



2189

LEGHORN
STREET

R&D/INDUSTRIAL
INVESTMENT OPPORTUNITY

MOUNTAIN VIEW, CA

CBRE

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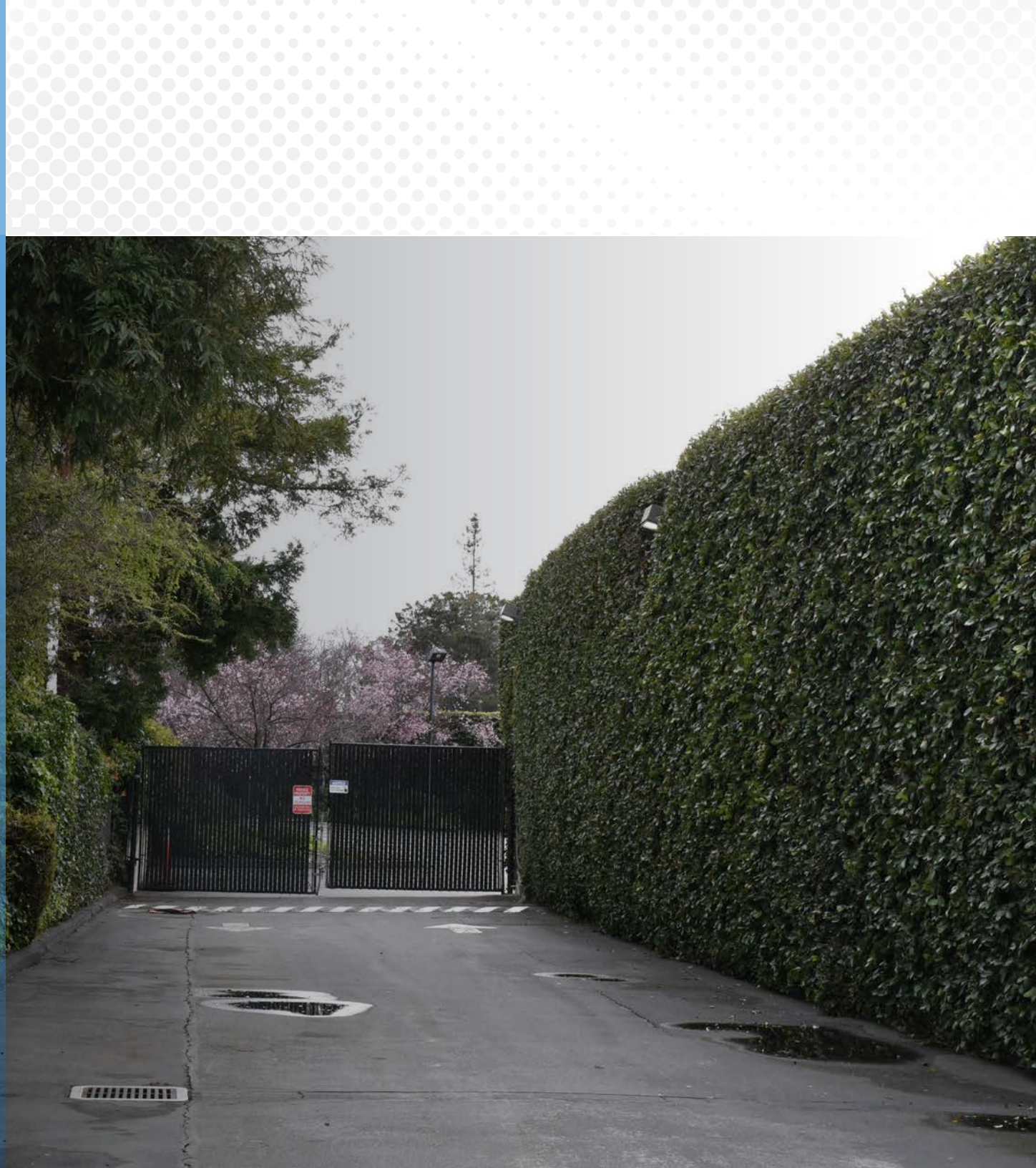
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01

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

CBRE Capital Markets is pleased to offer, on an exclusive basis, the opportunity to acquire a fee simple interest in 2189 Leghorn Street (“The Property”), located in Mountain View, CA, one of the leading technology submarkets in the country.

A rarely available offering ideal for both owner-users and investors, the property provides favorable industrial zoning and existing R&D functionality and finishes. The property, totaling 13,372 square feet sprawled across .93 acres, has undergone extensive upgrades to the interior and exterior, allowing for immediate occupancy. The efficiency of the site, which includes a private, gated parking lot in the rear, combined with the strategic location within Silicon valley’s tech core provides an unprecedented acquisition opportunity. The offering is being made on an “as-is, where-is” basis.



LOCATED IN THE CORE
SILICON VALLEY



13,372
SQUARE FEET



INDUSTRIAL/FLEX
ASSET

Investment Highlights



PROPERTY TYPE
Class A R&D/Industrial



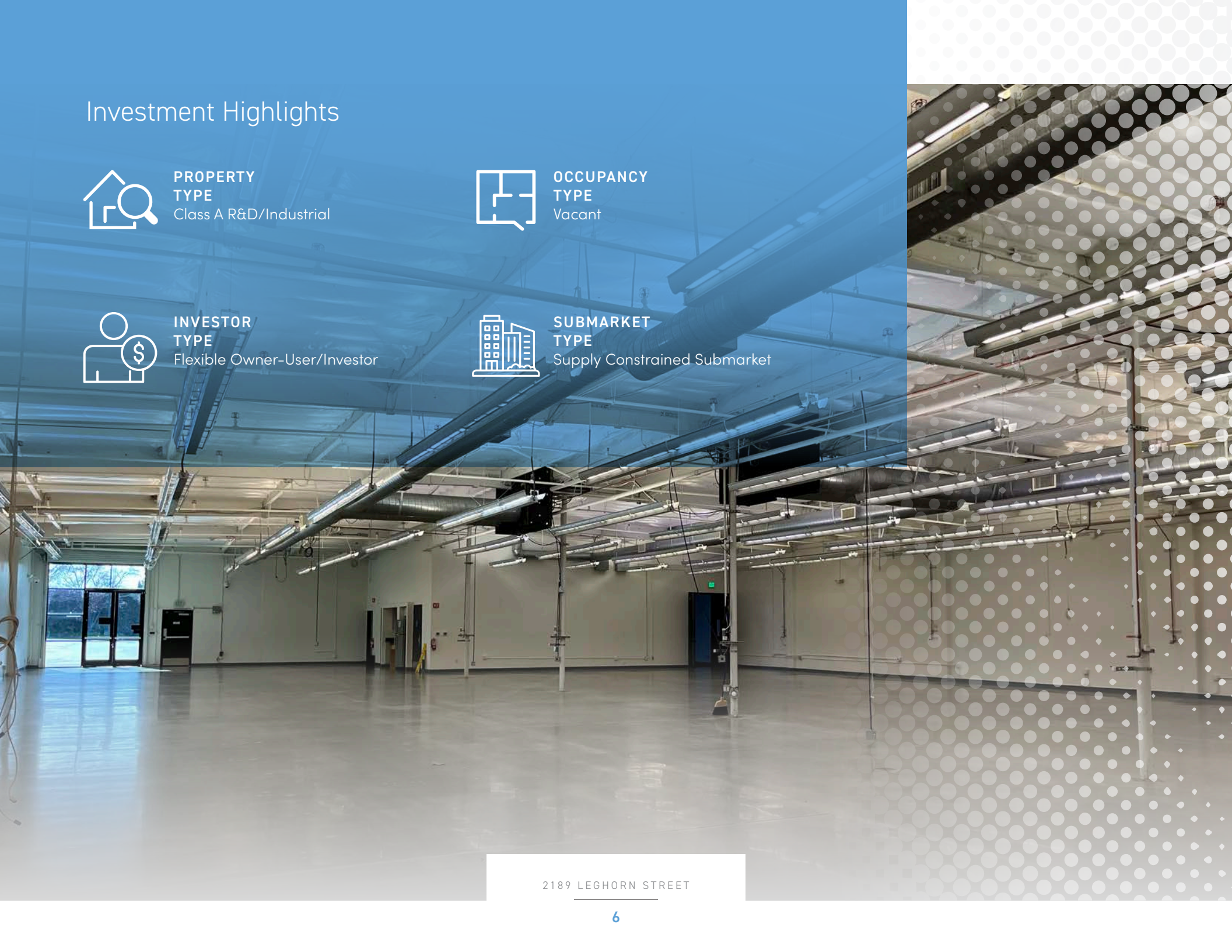
OCCUPANCY TYPE
Vacant



INVESTOR TYPE
Flexible Owner-User/Investor



SUBMARKET TYPE
Supply Constrained Submarket



2189 LEGHORN STREET

02

PROPERTY DESCRIPTION

2189
LEGHORN
STREET



PROPERTY DESCRIPTION

2189 Leghorn Street

Parcel #	147-06-037
Occupancy	Vacant
Building Improvement SF	±13,372
Land SF	±40,511
Power	700 Amps 120/208V 3PH
Loading	One (1) Grade Level / One (1) Dock / One (1) Double Door Set
Year Built	1986
Restroom	Two (2) ADA Cores, One including a M & F shower
Renovations	Complete Seismic Upgrade 2023. New main Sewer Line 2023. Exterior Paint, Fresh Seal/Slurry, ADA remodel, R&D Loading Doors, Polished Concrete, Private Parking Lot.

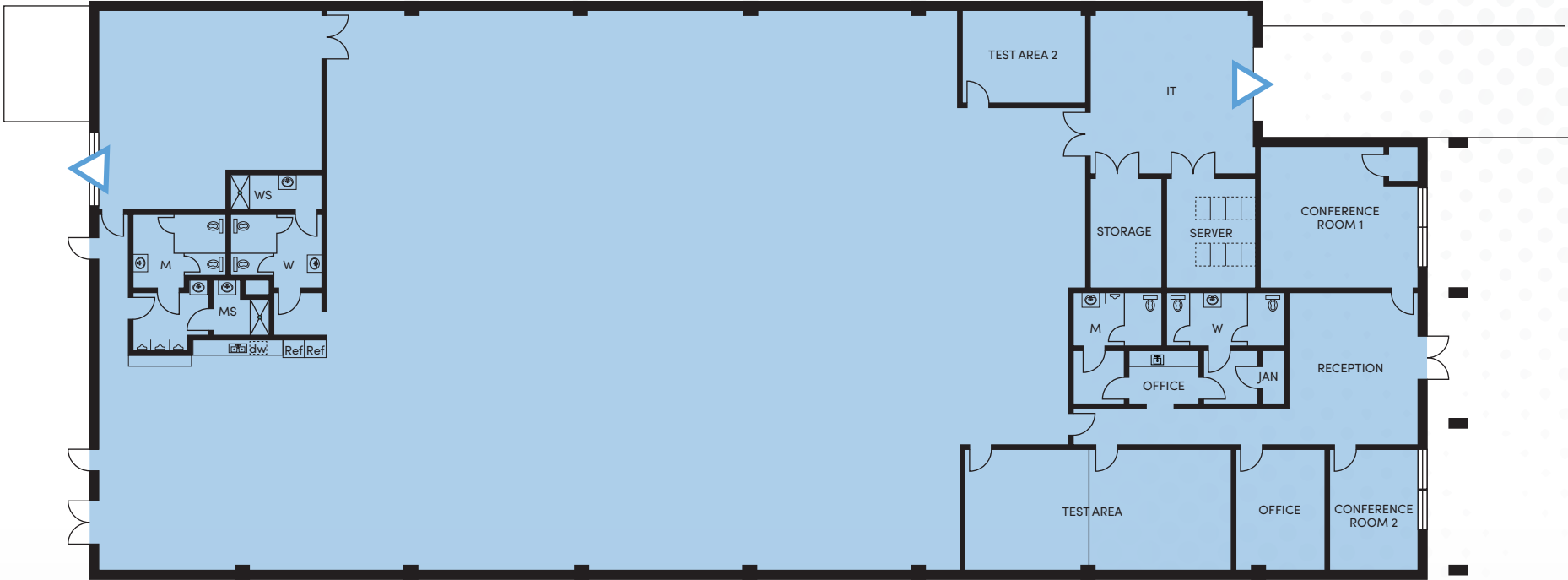


2189 LEGHORN STREET

2189 Leghorn Street

Building Improvement SF

±13,372



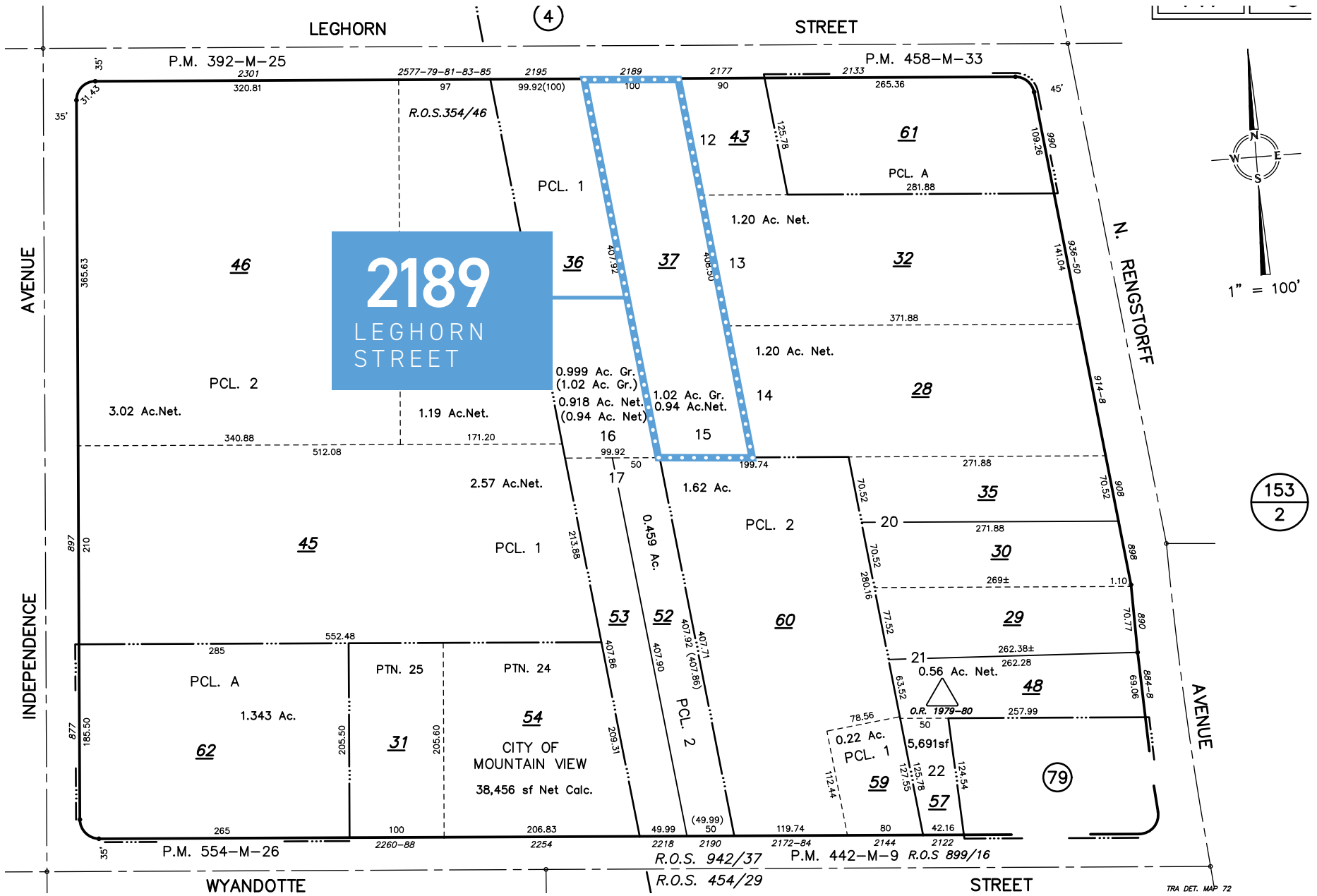
△ GRADE LEVEL DOOR

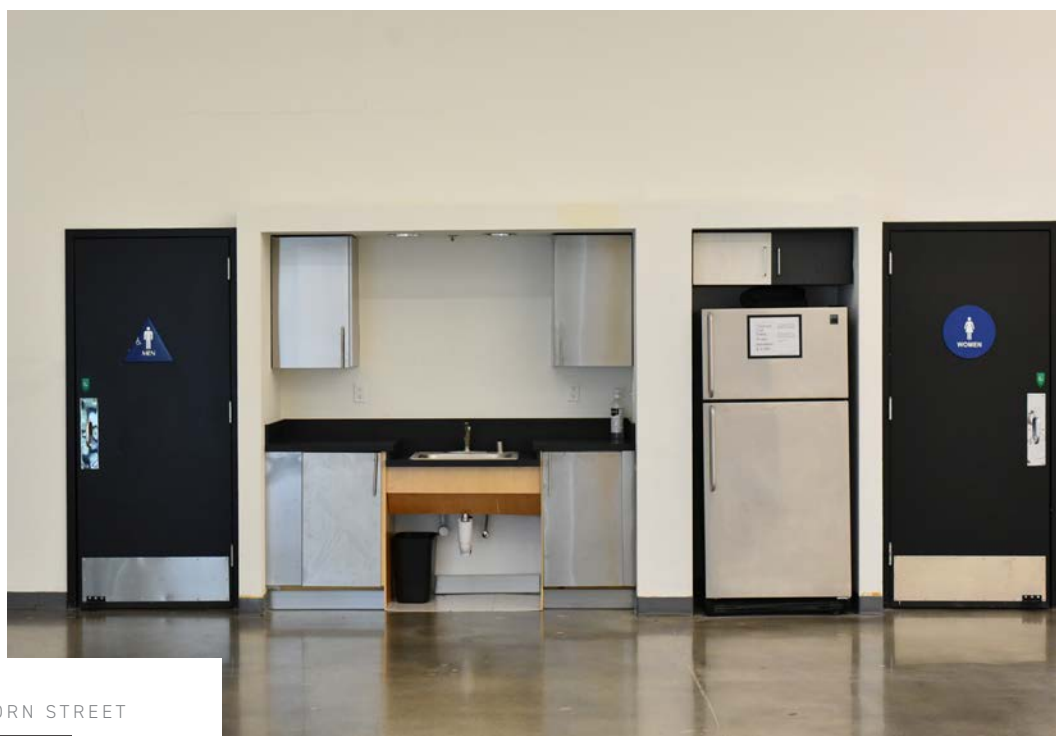


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2189 LEGHORN STREET

PARCEL MAP





2189 LEGHORN STREET

03

LOCATION &
MARKET OVERVIEW

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LOCATION & MARKET OVERVIEW

Silicon Valley

2177-2189 Leghorn Street is located in one of the most dynamic micro-economies in the world. Driven by growth, innovation, capital, and a highly diverse and well-educated labor force, the following household industry names are headquartered or have a significant presence in the Valley: Apple, Google, Facebook, Cisco, Netflix, ByteDance, Roku, eBay, Nvidia, Intel, Microsoft, Amazon, IBM, Hitachi, Ford, Toyota, Nokia, Panasonic, Tesla and Sony.

These large companies are partnered with an active network of venture capital and private investment firms with the support of major research universities. The high-tech core of the Valley directly benefits and increases demand for the service businesses, construction, real estate, and general consumerism throughout the area.



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Largest Cities in California

RANK	CITY	POPULATION
1	Los Angeles	3,959,657
2	San Diego	1,401,932
3	San Jose	1,026,658
4	San Francisco	870,044
5	Fresno	522,277
6	Sacramento	495,011
7	Long Beach	468,883
8	Oakland	421,042
9	Bakersfield	375,699
10	Anaheim	349,668



19th
LARGEST ECONOMY
IN THE WORLD

Leading Research Universities

STANFORD UNIVERSITY

UNIVERSITY OF CALIFORNIA, BERKELEY

SAN JOSE STATE UNIVERSITY

SANTA CLARA UNIVERSITY

SAN FRANCISCO STATE UNIVERSITY

UNIVERSITY OF CALIFORNIA, SAN FRANCISCO

Market Significants

39.1%

Future Job Growth
Over Next 10 Years

38

Fortune 500
Companies

7.6 M

Population

\$50.7B

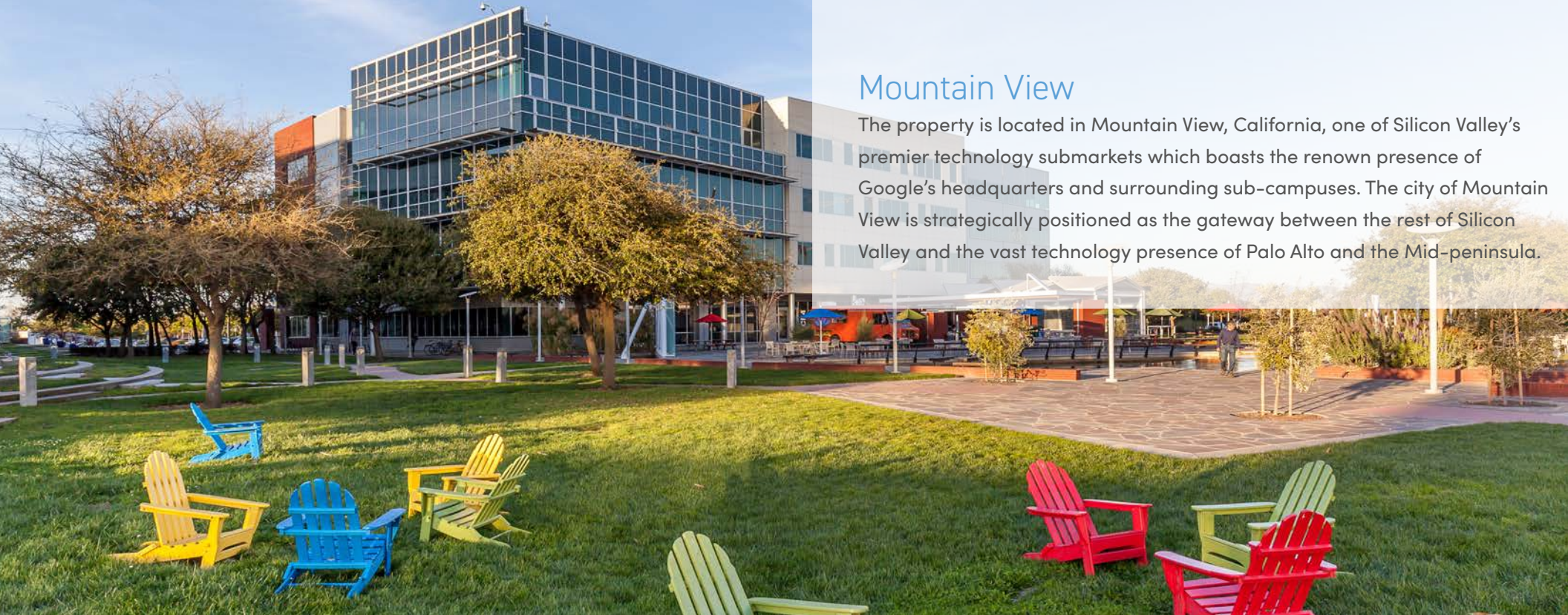
Venture Capital Investments in the SF Bay Area
Compared to \$85.8b Throughout the Rest of the U.S.

Bay Area Transportation Overview

The subject property is conveniently located a short drive from the Mountain View and Palo Alto Caltrain stations, providing commuters direct access North to the mid-peninsula and San Francisco, while also providing the ability to travel South to San Jose, Silicon Valley's largest city. The location of the property also provides easy access to Highway 85, 101 and the El Camino Real allowing vehicular travel connections to Highway 237 and therefore to the entire East Bay and Central Valley via Highway 880 and 680.

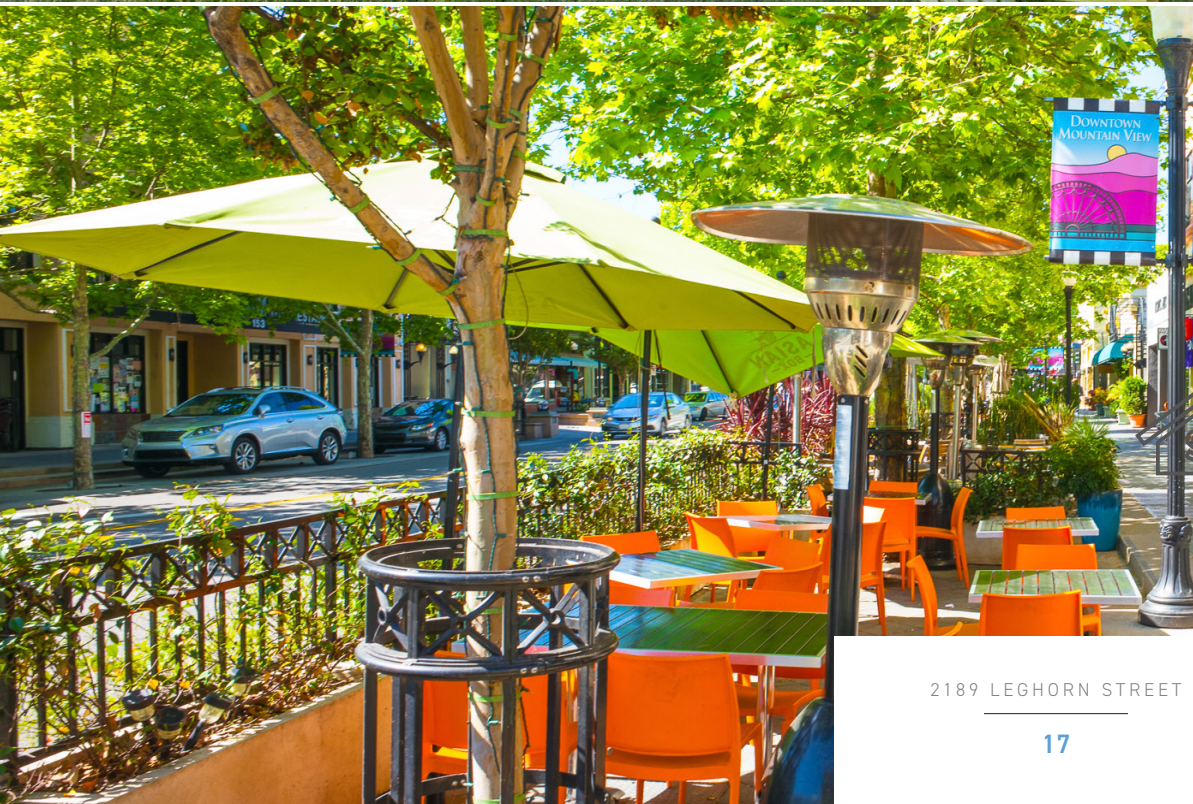


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Mountain View

The property is located in Mountain View, California, one of Silicon Valley's premier technology submarkets which boasts the renown presence of Google's headquarters and surrounding sub-campuses. The city of Mountain View is strategically positioned as the gateway between the rest of Silicon Valley and the vast technology presence of Palo Alto and the Mid-peninsula.



Demographics



88,076
2023 POPULATION



36,695
2023 HOUSEHOLDS



\$223,970
2023 AVERAGE HOUSEHOLD INCOME



43.8%
2023 GRADUATE DEGREE

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Mountain View Submarket Statistics

SUBMARKET	NET RENTABLE AREA	TOTAL VACANCY (%)	TOTAL AVAILABILITY (%)	AVERAGE NNN ASKING RATE (\$)		Q3 NET ABSORPTION	YTD NET ABSORPTION
				MFG.	WHS.		

MANUFACTURING MARKET OVERVIEW

Mountain View	1,846,307	3.0%	3.0%	\$3.04	\$2.40	(12,500)	2,891
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SUBMARKET	NET RENTABLE AREA	TOTAL VACANCY (%)	TOTAL AVAILABILITY (%)	AVERAGE NNN ASKING RATE (\$)		Q3 NET ABSORPTION	YTD NET ABSORPTION
				MFG.	WHS.		

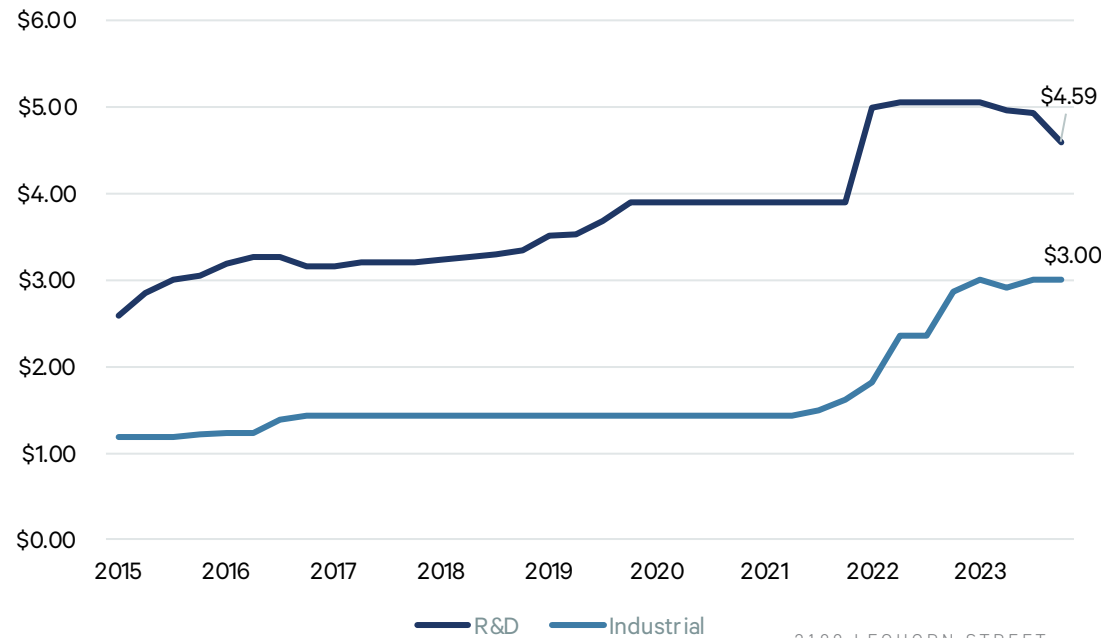
R & D MARKET OVERVIEW

Mountain View	10,958,633	13.8%	15.1%	\$4.59		25,591	(703,634)
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Source: CBRE Research, Q4 2023

Robust Leasing Fundamentals

Mountain View Lease Rate Growth



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AVERAGE ANNUAL LEASE RATE GROWTH



R&D
10.44%



Industrial
16.12%

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