

FOR LEASE • 1,100 SF

275

W. El Camino Real



SUNNYVALE, CA

Seeking:

*Service Commercial, Cosmetic Dental,
Boutique Retail, etc...*



PRIME COMMERCIAL
INCORPORATED
FOR LEASE
408.879.4000
DIXIE DIVINE DENISE LUPRETTA
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275

LEAD CONTACT

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THE Property



ADDRESS

275 - 295 West El Camino Real
Sunnyvale, CA 95008



SIZE

1,100 SF



SPACE CONDITION

New Shell Space - *Currently undergoing major interior and exterior renovations, ETA Q4 2025*



PRICE

\$5.00 / SF + NNN

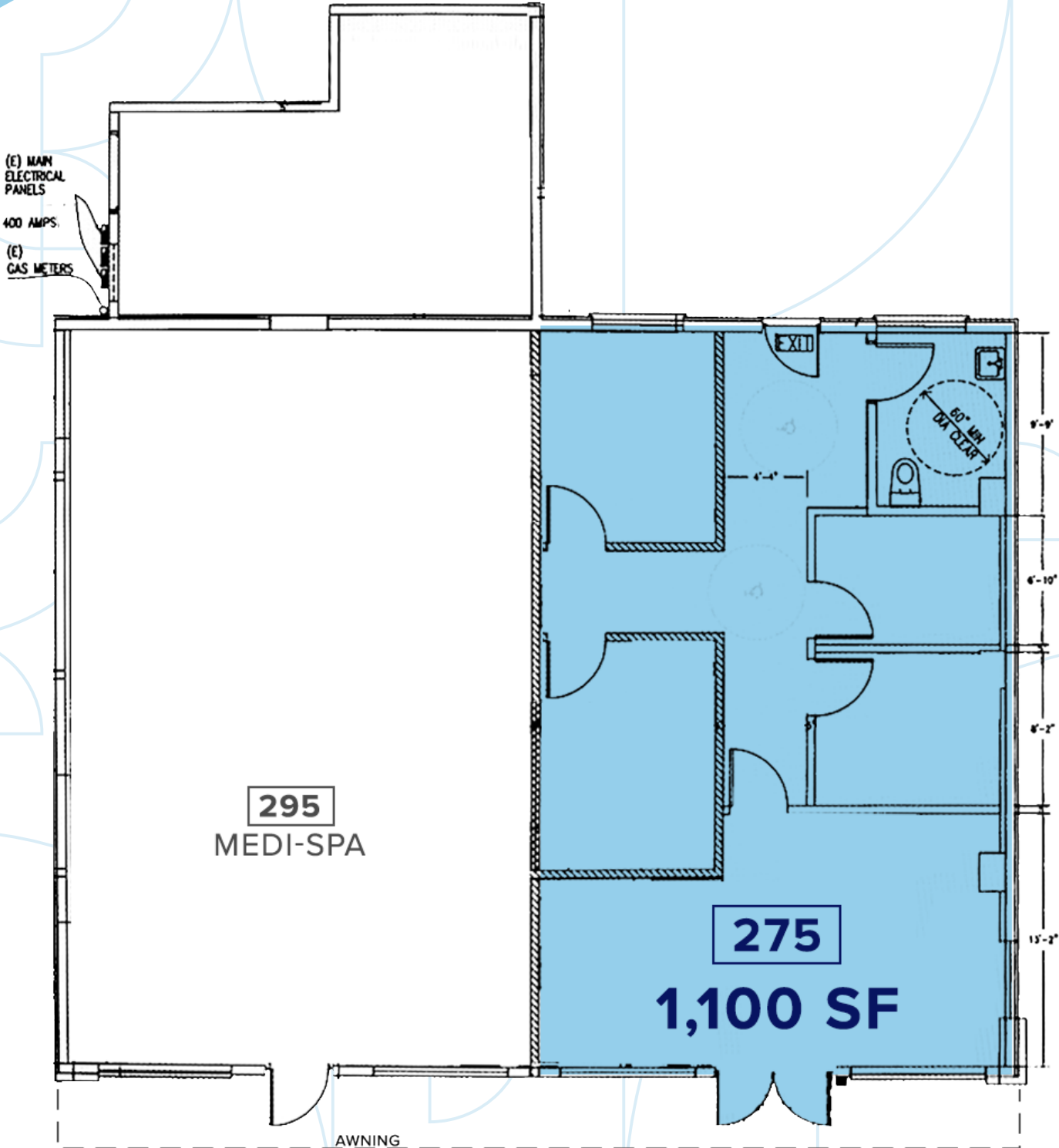
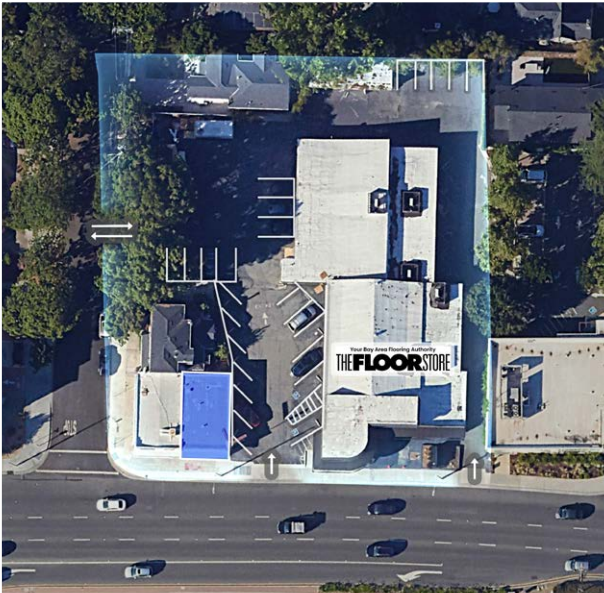
PROPERTY Highlights

- Highly visible building along El Camino Real and one block away from Mathilda Ave
- Dedicated parking lot
- High traffic counts and strong demographics
- Located just south of Downtown Sunnyvale near busy retail hot spots, notably across street from Cherry Orchard Shopping Center, anchored by Trader Joes, Starbucks, and PF Chang's
- Target Uses include: Service Commercial Uses to complement next door Medi-Spa, Cosmetic Dentistry, Boutique Retail, etc...

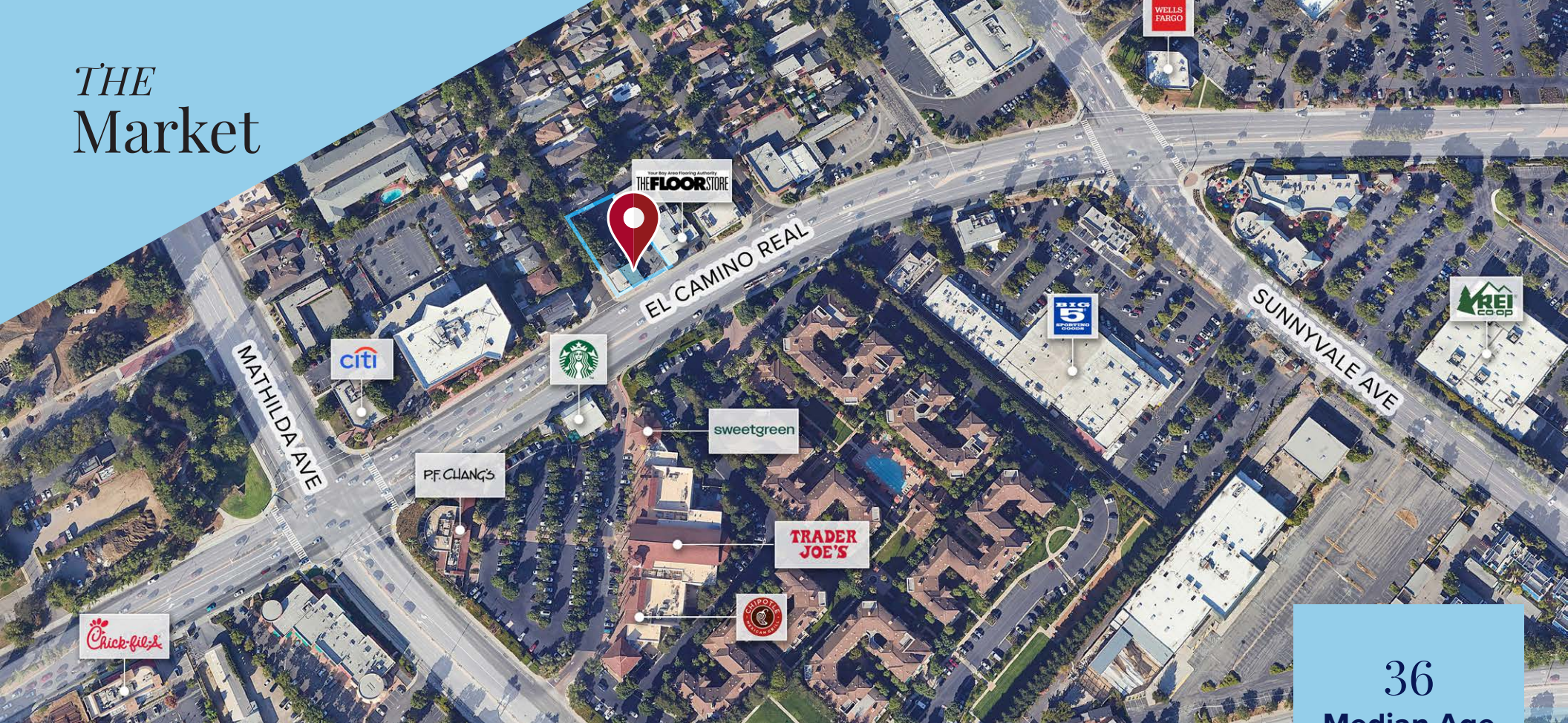


FLOOR Plan

SUBJECT TO MODIFICATION



THE Market



36
Median Age
(3 mile radius)

AREA Demographics

Source: esri 2024

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Population	33,790	237,874	475,190
Avg. House Hold Income	\$236,939	\$248,744	\$244,572
Daytime Population	30,908	102,849	211,076

TRAFFIC COUNTS	CARS PER DAY
El Camino Real / HWY 82	41,543 ADT
Mathilda Avenue	33,908 ADT
Sunnyvale Avenue	13,721 ADT

75%
Bachelor's or More Degree
Education
(3 mile radius)

\$135,851
Median
Disposable Income
(3 mile radius)

90,447
Total
Households
(3 mile radius)

AERIAL Map



SUNNYVALE

SANTA CLARA

CUPERTINO

275
W. El Camino Real

1 MILE

3 MILE

CALA CENTER
APNT MANDI CVS

GRANT PARK PLAZA
NOB HILL FOODS
Marshall's
HomeGoods
CITY SPORTS PLUS

BEST BUY

CHERRY CHASE CENTER
SAFWAY Arbys

CHERRY ORCHARD
TRADER JOE'S Starbucks

target WHOLE FOODS ULTA

DICK'S SPORTSWEAR ROSS DRESS FOR LESS
SPROUTS FARMERS MARKET

COSTCO WHOLESALE

BIG 5 Peets COFFEE

SUBWAY

SAFWAY REI petco

HACIENDA SHOPPING CENTER
SAFWAY Michaels

LAWRENCE SQUARE
PARIS BAGUETTE chji's

PAVLINA PLAZA
CVS DOLLAR TREE
FedEx McDonald's

LAWRENCE EXPY PLAZA
Lucky Starbucks Dunkin' Donuts

MEGA MART
DUNKIN' DONUTS

HOMESTEAD SQUARE
SAFWAY ULTA
Michaels ROSS DRESS FOR LESS

CUPERTINO VILLAGE
99 CENTS ONLY 7LEAVES

