

# FOR LEASE

# CIVIC SQUARE

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

±1,060 RSF - ±13,045 RSF



## LOCKEHOUSE

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

**ADRIA GIACOMELLI**

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**SCOTT SAUNDERS**

Associate

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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 Karthikeya 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** ±2,120 RSF (Demisable to ±1,060 RSF)  
±13,045 RSF

**LOT SIZE** ±184,258 SF

**BASE RENT** \$3.00 PSF/Mo for Junior Box  
\$4.25 PSF/Mo. for Small Suites

**NNN** \$0.45 - \$0.53 PSF/Mo. (2024 Estimate)

**YEAR BUILT** 1964 (Renovated 2021)

**ZONING** [ECR-MU](#)

**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
- 5 Total Points of Egress / Ingress from Hollenbeck and W El Camino



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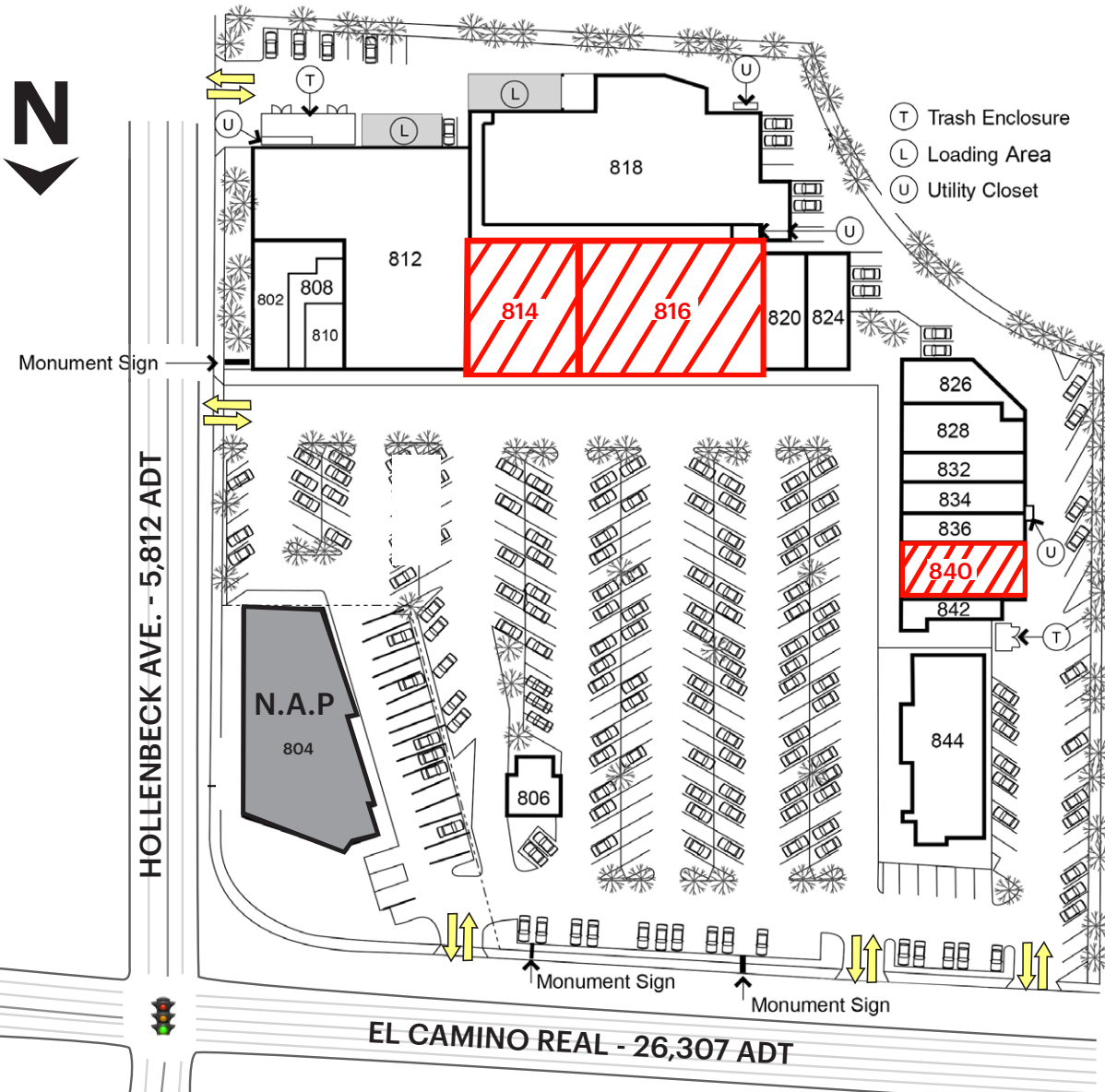
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# SITE PLAN



## AVAILABLE SPACES

<b>814 / 816</b>	Available (Demisable)	<b>13,045 RSF</b>
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
<b>838 / 840</b>	Available	<b>+2,120 RSF</b>

## 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	Karthikeya 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
842	Peter Cassara Clothiers	748 RSF
844	Pho Nam Restaurant	4,200 RSF

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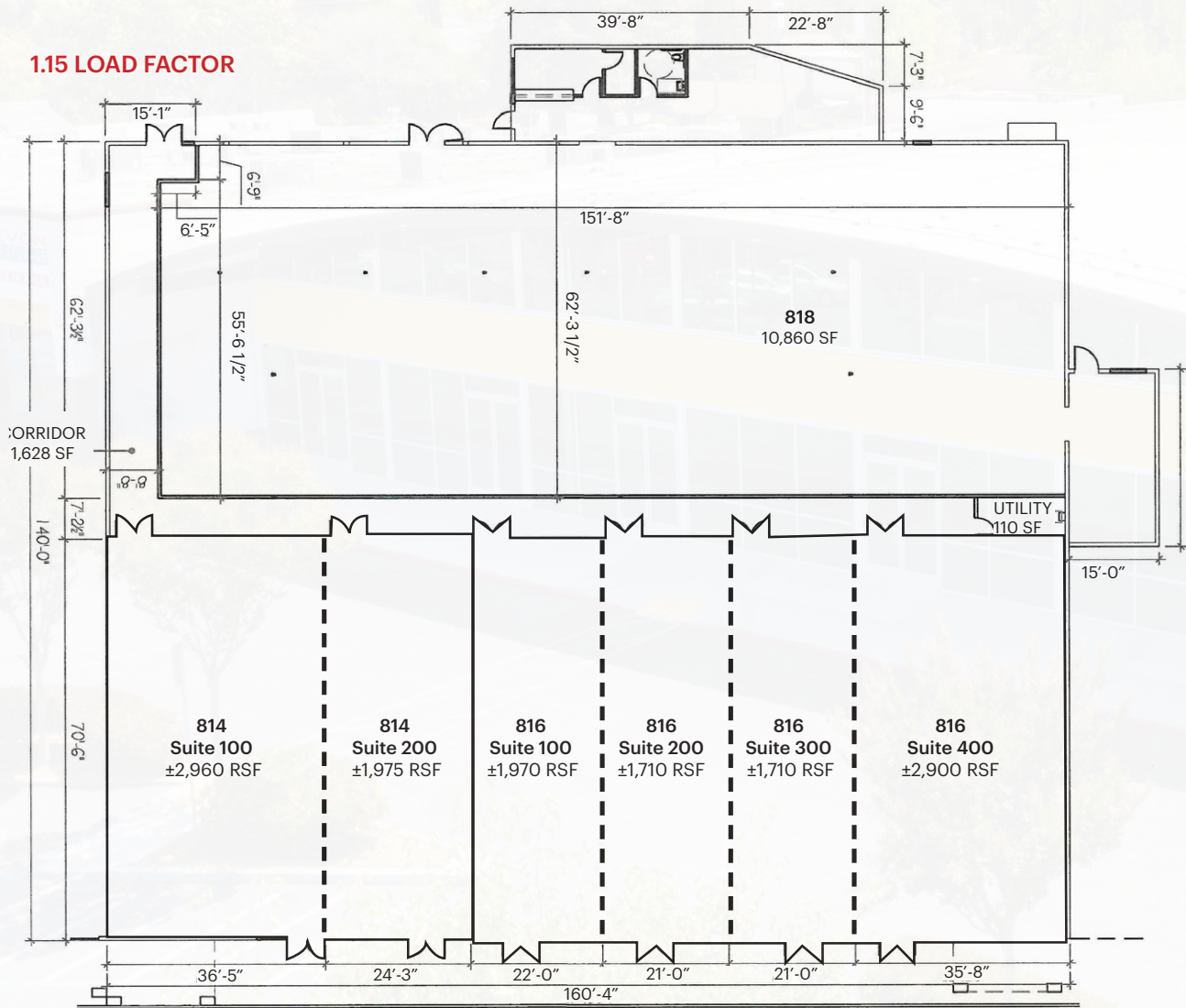
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**AVAILABLE**

**1.15 LOAD FACTOR**



SUITE	814-816
SIZE	+13,045 SF
RENT	\$3.00 PSF/Mo. for Junior Box
NNN	\$0.45 PSF/Mo. (2024 Estimate)

±13,045 SF For Lease Previously Occupied by Michael's. Seeking Anchor Tenants Only.



[Link Walkthrough Video](#)



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**AVAILABLE**



SUITE	838 / 840
SIZE	±2,120 SF (Demisable) to ±1,060 SF
RENT	\$3.75 PSF/Mo.   ±2,120 SF (Full Space) \$4.25 PSF/Mo.   ±1,060 SF (Demise Option)
NNN	\$0.53 PSF/Mo. (2024 Estimate) Includes Water and Trash
TYPE	Previously Interior Designer
HIGHLIGHTS	2 Upgraded Restrooms, New Floors, Fresh Paint, 2 Sets of Duplicate Utilities for Easy Demising
	<a href="#">Link Walkthrough Video</a>



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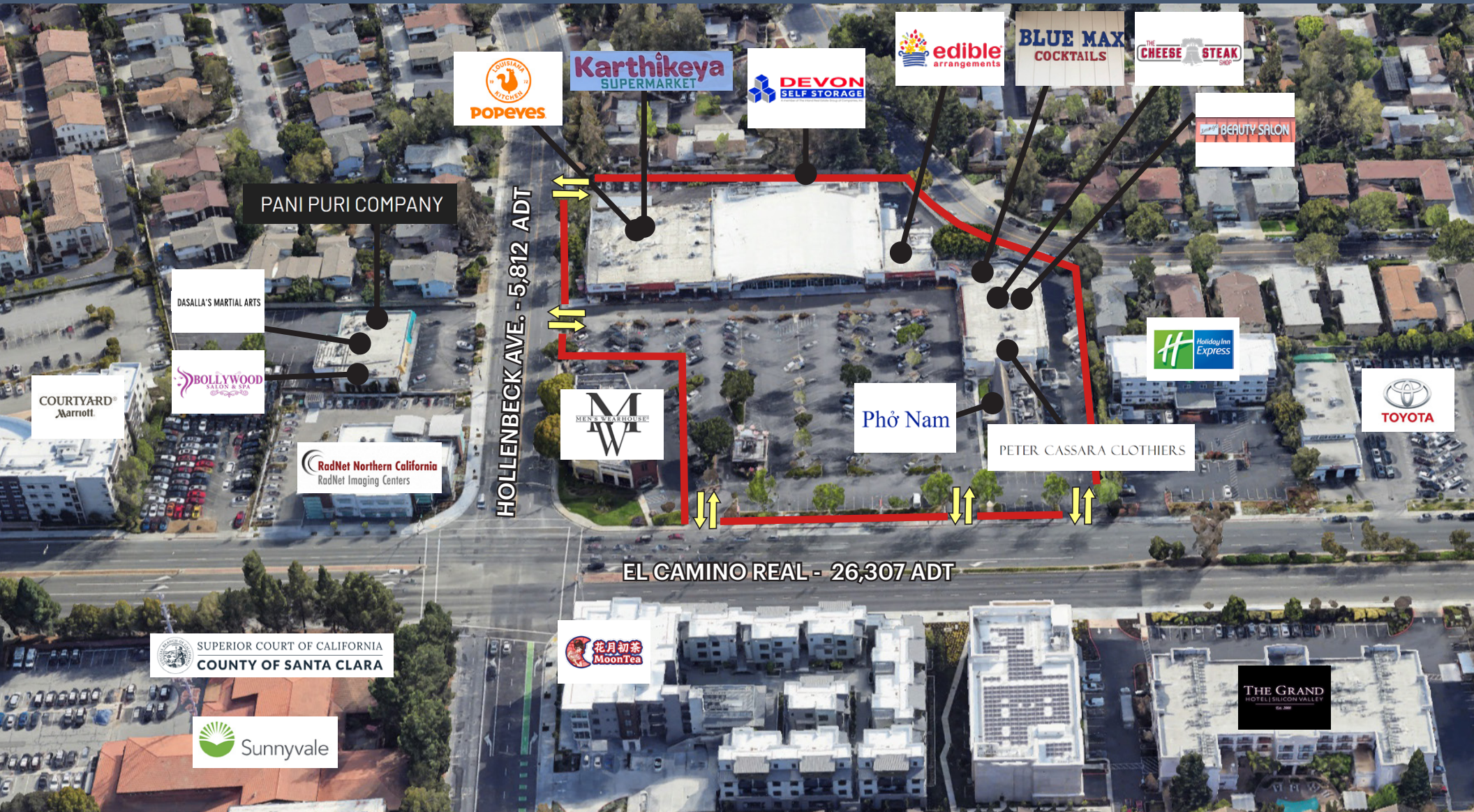
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# CLOSE-UP AERIAL



\*Traffic Counts Source: Sites USA REGIS Online 01/10/25

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# DEMOGRAPHICS



**KEY**

- 5 MILES
- 3 MILES
- 1 MILE

**ESTIMATED POPULATION**

1 MILE	3 MILES	5 MILES
32,324	227,992	450,858



**DAYTIME EMPLOYEES**

1 MILE	3 MILES	5 MILES
19,986	159,028	387,827



**AVERAGE HOUSEHOLD INCOME**

1 MILE	3 MILES	5 MILES
\$282,197	\$281,918	\$279,797



**BACHELOR'S DEGREE OR HIGHER**

1 MILE	3 MILES	5 MILES
73.5%	72.8%	72.2%



**HOUSEHOLD RETAIL EXPENDITURES (PER MONTH)**

1 MILE	3 MILES	5 MILES
\$5,707	\$5,813	\$5,810



**HOUSEHOLD DENSITY (PSM)**

1 MILE	3 MILES	5 MILES
10,294	8,068	5,743



**HOUSEHOLDS WITH CHILDREN**

1 MILE	3 MILES	5 MILES
4,050	28,746	57,688



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

1 MILE	3 MILES	5 MILES
4,662	33,320	68,986



\*Demographics Source: Sites USA REGIS Online 01/10/25

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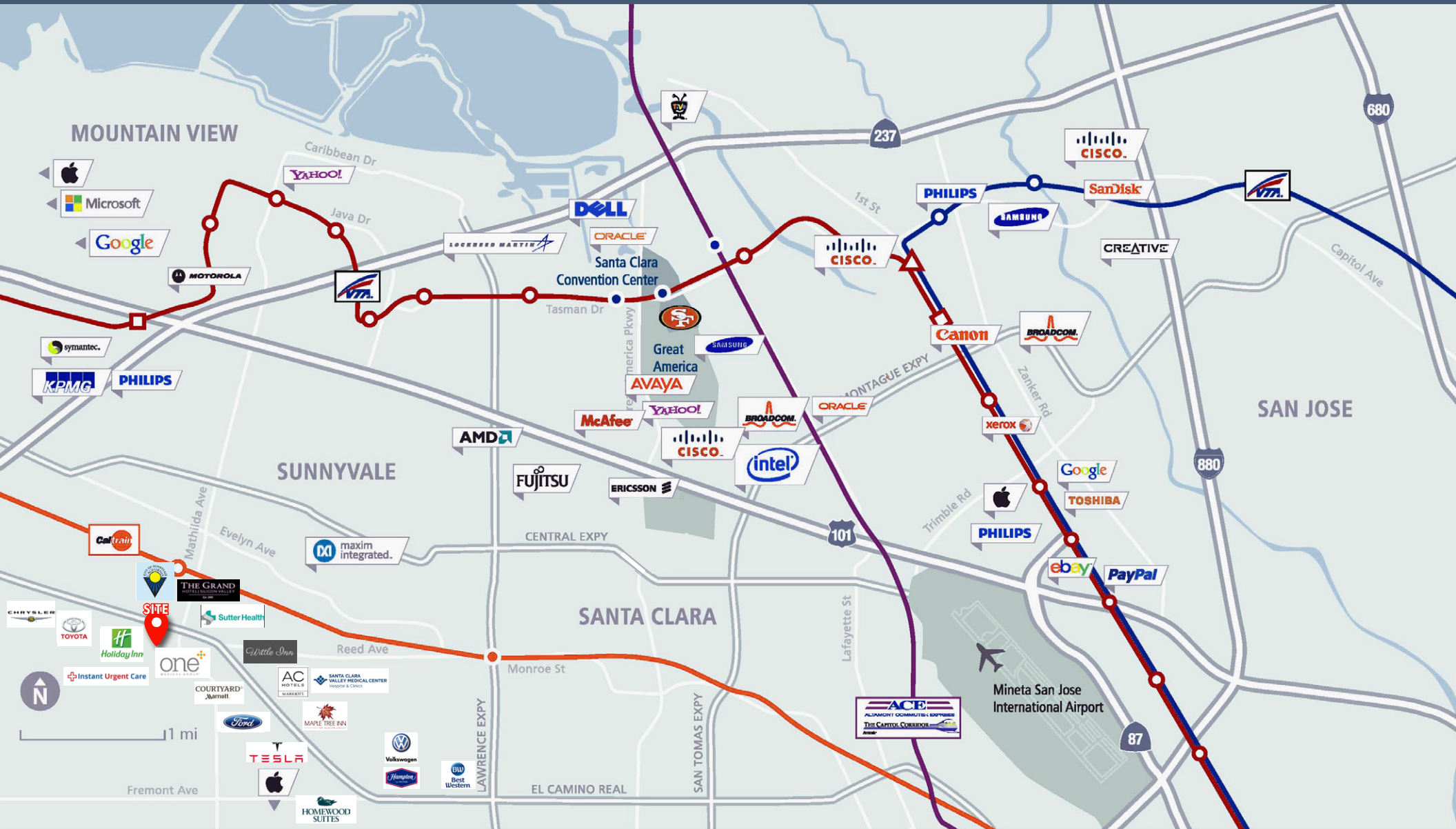


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