

159 S. MURPHY AVENUE

SUNNYVALE, CA 94086



OFFERING MEMORANDUM-LEASING

SINGLE-TENANT RETAIL OCCUPANCY OPPORTUNITY

Marcus & Millichap

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THE OFFERING

Marcus & Millichap presents a Downtown Restaurant opportunity located at **159 S. Murphy Ave.** The location offers a premium commercial leasing opportunity in the heart of Downtown Sunnyvale, California. This standalone building comprises **6,080 square feet** of highly adaptable retail or restaurant space. Situated on a **0.14-acre lot** directly within the thriving historic corridor, the property provides prominent frontage, extremely high foot traffic, and immediate synergy with the adjacent Sunnyvale Cityline development.

PRICING & FINANCIALS

ASKING RENT	\$50/SF (6,080 SF RBA)
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TRIPLE NET (NNN)	\$0.57
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PROPERTY ABSTRACT

PROPERTY ADDRESS	159 S. Murphy Ave. Sunnyvale, CA 94086
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INTERIOR BUILDING SIZE	6,080 SF
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% OCCUPIED	100%
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YEAR BUILT	1955
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STORIES	Mostly single with an upstairs office and breakroom
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PARKING	Public
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SITE AREA	0.14 Acres (6,250 SF)
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ZONING	DSP-2 (Downtown Specific)
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FRONTAGE	50' on Murphy Ave.
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INVESTMENT HIGHLIGHTS

TRANSIT-ORIENTED

Located directly down the block from the Sunnyvale Caltrain Station for easy commuter access across the Silicon Valley.

ECONOMIC ANCHOR

Fully integrated with the massive Sunnyvale Cityline development, bringing thousands of upscale residential units, modern offices, Whole Foods, and AMC theaters to the immediate neighborhood.

HIGH FOOT TRAFFIC

Positioned on a highly walkable, vibrant block famous for outdoor dining, community events, and the weekly Sunnyvale Farmer's Market.

TECH CENTER PROXIMITY

Directly adjacent to major tech employers including Uber, Databricks, and CrowdStrike.









LOCATION & MARKET OVERVIEW

The Sunnyvale commercial landscape remains one of the most resilient and supply-constrained submarkets in Silicon Valley, heavily reinforced by proximity to global tech powerhouses like Apple, Google, and LinkedIn.

159 S. Murphy Ave is a premier retail and dining location situated in the heart of downtown Sunnyvale's Historic Murphy Avenue entertainment district, offering high foot traffic and direct proximity to the Sunnyvale Caltrain Station, Highway 101, and major anchors like Whole Foods and Target. It serves an exceptionally affluent, tech-driven Silicon Valley consumer base characterized by a staggering median household income of \$186,170. This presents an opportunity to operate in one of the Bay Areas most sought-after and supply constrained markets.



DEMOGRAPHIC DATA

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection			
Total Population	34,661	230,407	474,567
2025 Estimate			
Total Population	33,761	224,318	464,210
2020 Census			
Total Population	32,920	220,229	461,597
2010 Census			
Total Population	28,360	196,756	418,046
Daytime Population			
2025 Estimate	32,144	207,611	630,915
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	14,661	91,490	185,770
2025 Estimate			
Total Households	14,226	88,889	181,372
Average (Mean) Household Size	2.5	2.5	2.6
2020 Census			
Total Households	13,400	83,949	173,036
2010 Census			
Total Households	11,405	76,391	159,224
Occupied Units			
2030 Projection	15,578	97,650	197,666
2025 Estimate	15,098	94,738	192,800
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	60.0%	60.4%	60.2%
\$100,000-\$149,999	14.3%	13.7%	13.3%
\$75,000-\$99,999	6.7%	7.2%	7.1%
\$50,000-\$74,999	6.5%	7.3%	6.7%
\$35,000-\$49,999	3.4%	3.4%	3.6%
Under \$35,000	9.0%	8.1%	9.1%
Average Household Income	\$203,340	\$208,905	\$208,782
Median Household Income	\$180,410	\$186,621	\$186,923
Per Capita Income	\$86,305	\$82,894	\$81,212

HOUSEHOLDS BY EXPENDITURE	1 MILE	3 MILES	5 MILES
Total Average Household Retail Expenditure	\$100,840	\$101,313	\$100,177
Consumer Expenditure Top 10 Categories			
Housing	\$39,886	\$39,744	\$39,237
Transportation	\$17.88	\$17,570	\$17.12
Food	\$14,191	\$14,196	\$13,964
Personal Insurance and Pensions	\$13,907	\$14,125	\$14,064
Entertainment	\$4,200	\$4,292	\$4,282
Apparel	\$3,125	\$3,089	\$3,004
Cash Contributions	\$2,078	\$2,356	\$2,450
Education	\$1,779	\$1,907	\$1,945
Personal Care Products and Services	\$1,166	\$1,217	\$1,232
Alcoholic Beverages	\$781	\$817	\$822
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	33,761	224,318	464,210
Under 20	19.20%	21.10%	22.10%
20 to 34 Years	33.00%	26.60%	24.10%
35 to 39 Years	10.40%	9.40%	8.80%
40 to 49 Years	12.40%	13.30%	13.80%
50 to 64 Years	14.00%	16.20%	17.00%
Age 65+	11.00%	13.40%	14.20%
Median Age	35.0	37.0	38.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	25,485	165,642	337,725
Elementary (0-8)	4.10%	2.90%	2.90%
Some High School (9-11)	2.90%	2.60%	2.50%
High School Graduate (12)	9.70%	9.00%	8.80%
Some College (13-15)	9.00%	9.70%	9.70%
Associate Degree Only	6.20%	5.30%	5.30%
Bachelor's Degree Only	28.30%	30.20%	30.40%
Graduate Degree	39.8%	40.20%	40.40%

DEMOGRAPHIC DATA



EMPLOYMENT

In 2025, 260,661 people in your selected area were employed. The 2010 Census revealed that 77.7 percent of employees are in white-collar occupations in this geography, and 10.8 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



POPULATION

In 2025, the population in your selected geography is 464,210. The population has changed by 11.04 percent since 2010. It is estimated that the population in your area will be 474,567 five years from now, which represents a change of 2.2 percent from the current year. The current population is 51.7 percent male and 48.3 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 5,905 people per square mile.



HOUSING

The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 80,175.00 owner-occupied housing units and 79,052.00 renteroccupied housing units in your area.



HOUSEHOLDS

There are currently 181,372 households in your selected geography. The number of households has changed by 13.91 percent since 2010. It is estimated that the number of households in your area will be 185,770 five years from now, which represents a change of 2.4 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2025, the median household income for your selected geography is \$186,923, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 101.09 percent since 2010. It is estimated that the median household income in your area will be \$217,558 five years from now, which represents a change of 16.4 percent from the current year.

The current year per capita income in your area is \$81,212, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$208,782, compared with the U.S. average, which is \$103,571.



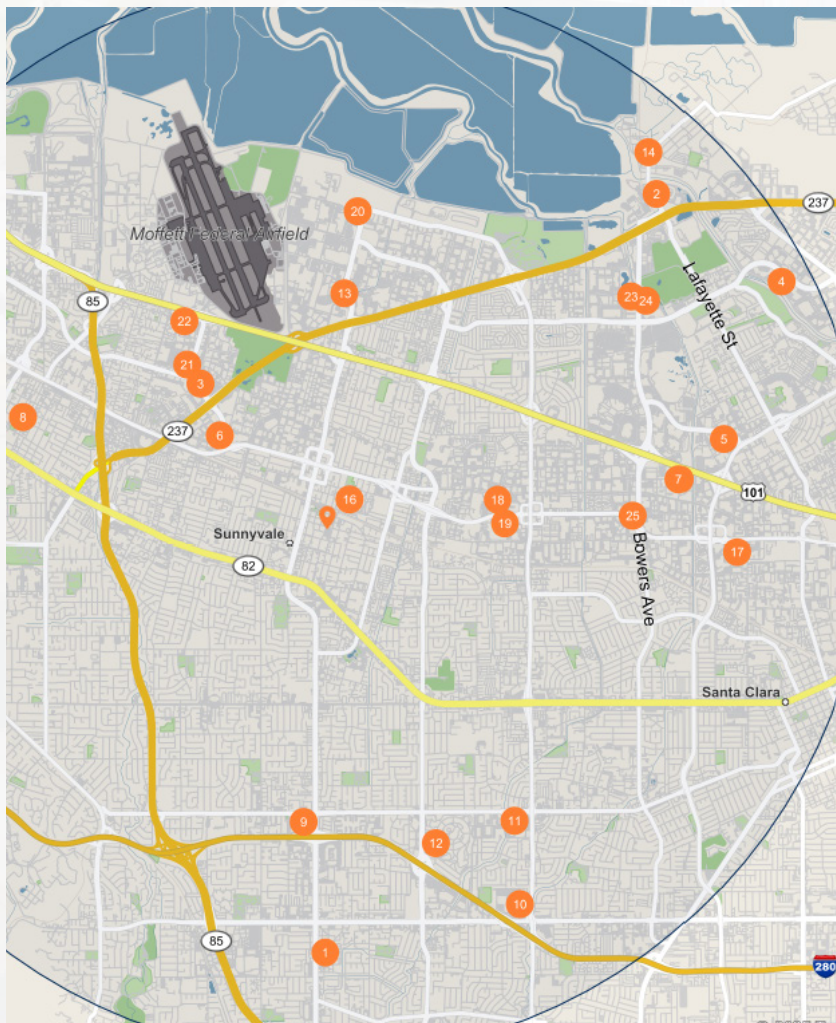
EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 63.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 5.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was lower than the nation's at 6.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.2 percent vs. 26.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 11.6 percent in the selected area compared with the 19.6 percent in the U.S.

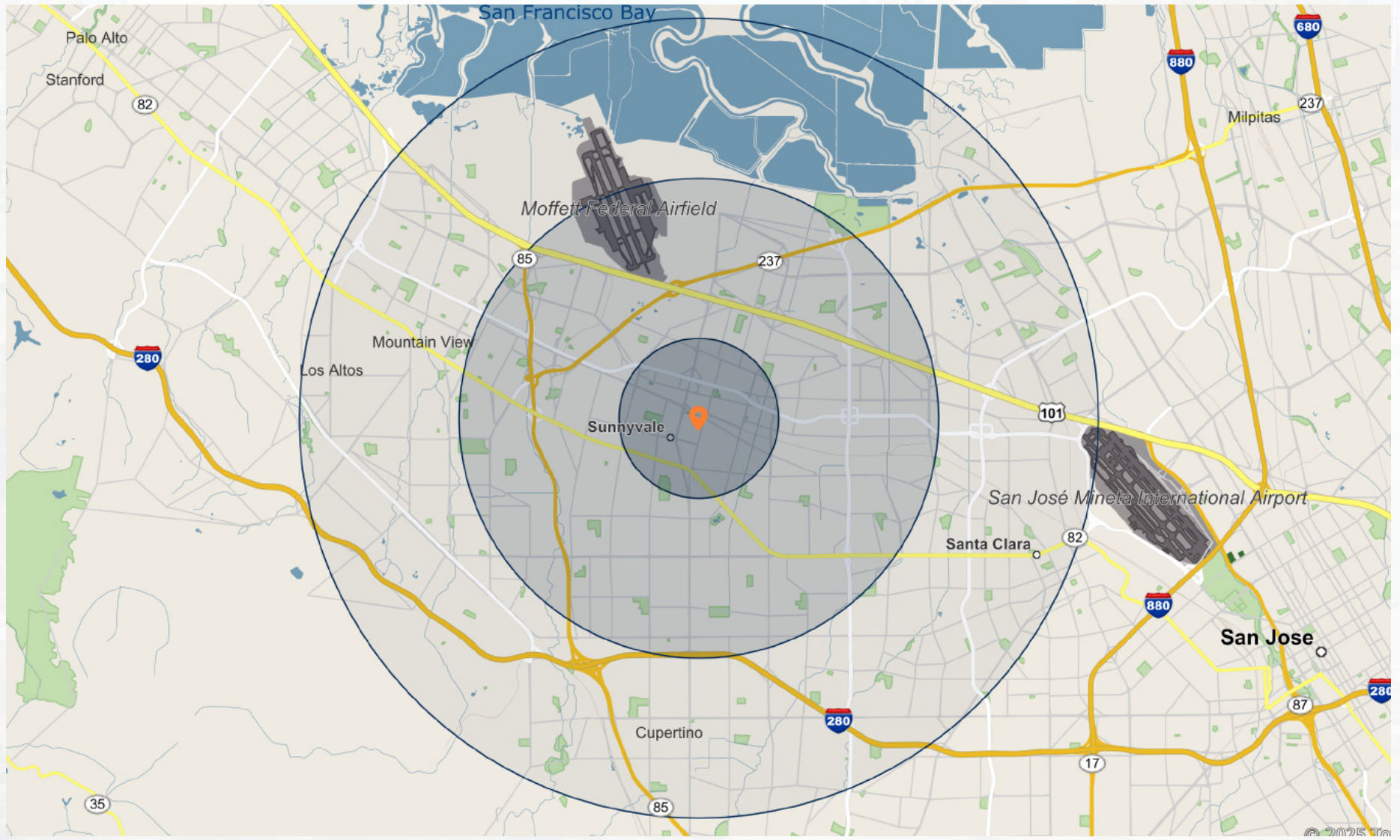
DEMOGRAPHIC DATA



MAJOR EMPLOYERS	EMPLOYEES
1 AAC Technologies Holdings Inc-	14,922
2 Mindray Ds Usa Inc-Mindray Innvion Ctr Slcon Vly	4,025
3 Omnissa Holdco LLC-	4,000

MAJOR EMPLOYERS	EMPLOYEES
4 Cisco Systems Inc-Cisco Systems	3,534
5 Intel Corporation-	2,726
6 Guidant Sales LLC-	2,516
7 Advanced Micro Devices Inc-AMD	2,510
8 Sentinelone Inc-Sentinelone	2,414
9 Safeway Inc-Safeway	2,290
10 Agilent Technologies Inc-Agilent	2,256
11 Kaiser Foundation Hospitals-Kaiser Prmnnte Snta Clara Med	2,057
12 Sodexo Management Inc-	2,042
13 Juniper Networks Inc-Proof of Concept Poc Lab	2,000
14 Flextronics Intl USA Inc-	2,000
15 Coast Personnel Services Inc-	1,895
16 Northrop Grumman Systems Corp-Northrop Grumman Mar Systems	1,840
17 Sodexo Management Inc-	1,786
18 Globalfoundries Dresden-	1,704
19 National Semiconductor Corp-	1,700
20 Verizon Media Inc-	1,695
21 Blue Coat LLC-	1,583
22 Blackberry Corporation-	1,568
23 Macaulay Brown Inc-Macb	1,500
24 Asiainfo-Linkage Inc-	1,500
25 Applied Materials Inc-Applied Materials	1,489

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