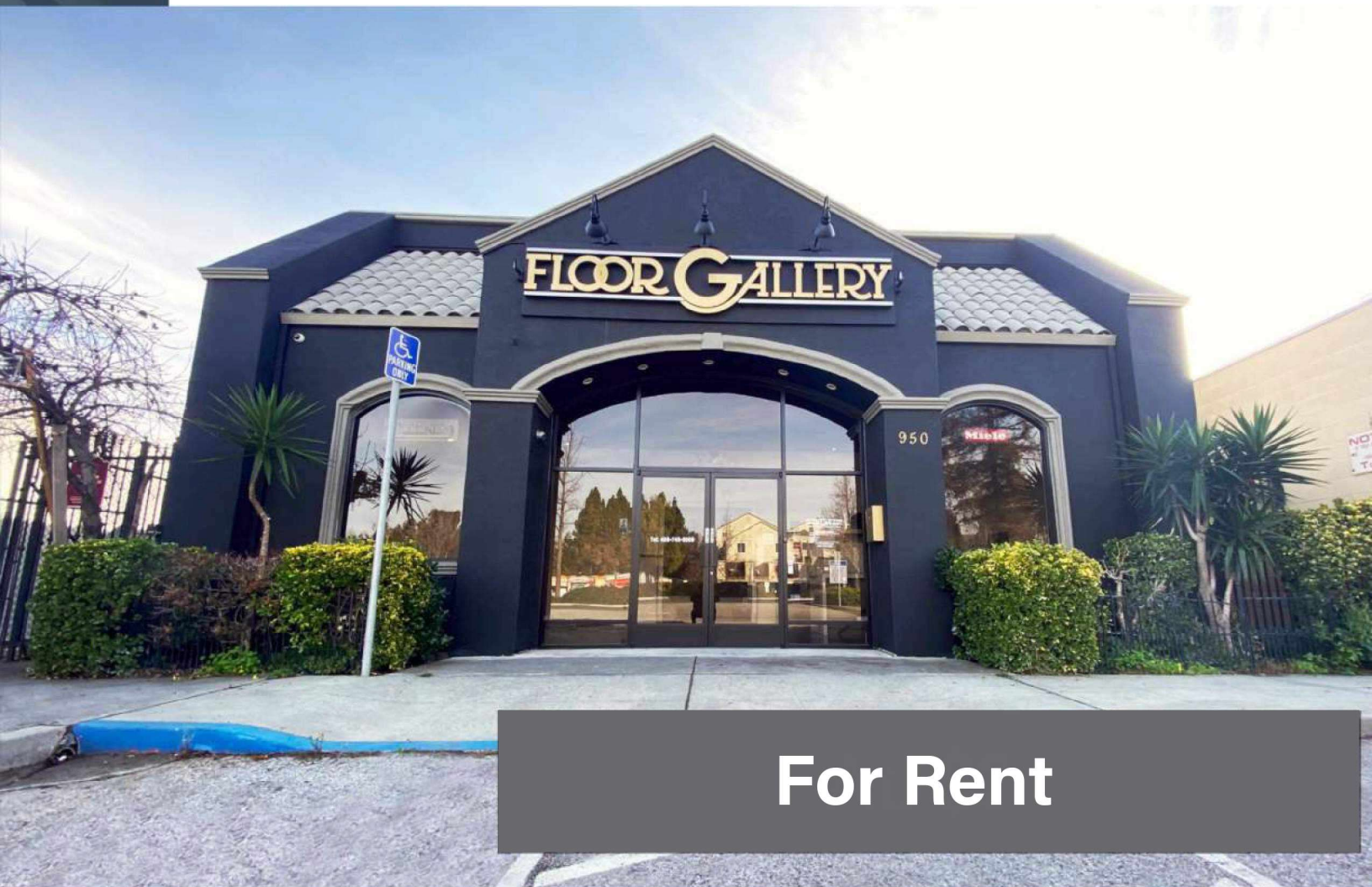




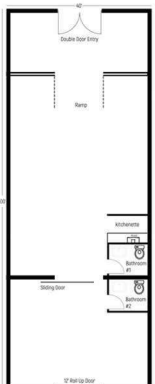
Retail Property for Rent

950 E. El Camino Real Sunnyvale CA 94087

4,000 SF Approximately



For Rent



Vacant Building Perfect Owner User

- Excellent stand-alone building on E. El Camino Real in desirable Sunnyvale location within a block from Wolf Rd and adjacent to a retail center with ample parking.

950 E. El Camino Real

Sunnyvale CA 94087

- **Double door glass entry:**
12' by 14' roll up door access for shipping and receiving.
- **Front showroom area:**
44' width by 19' length
- **Back showroom area:**
44' width by 55' length
- **Shipping and receiving area:**
44' width by 20' length
- **Two bathrooms:**
Each 7' x 8'
- **Kitchenette with sink hood for electric stove and builtin cabinets area:**
10' length by 7' width
- **12' by 14' roll up door access for shipping and receiving.**
- **Fenced yard for storage and private parking of trucks and vans.**



Key Details

Property Type	Retail
Property Subtype	Freestanding
Building Size	3,889 SF
Parking	9 Spaces
Building Height	1 Story
Land Acres	0.18 AC
Tenancy	Single
Zoning	C-2

“Real estate investing, even on a very small scale remains a tried and true means of building an individual’s cash flow and wealth.”

Robert T. Klyosaki

950 E. El Camino Real

Sunnyvale CA 94087

Location Overview

Headquarters Aerial



Headquarters Nearby	Distance from Subject Property
Apple Headquarters	2.9 Miles
23andMe Headquarters	3.7 Miles
LinkedIn Global Headquarters	4.2 Miles
Juul Headquarters	4.5 Miles
Yahoo Global Headquarters	6.7 Miles
Google and Alphabet Inc. Headquarters	8.5 Miles

950 E. El Camino Real

Sunnyvale CA 94087

Demographics

Population			
	2 mile	5 mile	10 mile
2010 Population	110,851	487,355	1,262,061
2021 Population	123,490	522,769	1,378,564
2026 Population Projection	124,119	522,191	1,380,329
Annual Growth 2010-2021	1.0%	0.7%	0.8%
Annual Growth 2021-2026	0.1%	0%	0%
Median Age	37.7	38.1	37.7
Bachelor's Degree or Higher	65%	61%	53%
U.S. Armed Forces	47	409	523

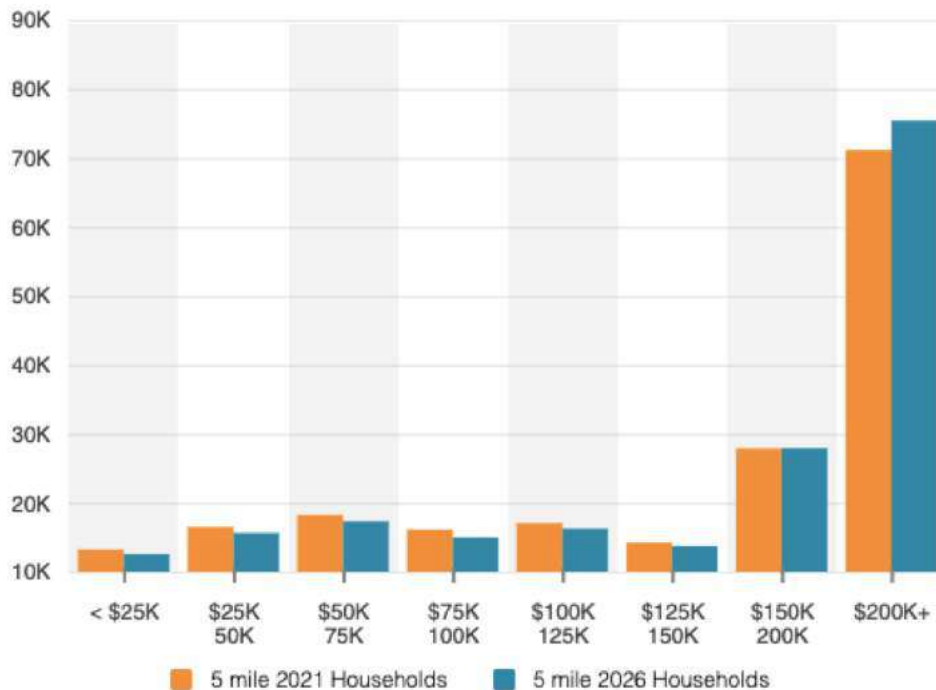
Households			
	2 mile	5 mile	10 mile
2010 Households	42,189	182,645	449,650
2021 Households	46,635	194,470	490,426
2026 Household Projection	46,810	194,000	490,931
Annual Growth 2010-2021	1.0%	0.7%	1.0%
Annual Growth 2021-2026	0.1%	0%	0%
Owner Occupied Households	20,390	97,032	260,127
Renter Occupied Households	26,420	96,967	230,804
Avg Household Size	2.6	2.6	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer S...	\$2.1B	\$8.9B	\$22B

950 E. El Camino Real

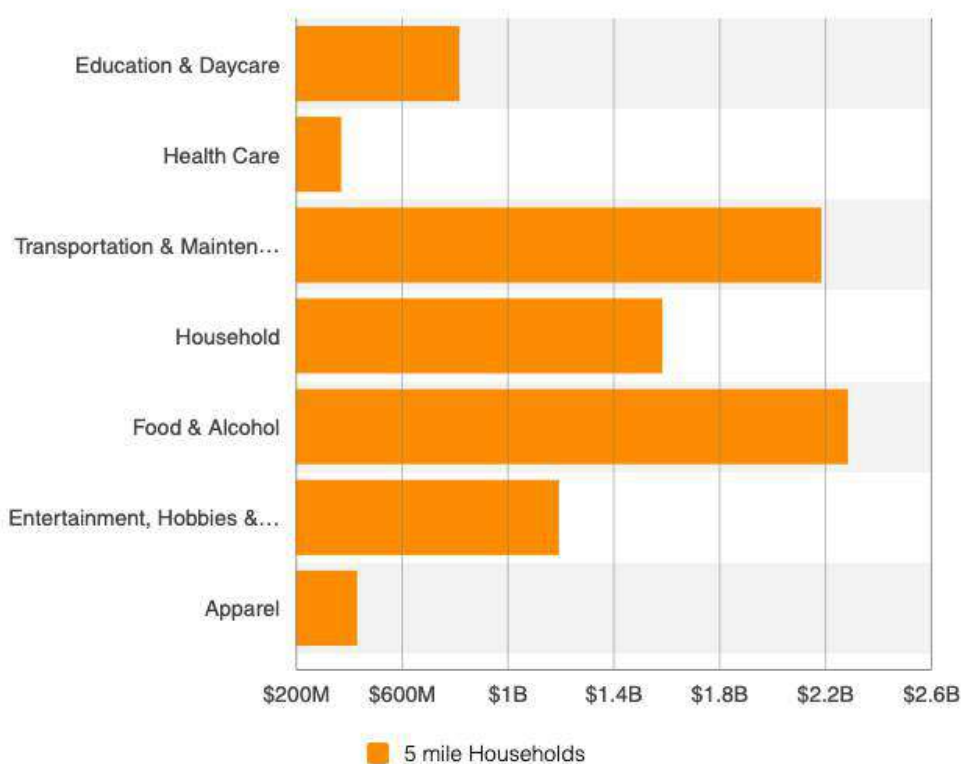
Sunnyvale CA 94087

Demographics

Household Income



Consumer Spending



950 E. El Camino Real

Sunnyvale CA 94087

Location Overview

Retail Aerial



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E el Camino Real	Norman Dr E	46,132	2020	0.04 mi
S Wolfe Rd	E el Camino Real NE	24,398	2018	0.15 mi
East El Camino Real	-	45,799	2020	0.15 mi
E Fremont Ave	Kingfisher Way SW	17,008	2018	0.26 mi
E el Camino Real	Maria Ln NW	44,038	2020	0.35 mi
E el Camino Real	Maria Ln NW	41,593	2018	0.36 mi
S Wolfe Rd	Marion Way N	29,574	2018	0.51 mi
S Wolfe Rd	Iris Ave N	23,522	2018	0.59 mi
el Camino Real	Lawrence Expy E	41,207	2018	0.77 mi
S Wolfe Rd	Inverness Way N	29,687	2018	0.77 mi

950 E. El Camino Real

Sunnyvale CA 94087

Location Overview

Daytime Employment

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	26,534	3,940	7	206,517	22,250	9	617,945	59,298	10
Trade Transportation & Utilities	4,632	469	10	39,327	3,093	13	106,437	8,668	12
Information	1,826	134	14	28,371	1,116	25	109,673	2,601	42
Financial Activities	2,349	484	5	16,725	2,969	6	47,103	8,248	6
Professional & Business Services	2,101	415	5	35,834	3,865	9	97,950	11,294	9
Education & Health Services	6,990	1,586	4	43,033	6,836	6	113,210	16,165	7
Leisure & Hospitality	5,759	431	13	28,340	2,017	14	77,904	5,309	15
Other Services	2,156	395	5	11,406	2,187	5	33,333	6,416	5
Public Administration	721	26	28	5,481	167	33	32,335	597	54
Goods-Producing Industries	8,575	251	34	78,809	2,325	34	175,731	6,850	26
Natural Resources & Mining	48	7	7	128	27	5	416	112	4
Construction	568	162	4	9,444	1,214	8	34,189	3,919	9
Manufacturing	7,959	82	97	69,237	1,084	64	141,126	2,819	50
Total	35,109	4,191	8	287,326	24,575	12	793,676	66,148	12

Transportation

Public Transportation	Drive	Walk	Distance
Bus Station			
Wolf and Fremont	2 min	4 min	0.2 mi
Wolf and El Camino	2 min	3 min	0.2 mi
Airport			
San Jose International Airport	15 min		8.8 mi
San Francisco International Airport	33 min		29.8 mi



Mahnaz Khazen

Broker Associate, CCIM, CPM, MRICS

☎ (408)835-7030

📍 Los Gatos

DRE#: 011757108

@ Mk@khazencre.com

