Sunnyvale, CA

Former Walgreens #9782



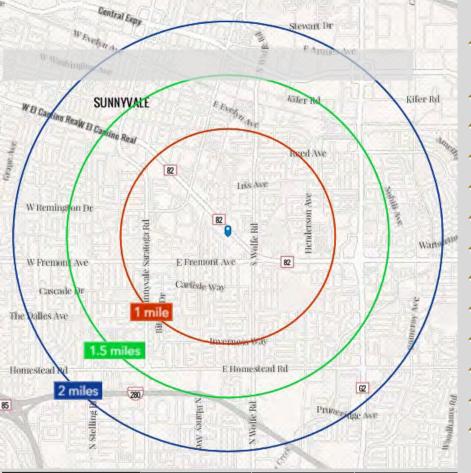
±14,820 SF | Nov '33 | ECR-C | \$225K/yr

780 E El Camino Real



### SUNNYVALE, CA

#### 780 E El Camino Real



2026	1Mile	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

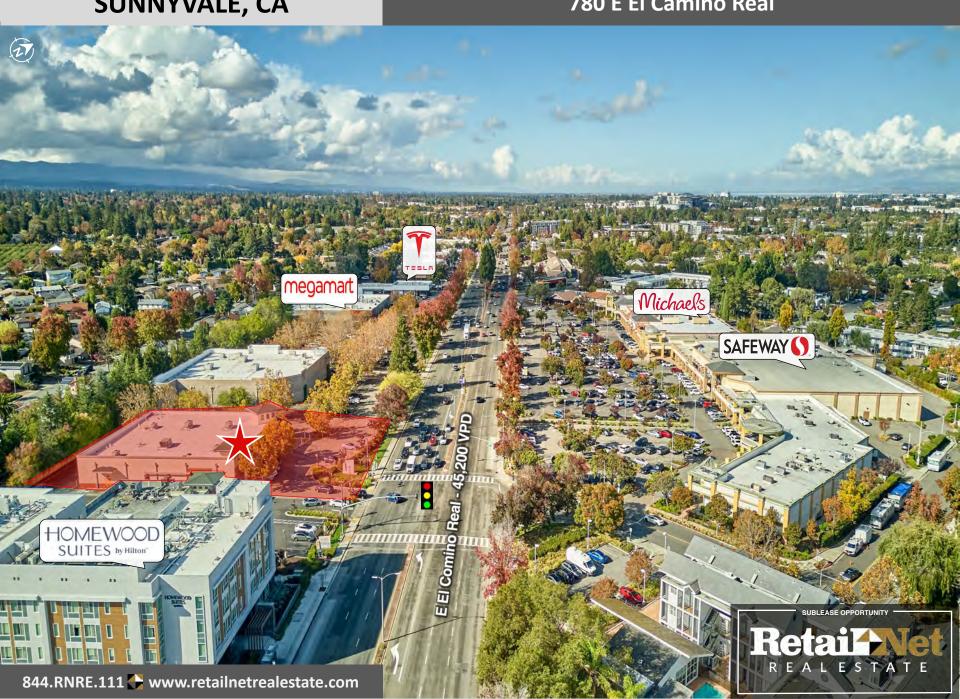
### **Property Overview**

- 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.

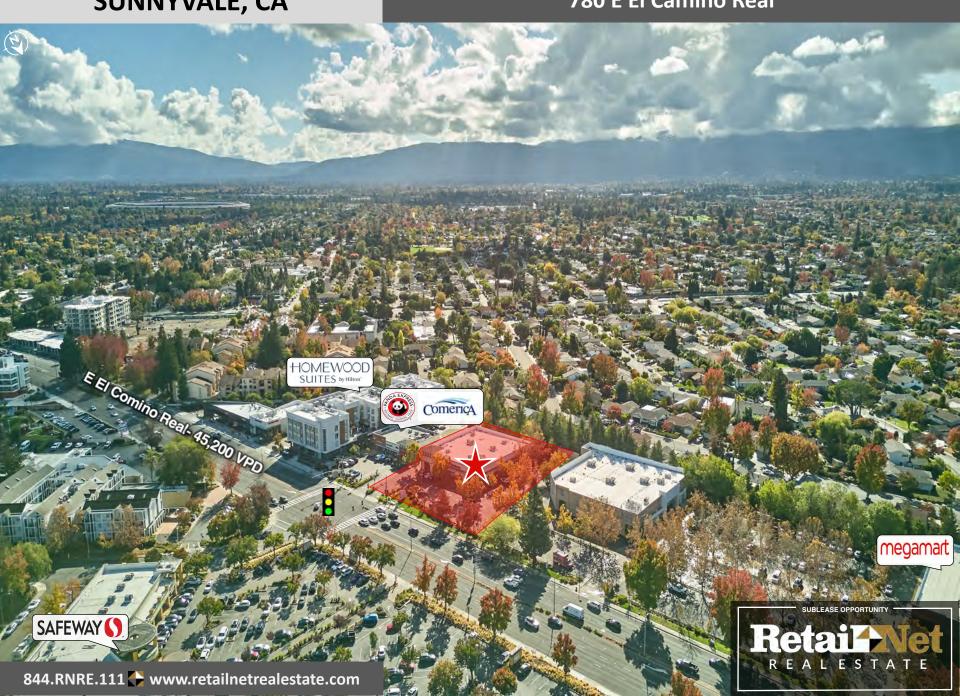


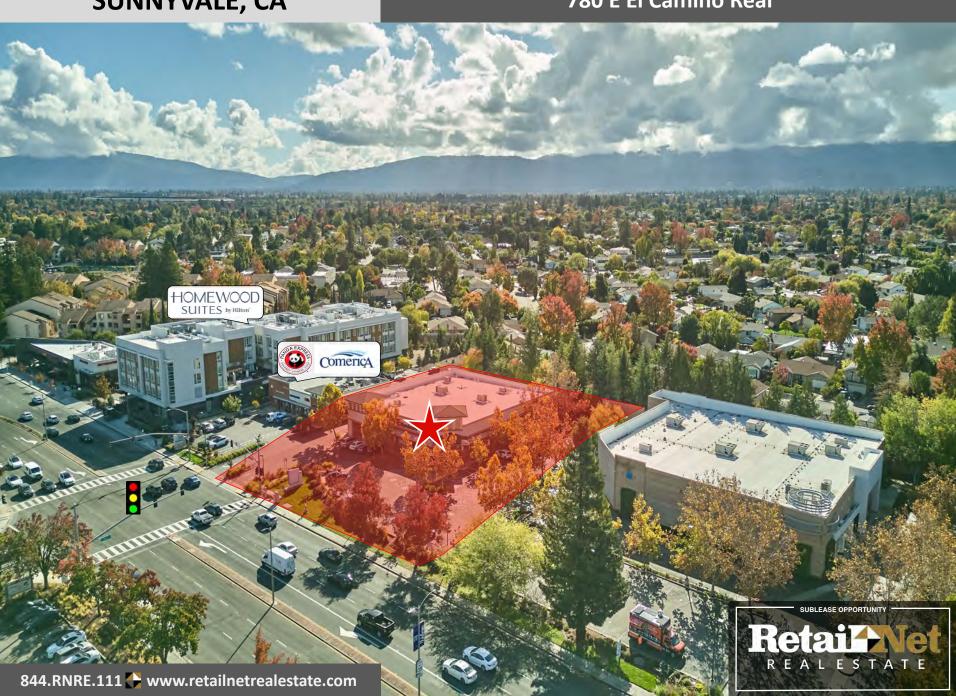


## SUNNYVALE, CA

## 780 E El Camino Real





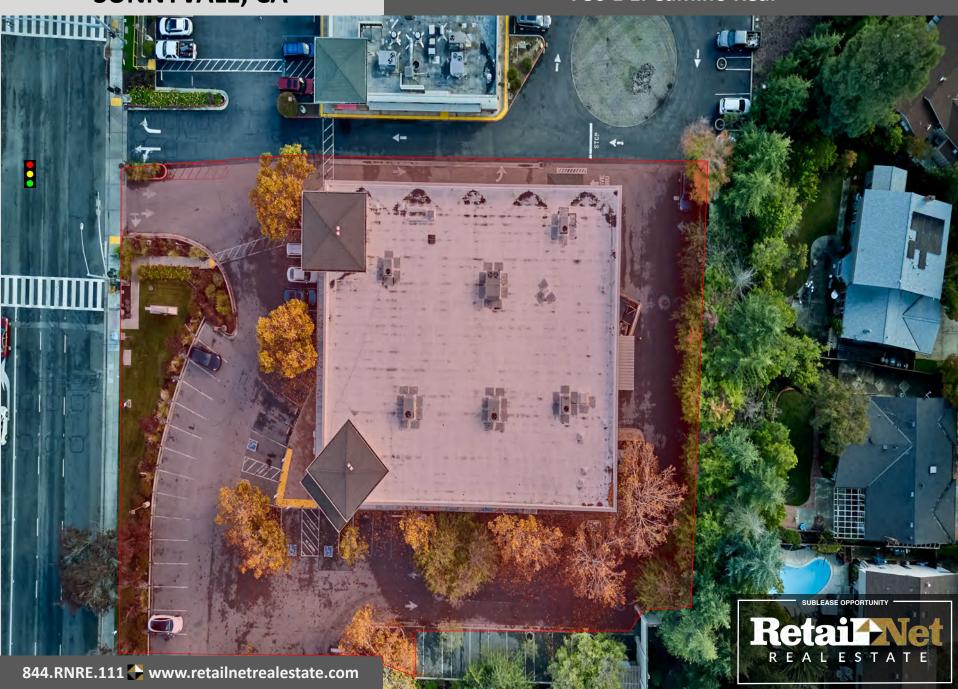












# **SUBLEASE TERMS**

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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