

Solstice

299 West Washington Avenue
Sunnyvale, CA 94086



± 1,967 SF

Retail/Office Space

Matt **S**weeney

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- n Located adjacent to the newly redeveloped CityLine Sunnyvale with over 600,000 SF of additional retail including a Whole Foods, Target, over 1 million SF of office space, a 200 room hotel, an AMC Movie Theatre, and 292 residential units for rent
- n 2 blocks from Sunnyvale Caltrain station which has 2,881 riders per day
- n Nearby tenants include Tandoori Pizza, Philz Coffee, Dishdash, SAJJ Mediterranean, Orange Theory Fitness
- n Demographics

| | 1 MILE | 2 MILE | 3 MILE |
|----------------------|--------|---------|---------|
| Total Population | 28,017 | 106,896 | 206,989 |
| Number of Households | 11,162 | 41,422 | 78,677 |
| Daytime Population | 16,146 | 51,255 | 97,090 |
- n Over 1,500 employees on-site in Apple, Broadcom, and Nokia buildings
- n 280 luxury apartments on-site
- n Signage available along Washington Avenue with prominent glass storefronts and excellent signage potential
- n Ample parking available along the street and city lot
- n Traffic counts
South Mathilda Avenue: 52,800 ADT
West Evelyn Avenue: 18,759 ADT



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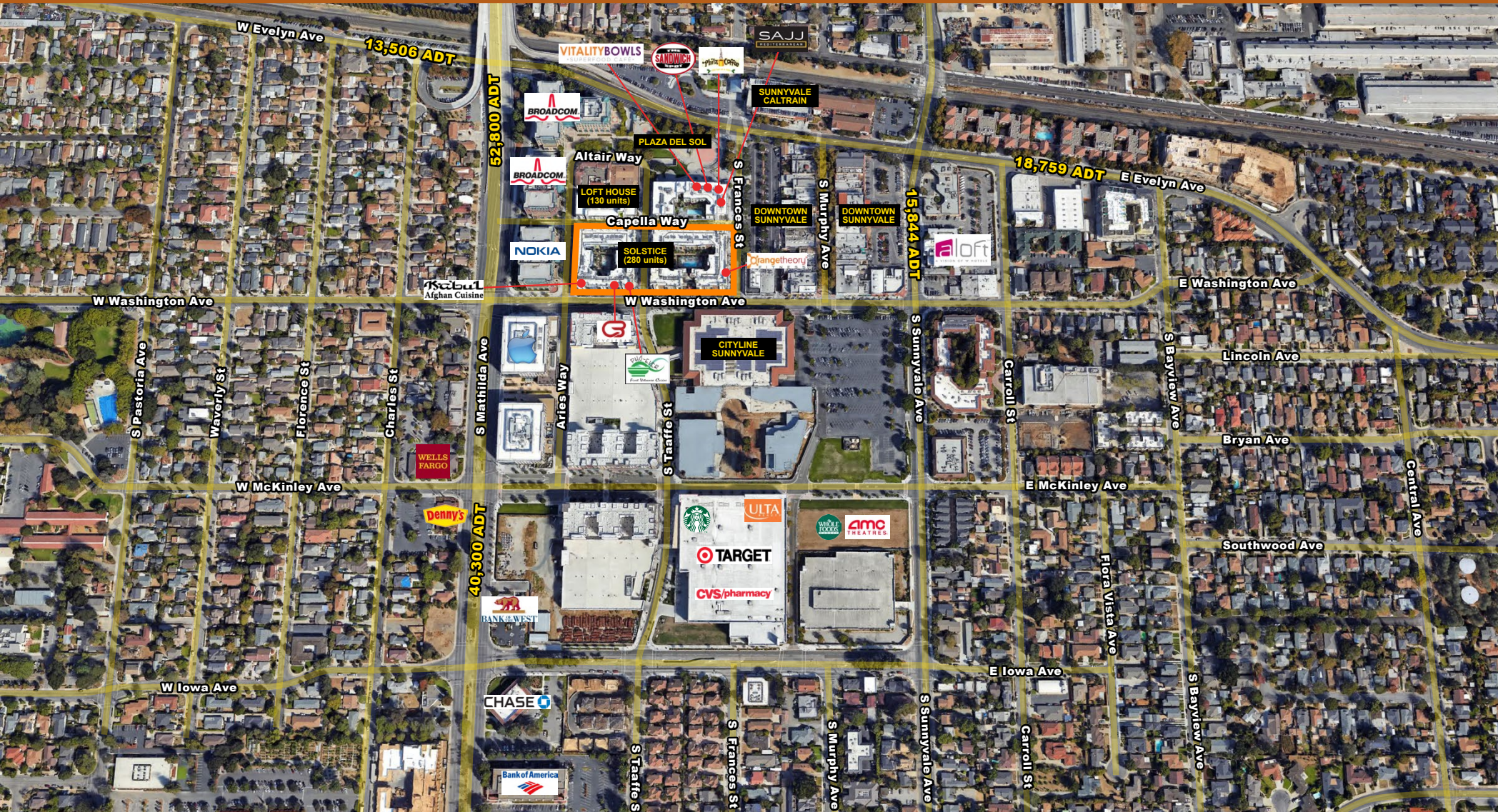
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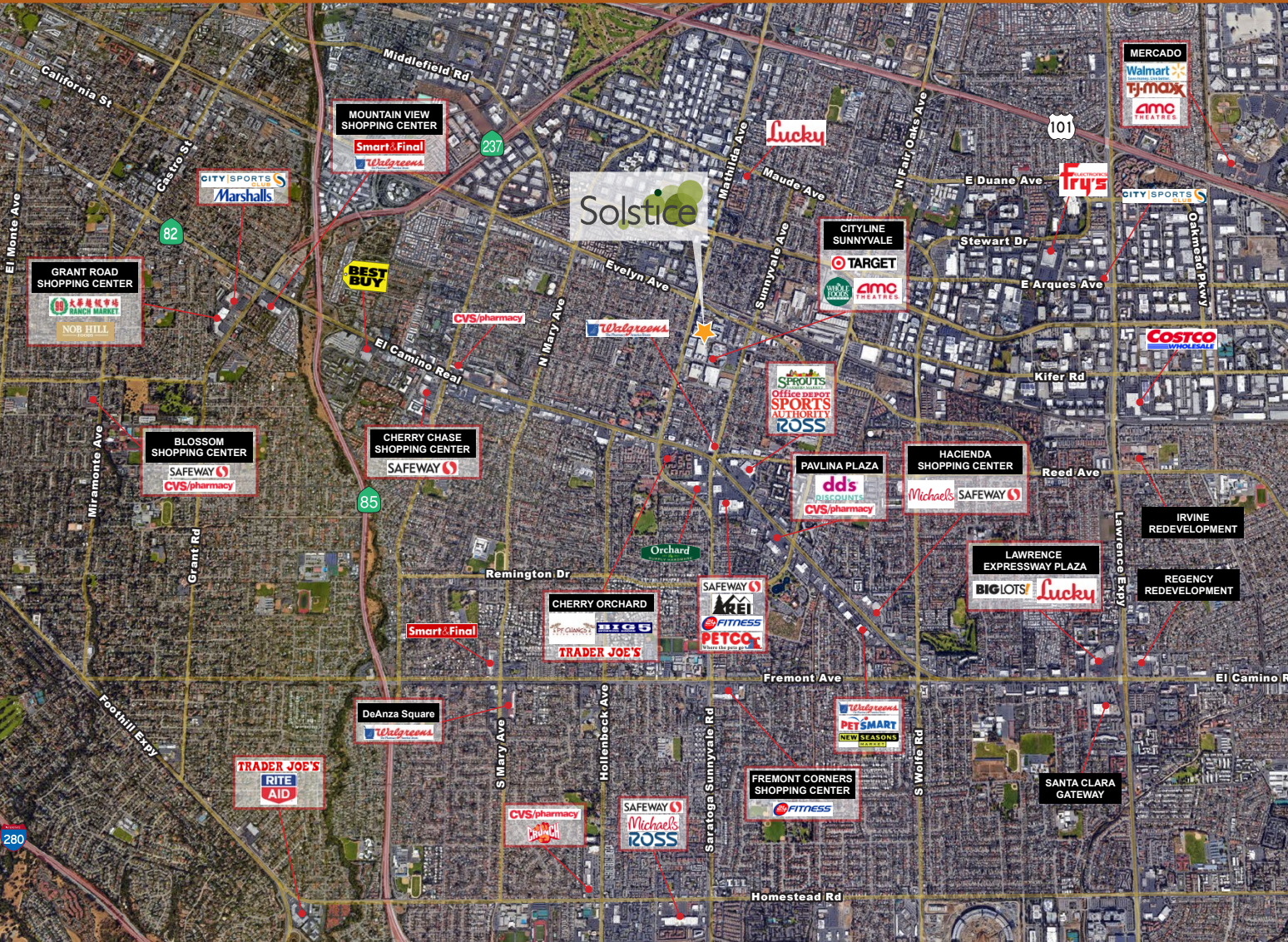
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Competition Aerial



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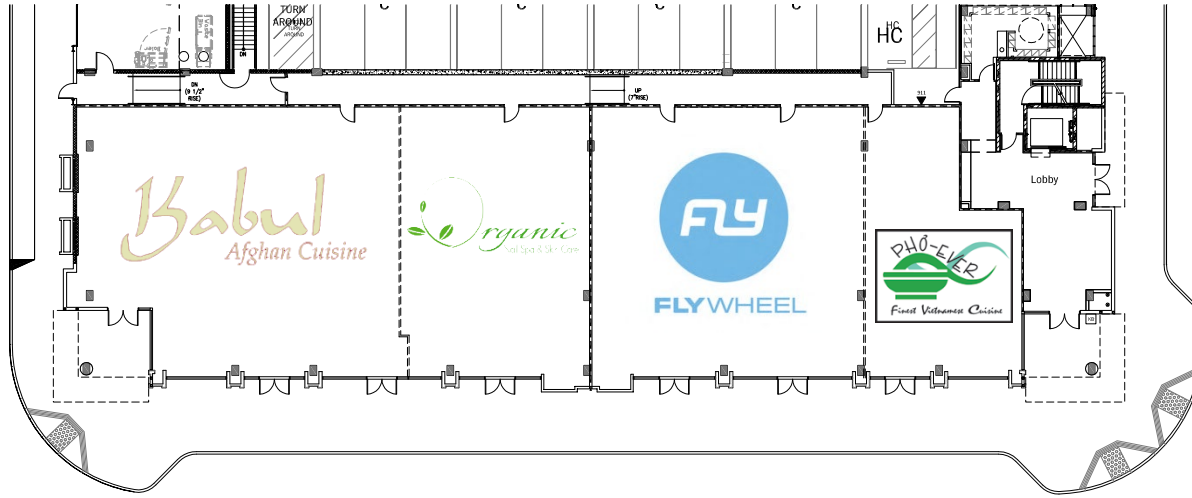
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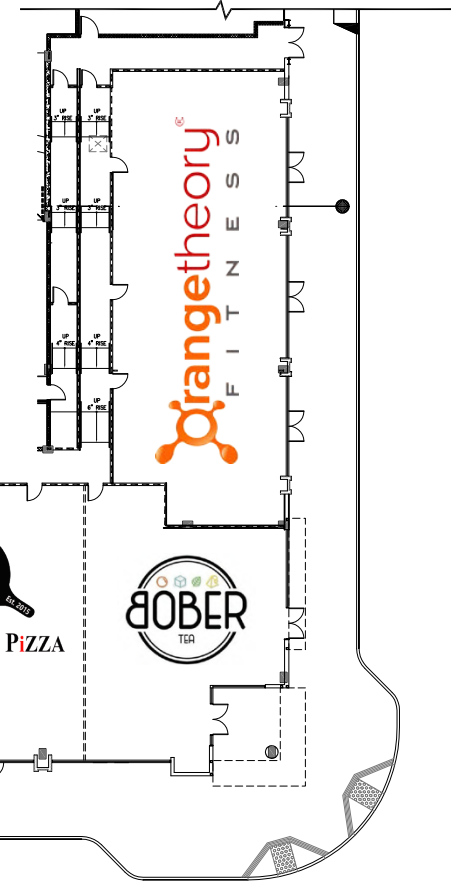
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BLOCK B

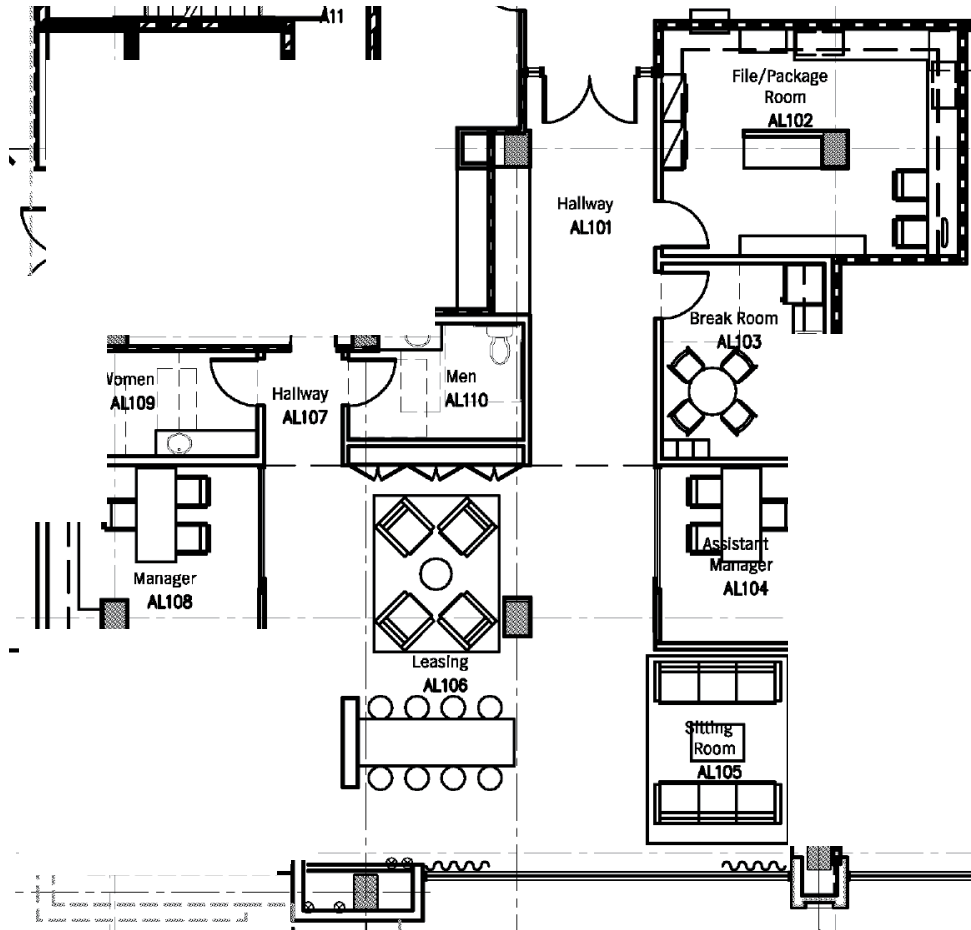
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SOUTH FRANCES STREET

BLOCK A

SCALE: Not to Scale



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For more information

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