



Retail / Office For Lease Near Downtown Sunnyvale **ONE SPACE LEFT!**

±3,030 Square Feet Available

260 S. SUNNYVALE AVENUE // SUNNYVALE, CALIFORNIA 94086

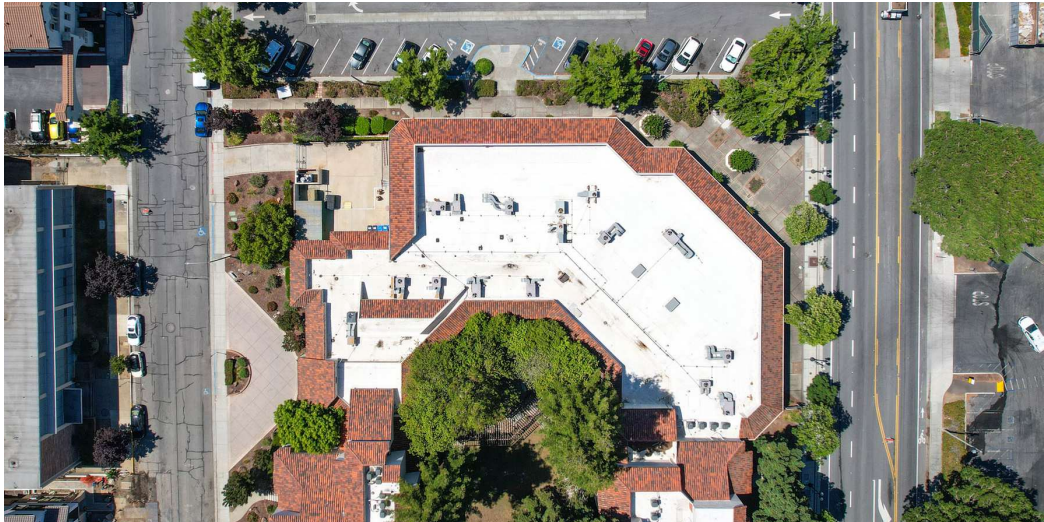
COMPASS
COMMERCIAL

Get in touch

Jonathan G. Hanhan
Group Leader & Sr. Vice President

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CalDRE #01800203

Executive Summary



Offering Summary

Lease Rate:	\$2.95/SF/Mo
Lease Type:	Gross
Building Size:	±7,064 SF
Available Square Footage:	±779-3,030 SF
Year Built:	1984
Lot Size:	97,138 SF
Total Number of Units:	9

Property Highlights

- Prime location near downtown Sunnyvale
- Retail, office, and medical office suites available
- Proximity to major transportation routes and CalTrain
- Walkable distance to numerous retail and restaurant options
- Ample parking for tenants and customers
- Flexible floor plan to accommodate various businesses

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Aerial Photo



Uber

San Jose Airport

Downtown Sunnyvale

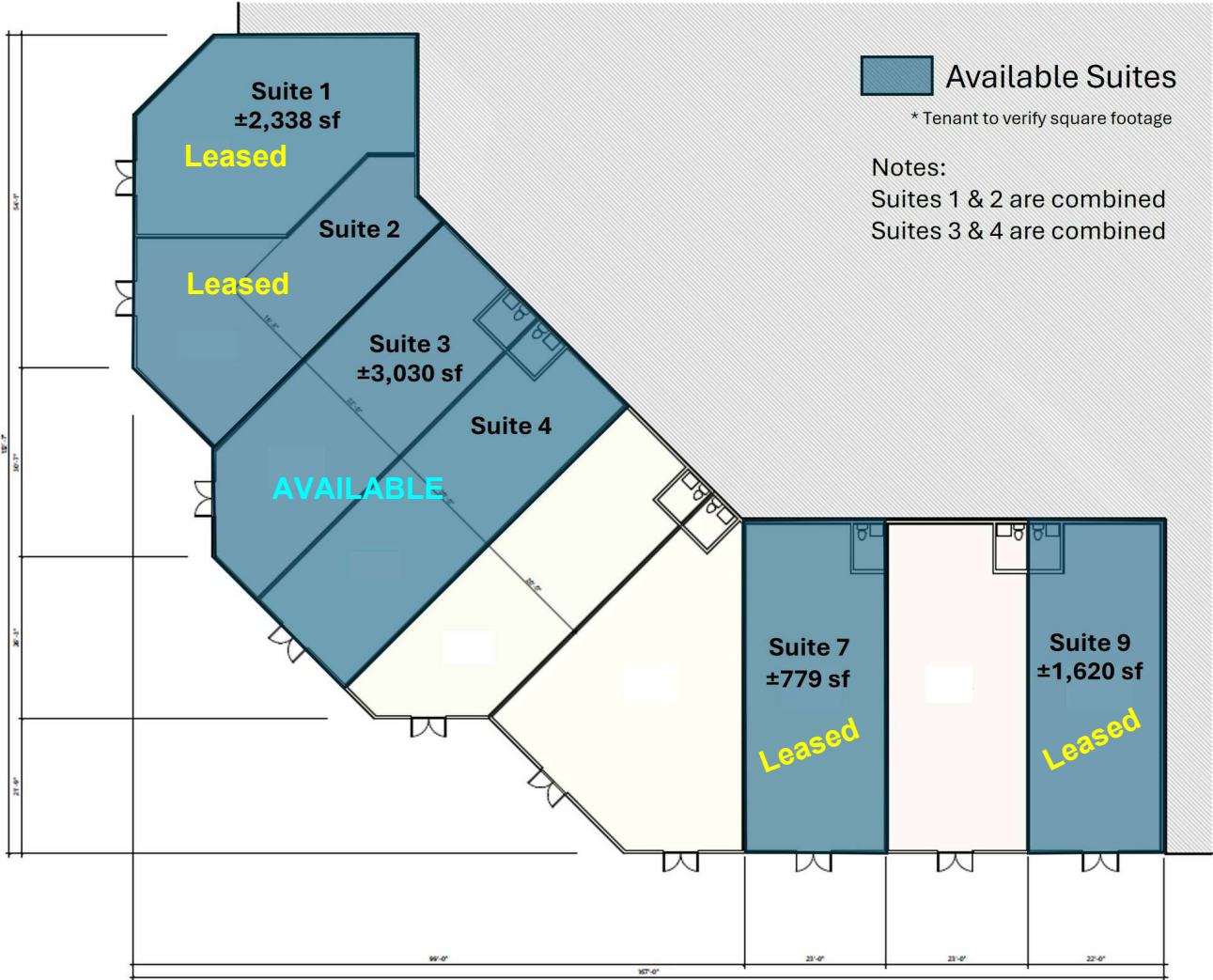
SUBJECT PROPERTY



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Site Plan

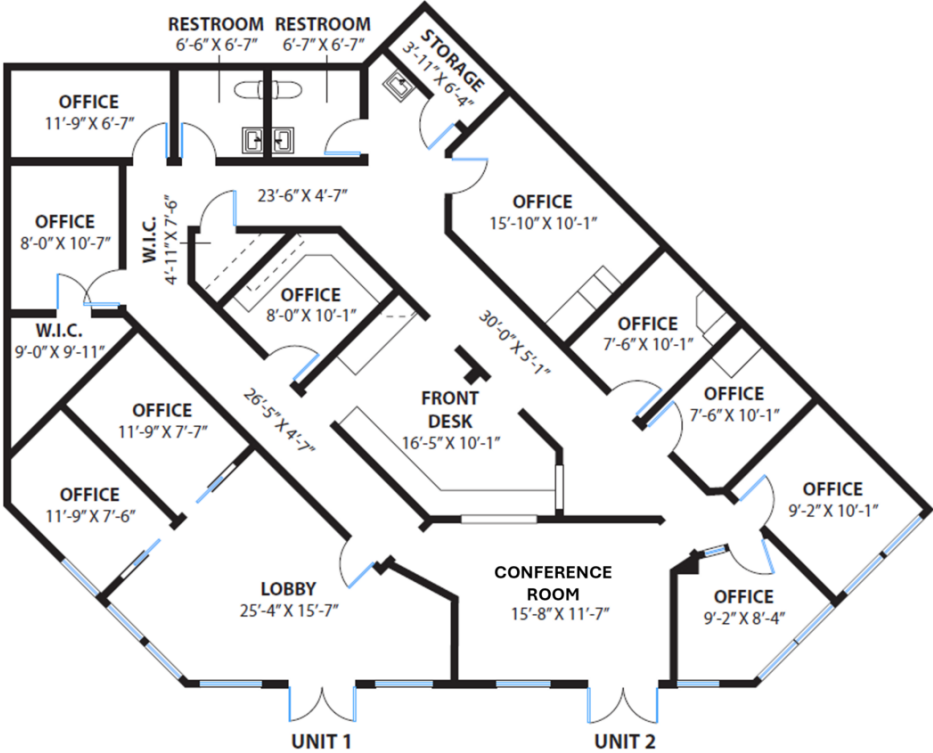


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Floor Plans

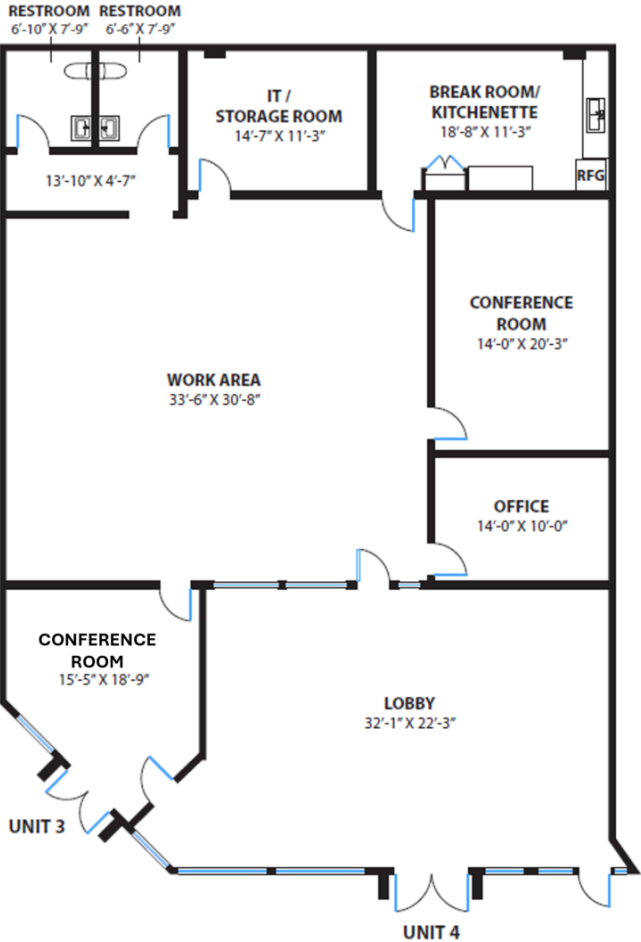
Leased

Units 1 & 2



AVAILABLE | ±3,030 SF

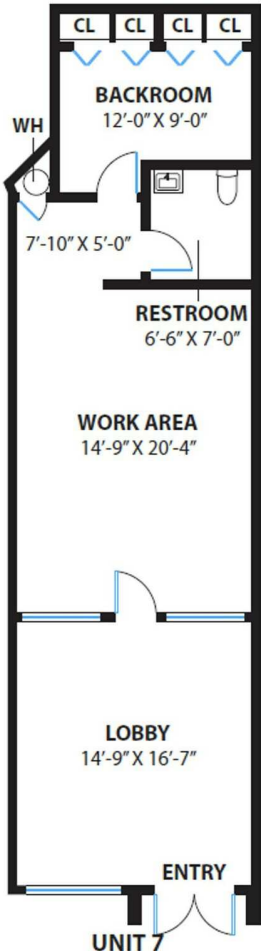
Units 3 & 4



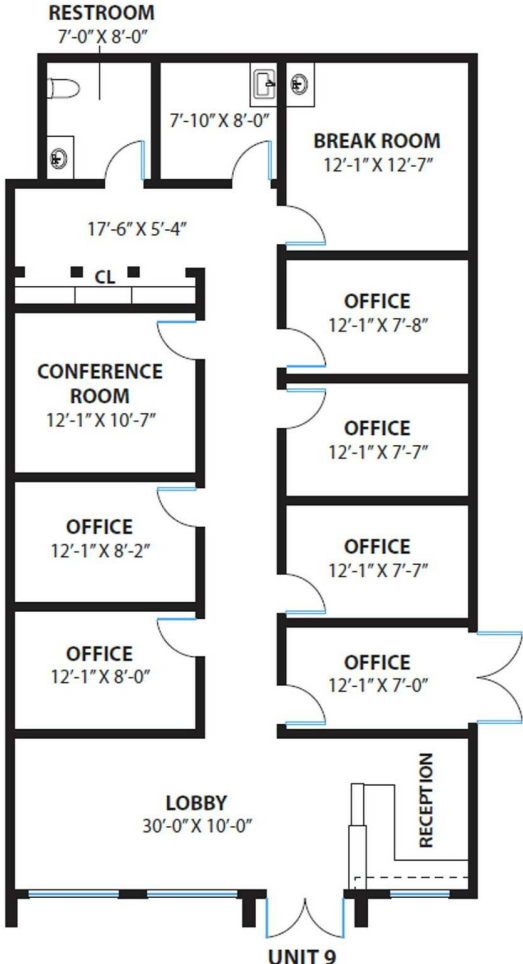
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Floorplans

Leased Unit 7



Leased Unit 9



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Suites 1 & 2 // ±2,338 SF - LEASED



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Suites 1 & 2 // Additional Photos



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Suites 3 & 4 // ±3,030 SF - AVAILABLE!



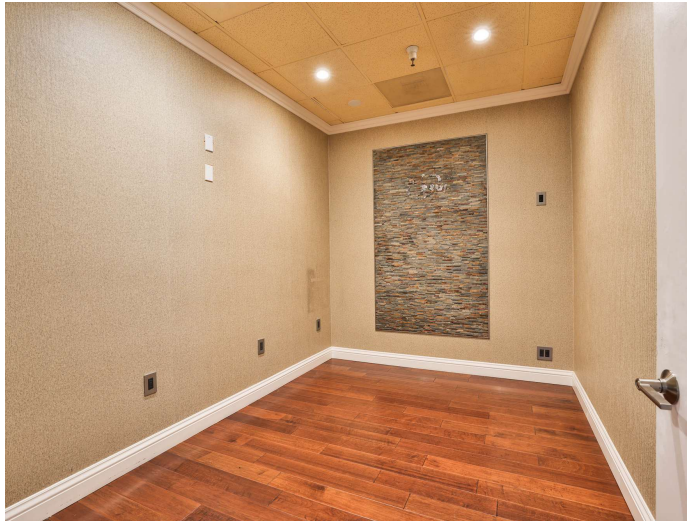
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Suite 7 // ±779 SF - LEASED



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Suite 9 // ±1,620 SF - LEASED



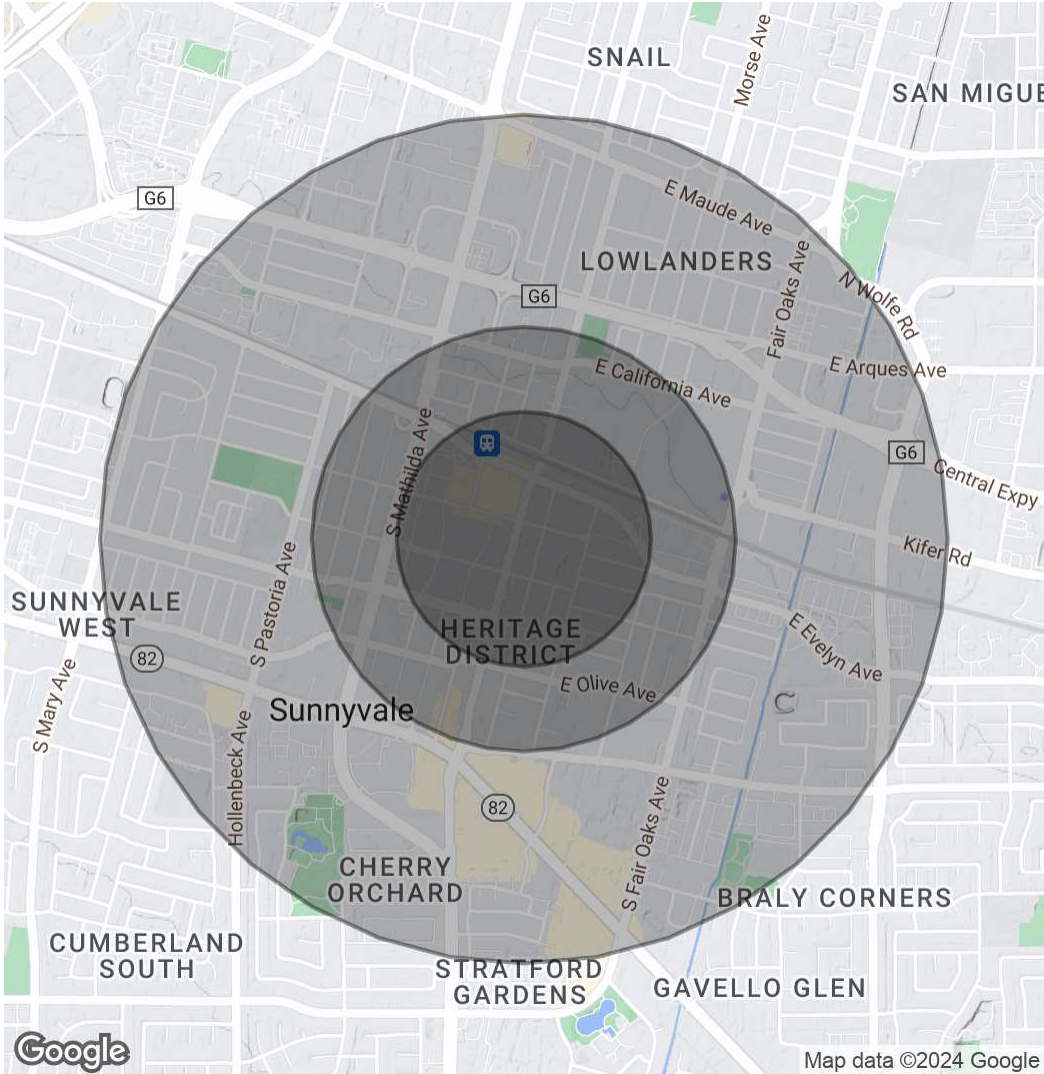
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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,175	7,372	33,374
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,025	3,252	13,527
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$254,535	\$255,531	\$241,693
Average House Value	\$1,672,214	\$1,764,996	\$1,710,573

Demographics data derived from AlphaMap



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