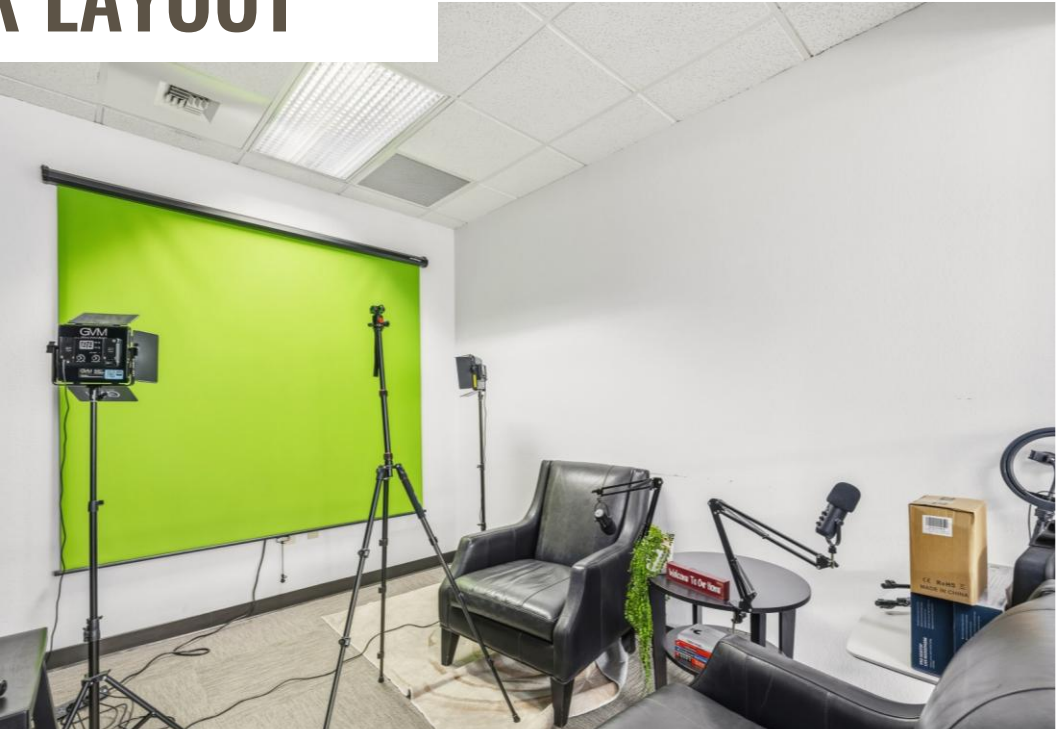


# FLOORPLAN





# INTERIOR LAYOUT





# 09 Location Overview

12820-12840 SARATOGA-SUNNYVALE RD

# MINUTES TO DOWNTOWN SARATOGA

Positioned along the highly trafficked Saratoga–Sunnyvale Road corridor, 12820–12840 Saratoga–Sunnyvale Road offers a premier retail and service-oriented location in the affluent community of Saratoga, California. This well-established commercial corridor serves as a primary connector between Saratoga and Sunnyvale, benefiting from consistent commuter traffic and strong visibility.



**30,486**

POPULATION



**\$2,000,000+**

MEDIAN HOME VALUE



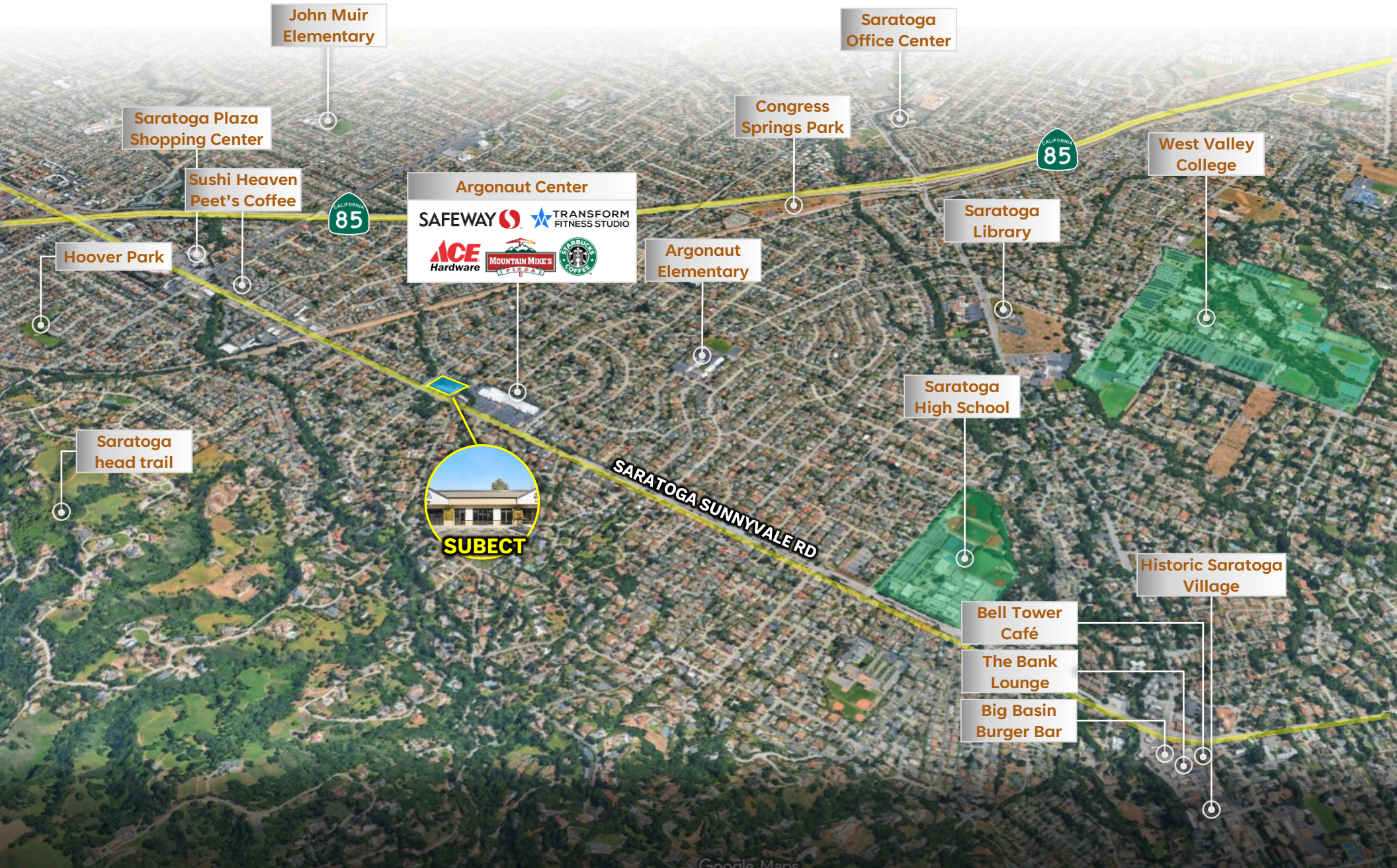
**\$250,000+**

AVG HH INCOME

The property is situated just minutes from Downtown Saratoga, known for its charming village atmosphere, upscale dining, and boutique retail offerings. The surrounding area is characterized by a dense concentration of high-income households, with Saratoga consistently ranking among the most affluent communities in Silicon Valley. This demographic profile supports strong consumer spending and demand for quality retail, dining, and professional services.



# CENTRAL LOCATION



# Community Profile

Convenient access to major thoroughfares including Highway 85 and Interstate 280 provides seamless connectivity to the broader Silicon Valley region, including Cupertino, Los Gatos, and Mountain View.

The property is also located in close proximity to major employment hubs such as Apple Park and other leading technology campuses, driving daytime population and sustained economic activity.

## LOCAL AMENITIES

Nearby national and regional retailers, grocery anchors, and neighborhood-serving businesses further enhance the site's appeal, creating a synergistic retail environment and drawing consistent foot and vehicle traffic to the area. Additionally, the property benefits from its proximity to highly regarded schools and established residential neighborhoods, reinforcing a stable and affluent customer base.



**DOWNTOWN SARATOGA**



**WESTGATE CENTER**



**APPLE PARK**



# West Valley College



Located just minutes from the property, West Valley College is a highly regarded community college serving the greater West Valley region, including Saratoga, Cupertino, and Los Gatos. The campus enrolls thousands of students annually and employs a substantial faculty and administrative staff, generating consistent daytime population and consumer activity in the immediate area.

The college offers a wide range of academic, vocational, and continuing education programs, attracting a diverse student body and creating steady demand for nearby retail, dining, and service-oriented businesses. Its proximity to the subject property enhances foot traffic potential and provides a reliable customer base throughout the week, particularly during peak class hours.

## WEST VALLEY COLLEGE



8,056  
STUDENTS



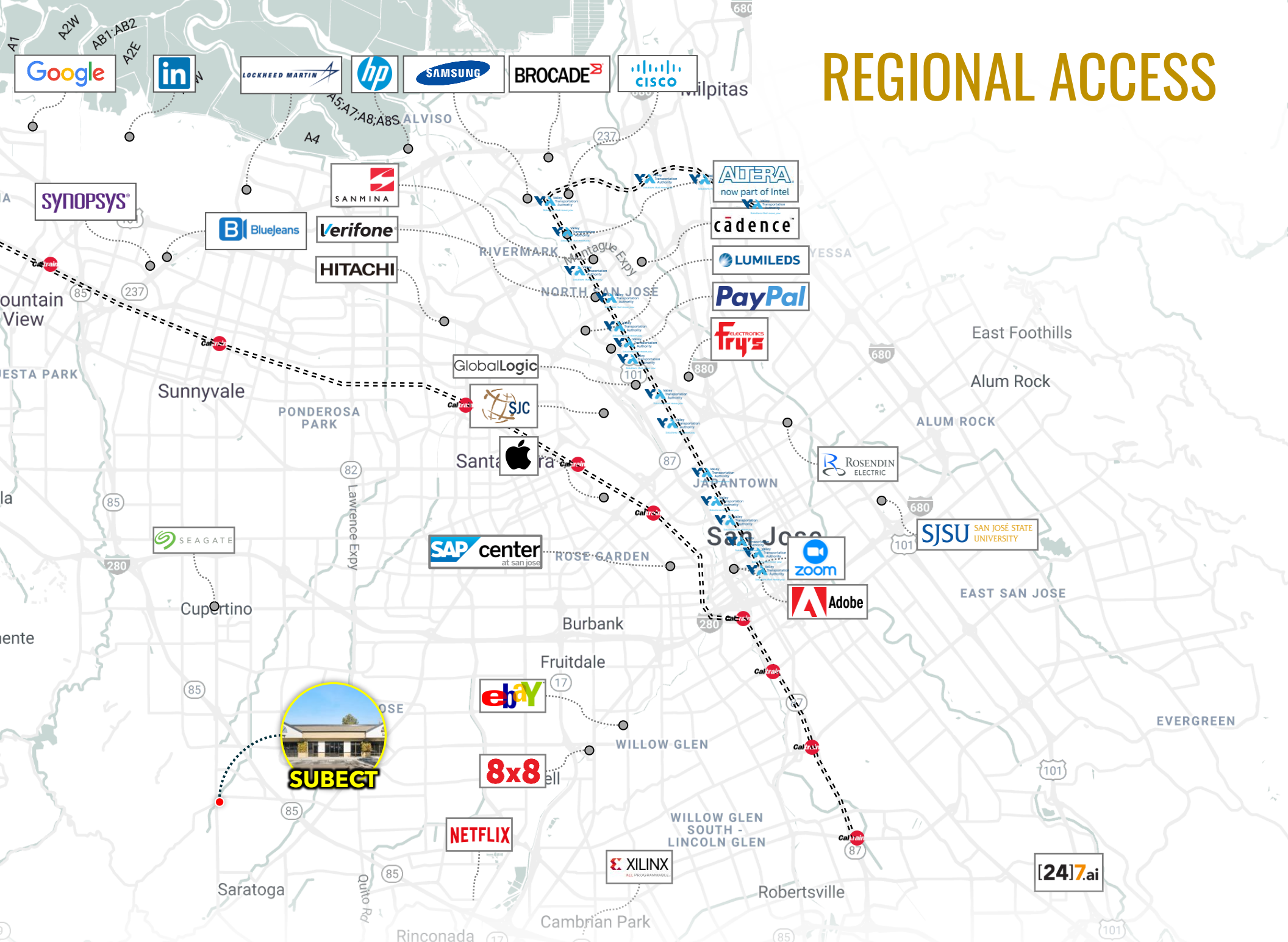
270  
ACADEMIC STAFF



1968  
ESTABLISHED

In addition, West Valley College hosts community events, performances, and athletic programs, further contributing to neighborhood engagement and reinforcing the area's appeal as a vibrant, amenity-rich environment.

# REGIONAL ACCESS



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