

# FOR LEASE

# CIVIC SQUARE

814-816 W. El Camino Real, Sunnyvale, CA 94087

±13,045 RSF Divisible to ±1,790 RSF



2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**ADRIA GIACOMELLI**  
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# ABOUT CIVIC SQUARE

Civic Square is a vibrant ±184,258 SF Neighborhood Center strategically situated at the intersection of El Camino Real and Hollenbeck Avenue in Sunnyvale, CA, with an impressive 38,355 ADT. Anchored by the popular Karthik Supermarket, the center features a dynamic mix of 16 national and local tenants, including Popeyes, Dim Sum King, Image Beauty Salon, and Edible Arrangements. Located close to downtown, Civic Square serves the affluent Sunnyvale community, drawing from a population of ±444,154 within a 5-mile radius.

## SUMMARY

ADDRESS	814-816 W. El Camino Real, Sunnyvale, CA 94087
AVAILABLE	±13,045 RSF Divisible t±1,790 RSF
LOT SIZE	±184,258 SF
BASE RENT	\$3.00 PSF/Mo for Junior Box \$3.75 PSF/Mo for Small Suites
NNN	\$0.45 PSF/Mo (2024 Estimate)
YEAR BUILT	1964 (Renovated 2021)
ZONING	<a href="#">ECR-MU</a>
TRAFFIC COUNTS	El Camino Real - 26,307 ADT Hollenbeck Ave. - 5,812 ADT

## HIGHLIGHTS

- Strip Center Along El Camino Real
- 3 Monument Sign Opportunities
- Ample and Convenient Onsite Parking
- 4-Way Signalized Intersection
- 3 Total Points of Egress / Ingress from Hollenbeck and W El Camino



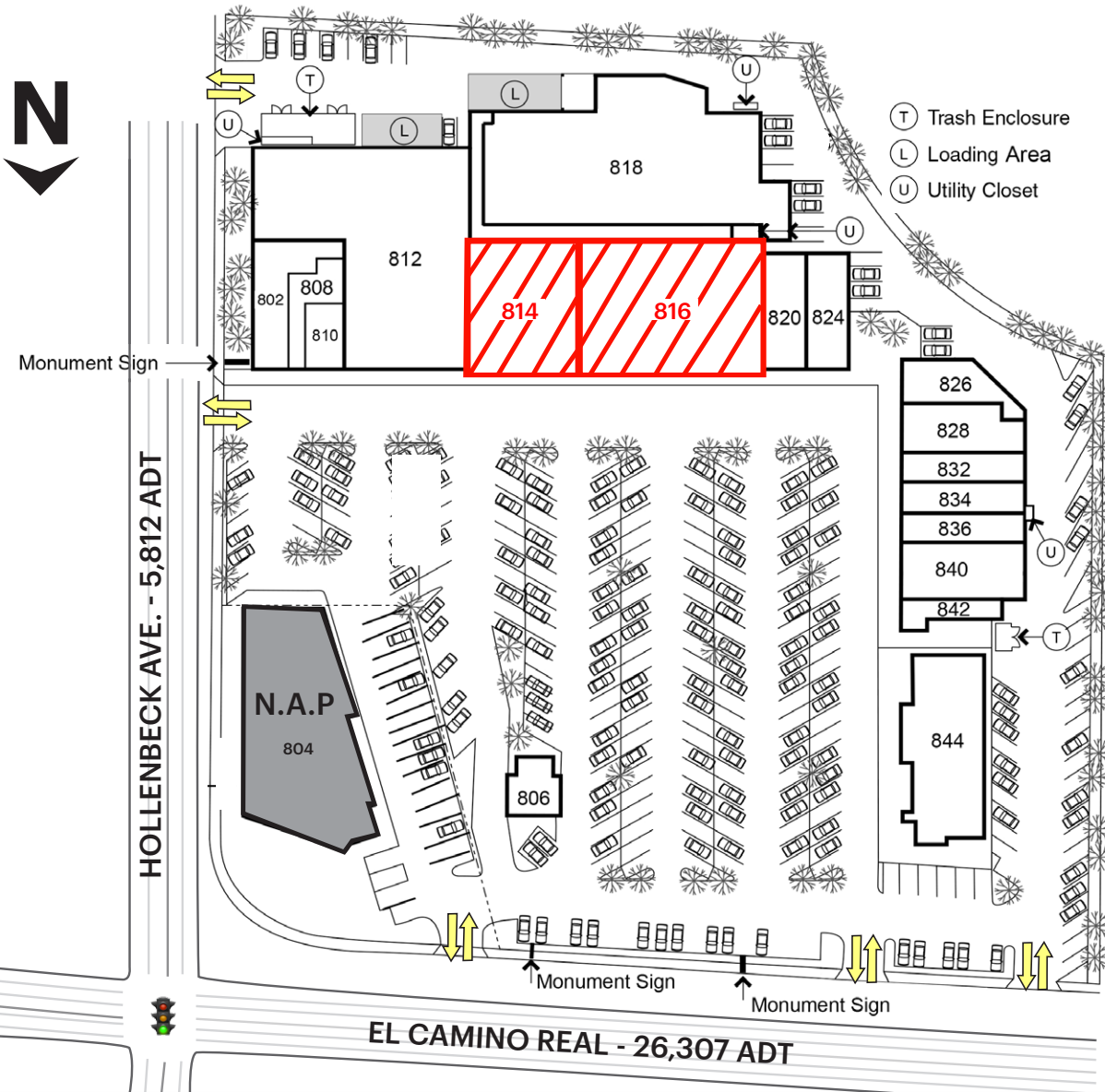
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# SITE PLAN



## AVAILABLE SPACES

814 / 816	Available (Divisible)	13,045 RSF
	814 #100	±2,960 RSF
	814 #200	±1,975 RSF
	816 #100	±1,970 RSF
	816 #200	±1,710 RSF
	816 #300	±1,710 RSF
	816 #400	±2,900 RSF

## CURRENT RETAILERS

802	Popeyes Louisiana	2,000 RSF
804	Men's Wearhouse	N.A.P
806	Adamson's French Dip	1,202 RSF
808	Lopez Taqueria	1,000 RSF
810	Civic Square Barber Shop	450 RSF
812	Karthik Supermarket	10,470 RSF
818	Devon Self Storage	10,860 RSF
820	Edible Arrangements	1,500 RSF
824	Dim Sum King Restaurant	1,535 RSF
826	Bay Fish & Chips Restaurant	1,145 RSF
828	Blue Max Lounge	1,700 RSF
832	Cheese Steak Shop	1,078 RSF
834	Image Beauty Salon	1,078 RSF
836	Perfect Healing Massage Center	1,078 RSF
840	PKS Interiors	2,120 RSF
842	Peter Cassara Clothiers	748 RSF
844	Pho Nam Restaurant	4,200 RSF

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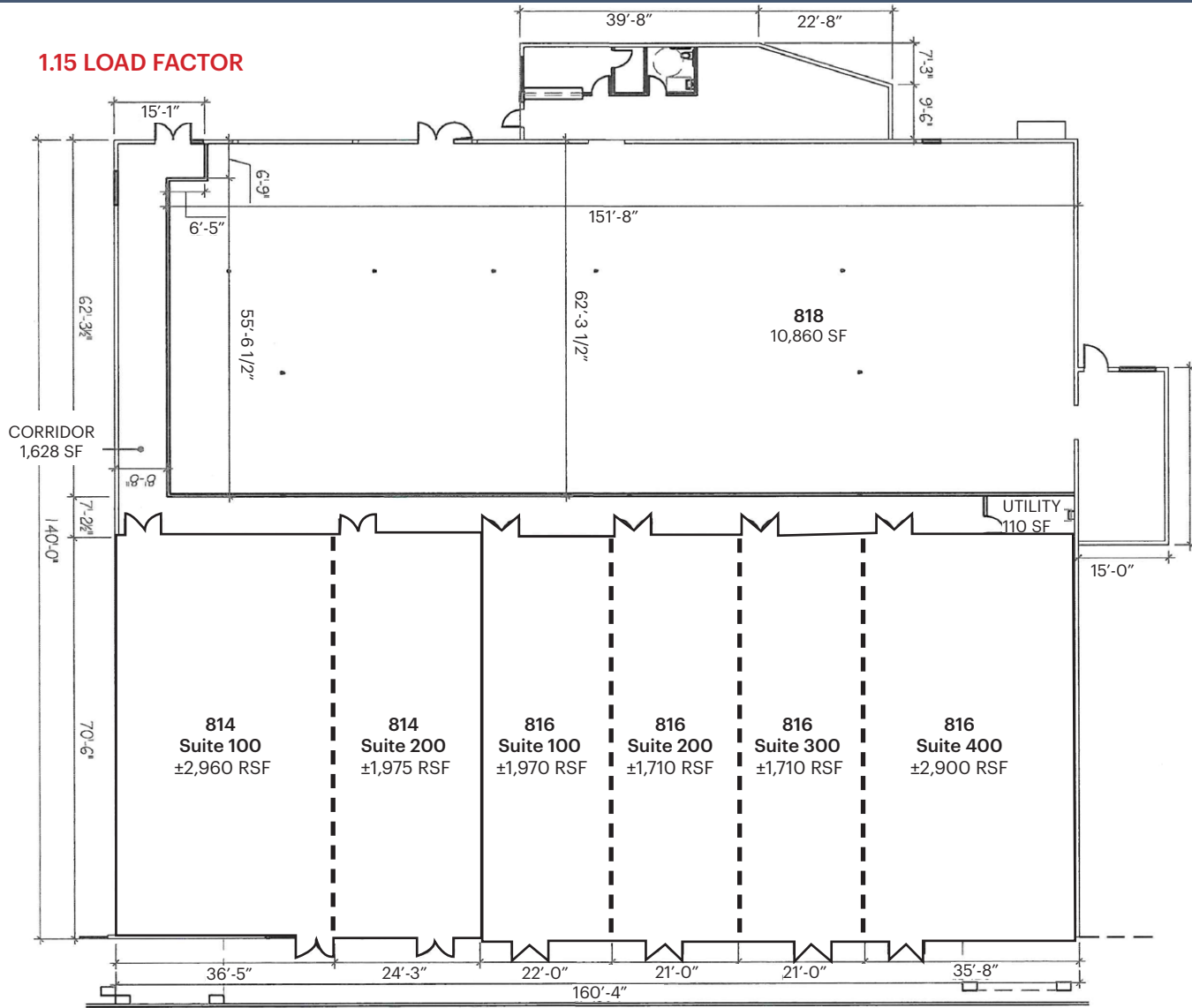
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**1.15 LOAD FACTOR**



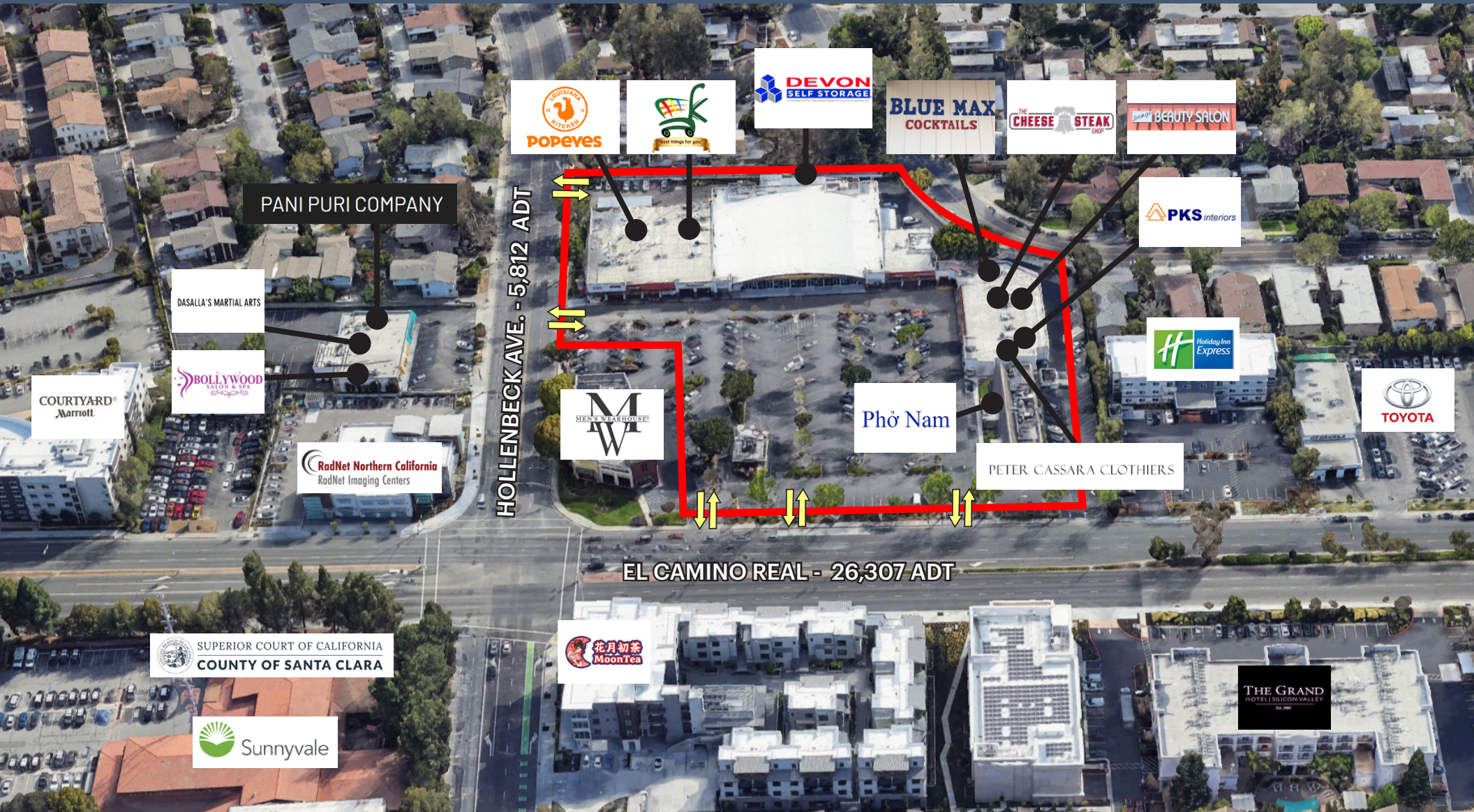
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# CLOSE-UP AERIAL



\*Traffic Counts Source: Sites USA REGIS Online 08/15/24

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# DEMOGRAPHICS



**KEY**

- 5 MILES
- 3 MILES
- 1 MILE

**ESTIMATED POPULATION**

1 MILE	3 MILES	5 MILES
31,675	224,440	444,154



**DAYTIME EMPLOYEES**

1 MILE	3 MILES	5 MILES
20,464	165,073	397,329



**AVERAGE HOUSEHOLD INCOME**

1 MILE	3 MILES	5 MILES
\$284,323	\$284,199	\$281,948



**BACHELOR'S DEGREE OR HIGHER**

1 MILE	3 MILES	5 MILES
74.0%	73.3%	72.7%



**HOUSEHOLD RETAIL EXPENDITURES**

1 MILE	3 MILES	5 MILES
\$6,414	\$6,388	\$6,303



**HOUSEHOLD DENSITY (PSM)**

1 MILE	3 MILES	5 MILES
10,088	7,942	5,658



**HOUSEHOLDS WITH CHILDREN**

1 MILE	3 MILES	5 MILES
3,516	26,328	52,221



**HOME VALUES \$1,000,000 OR MORE**

1 MILE	3 MILES	5 MILES
4,666	33,349	69,025



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# LOCATION PROXIMITY



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