

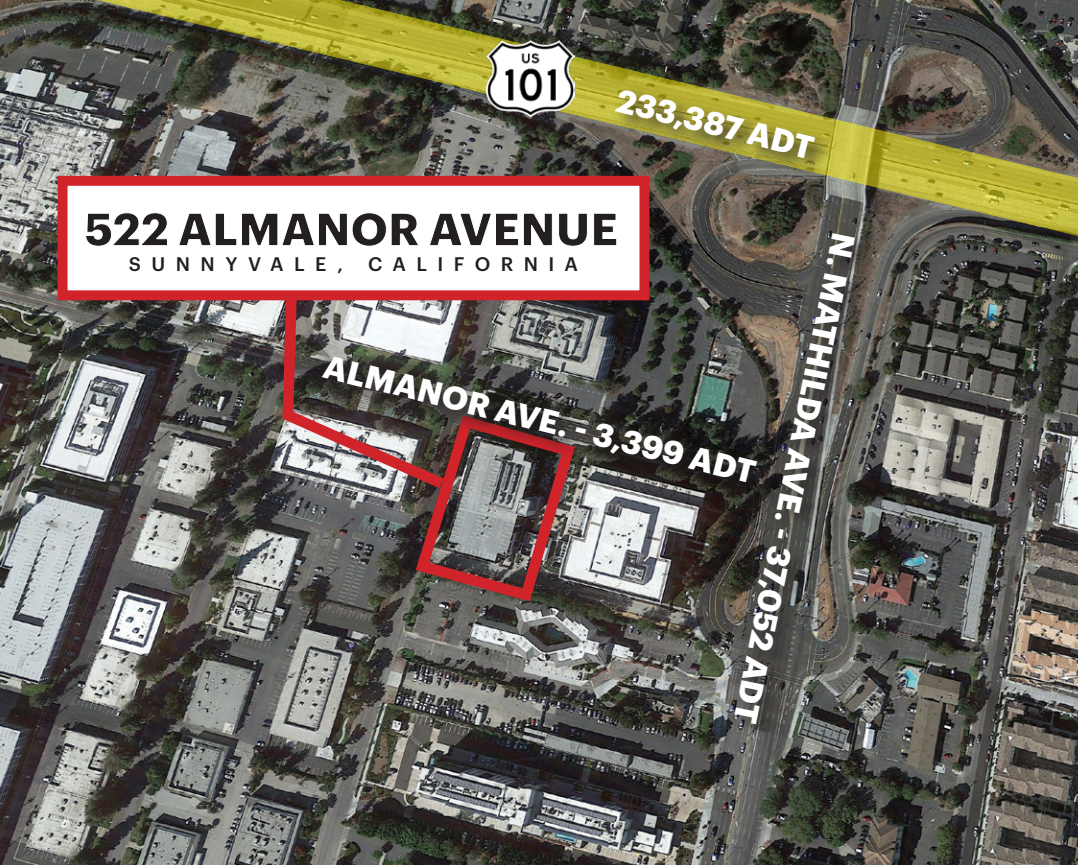


**LOCKEHOUSE**

# 522 ALMANOR AVENUE

SUNNYVALE, CALIFORNIA

±1,500 - 4,000 SF OF RETAIL / RESTAURANT SPACE AVAILABLE  
WITH PATIO SPACE FOR FOOD OR FITNESS



**522 ALMANOR AVENUE**  
SUNNYVALE, CALIFORNIA

**ABOUT SUNNYVALE**

Sunnyvale has long enjoyed a plum spot at the center of the Bay Area’s evolution from agriculture to aerospace and defense, to technology. Our location strikes the perfect balance – a mild, sunny climate with easy access to metropolitan amenities and abundant natural beauty.

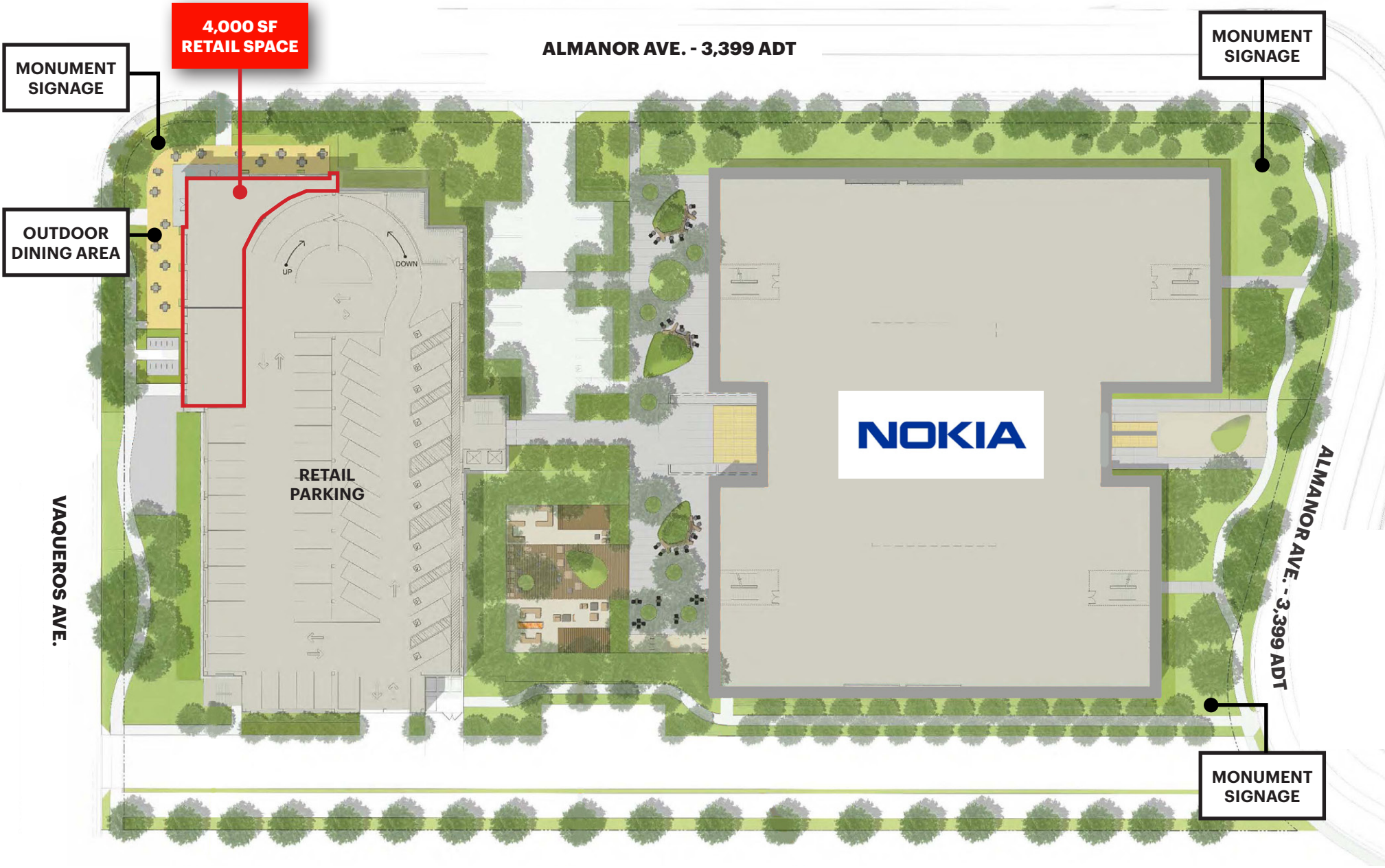
**PROPERTY PROFILE**

<b>AVAILABLE SPACE</b>	±1,500 - 4,000 SF of Retail/Restaurant ±2,400 SF Patio Available for Food or Fitness (Rent Free)	
<b>TRAFFIC COUNTS</b>	Almanor Avenue	3,399 ADT
	N. Mathilda Avenue	37,052 ADT
	U.S. 101	233,387 ADT
	SR 237	61,518 ADT

**PROPERTY HIGHLIGHTS**

- Landlord to Assist with Buildout Costs
- 227,000 SF of Office Space Occupied by Nokia
- Available Now
- Restaurant Infrastructure in Place
- Ample Parking Available
- Significant Signage Available (3 Monuments + Building) with Visibility from N. Mathilda Avenue
- Immediately accessible from U.S. 101










MOFFETT FIELD

**522 ALMANOR AVENUE**  
SUNNYVALE, CALIFORNIA









**SUNNYVALE SQUARE SHOPPING CENTER**












61,518 ADT

233,387 ADT

# NEARBY EMPLOYMENT



**YAHOO!**

**yahoo!**

**10,350**  
EMPLOYEES



**Apple**

**154,000**  
EMPLOYEES



**LinkedIn**

**20,500**  
EMPLOYEES



**JUNIPER NETWORKS**

**9,400**  
EMPLOYEES



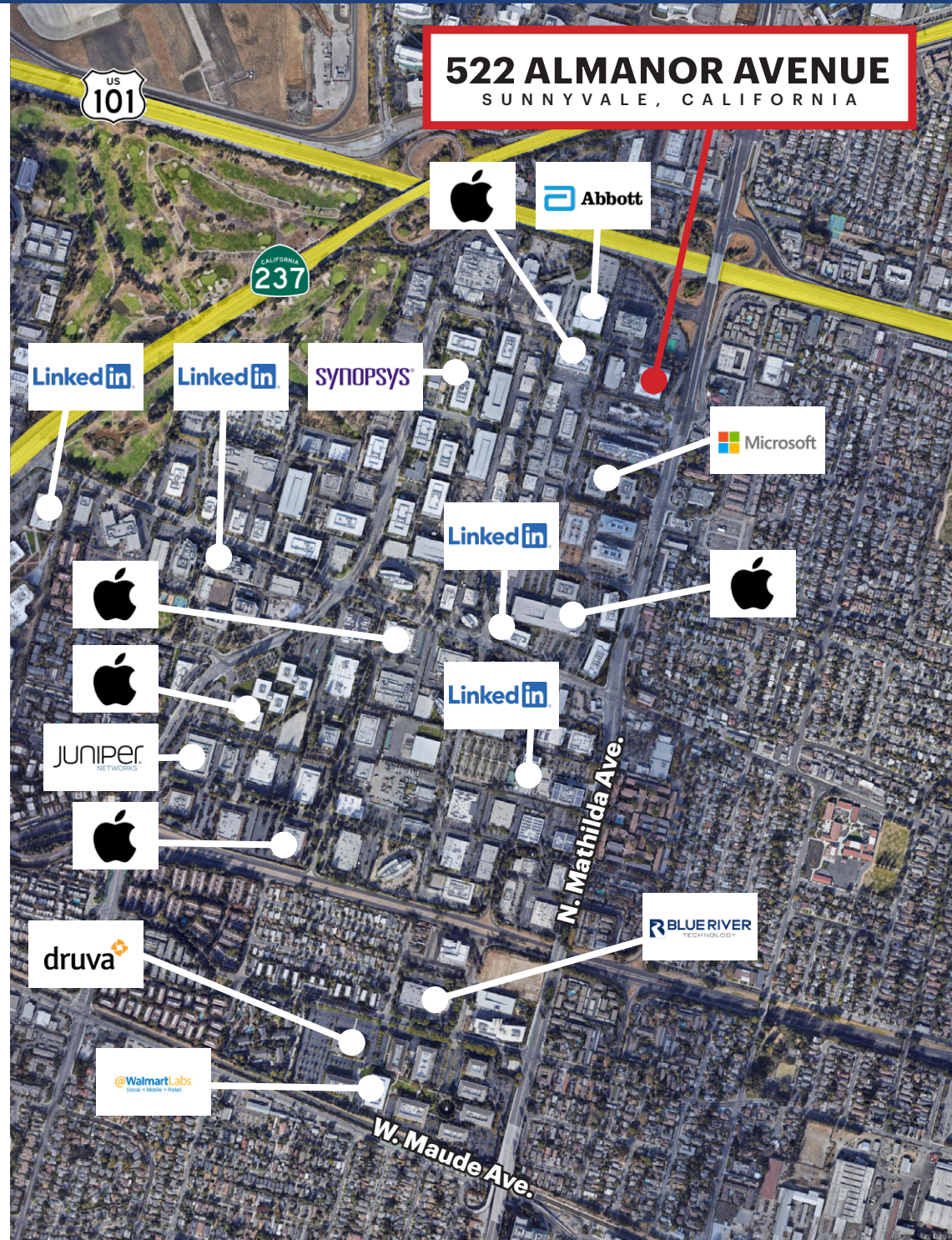
**LOCKHEED MARTIN**

**114,000**  
EMPLOYEES



**Google**

**139,995**  
EMPLOYEES





POPULATION	1 MILE	3 MILES	5 MILES
	19,423	155,674	393,134



ESTIMATED AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	\$178,844	\$194,450	\$207,249



HOUSEHOLD INCOME DISTRIBUTION \$200,000 or More	1 MILE	3 MILES	5 MILES
	2,457	22,532	57,467



MEDIAN HOME VALUE \$1,000,000 or More	1 MILE	3 MILES	5 MILES
	1,954	17,965	52,292

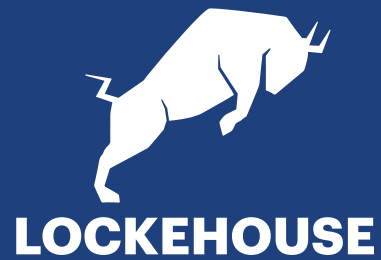


COLLEGE DEGREE BACHELOR DEGREE OR HIGHER	1 MILE	3 MILES	5 MILES
	8,605	77,058	196,293



TOTAL RETAIL EXPENDITURES	1 MILE	3 MILES	5 MILES
	\$379.09 M	\$3.35 B	\$8.66 B





**JIM SHEPHERD**

(925) 627-7902

[jim@lockehouse.com](mailto:jim@lockehouse.com)

License #01260555

2099 Mt. Diablo Boulevard, Suite 206 Walnut Creek, CA 94596 | 616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084 | [WWW.LOCKEHOUSE.COM](http://WWW.LOCKEHOUSE.COM)

Page 2 - About Sunnyvale Source: [sunnyvale.ca.gov](http://sunnyvale.ca.gov) | Pages 2, 3 & 4 - Traffic Counts Source: Sites USA REGIS Online 3/16/22, Page 5 - Photography Sources: Cyber Tecz, SFGATE, CoStar, Dreamstime, Google Earth, The Star & Number of Employees Sources: Wikipedia, Fortune | Page 6 - Demographics Source: Sites USA REGIS Online 3/16/22