

For Lease Retail Space 13,045± SF

Civic Square Shopping Center



802-844 W. El Camino Real
Sunnyvale, CA

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Civic Square Shopping Center

13,045± SF of the Former Michaels on El Camino Real is Available for Lease in the Civic Square Shopping Center; Michaels occupied the space from the mid-1980s through 2018; at moveout Landlord completed extensive interior & exterior improvements.

- Space will be delivered Gray Shell for tenant improvements.
- **Civic Square** is situated at the intersection of W El Camino Real and Hollenbeck Ave in Sunnyvale, California and has 16 national and local tenants, including Edible Arrangements, Cheese Steak Shop, Popeyes Louisiana Kitchen, Trinethra Supermarket, Adamson's French Dip Restaurant, The Bay Fish & Chips, Peter Cassara Clothiers, PKS Interiors, and more.

High Traffic Signalized Intersection – W. El Camino Real/ Hollenbeck Ave

- **High Traffic Signalized Intersection** with over 56,945 vehicles per day along W El Camino Real & Hollenbeck across from the newly-renovated Sunnyvale City Hall and just a few blocks from Downtown Sunnyvale.
- **In the Heart of Silicon Valley** minutes from several High Tech Campuses (Google, Apple, LinkedIn, Facebook, Lockheed Martin, Amazon, Microsoft); adjacent to New High-Rise Apartments, Several Hotels (Courtyard by Marriott, The Grand), Sunnyvale Auto Row (Honda, Toyota, Ford, Tesla), Palo Alto Medical Foundation, and many nearby national retailers (Trader Joe's, Target, Fidelity, First Republic, CVS, Walgreens).
- **Dense Residential and Daytime Population** with a 5-mile population of approximately 461,000. Highly affluent area with average household incomes in excess of **\$223,392 in a 1-mile radius.**





Civic Square Shopping Center

Available SF: ±13,045 SF

Lot Size: 4.23 Acres

Low NNN Charges: Approx. \$0.45 PSF

Co-Anchor Tenant: Trinethra Super Market

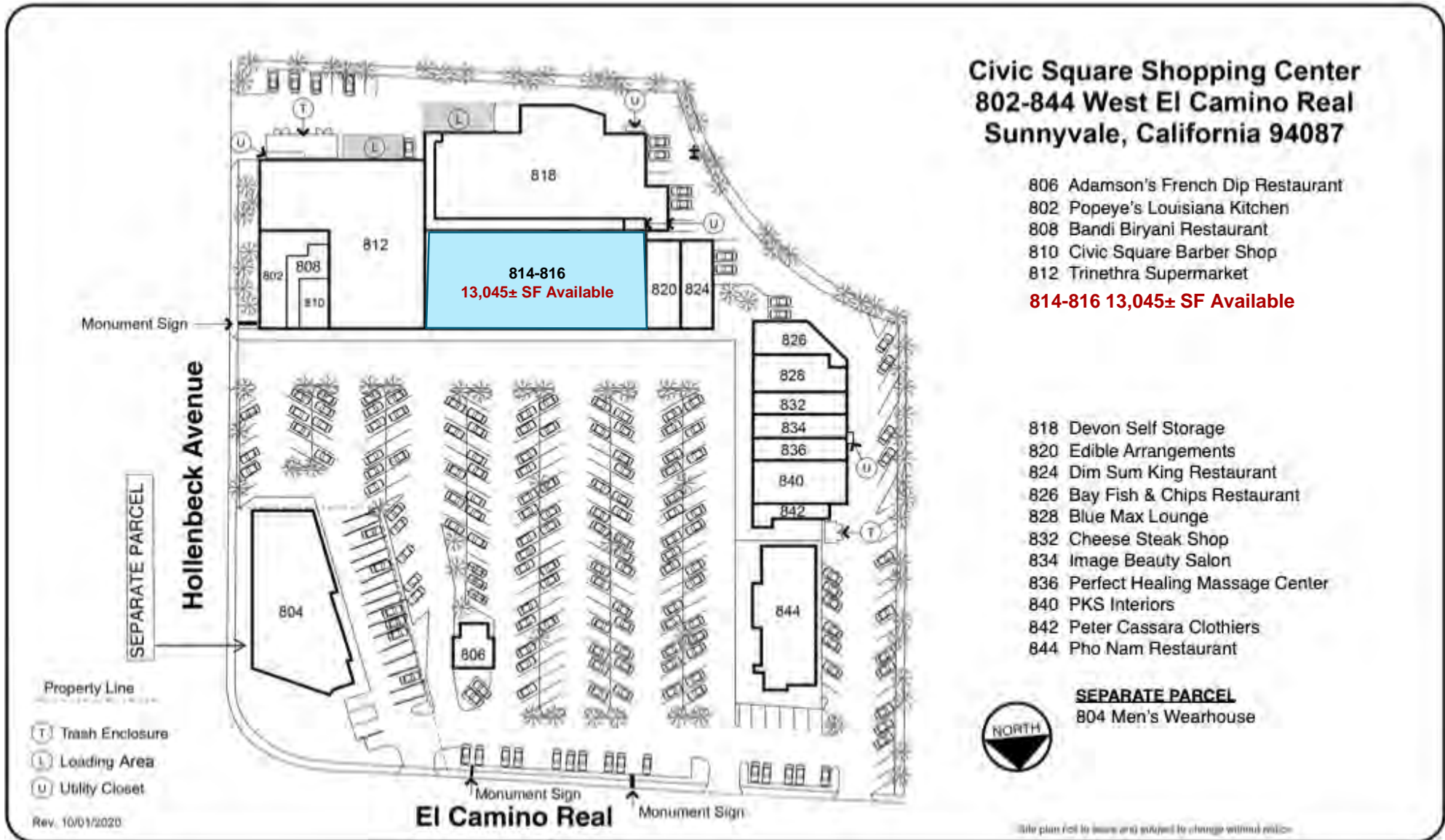
Center Improvements

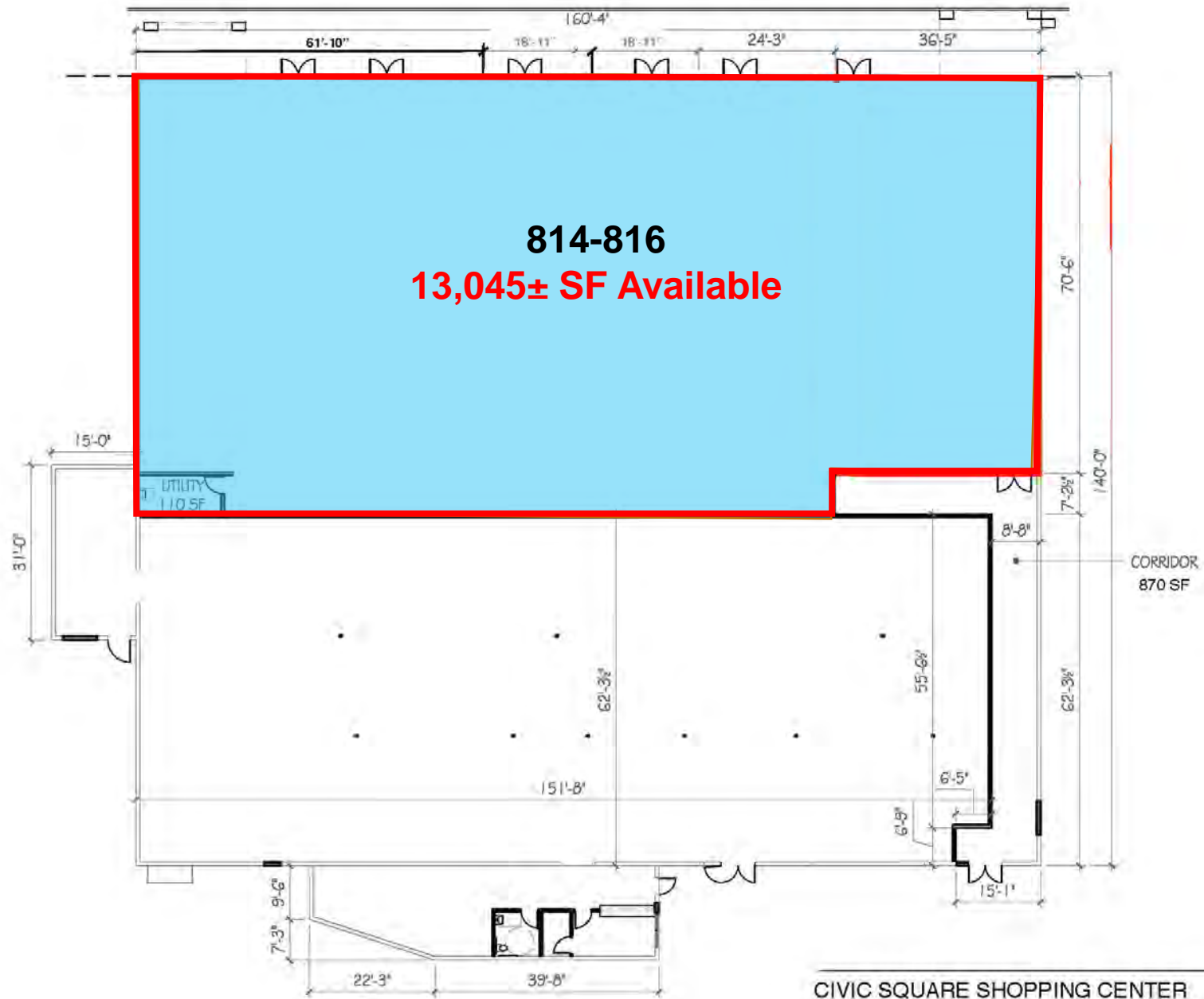


- **HVAC**: New energy-efficient electric (outdoor) heat pumps.
- **ELECTRICITY**: New electrical panels with 200AMPS 3 phase 4 wire 120/208 volts.
- **GAS**: New PSIG service line The new gas manifold is ready for individual tenant meter.
- **STOREFRONT**: New floor-to-ceiling double-pane clear glass & aluminum storefront.
- **DOORS**: The new space has new entry doors and rear doors.
- **GREASE INTERCEPTOR**: New grease interceptor located under the back driveway.
- **SEWER**: 6' primary sanitary sewer pipeline.
- **DATA**: Comcast and AT&T both service tenants at the shopping center.
- **STOREFRONT SIGNAGE**: J-boxes are installed and wired to an astronomical clock synchronized to go on and off with all shopping center storefront signs. Each of the two (2) signage towers on either side of the building also has a pre-wired J-box, which may provide additional signage.
- **WALKWAY**: New 12-foot-wide concrete walkway in front of building.
- **FIRE**: The fire sprinkler system meets code for existing shell conditions. A 6-inch fire sprinkler line is installed and ready for a custom fire safety system.
- **CORRIDOR**: An 8'-wide service corridor (with polished concrete floor and LED lighting) for back-door deliveries and egress to the back parking lot, and access to the new trash enclosure.
- **TRASH ENCLOSURE**: A new 860-square-foot trash enclosure behind the building.
- **REAR PARKING LOT, LOADING ZONE, and ADA PARKING**: Upgrades include a new rear parking lot, a new ADA parking space in the rear, and two (2) new rear loading zones.

Center Photos



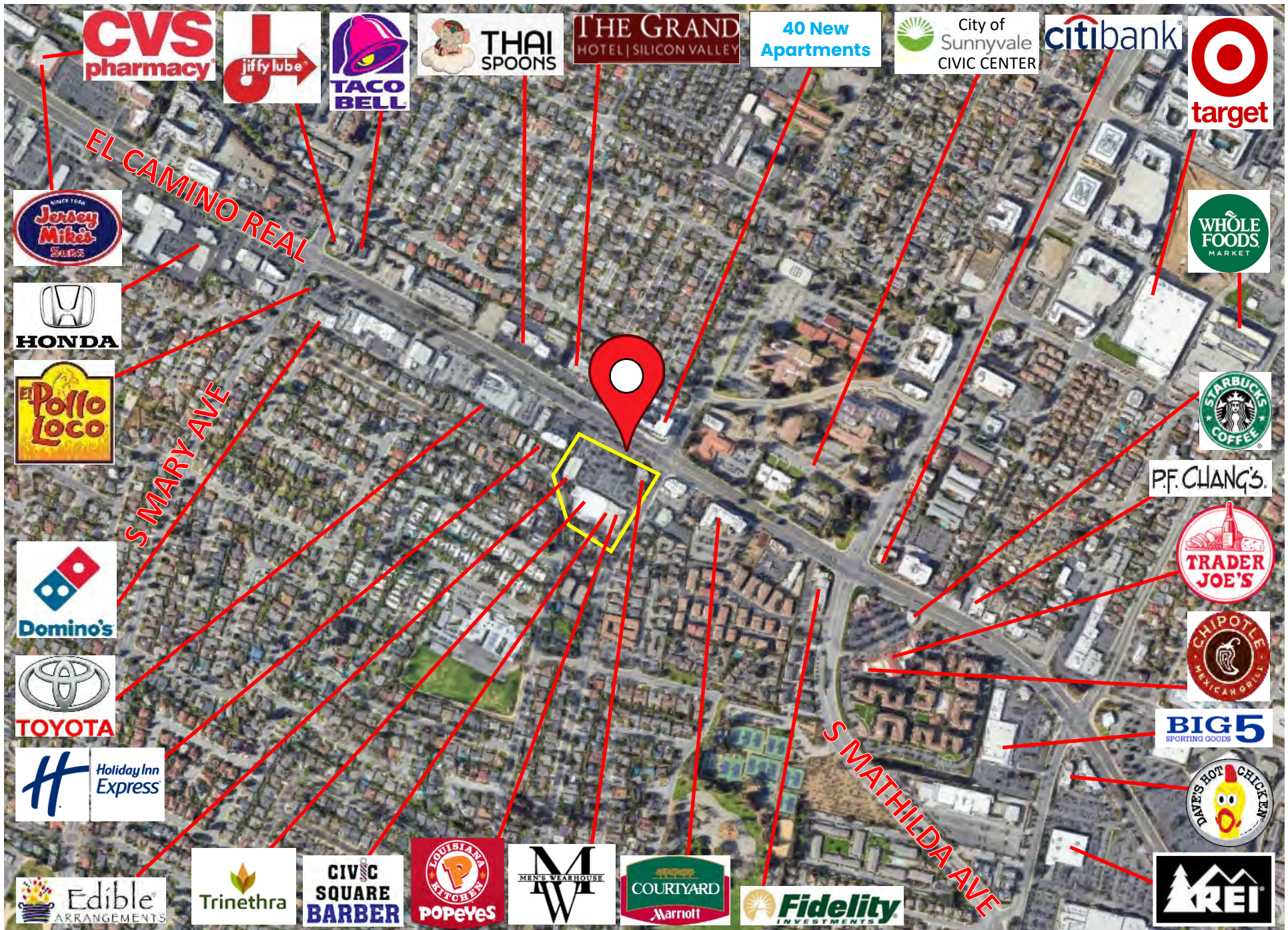




CIVIC SQUARE SHOPPING CENTER
814-818 W EI CAMINO REAL, SUNNYVALE



Area Map



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

Demographics



2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	32,124	237,787	468,371
Households	12,640	89,967	174,837
Average Household Size	2.52	2.63	2.67
Owner Occupied Housing Units	5,397	40,699	84,893
Renter Occupied Housing Units	7,245	49,426	89,944
Median Age	39.4	38.3	39.3
Median Household Income	\$176,805	\$185,566	\$178,634
Average Household Income	\$223,392	\$234,740	\$229,619

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