

**HIGH VISIBILITY LOCATION
±7,524 SF RETAIL BUILDING FOR LEASE**

CBRE



2116 el camino real

MOUNTAIN VIEW, CA

RETAIL BUILDING FOR LEASE



PROPERTY HIGHLIGHTS



Size

±7,524 SF freestanding restaurant building



Location

Premier frontage on El Camino Real in the heart of Mountain View



Former Use

Chevys Fresh Mex — built for high-volume dining but suitable for retail, service, food, fitness etc.



Parking

Ample on-site parking with easy ingress/egress



Signage

Prominent pylon signage available



Zoning

Retail/restaurant— ideal for retail, service, food



Built

1995— built for high-volume use

WHY 2116 W EL CAMINO REAL?

The area around 2116 W El Camino Real is experiencing significant redevelopment, driven by the need for more housing and the city's focus on creating mixed-use environments along El Camino Real. This trend indicates a shift towards a denser and more integrated urban fabric in this part of Mountain View.

Nearby Development: There is a new 6-story, mixed-use development at 749 W. El Camino Real, featuring 299 residential apartment units. This indicates a trend towards increasing residential density along El Camino Real through mixed-use projects.

High Traffic Counts

El Camino Real is one of the busiest commercial corridors in Silicon Valley

Affluent Demographics

Surrounded by tech professionals and high-income households

Proximity to Major Employers

Google, LinkedIn, Microsoft, and more

Dense Residential & Commercial Mix

Strong lunch and dinner crowd potential

Established Restaurant Corridor

Join a thriving food scene with national and local brands nearby

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES			
2024 Population - Current Year Estimate	38,298	153,206	311,607	2024 Households	16,356	60,735	116,700			
2020-2024 Annual Population Growth Rate	1.94%	0.32%	0.01%	Under \$15,000	799	4.9%	2,534	4.2%	5,654	4.8%
2024-2029 Annual Population Growth Rate	0.70%	0.52%	0.35%	\$15,000-\$24,999	611	3.7%	1,571	2.6%	3,107	2.7%
				\$25,000-\$34,999	496	3.0%	1,381	2.3%	2,740	2.4%
				\$35,000-\$49,999	737	4.5%	2,041	3.4%	4,383	3.8%
				\$50,000-\$74,999	924	5.7%	3,710	6.1%	7,522	6.5%
				\$75,000-\$99,999	1,022	6.3%	3,487	5.7%	6,933	5.9%
				\$100,000-\$149,999	2,349	14.4%	7,516	12.4%	14,754	12.6%
				\$150,000-\$199,999	2,091	12.8%	6,800	11.2%	13,463	11.5%
				\$200,000 and Over	7,327	44.8%	31,695	52.2%	58,145	49.8%
				2024 Average Household Income	\$233,216		\$259,730		\$251,543	
				2024 Median Household Income	\$176,339		\$200,001		\$199,028	
				2024 Per Capita Income	\$99,642		\$102,808		\$94,562	

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024 Households - Current Year Estimate	16,356	60,735	116,700
2020-2024 Compound Annual Household Growth Rate	2.25%	0.44%	0.10%
2024-2029 Annual Household Growth Rate	0.90%	0.77%	0.61%
2024 Average Household Size	2.33	2.50	2.54



IDEAL FOR



Retail



Service



Fitness



Brewpubs
or taprooms



Multi-concept
food halls



Delivery first or
ghost kitchens



SITE PLAN

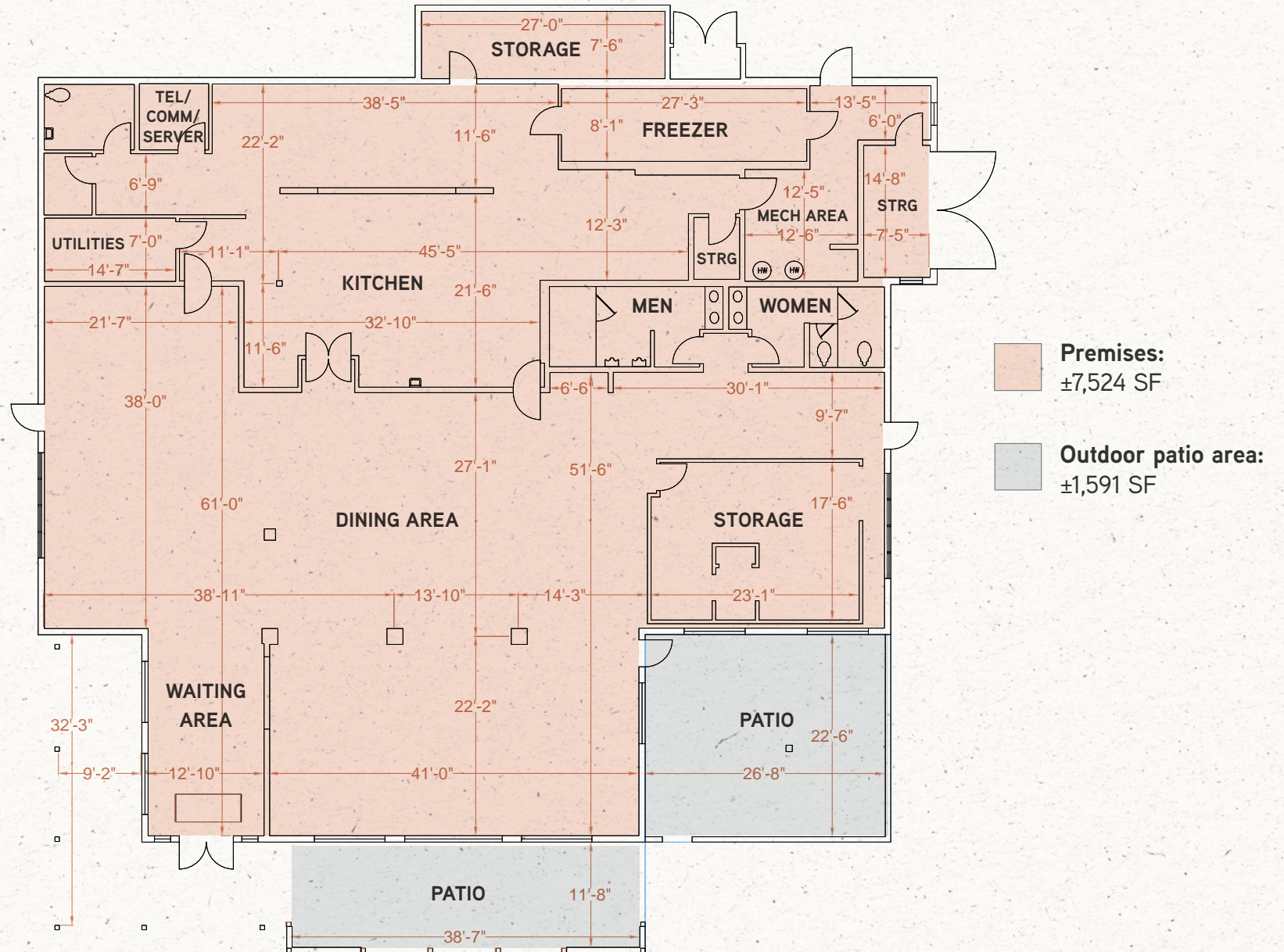
2116 W EL CAMINO REAL



2116 w el camino real

FLOOR PLAN

2116 W EL CAMINO REAL



AMENITY MAP

2116 W EL CAMINO REAL

San Antonio Center

KOHL'S **Walmart**

SPROUTS FARMERS MARKET

TRADER JOE'S

24 FITNESS **UPS**

Sola SALAD CRESS

Sourdough & Co. Sandwiches - Soups - Salads

ATHNASIUM The Math Learning Center

xfinity

GNC LIVE WELL **SALLY BEAUTY** **GEN** GREAT DNA IDEAS



Subject Site



The Village at San Antonio Center

Mendocino Farms **ALAMO** DRAPPHOUSE CINEMA **SAFEWAY**

Pacific Catch **veggiegrill** **Paul Martin's** AMERICAN GRILL

PIZZA STUDIO **the COUNTER** CUSTOM BURGERS **Fidelity** INVESTMENTS

Il Fornaio **nektar** **Palmetto** **Starbucks** **SAJJ** MEDITERRANEAN

SLICE HOUSE BY TONY GEMIGNANI **JARED** The Galleria Of Jewelry **LaserAway** **STRETCH**

[solidcore] **Orangetheory** FITNESS **HYATT CENTRIC** **LAB** Mattress Store

YOGASIX **BODYROK** **SAJJ Falafel place**



Mountain View Community Center



Mountain View Shopping Center

Smart & Final **Walgreens** **Starbucks** **BURGER KING**

LOCATION MAP

2116 W EL CAMINO REAL

STANFORD UNIVERSITY

COLONADE APARTMENTS

AVALON TOWERS ON THE PENINSULA

DOMIZILE CONDOS

SURE STAY PLUS BY BEST WESTERN

NOVO APARTMENTS



5100 EL CAMINO REAL APARTMENTS

2116 W el camino real

NORTH VIEW



LOCATION MAP

2116 W EL CAMINO REAL

MOFFETT FIELD

DOWNTOWN SUNNYVALE

101

85

237

DOWNTOWN MOUNTAIN VIEW

VERVE APARTMENTS

GEMELLO VILLAGE APARTMENTS

2116 w el camino real

LA ESPERANZA GRANADA APARTMENTS

SOUTH VIEW





2116 el camino real

MOUNTAIN VIEW, CA

**Prime retail
commercial
freestanding
building
available
for lease**

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