

# Cityline

@ Downtown Sunnyvale

*make everyday an experience.*

WHOLE FOODS MARKET

WHOLE FOODS MARKET



the econic company®

HUNTER

STORM

J.P.Morgan

SARES | REGIS





# 6 BLOCKS OF NEW DEVELOPMENT IN THE HEART OF SILICON VALLEY!

A MODERN BLEND OF DAILY NEEDS, ENTERTAINMENT AND HIGH-END SHOPS.  
MAKE CITYLINE YOUR ONE STOP DESTINATION.

**Cityline**  
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# WHY SUNNYVALE?

## DENSITY - A BUILT IN CUSTOMER BASE



Sunnyvale, a major city within Silicon Valley, has over 76,000 employees within the city limits and 282,500 employees within 5 miles of Cityline.



Sunnyvale is home to many high tech campuses such as Yahoo!, Google, Apple, LinkedIn, Amazon, Microsoft, Facebook, Synopsys and more.



Cityline is a little over three miles away from Apple's infinite loop campus, ±2,800,000 SF campus with 13,000 employees. Tenants like Apple and Uber, occupy two Cityline's office buildings.



Facebook currently occupies one million square feet at Moffett Towers II in Sunnyvale (3 miles away). They add an additional 5,000-6,000 employees along with Amazon who is already leasing ±350,000 SF in Sunnyvale.



There are approximately 453,029 residents within five miles of Cityline and 220,100 residents within three miles.

## AFFLUENCE & EDUCATION



Average household income of \$134,404 within three miles of the property and \$138,821 within five miles.



63% of residents have earned a bachelor's degree or higher with more than 35% of residents being born outside of the United States.



Homes are selling for record prices which is a testament to demand and the success within Sunnyvale.

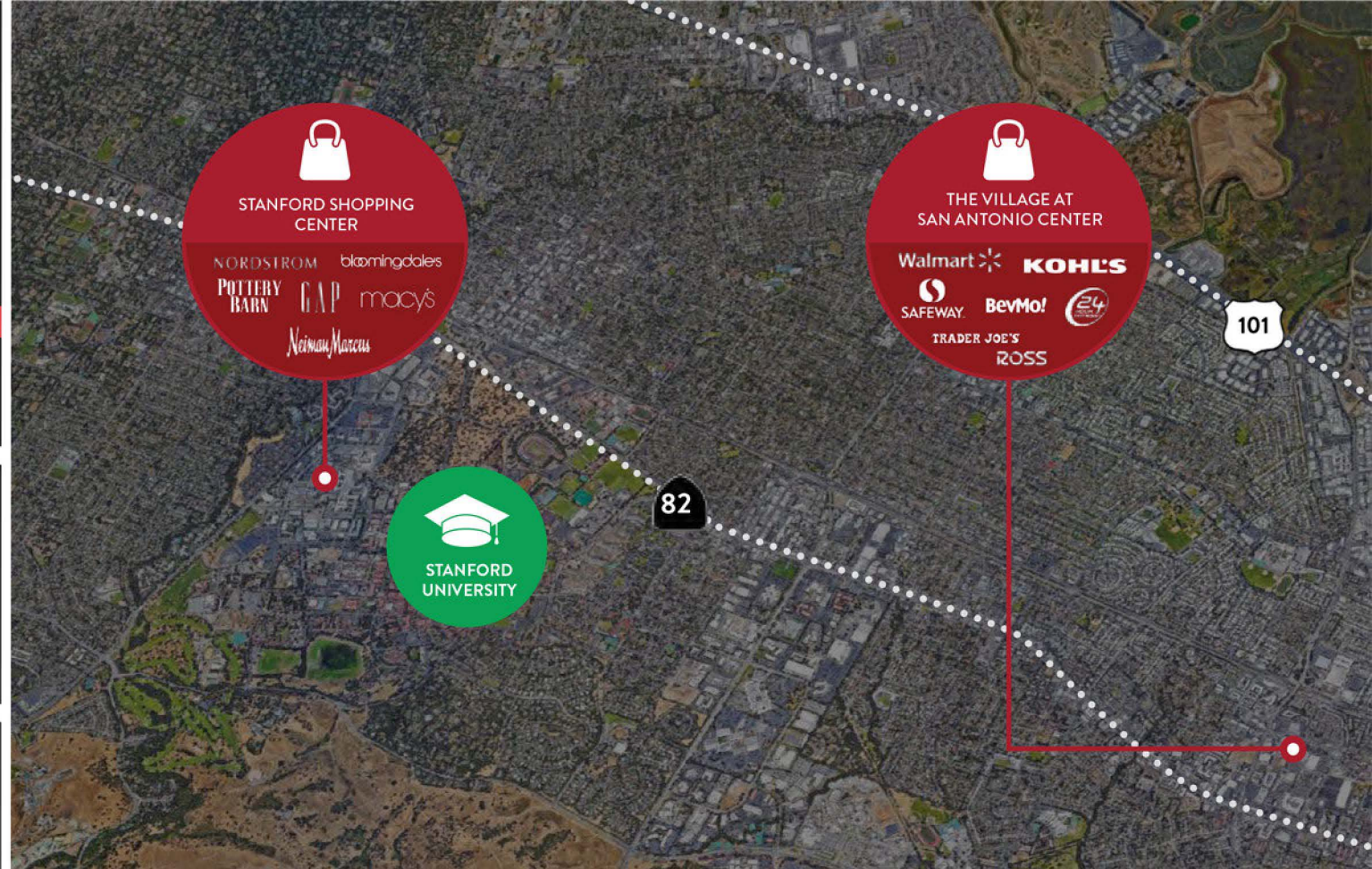


**Cityline**  
@ Downtown Sunnyvale





- USPS
- Kabul Afghan Cuisine
- Roko (Japanese)
- Tumeric
- Roberto's Cantina
- Philz Coffee
- PhoEver
- Inchin's Bamboo Garden
- Firehouse Grill & Brewery
- Dishdash
- Bober Tea
- Don's Deli
- Poki Bowl
- Thai Basil
- King Wah
- Coffee & More
- Nom Burger
- Ramen Seas
- Rok Bistro
- Orange Theory



EL CAMINO REAL (HWY 82): 37,000 ADT  
HWY 85: 56,000 ADT

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	36,806	220,092	453,728
HOUSEHOLDS	13,328	84,036	170,375
MEDIAN AGE	35.9	36.9	37.7
MEDIAN HH INCOME	\$97,100	\$102,819	\$104,120
AVERAGE HH INCOME	\$122,232	\$134,404	\$138,821
OVER \$100K	48.5%	51.9%	52.6%
\$200K+	14.9%	17.6%	19.1%
BUSINESSES	1,145	7,696	19,279
EMPLOYEES	12,806	113,924	281,221
% OF BACHELORS DEGREE OR HIGHER	63.6%	62.4%	63.6%



# 3 MILE RADIUS



## TOWN & COUNTRY

## UNIVERSITY AVE

## PRUNEYARD

## MAIN STREET CUPERTINO

## LAUREL STREET SAN CARLOS

## SAN ANTONIO VILLAGE

POPULATION - 2017  
RELATIVE TO CITYLINE  
HOUSEHOLDS - 2017  
AVERAGE HH SIZE  
AVERAGE AGE

223,526  
--  
84,868  
2.62  
37.2

149,447  
LESSER  
53,070  
2.66  
35.5

150,215  
LESSER  
52,528  
2.7  
34.9

242,697  
GREATER  
92,834  
2.59  
38.5

222,539  
LESSER  
91,207  
2.77  
39.2

135,635  
LESSER  
51,880  
2.57  
40.6

148,417  
LESSER  
60,166  
2.44  
38.8

EDUCATION ADULTS 25+  
LESS THAN HIGH SCHOOL DIPLOMA  
BACHELOR'S DEGREE OR HIGHER

156,327  
11,411.9  
98,955

96,846  
8,425.6  
66,630

96,822  
10,069.5  
72,907

168,852  
15,872.1  
81,217.8

174,246  
9,235.0  
114,131.1

94,130  
7,906.9  
51,489.1

104,420  
4,908  
76,748.7

AVERAGE HH INCOME  
RELATIVE TO CITYLINE  
MEDIAN HH INCOME  
RELATIVE TO CITYLINE  
PER CAPITA INCOME

\$142,286  
--  
\$106,194  
--  
\$54,280

\$178,673  
GREATER  
\$115,278  
GREATER  
\$64,842

\$171,629  
GREATER  
\$108,704  
GREATER  
\$61,414

\$120,077  
LESSER  
\$88,831  
LESSER  
\$46,429

\$147,099  
GREATER  
\$108,474  
GREATER  
\$53,213

\$149,918  
GREATER  
\$103,149  
LESSER  
\$57,877

\$168,818  
GREATER  
\$114,035  
GREATER  
\$68,556

OCCUPATION CLASSIFICATION  
% WHITE COLLAR  
% BLUE COLLAR  
% SERVICE AND FARMING

18,481  
79.1%  
9.5%  
11.4%

71,881  
77.6%  
7.3%  
15.1%

72,535  
75.1%  
8.7%  
16.2%

125,147  
70.6%  
13.1%  
16.3%

121,540  
81.1%  
7.9%  
11.0%

73,464  
80.5%  
11.1%  
15.5%

76,669  
84.2%  
6.0%  
9.7%

% OWNER OCCUPIED HOUSING UNITS  
HH INCOME BY RANGE  
# - % \$75,000 - \$99,999  
RELATIVE TO CITYLINE  
# - % \$100,000 - \$149,999  
RELATIVE TO CITYLINE  
# - % \$150,000 - \$199,999  
RELATIVE TO CITYLINE  
# - % \$200,000+  
RELATIVE TO CITYLINE

44.5%  
84,868  
11,287.4 / 13.3%  
--  
17,482.8 / 20.6%  
--  
11,117.7 / 13.1%  
--  
17,058.5 / 20.1%  
--

48.0%  
53,070  
4,882.4 / 9.2%  
LESSER  
7,642.1 / 14.4%  
LESSER  
5,519.3 / 10.4%  
LESSER  
16,292.5 / 30.7%  
LESSER

47.4%  
52,528  
5,095.2 / 9.7%  
LESSER  
7,564.0 / 14.4%  
LESSER  
5,252.8 / 10.0%  
LESSER  
15,180.6 / 28.9%  
LESSER

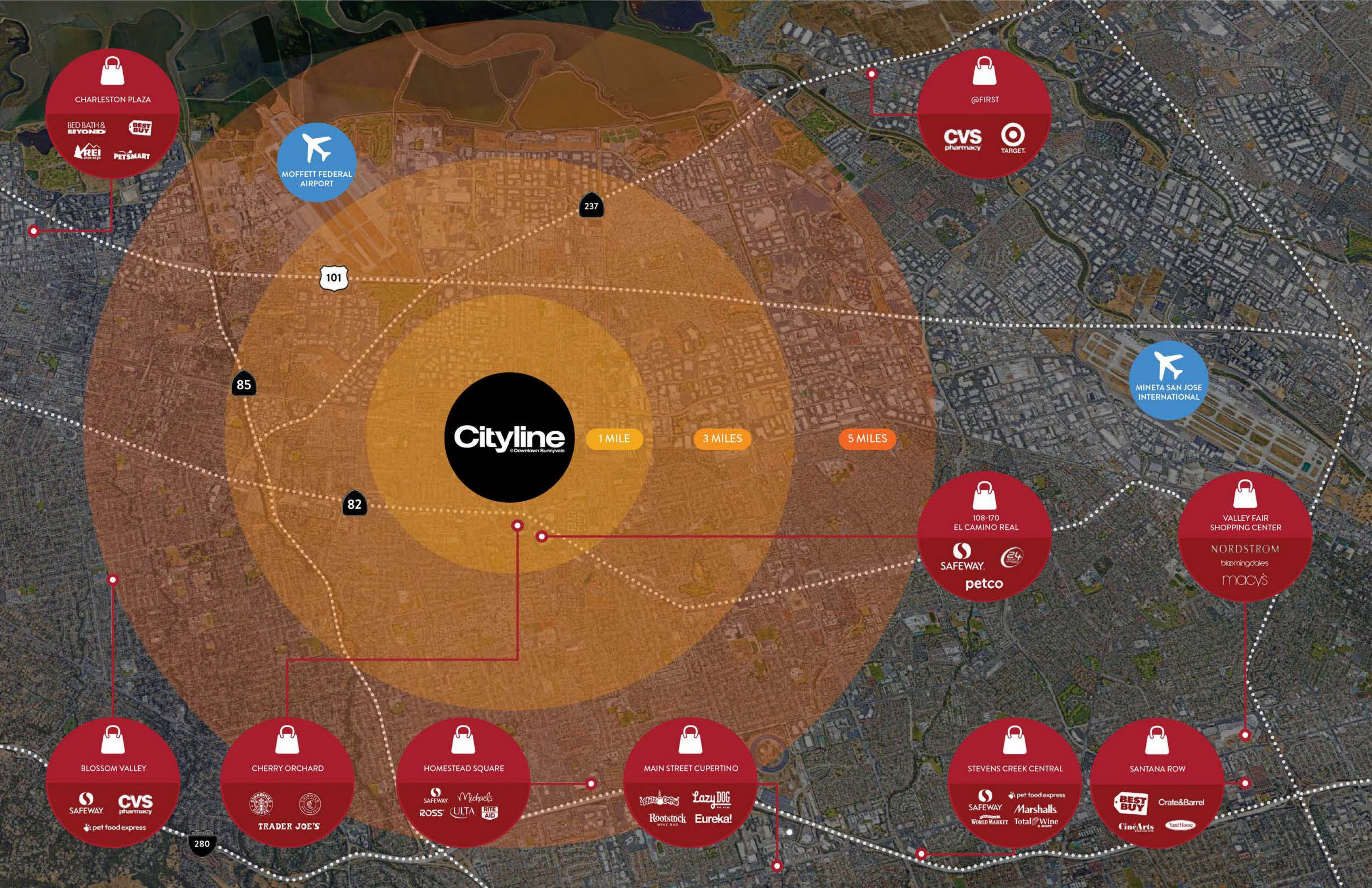
49.4%  
92,834  
11,418.6 / 12.3%  
GREATER  
16,338.8 / 17.6%  
LESSER  
10,211.7 / 11.0%  
LESSER  
14,574.9 / 15.7%  
LESSER

50.4%  
91,207  
17,511.7 / 12.0%  
GREATER  
17,694.2 / 19.4%  
GREATER  
12,039.3 / 13.2%  
GREATER  
20,065.5 / 22.0%  
GREATER

54.4%  
51,880  
6,225.6 / 12.0%  
LESSER  
8,767.7 / 16.9%  
LESSER  
6,070.0 / 11.7%  
LESSER  
11,932.4 / 23.0%  
LESSER

47.4%  
60,166  
5,896.3 / 9.8%  
LESSER  
9,686.7 / 16.1%  
LESSER  
7,159.8 / 11.9%  
LESSER  
16,726.1 / 27.8%  
LESSER





# Cityline

© Downtown Sunnyvale

1 MILE

3 MILES

5 MILES

CHARLESTON PLAZA

BED BATH & BEYOND

BEST BUY

REI COOP

PETSMART

MOFFETT FEDERAL AIRPORT

@FIRST

CVS pharmacy

TARGET

MINETA SAN JOSE INTERNATIONAL

BLOSSOM VALLEY

SAFWAY

CVS pharmacy

pet food express

CHERRY ORCHARD

STARBUCKS

TRADER JOE'S

HOMESTEAD SQUARE

SAFWAY

ROSS

Michaels

ULTA

RITE AID

MAIN STREET CUPERTINO

Rootstock WINE BAR

Lazy DOG

Eureka!

108-170 EL CAMINO REAL

SAFWAY

petco

VALLEY FAIR SHOPPING CENTER

NORDSTROM

bloomingdale's

macy's

STEVENS CREEK CENTRAL

SAFWAY

World Market

pet food express

Marshalls

Total Wine

SANTANA ROW

BEST BUY

Crate&Barrel

CineArts

Yard House

280

237

101

85

82



Google

LOCKHEED MARTIN

f Microsoft

JUNIPER NETWORKS

SYNOPSYS

YAHOO!

in

NetApp™

237 CALIFORNIA

MOUNTAIN VIEW

Uber

101



SUNNYVALE

SANTA CLARA

SAN JOSE

85

Cityline  
Downtown Sunnyvale



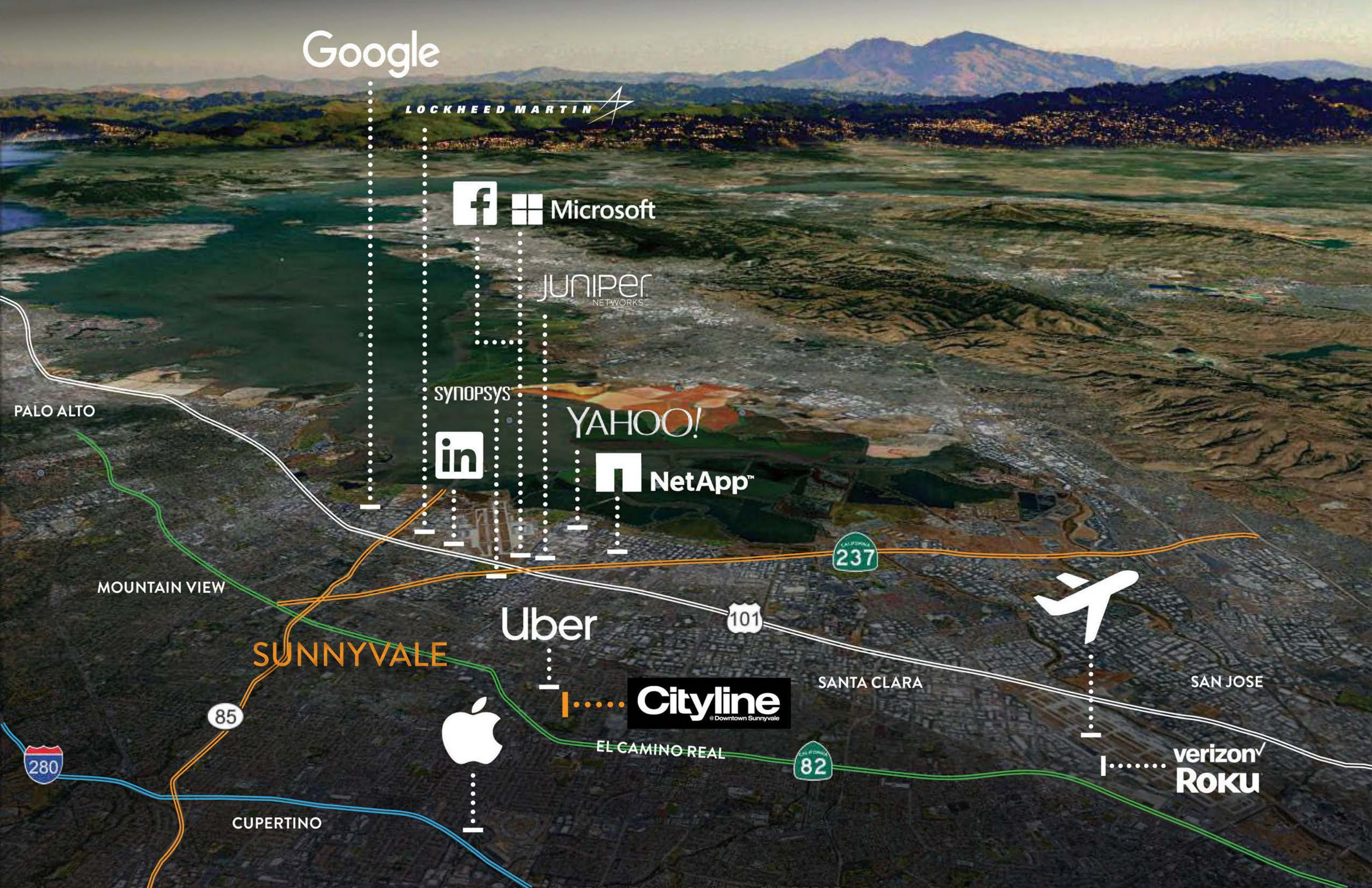
EL CAMINO REAL

82 CALIFORNIA

verizon  
ROKU

CUPERTINO

280





# AVAILABILITY

## BLOCK 1

SUITE	SQUARE FOOTAGE
F120	±5,428
F130	±5,197
F140	±2,819
F150	±2,846
F160	±2,530

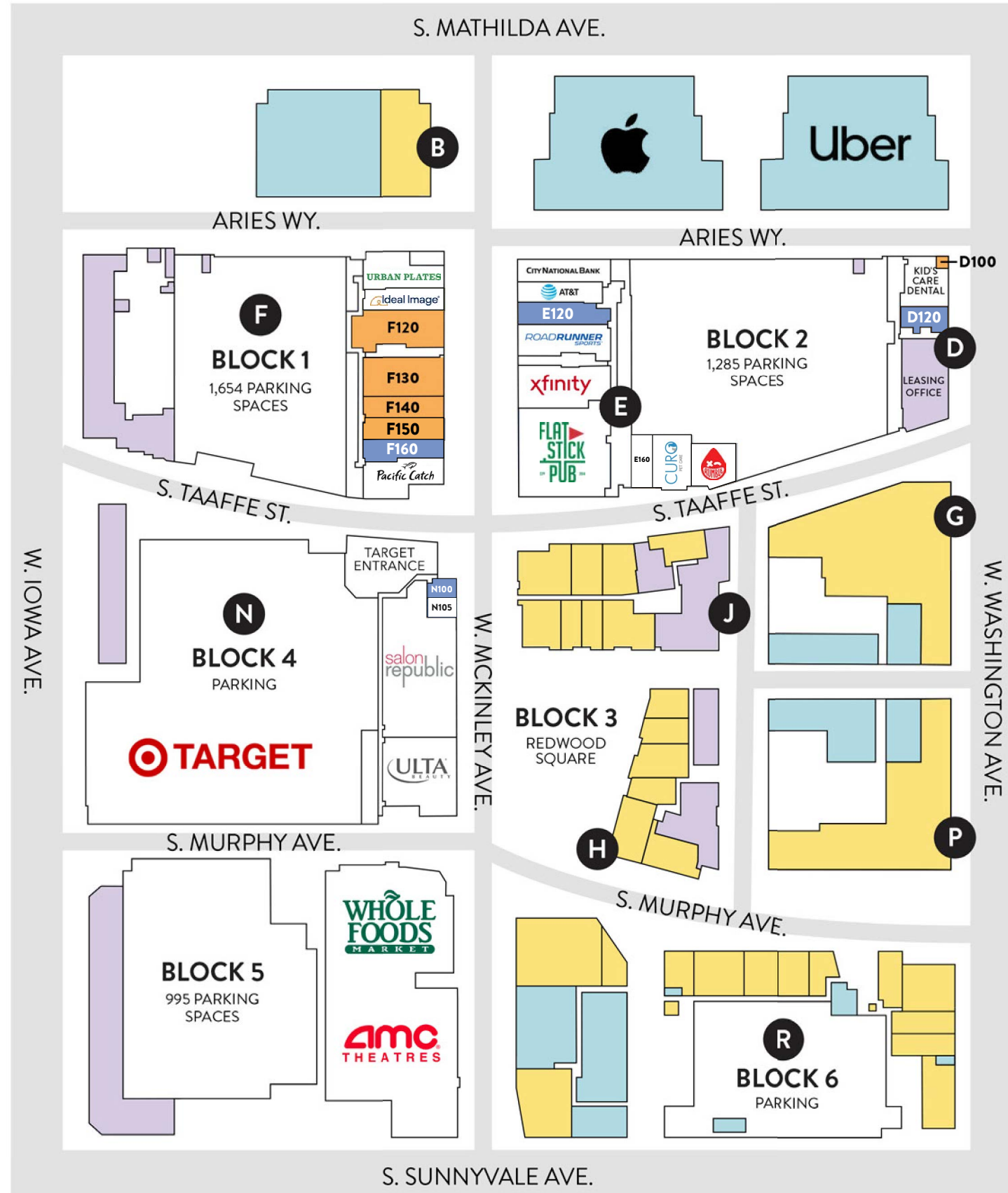
## BLOCK 2

SUITE	SQUARE FOOTAGE
E120	±2,216
E160	±2,009
D100	±529
D120	±1,960

## BLOCK 4

SUITE	SQUARE FOOTAGE
N100	±1,025

<span style="color: orange;">■</span>	RETAIL Phase One - Available Now
<span style="color: yellow;">■</span>	RETAIL Phase Two - Available Q2 2023
<span style="color: lightblue;">■</span>	OFFICE SPACE
<span style="color: blue;">■</span>	LOI NEGOTIATIONS
<span style="color: limegreen;">■</span>	LEASE NEGOTIATIONS
<span style="color: purple;">■</span>	RESIDENTIAL



BUILDING B



BLOCK 1



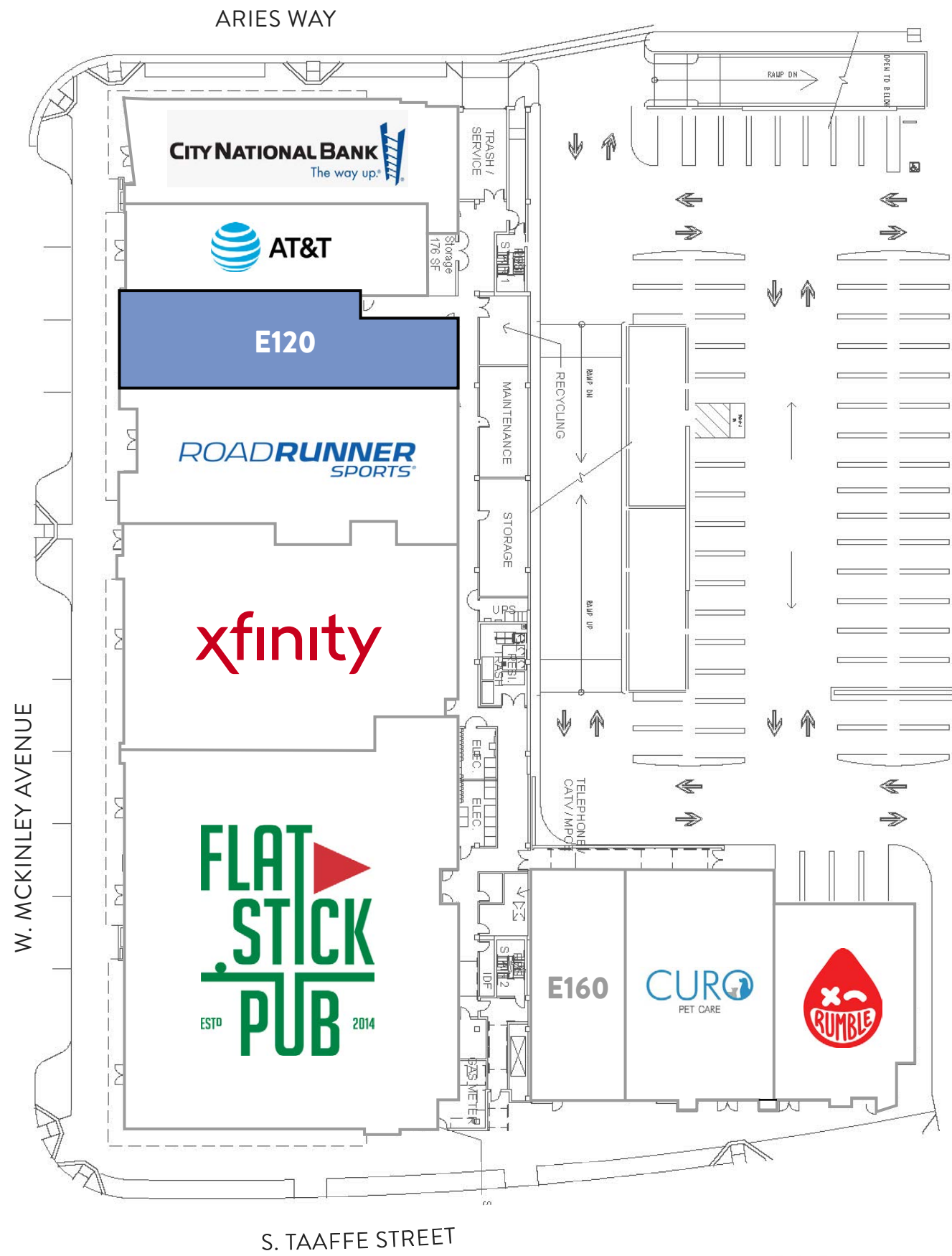
BLOCK 4







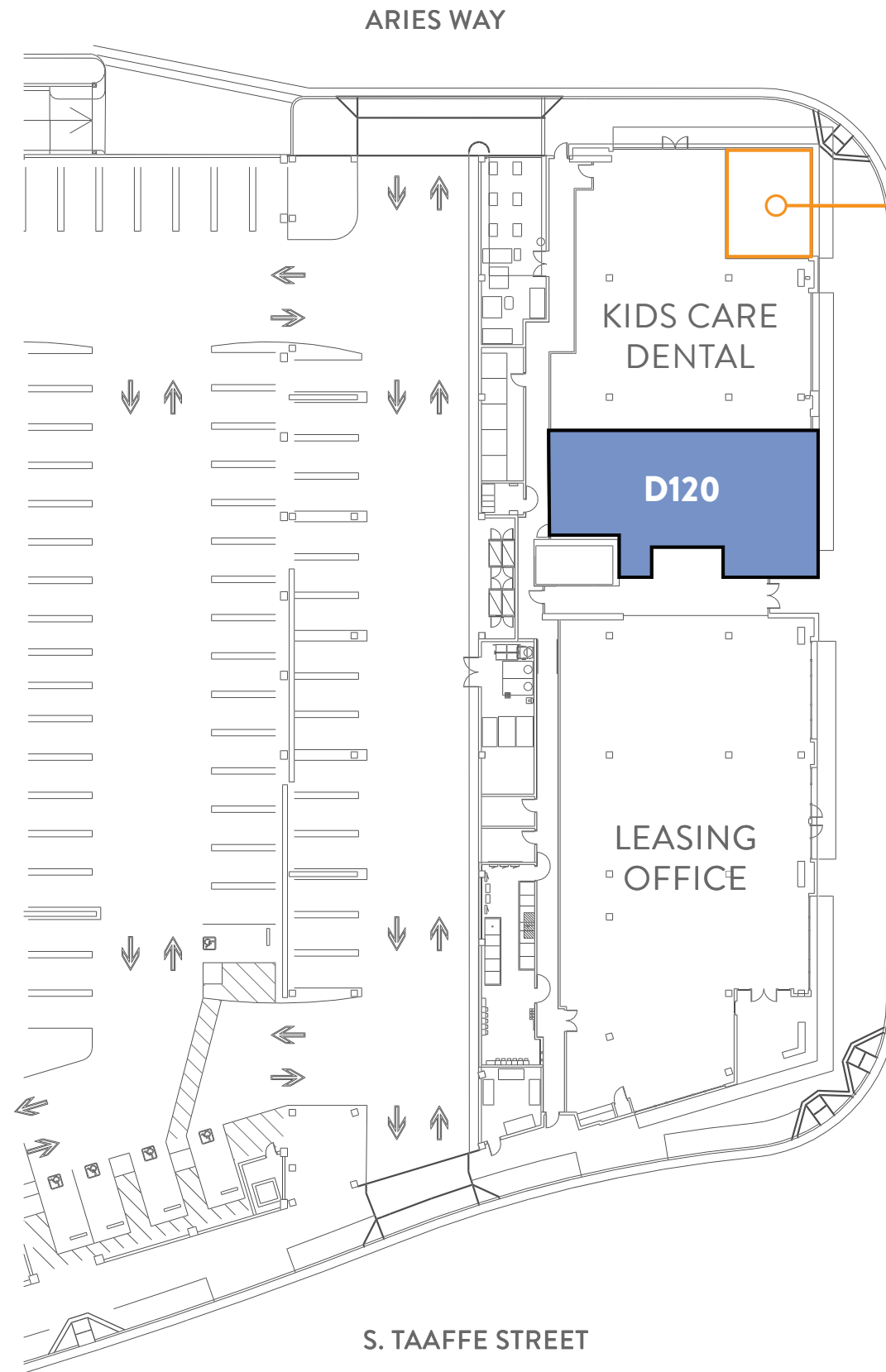
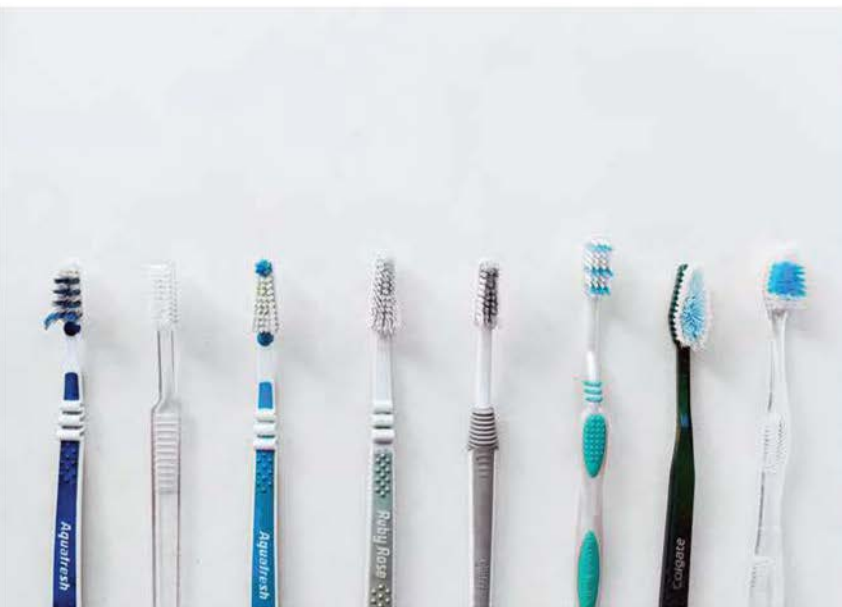
# BLOCK 2



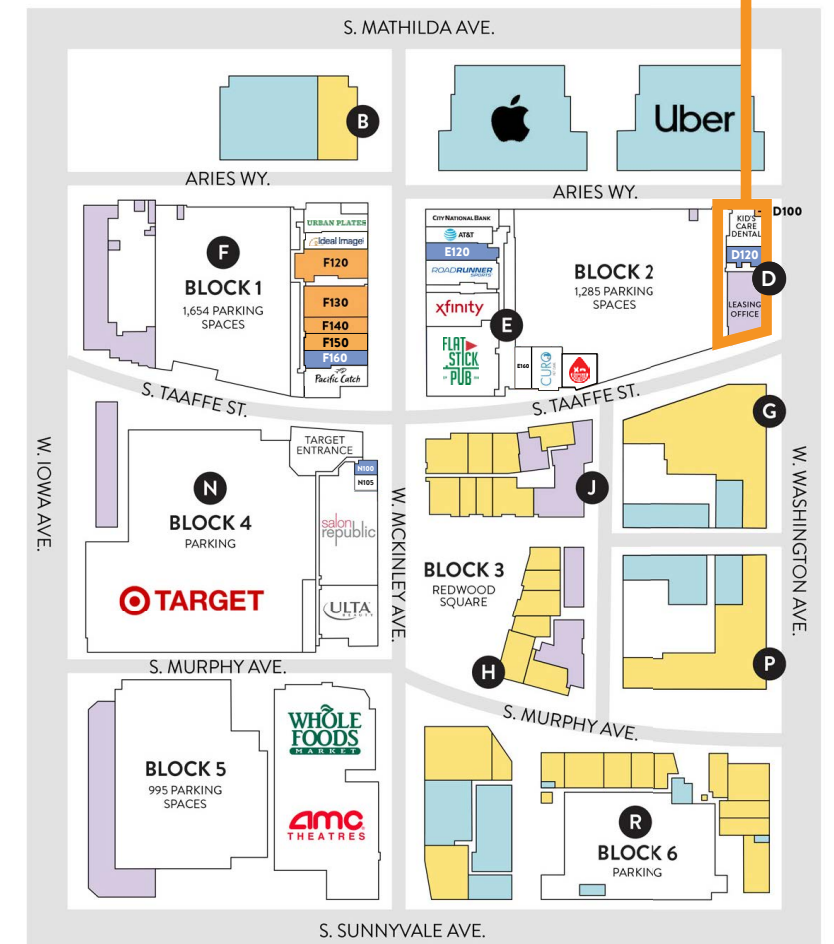
- AVAILABLE
- LOI NEGOTIATIONS
- LEASE NEGOTIATIONS



# BLOCK 2



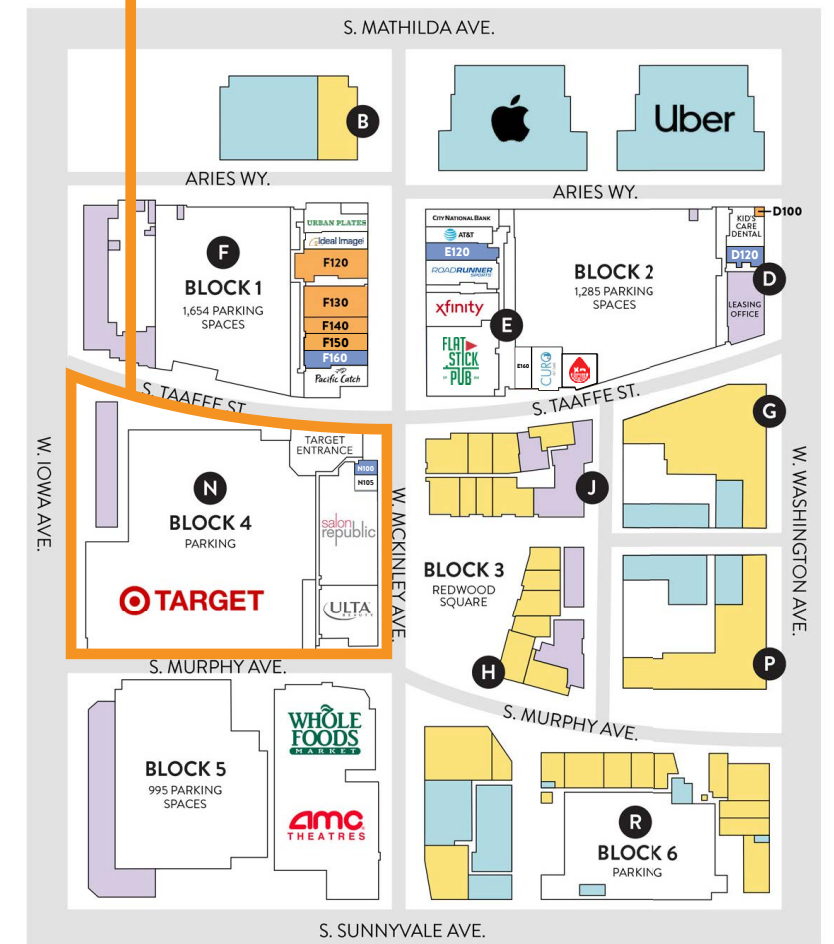
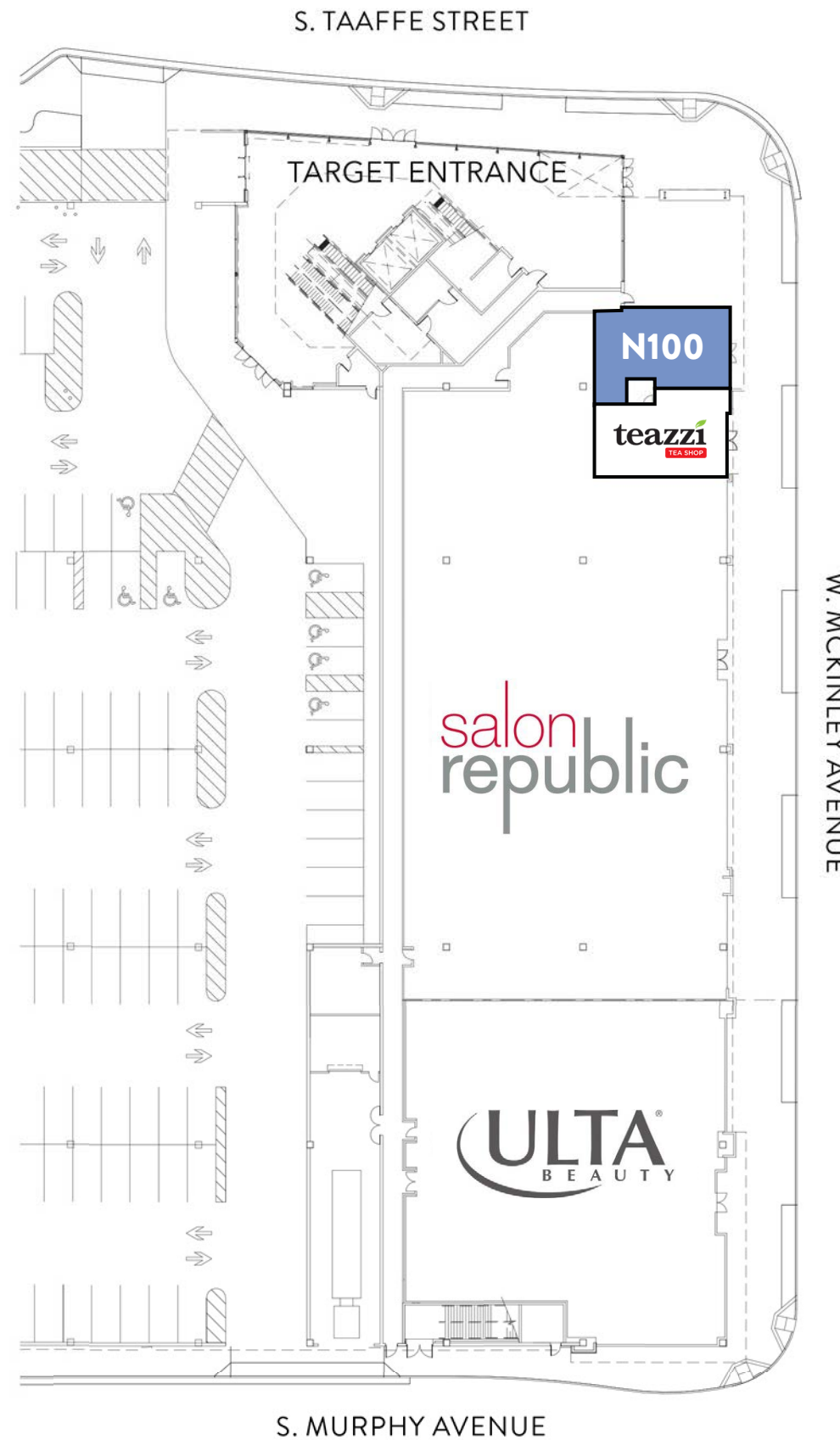
AVAILABLE  
D100: ±529 SF



- AVAILABLE
- LOI NEGOTIATIONS
- LEASE NEGOTIATIONS



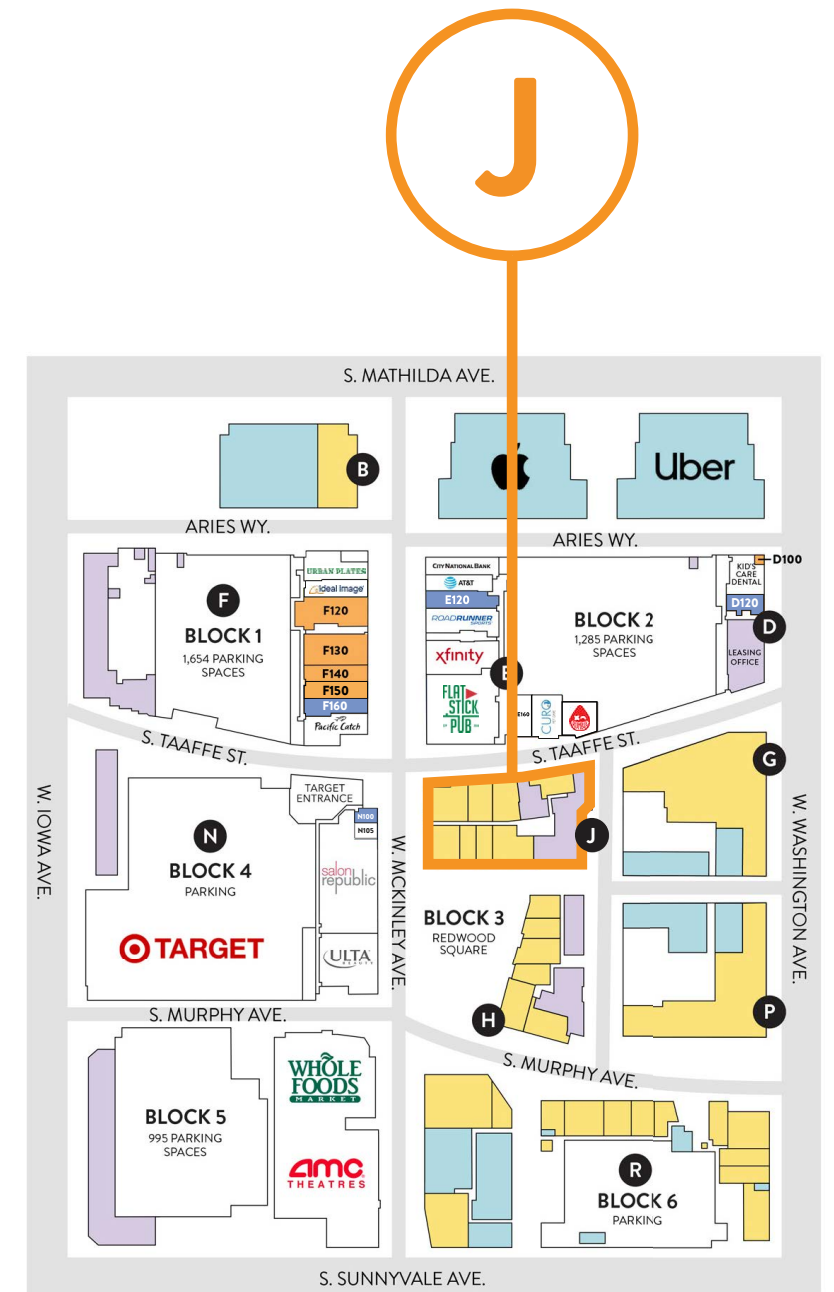
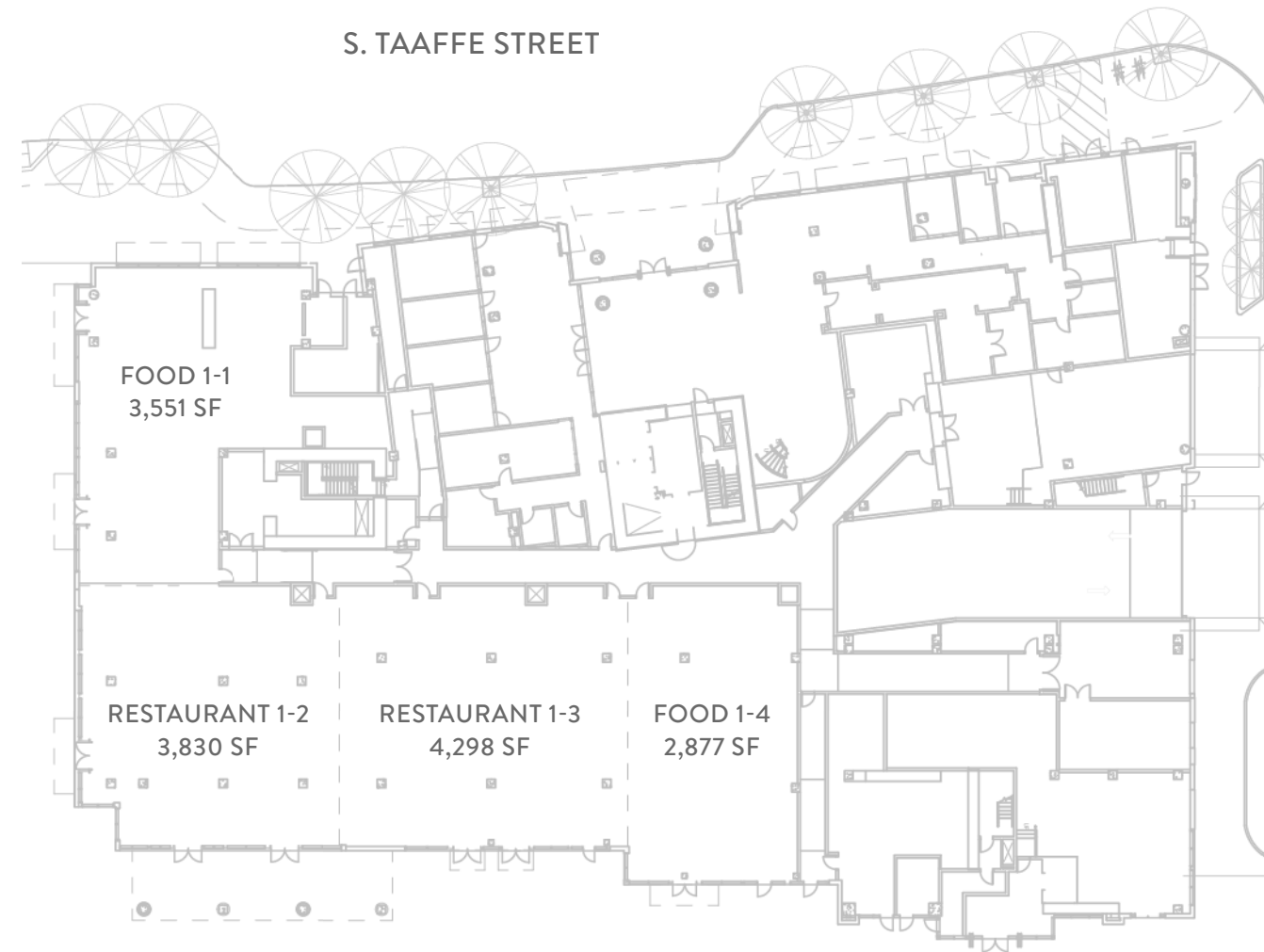
# BLOCK 4



- AVAILABLE
- N100 LOI NEGOTIATIONS
- LEASE NEGOTIATIONS



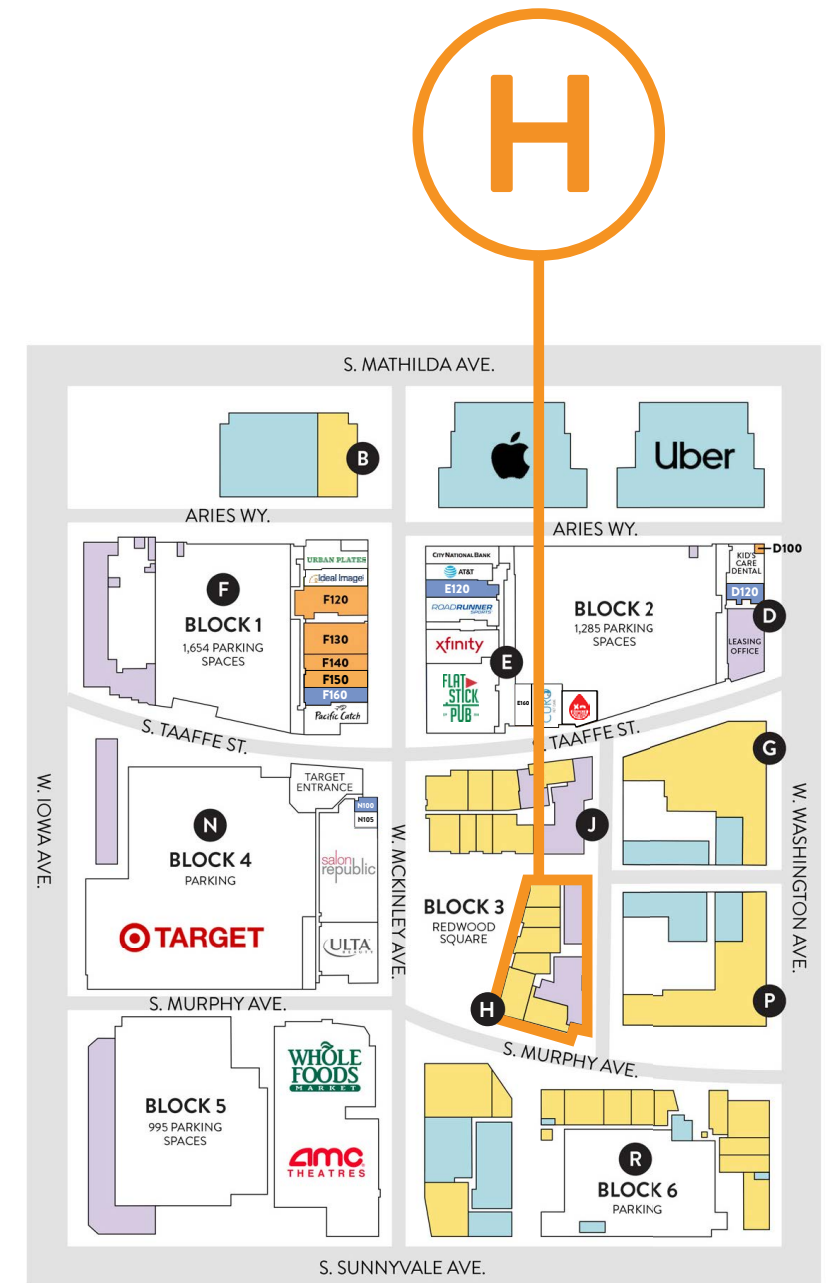
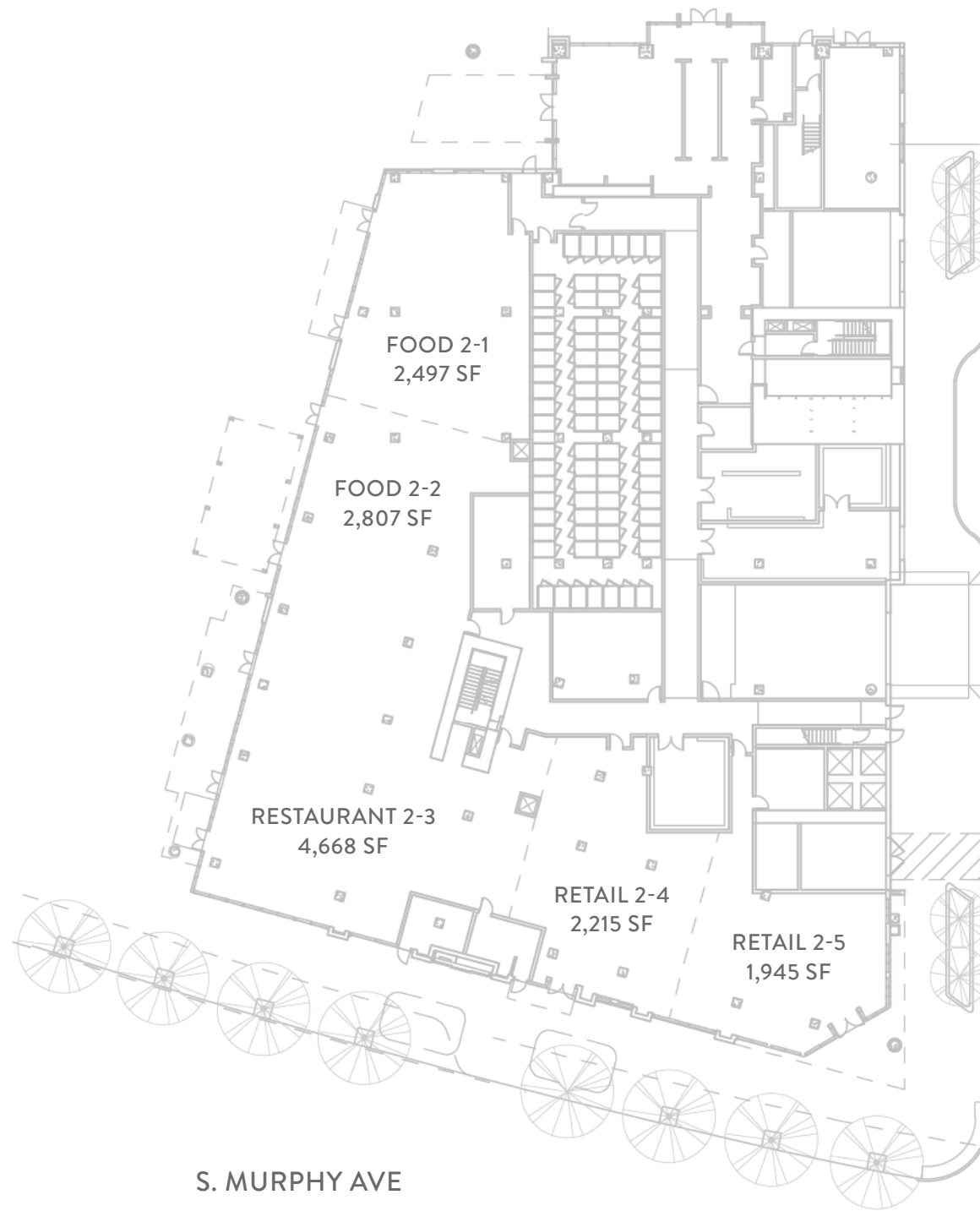
# BLOCK 3



- AVAILABLE
- LOI NEGOTIATIONS
- LEASE NEGOTIATIONS



# BLOCK 3



- AVAILABLE
- LOI NEGOTIATIONS
- LEASE NEGOTIATIONS



# Cityline

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