



# LANDSBY

MOUNTAIN VIEW



## Welcoming Le Mon Day Spa to Suite J

 **LANDSBY**



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# Project Summary



## 2580 - 2590 California Street, Mountain View, CA

The Landsby is a new, mixed-use urban neighborhood in the heart of Mountain View, featuring four unique buildings and offering a distinct mix of 632 modern apartment homes.

With highly visible ground floor Restaurant, Retail, and Community Benefiting Office opportunities, the on site residents and existing residents in the dense surrounding areas will welcome this major growth in the market.

At the intersection of San Antonio Road and California Street, The Landsby is just a short walk to the San Antonio Caltrain Station, and only steps from the adjacent retail at The Village at San Antonio.

Enjoy effortless access to everything – from numerous public open spaces, to fine dining, a movie theater, grocers and boutiques. The Landsby offers several tenant friendly amenities at the property, such as short-term parking stalls along Aspen Way and covered subterranean parking, accessible via elevator and stairs. There are also large patio spaces reserved for the restaurant-designated shells, offering fantastic visibility along California and San Antonio Road. Located just off Highway 101, the Landsby offers extremely accessible retail opportunities.

**15,859** SF Retail / Restaurant Space

**4,827** SF Non-Profit Office Space

**+200** Retail Parking Stalls

**595,184** Employees within 10-Miles

**35,000** Vehicles Per Day on San Antonio Road





# Market Aerial

CVS pharmacy, Jersey Mike's Subs, SPROUTS FARMERS MARKET, citi, La Salsa, Jack in the Box

**THE VILLAGE SAN ANTONIO CENTER**  
 SAFEWAY, JARED The Galleria Of Jewelry, T-Mobile, the COUNTER CUSTOM BURGERS, Starbucks, veggiegrill, FREMONT BANK, Pacific Catch

**SAN ANTONIO CENTER**  
 CHASE, TRADER JOE'S, SUBWAY, Walmart, KOHL'S, The UPS Store, GNC, FITNESS, chili's, SALLY BEAUTY, GEN

**BAILEY PARK PLAZA**  
 SAFEWAY, Jack in the Box, REGAL BAGEL

**DOWNTOWN MOUNTAIN VIEW**  
 casca!, LUDWIG'S, Eureka!, OREN'S PHARMACY shop, STEINS, Red Rock, ASIAN -BOX-, DOPPIO ZERO, Amarin Thai Cuisine, La Fontaine Restaurant, AGAVE MEXICAN BISTRO & BAR, Mully's Market, ICICLES, BOOKS INC., Cafe Baklava, sakura, sweetgreen, Bank of America

TARGET, WHOLE FOODS MARKET, Jack in the Box, Amorillo de Wally's, More Beer!, BevMo!

**VILLAGE COURT**  
 Adria Animal Hospital, TEASPOON, State Farm

**CLARKWOOD CENTER**  
 Office DEPOT, Walgreens, petco, FedEx Office, Gochi, Dunn Edwards PAINTS

CVS pharmacy, PANZA EXPRESS, Jamba Juice, PIZZA HEART, Starbucks, EMPOTER RESTAURANT, Panera BREAD, Dunkin' Donuts, Bagel Street Café

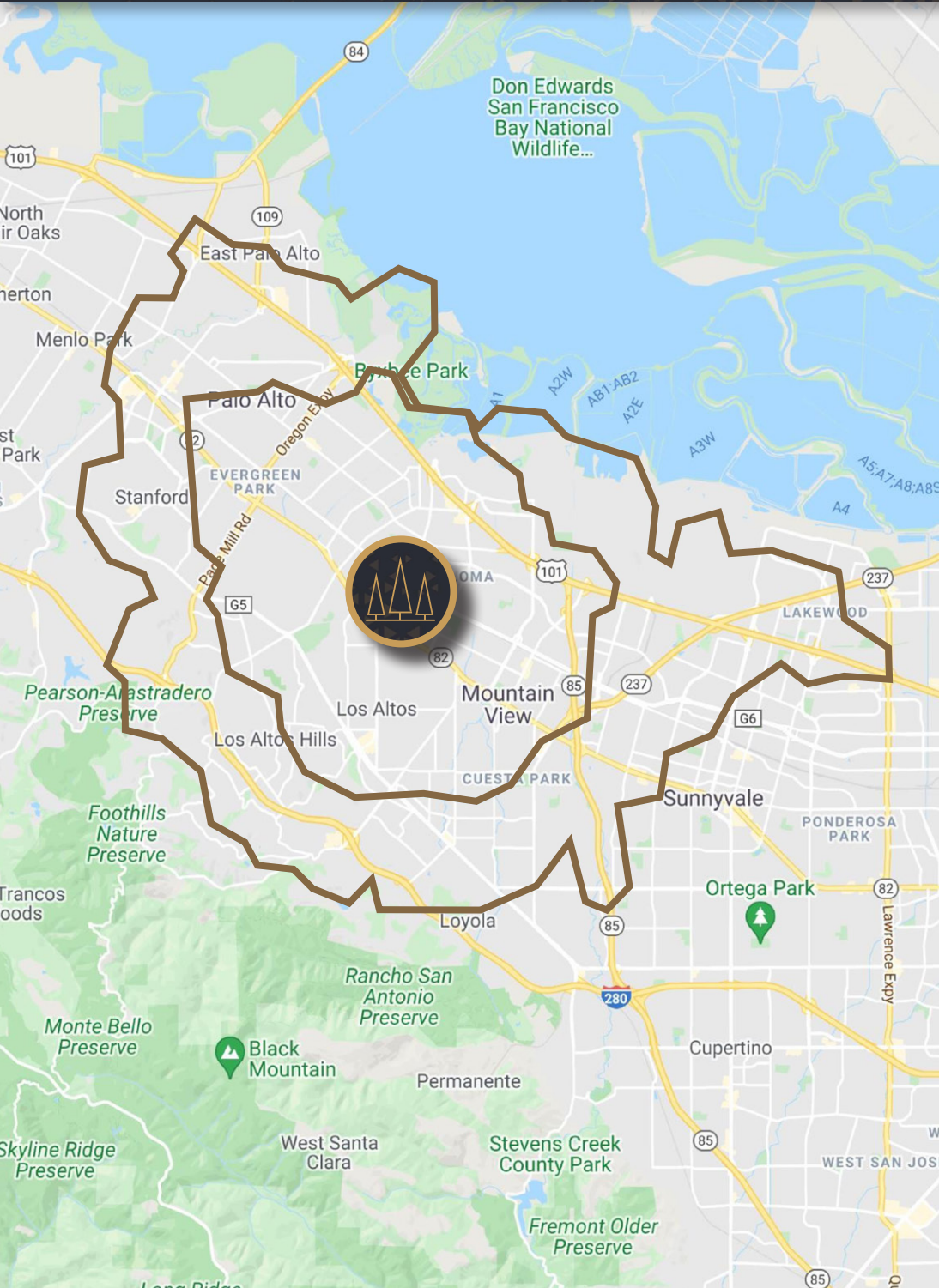


Traffic Counts Source: Sites USA Regis 11-14-22





# Demographics

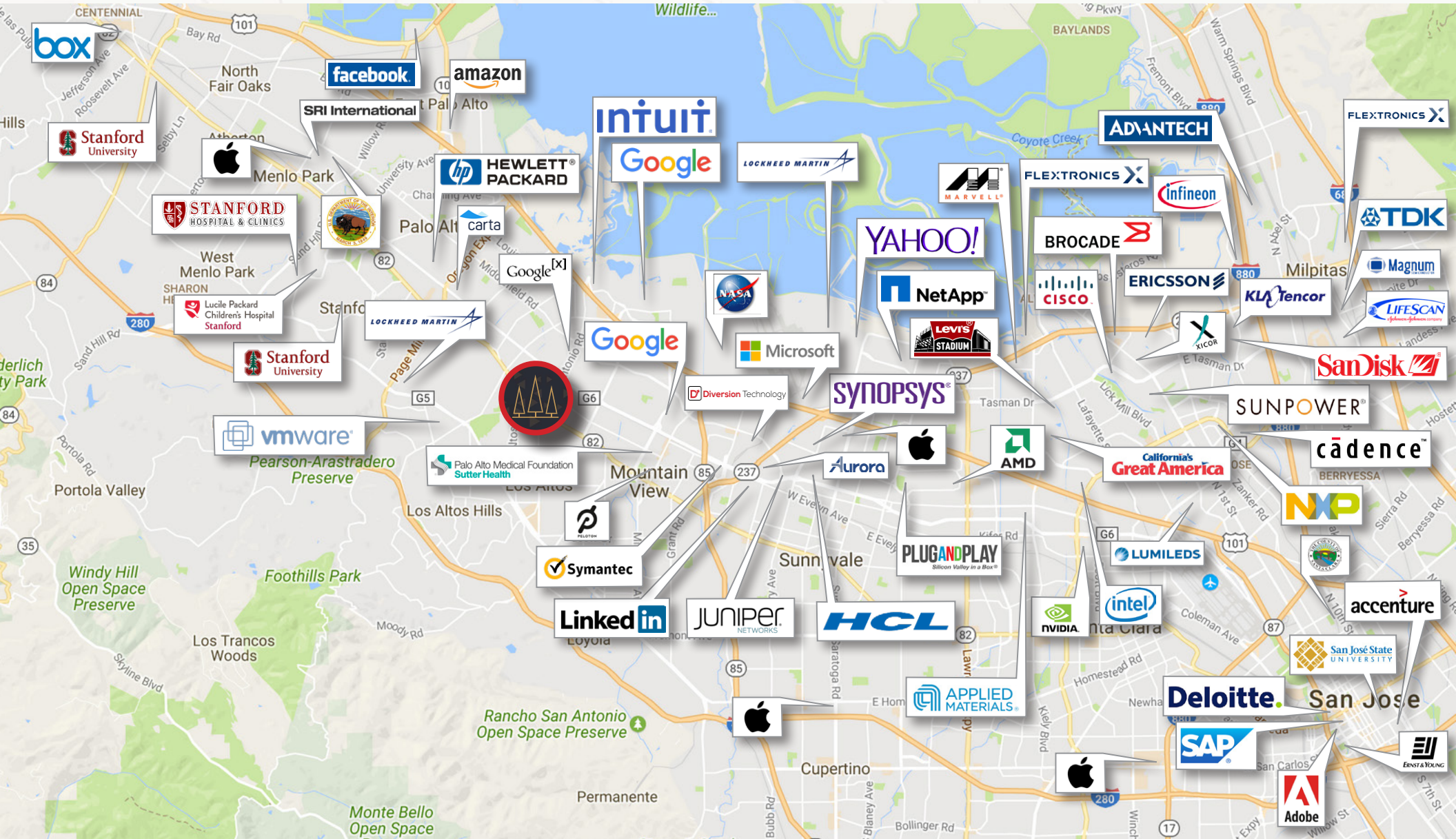


DEMOGRAPHICS (Drive Times)	10 MINS	15 MINS
Population	136,329	311,262
Daytime Population	140,347	319,030
Average Household Income	\$248,984	\$238,670
Household Income Distribution \$200,000 or More	22,863	45,798
Median Home Value \$1,000,000 or More	23,717	47,416
College Degree Bachelor Degree or Higher	74,941	150,080
Total Retail Expenditures	\$4.2 B	\$8.53 B

Source: Sites USA Regis 11/14/2022



# Local Employers





# Exterior





# Site Plan

San Antonio Rd. - 35,396 ADT

Outdoor Seating

Outdoor Seating

Direct Pedestrian Access to Retail Parking

Outdoor Seating

Pedestrian Elevator Access to Retail

California St. - 11,812 ADT



Suite	Size	Type
A	2,081 SF	Community Space
C	1,559 SF	Community Space
E	1,187 SF	Community Space
H	2,429 SF	Restaurant
M	2,939 SF	Restaurant
P	880 SF	Retail
R	3,750 SF	Retail
T	2,003 SF	Cafe/Retail



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