

**DOWNTOWN MOUNTAIN VIEW
RESTAURANT OPPORTUNITY**

±1,868 SF

FREESTANDING RESTAURANT FOR LEASE OR SALE

938 VILLA ST

MOUNTAIN VIEW, CA



PROPERTY

HIGHLIGHTS



±1,868 SF Unique Stand-Alone Restaurant (Plus Additional Basement Not Included In SF)



Renovated High End Kitchen with Irreplaceable Restaurant Infrastructure



Large Dedicated Outdoor Seating Patio Area and Garden. Room for Significantly More Seats



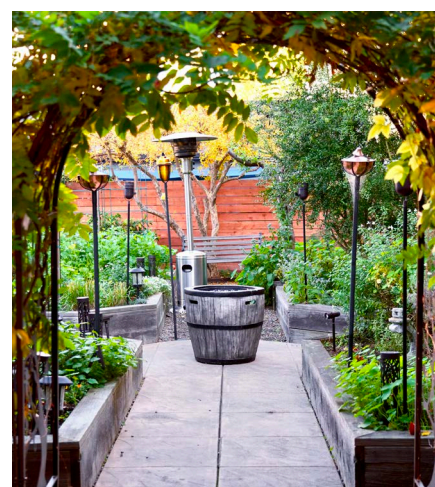
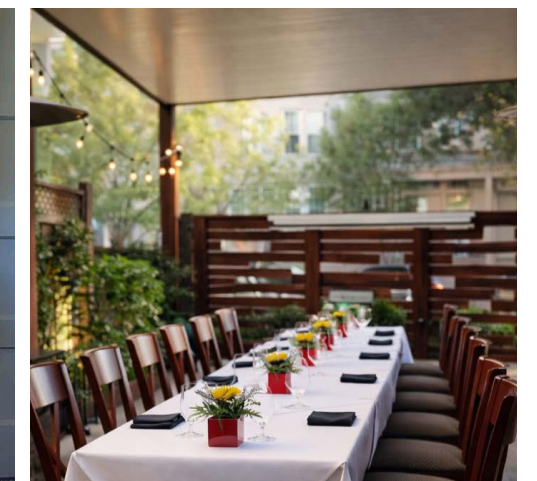
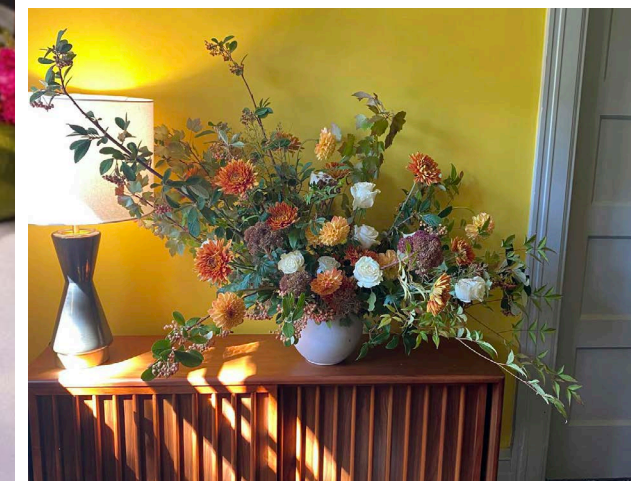
Adjacent to Castro Street in the Heart of Downtown Mountain View



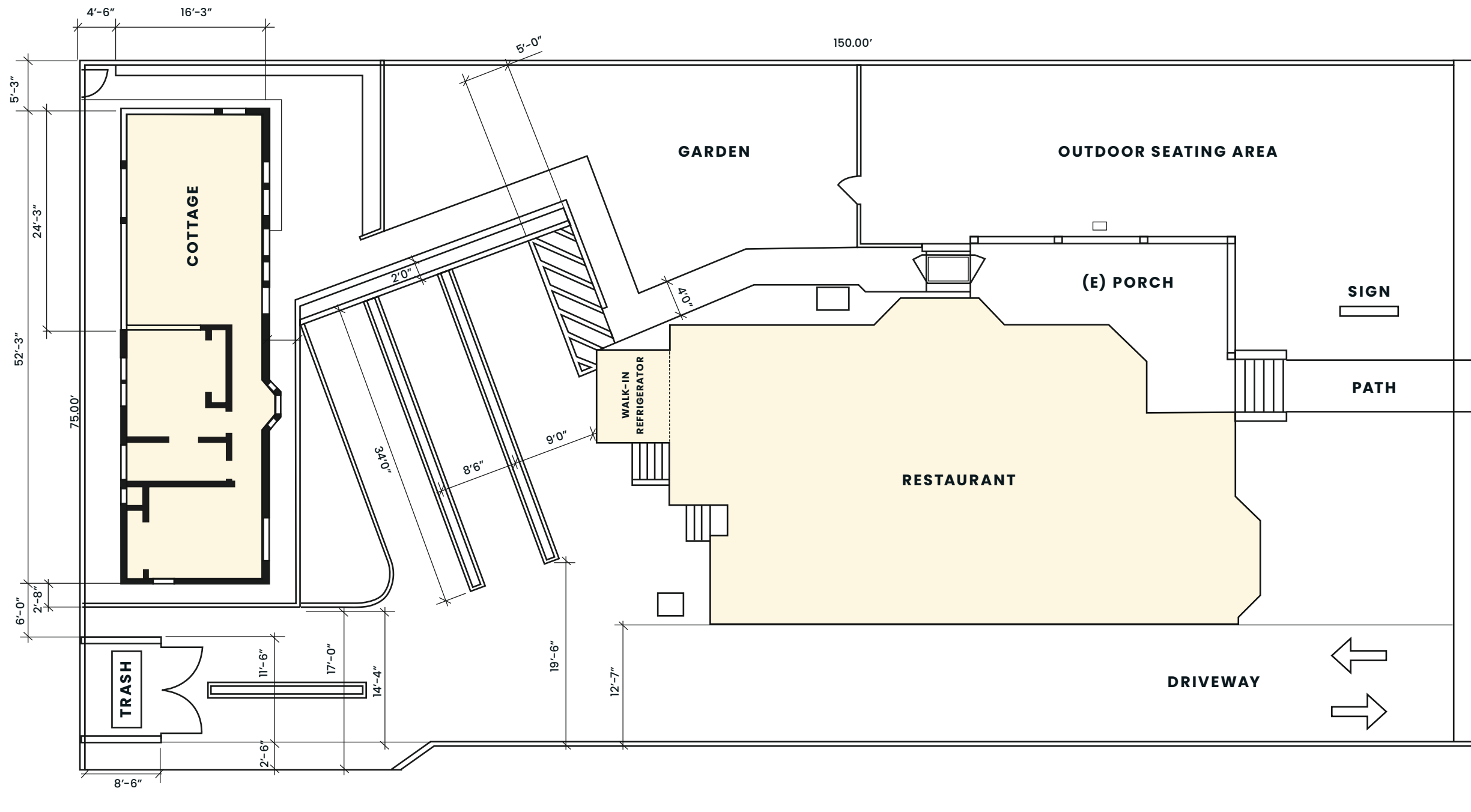
Freestanding ±850 SF 2-bedroom, 1-bath Cottage. Potential Rental Income

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	36,105	167,395	361,815
DAYTIME POPULATION	41,993	213,661	412,434
AVG. HOUSEHOLD INCOME	\$253,624	\$290,499	\$287,507

TRAFFIC COUNTS	Source: @esri 2025
CENTRAL EXPRESSWAY	28,100 ADT
S SHORELINE BOULEVARD	23,000 ADT
CASTRO STREET	9,000 ADT



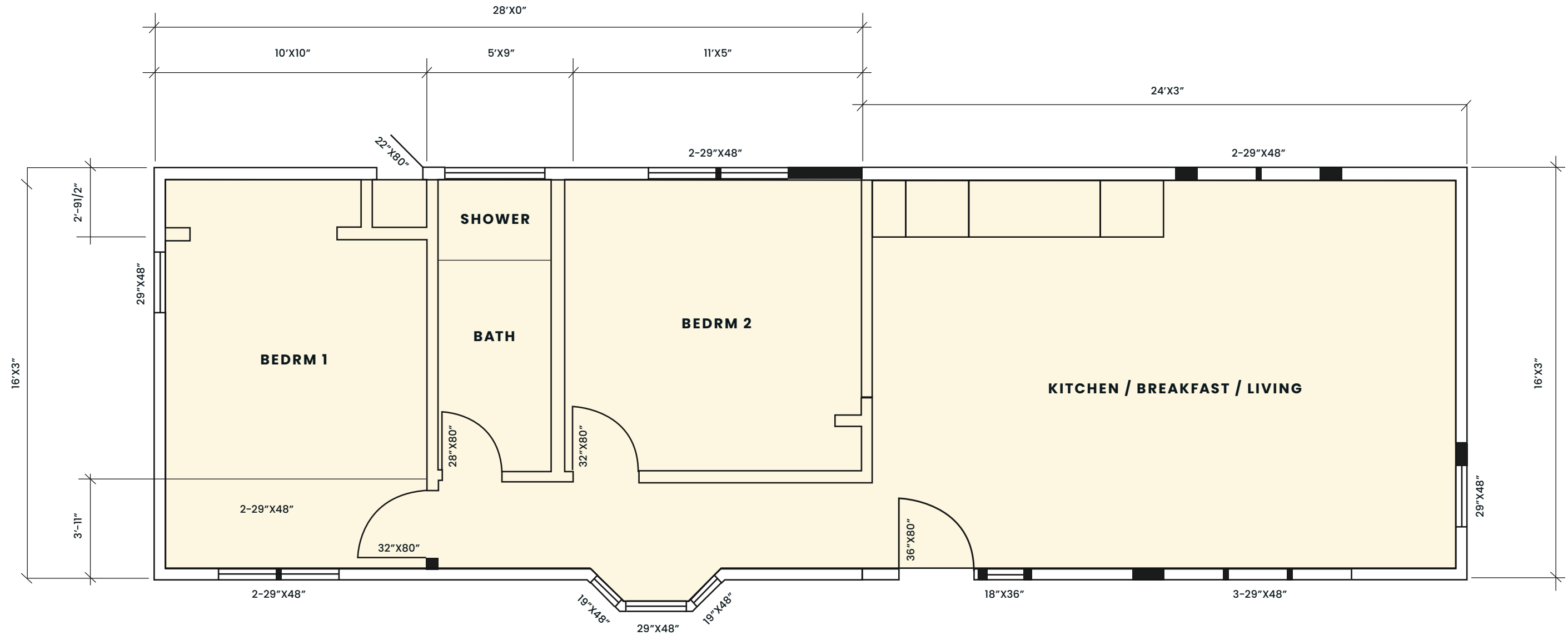
OVERALL SITE LAYOUT



VILLA STREET

THE COTTAGE

±850 SF



THE HOME

Originally built in 1894, the structure at 938 Villa Street was home to Julius and Fanny Weilheimer. Julius was Vice President of the Mountain View Farmer's and Merchant's Bank as well as a member of the town City Council and, later, the town's Mayor. The home has had many roles in its storied history: in the most recent iteration, George Aviet and Thomas J. McCombie acquired the property in the early 1980's, opening as the restaurant Chez TJ and serving their first dinner on November 26, 1982.

Thomas and George met at Thomas' prior restaurant, Pear William, in Menlo Park, CA. Both dreamt of building a restaurant together and were determined to turn their dreams into something real. The press reviews were glowing with Gourmet exclaiming that it was "worth a detour from San Francisco!" In the height of 1994 the unthinkable happened as Thomas passed away. In honor of Thomas' memory and their longtime friendship, George continued with the restaurant on the same path as they had always envisioned. Chez TJ earned its first Michelin star in 2007 and continues to be the bastion of French cuisine in the South Bay that helped establish San Francisco as America's culinary capital. Under George's guidance, Chez TJ became known as a culinary incubator for a succession of highly regarded Michelin chefs.



THE
DINING AREA



THE
**OUTDOOR SEATING
& GARDEN**



NEIGHBORHOOD
AERIAL



938 VILLA ST
MOUNTAIN VIEW, CA

MOUNTAIN VIEW ACADEMY



ST. JOSEPH SCHOOL MOUNTAIN VIEW

LANDELS ELEMENTARY SCHOOL

S SHORELINE BLVD

CASTRO ST

CENTRAL EXPY

HWY 85

WELGAMINO REAL

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