

FOR SUBLEASE | RETAIL · SHOWROOM · WAREHOUSE



PRIME EL CAMINO REAL FRONTAGE

Freestanding Showroom with Warehouse & Private Gated Yard

A rare freestanding commercial building on El Camino Real with excellent street visibility, a bright open showroom, dedicated warehouse, and a large private backyard.

950 E EL CAMINO REAL · SUNNYVALE, CA 94087

±4,000 SF
TOTAL INTERIOR

±2,700 SF
OPEN SHOWROOM

±1,000 SF
WAREHOUSE

±3,200 SF
PRIVATE GATED YARD

THE OPPORTUNITY

A Move-In Ready Showroom on Silicon Valley's Main Corridor

Positioned directly on **El Camino Real**, one of the Peninsula's busiest commercial corridors, this freestanding building offers outstanding visibility, prominent signage potential, and a fully refreshed interior. The bright, open showroom features new flooring, gallery-style track lighting, and ceilings up to **13'-6"** — ideal for a furniture store, design center, flooring or cabinet showroom, contractor showroom, or similar destination retail use.

- **Freestanding building** with direct El Camino Real frontage and excellent signage potential
- **±2,700 SF open showroom** with new flooring and track lighting throughout
- **±1,000 SF warehouse** with roll-up door access to the yard
- **±3,200 SF private gated backyard** with covered area and storage shed
- **Two ADA restrooms** and a finished kitchenette
- **On-site parking** at the front and additional striped parking in the rear yard



MAIN SHOWROOM · GALLERY LIGHTING & NEW FLOORS



ENTRANCE ROOM · CHEVRON FEATURE FLOORING



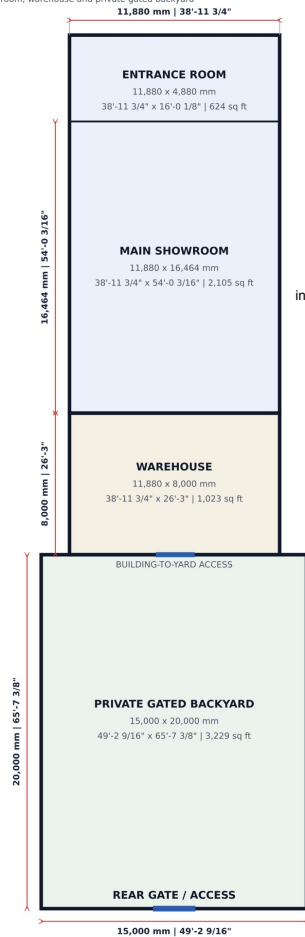
SHOWROOM · OPEN FLOOR PLAN



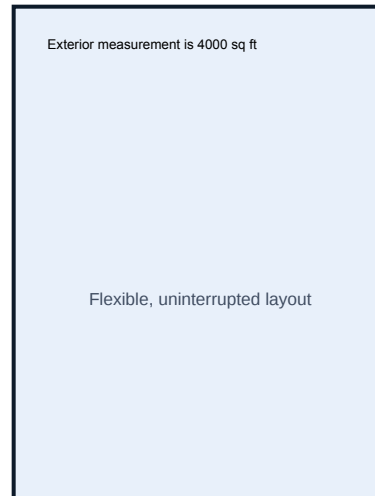
STREET FRONTAGE & CUSTOMER PARKING

REAL FIELD DIMENSIONS | METRIC AND IMPERIAL UNITS

Showroom, warehouse and private gated backyard



Open, rectangular floor plan · no indentations



Revised concept plan: continuous rectangular floor area with no floor indentations.

Indoor total: 3,752 sq ft | Backyard: 3,229 sq ft
Drawing: ST-GP-04 | Revision: 04
Units: mm + feet/inches + square feet

Field-measured dimensions; areas are approximate. Service rooms include two ADA restrooms, kitchenette, and electrical room. Warehouse connects directly to the private yard; rear gate provides separate yard access.

WAREHOUSE · YARD · AMENITIES

Back-of-House Built for Working Businesses



WAREHOUSE · ROLL-UP DOOR TO YARD



PRIVATE YARD · STRIPED PARKING



COVERED YARD AREA & STORAGE SHED



KITCHENETTE



TWO ADA RESTROOMS

LEASE TERMS

Lease Structure	5 + 5 Year Sublease
Year 1	\$16,000 / month
Year 2 Onward	\$17,000 / month

SCHEDULE A TOUR

950 E El Camino Real
Sunnyvale, CA 94087

Contact: _____

Phone / Email: _____