



the econic company®

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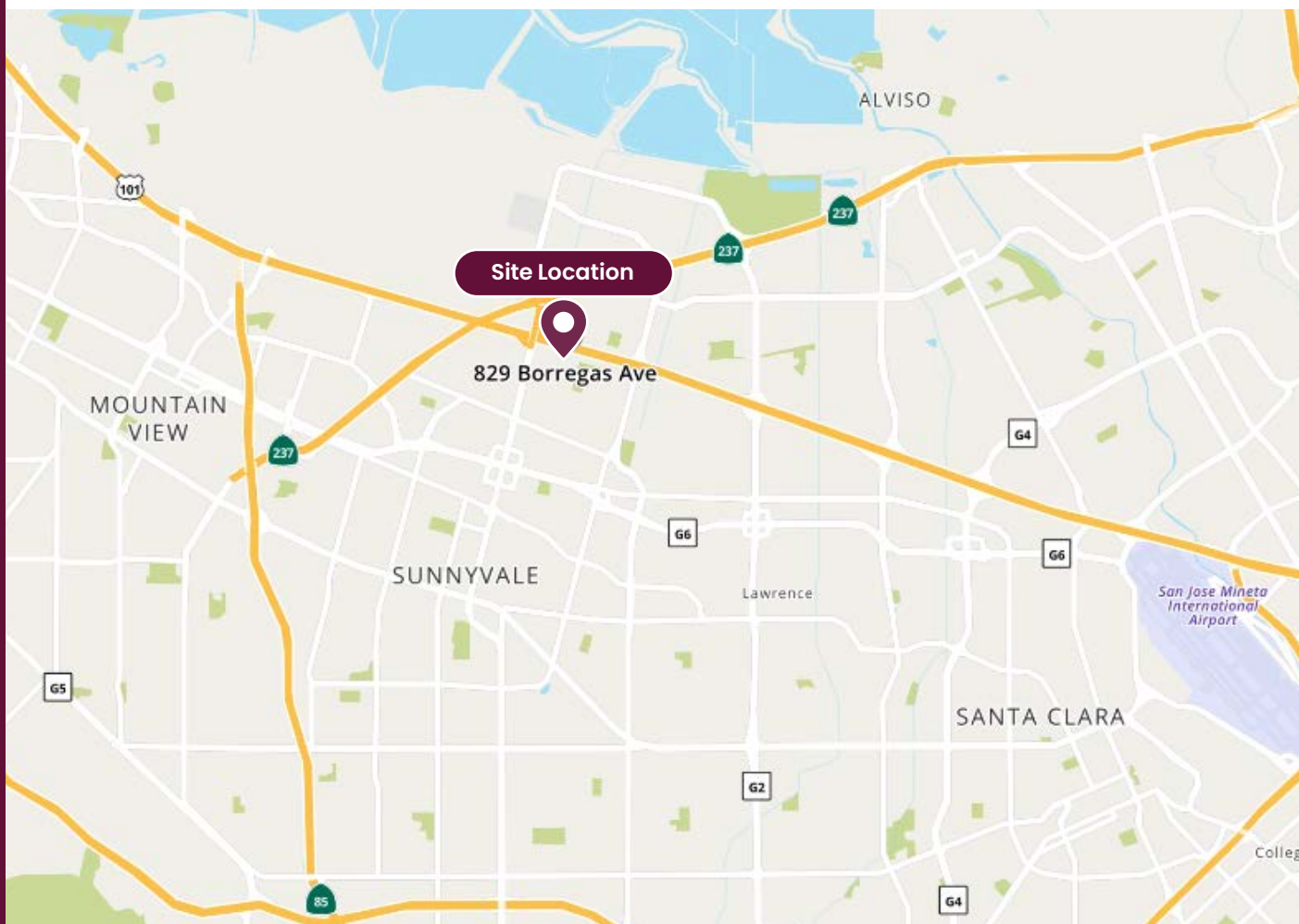
829

BORREGAS AVENUE

SUNNYVALE, CA 94085

FULLY LEASED

Property Highlights



±1,200 SF
Second Generation
Beauty Salon



Local Neighborhood
Strip Center with
Dedicated Parking



Neighborhood Commercial
(C1) Zoning



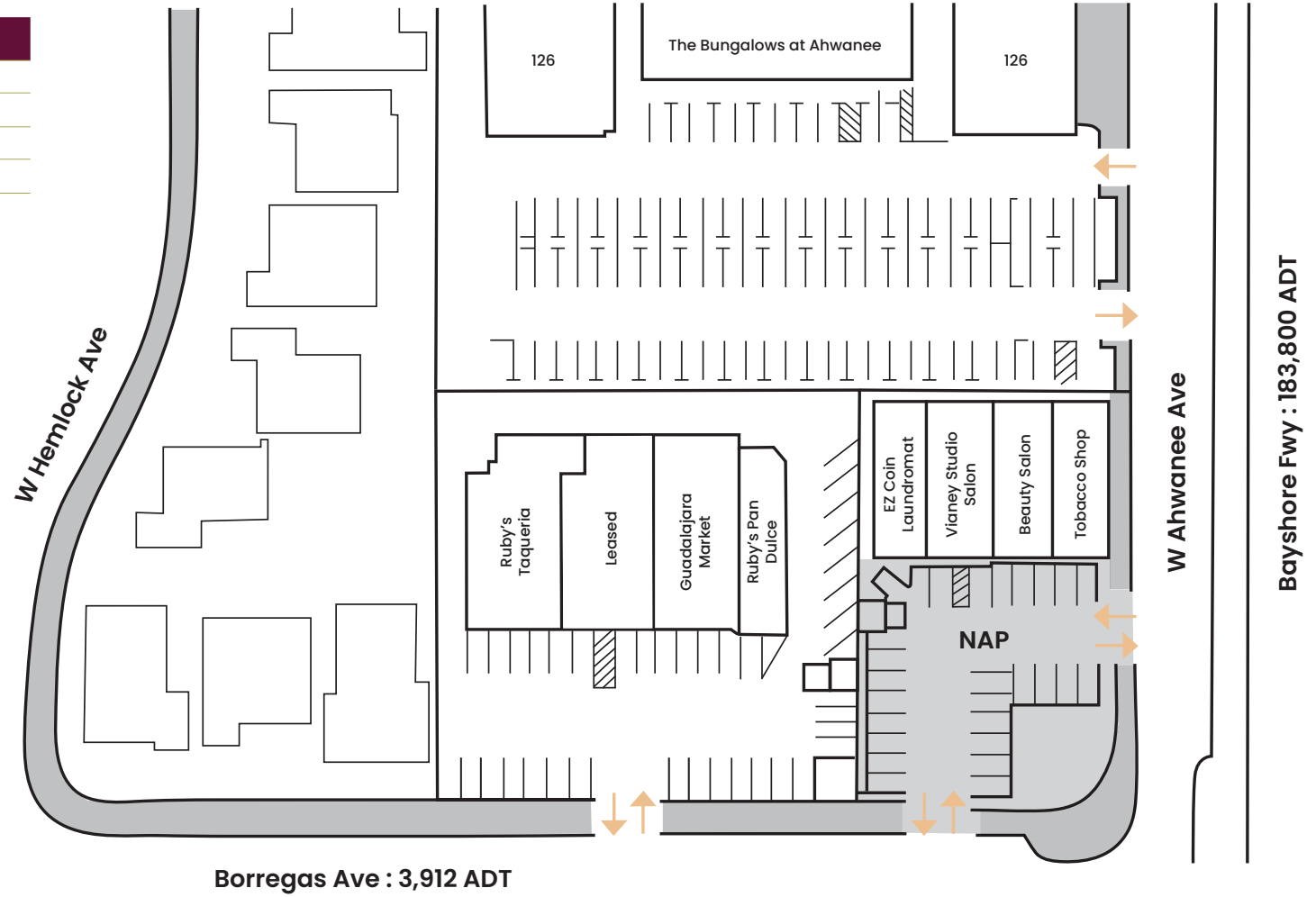
Co-tenants: Ruby's
Taqueria, Guadalajara
Market, and
Ruby's Pan Dulce

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	25,747	153,111	400,284
Median HH Income	\$157,371	\$180,090	\$186,392
Daytime Population	23,281	204,436	532,168

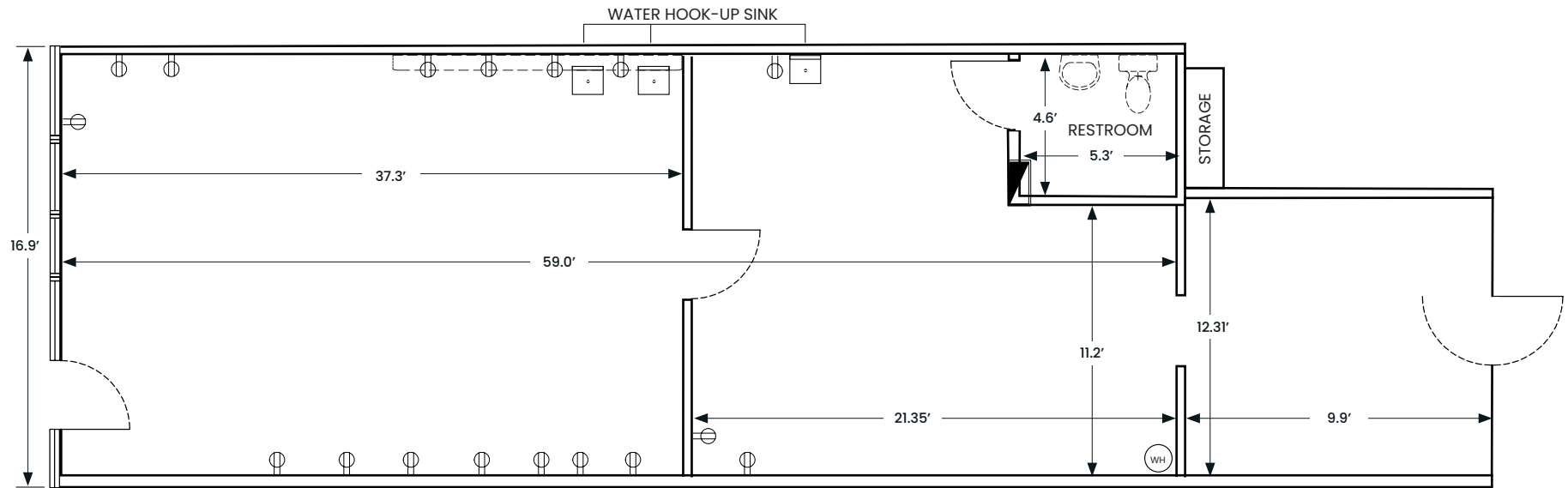
TRAFFIC COUNTS	Source: 2025 Esri
Borregas Ave	3,912 ADT
N Mathilda Ave	49,136 ADT
Bayshore Fwy	183,800 ADT

Site Plan

TENANT	SF
Ruby's Taqueria	
Leased	
Guadalajara Market	
Ruby's Pan Dulce	

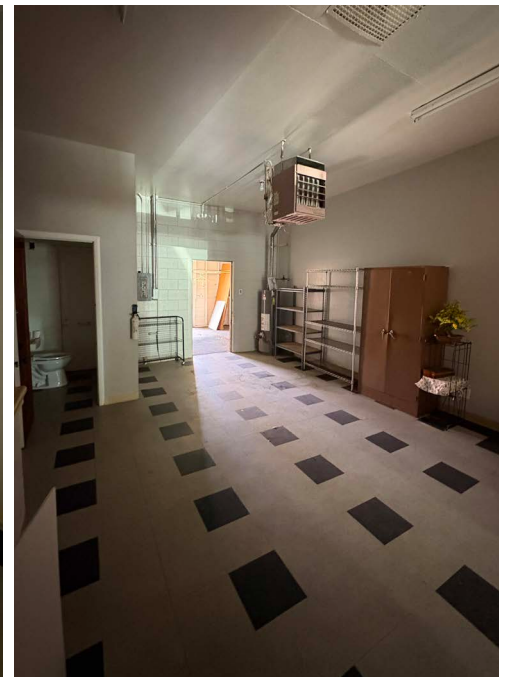
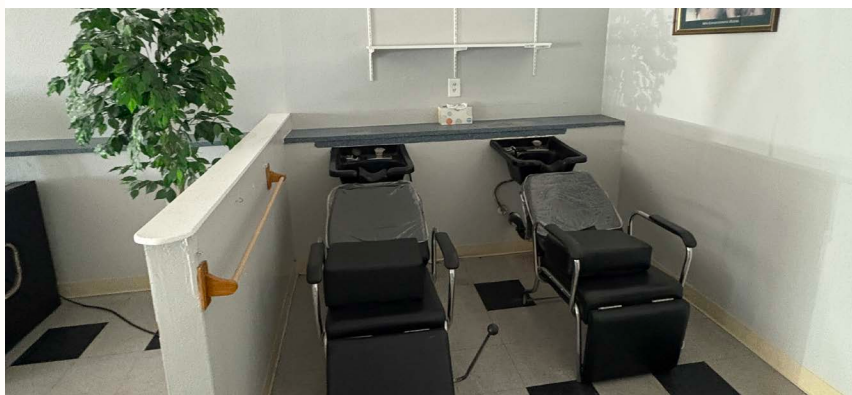
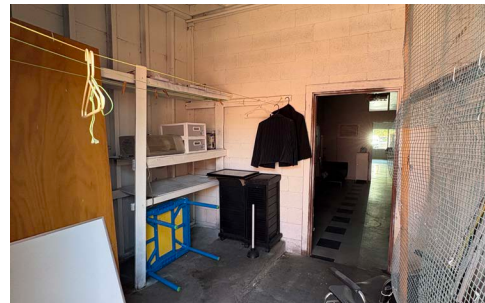
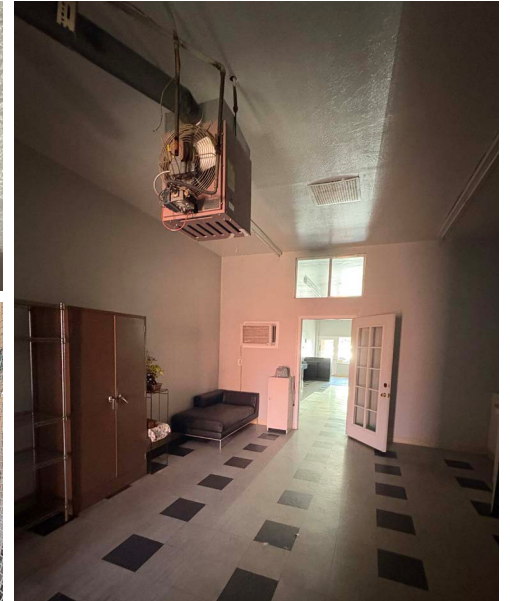


Space Plan



NOTE: FLOOR PLAN NOT TO SCALE

Interior Gallery



Property Gallery



Market Aerial



99 Ranch Market **Starbucks** **Marshalls**
Walgreens **IN-N-OUT BURGER** **Smart & Final**

BEST BUY

Sunnyvale Square
Lucky **WELLS FARGO**
Valero **Pizza Hut** **Starbucks**

Site Location



Cherry Chase
SAFeway **Arby's** **CHASE**

Cherry Orchard
Sourdough & Co **Starbucks** **sweetgreen**
Starbucks **TARGET** **CHIPOTLE**

Cityline
ULTA **WHOLE FOODS MARKET** **CVS** **TiPSy Putt**
AMC THEATRES **TARGET**

THE HOME DEPOT

LOWE'S

MEGA MART

SPROUTS FARMERS MARKET **REI** **SAFeway**
DICK'S SPORTING GOODS **AMC** **AMC**

COSTCO WHOLESALE

Apple Park

Pavlina Plaza
CVS **CHASE** **T-Mobile**
DOLLAR TREE **dd's DISCOUNTS** **BANK OF AMERICA**

Sunnyvale Square
Peet's Coffee **WELLS FARGO**
Red Robin **SAFeway** **AT&T**



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