

FOR SUBLEASE

RetailNet
REAL ESTATE

Sunnyvale, CA

Former *Walgreens* #9782

±14,820 SF | Nov '33 | ECR-C | \$225K/yr

780 E El Camino Real



Property Overview

- ✦ **Rent.** \$225,000/yr, Modified Gross *(inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 11/30/33
- ✦ **Building.** ±14,820 SF + drive thru
- ✦ **Property.** ±1.55 AC
- ✦ **Signage.** Shared monument + building
- ✦ **Signalized Intersection.** El Camino Real & Maria Ln
- ✦ **Access.** Full, direct via traffic signal
- ✦ **Parking.** ±95 (30 may be marked as time restricted)
- ✦ **Yr Built.** 2008
- ✦ **Parcel ID.** 211-25-050 [Parcel Map](#)
- ✦ **Zoning.** El Camino Real SP-C (ECR-C) - [Zoning Map](#)
- ✦ **Permitted Uses.** [Sunnyvale Permitted Use Table](#)
- ✦ **Prohibited Uses.** Pharmacy, auto repair, thrift store, bar, church, educational or training facility, day care, children's entertainment facility, gym, or car wash

Location Overview

- ✦ **Prime El Camino Frontage.** Highly visible, high traffic counts, traffic signal and excellent signage.
- ✦ **Convenient.** Close to Hwys 101 & 85 and Caltrain
- ✦ **Trade Area.** Surrounded by high-income residential and established retail and office uses.



2026	1 Mile	1.5 Mile	2 Miles
Population	36,986	79,746	127,415
Households	13,743	30,149	48,019
Avg. HH Inc.	\$246,779	\$260,744	\$261,007
E El Camino Real– Daily Traffic Count Estimate			45,200 VPD

SUNNYVALE, CA

780 E El Camino Real



SAFeway

HOMEWOOD
SUITES by Hilton



Comerica

Maria Lane



E El Camino Real- 45,200 VPD

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780 E El Camino Real



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E El Camino Real - 45,200 VPD



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E El Camino Real- 45,200 VPD

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Shared Monument Sign

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SUBLEASE TERMS

SUGGESTED RENT*

\$225,000/yr

(inclusive of RET; R&M, insurance, utilities separate)

TERM

11/30/33 *(Co-terminus with master lease)*

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

****Price + terms, along with all offers, are subject to approval of Walgreen Co.’s Real Estate Committee***

CONTACT

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