



**444** SOUTH  
MATHILDA  
AVENUE

**444 SOUTH MATHILDA AVENUE  
SUNNYVALE, CA**

± 31,691 SF AVAILABLE FOR LEASE



FOR LEASE  
**444 SOUTH MATHILDA AVENUE**  
PRIME DOWNTOWN SUNNYVALE LOCATION



Lot outline is approximate

**33,908 Average Daily Traffic Counts**



## PROPERTY SUMMARY

**±31,691 SF**

AVAILABLE SQUARE FOOTAGE FOR LEASE

**±2.43 Acres**

EST. LOT SIZE

**1978 / 2019**

EST. YEAR BUILT / YEAR RENOVATED

**5.8/1000**

PARKING



Marcus & Millichap





## PROPERTY HIGHLIGHTS

- Stand Alone, partial two story building
- Prime Downtown Sunnyvale location with direct frontage along Mathilda Avenue (33,908 average daily traffic counts)
- One block from Cityline, Downtown Sunnyvale's main business, retail, restaurant and live/work hub
- 10-minute walk to the Sunnyvale Caltrain Station
- Zoned Downtown Specific Plan (DSP): Allows for office and medical office use. Childcare, places of assembly, and accessory commercial uses and services are conditionally acceptable
- Exclusive Monument Signage and Building Signage on Mathilda Avenue
- Exclusive control of parking lot with street to street access
- Open & flexible floor plans on both floors, allowing greater ability to customize the space to fit your exact needs
- Strong demographics: 454,293 residents with an average household income of \$183,836 within a 5-mile radius





# OFFER SUMMARY

**Available Square Footage:** ±31,691 SF

**SF Per Floor:** First Floor (±20,862 SF) and  
Second Floor (±10,829 SF)

**Est. Lot SF:** ±2.433 Acres

**Zoning and General Plan:** Downtown Specific Plan (DSP)/Block 13/  
South of Iowa

**Parking:** 5.8/1000: 183 parking spaces (175 striped  
regular spaces, 8 striped handicapped spaces)







# AERIAL OVERVIEW







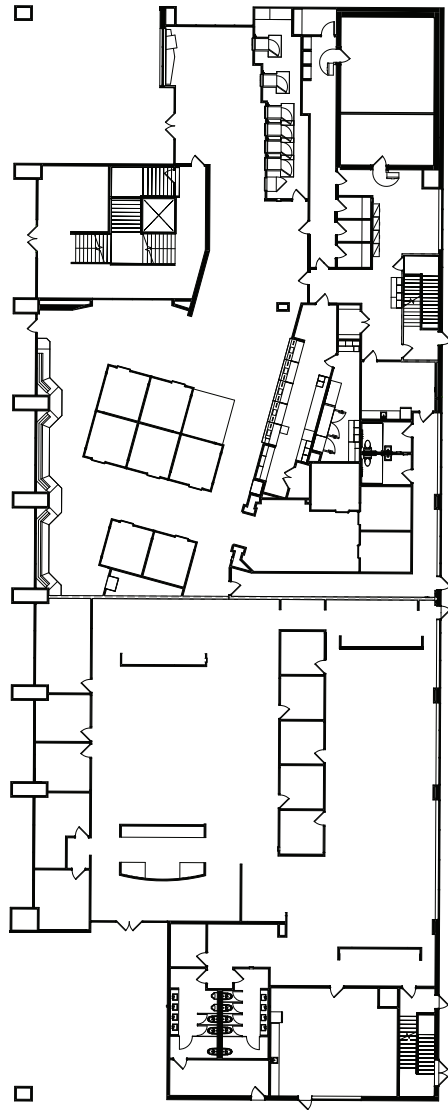
# AERIAL OVERVIEW



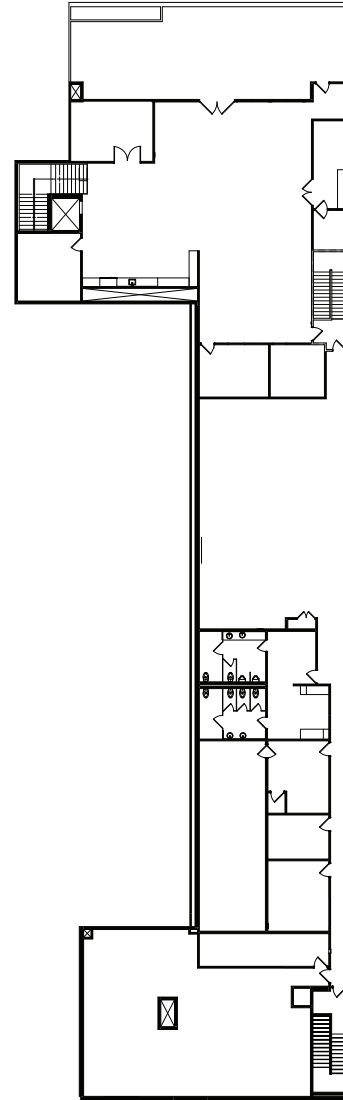




# FLOOR PLAN



First Floor

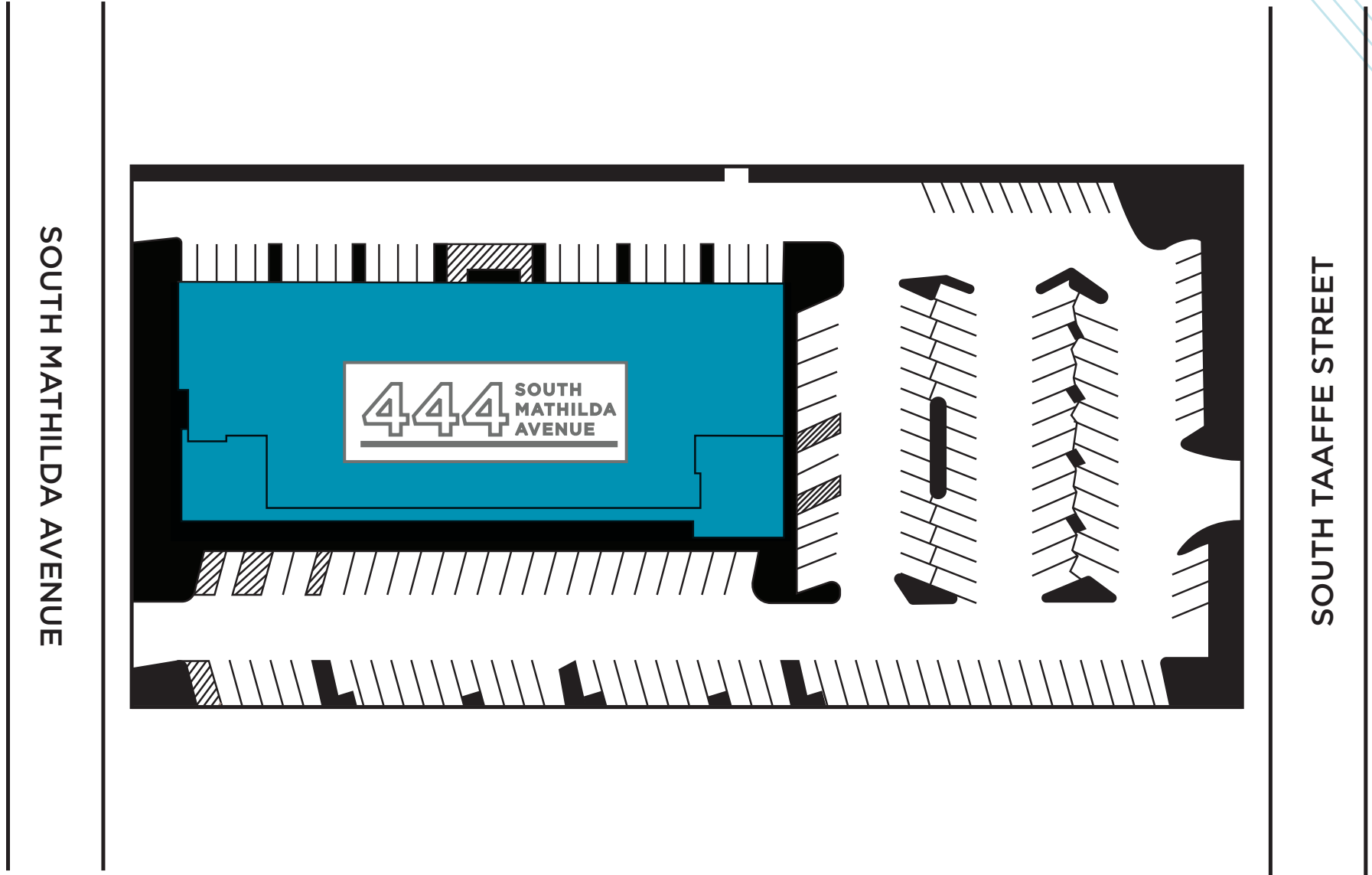


Second Floor





# SITE PLAN



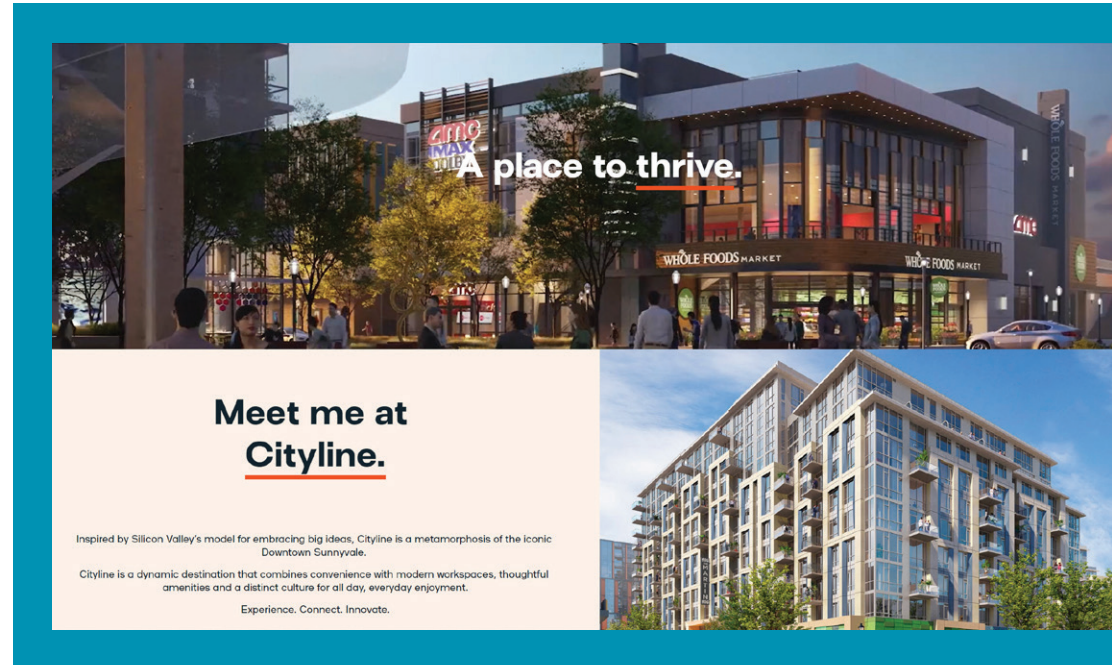




# DEMOGRAPHICS

SUNNYVALE, CA

	2 Miles	5 Miles	10 Miles
2010 Population	102,035	423,729	1,118,217
2023 Population	109,985	454,293	1,206,709
2010 Households	40,243	161,237	407,543
2023 Households	42,949	172,015	439,481
Median Age	39.4	40	39.3
Bachelor's Degree	64%	65%	58%
Average HHI	\$181,964	\$183,836	\$171,731



## 172,015

TOTAL HOUSEHOLDS IN A 5-MILE RADIUS OF THE SUBJECT PROPERTY



## \$183,836

AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS OF THE SUBJECT PROPERTY



## 454,293

TOTAL POPULATION WITHIN A 5-MILE RADIUS OF THE SUBJECT PROPERTY



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