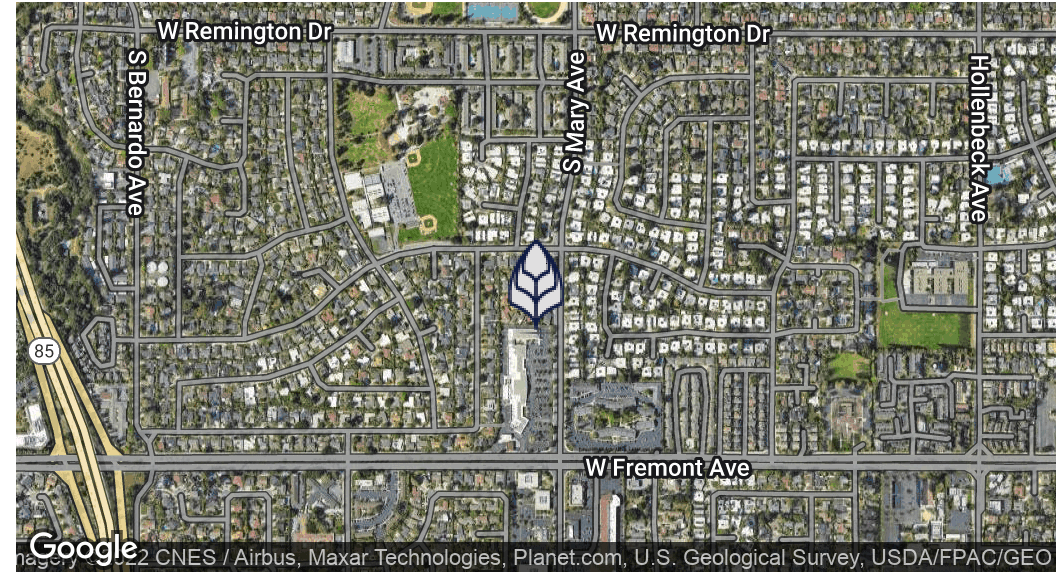


# 1211-1291 S. MARY AVE

WESTMOOR VILLAGE SHOPPING CENTER SUNNYVALE, CALIFORNIA



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	60,909 SF
Available SF:	1,780 - 2,520 SF
Lot Size:	6 Acres
Number of Units:	21
Year Built:	1961
Zoning:	C1
Market:	South Bay/San Jose
Submarket:	Sunnyvale

## PROPERTY OVERVIEW

Westmoor Village Shopping Center (WVSC) is located in the heart of Sunnyvale, CA and is home to a number of well-known retailers such as Hallmark, Smart & Final, Inc., Starbucks Coffee, and Wells Fargo Bank. This retail center has long been a popular shopping destination in Sunnyvale's thriving technology industry, providing tenants and customers with a diverse range of dining and retail options. The center sees a lot of foot traffic during the day and is close to Highway 280/85 (also known as El Camino Real) and Highway 101/Interstate 880 (the main transportation corridors in the San Francisco Bay Area).

## PROPERTY HIGHLIGHTS

- Heavy daytime foot traffic
- Pylon Sign
- Major thoroughfare between Fremont/South Mary Avenue
- Highway 280/85 closed-by

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,780 - 2,520 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1247 South Mary Avenue	Available	2,520 SF	NNN	Negotiable	-
1251 South Mary Avenue	Available	2,520 SF	NNN	Negotiable	-
1257 South Mary Avenue	Available	1,780 SF	NNN	Negotiable	-
1261 South Mary Avenue	Available	2,000 SF	NNN	Negotiable	-

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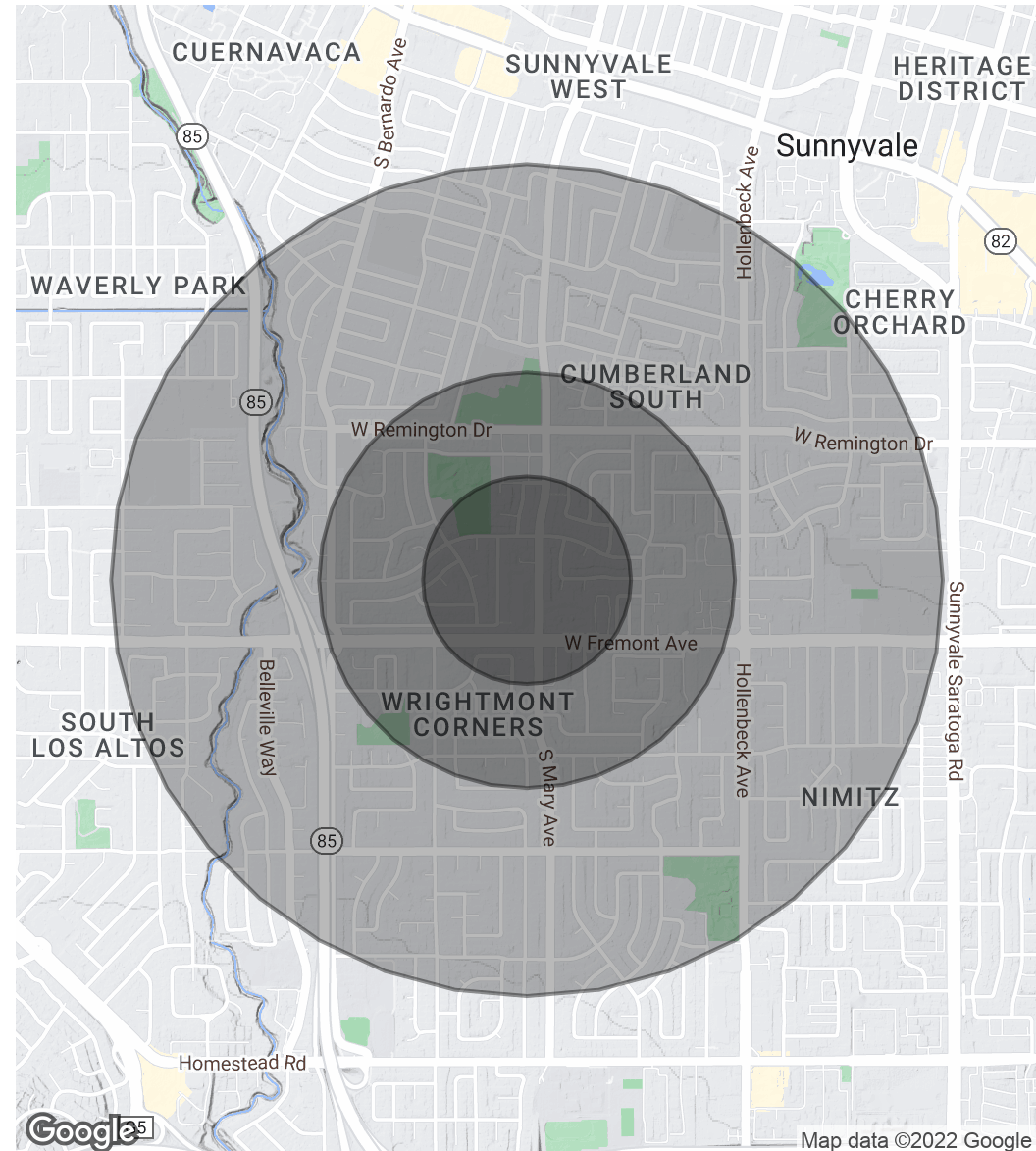
# 1211-1291 S. MARY AVE

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,312	5,243	20,791
Average Age	43.4	43.4	43.7
Average Age (Male)	39.4	40.9	42.1
Average Age (Female)	45.4	44.8	44.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	442	1,816	6,986
# of Persons per HH	3.0	2.9	3.0
Average HH Income	\$223,783	\$212,638	\$235,265
Average House Value	\$1,842,384	\$1,891,240	\$1,929,234

\* Demographic data derived from 2020 ACS - US Census





# 1211-1291 S. MARY AVE

WESTMOOR VILLAGE SHOPPING CENTER | SUNNYVALE, CALIFORNIA



## CARLOS SERRANO-QUAN

Managing Partner

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CalDRE #01707584

## PROFESSIONAL BACKGROUND

Mr. Carlos Serrano-Quan is the Founder and Managing Partner of Sequoia Commercial Group (SCG), a commercial real estate brokerage with four offices in the San Francisco Bay Area. Carlos was awarded the prestigious CoStar Power Broker Awards for the highest volume of deals in Q3 of 2022 and Q1 of 2020. SCG specializes in sourcing value add investment opportunities for local and international clients, leasing, and asset management.

## EDUCATION

In addition to his business accomplishments, Carlos has proudly served the City and County of San Francisco in various positions. He was appointed by the S.F. Board of Supervisors and the Mayor as a Citizen's Advisory Committee member of the San Francisco Department of Aging and Adult Services; and a member of the San Francisco Department of Youth and Families Community Advisory Committee. Among Carlos' favorite activities is helping the community by serving in various roles, i.e., as the former Executive Director of 3 community-based nonprofit organizations, HomeownershipSF, Chinatown Youth Center, Chinese Newcomers Service Center; and two international nonprofits, the American Diabetes Association, and Goodwill Industries.

## MEMBERSHIPS

Carlos is active in the organized Real Estate Industry, serving as an advisor to real estate tech startup companies and real estate industry associations. He is a Past President and Chairman of the Chinese Real Estate Association of America (CREAA) – a leading ethnic real estate industry organization in the United States; an Advisory Member of Sterling Bank & Trust, and a member of the Asian Commercial Professionals (ACP).

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