

PROPERTY FOR LEASE

126 San Antonio Cir, Mountain View, CA 94040

1,655 SF of Industrial/Warehouse Space Available



Property Overview

PROPERTY TYPE
Office / Warehouse / Industrial

GROSS LEASABLE AREA
15,000 SF

AVAILABLE SPACE
825 RSF and 830 RSF

PARKING
On-site + shared retail parking available

Location Highlights

Located in the vibrant **San Antonio Center** district

Steps from major national retailers, restaurants, and daily amenities

High foot traffic with strong retail visibility

Close proximity to **Los Altos and Mountain View tech hubs**

Easy access to **El Camino Real, Highway 101, and Interstate 280**

Presented By
Wilbur Properties

Anne Wilbur — 415-559-5557
DRE#: 00823559

Joe Hillesland — 650-388-8909
DRE#: 02291559

Disclaimer: All information is approximate and subject to change without notice. Prospective tenants should verify all details independently.

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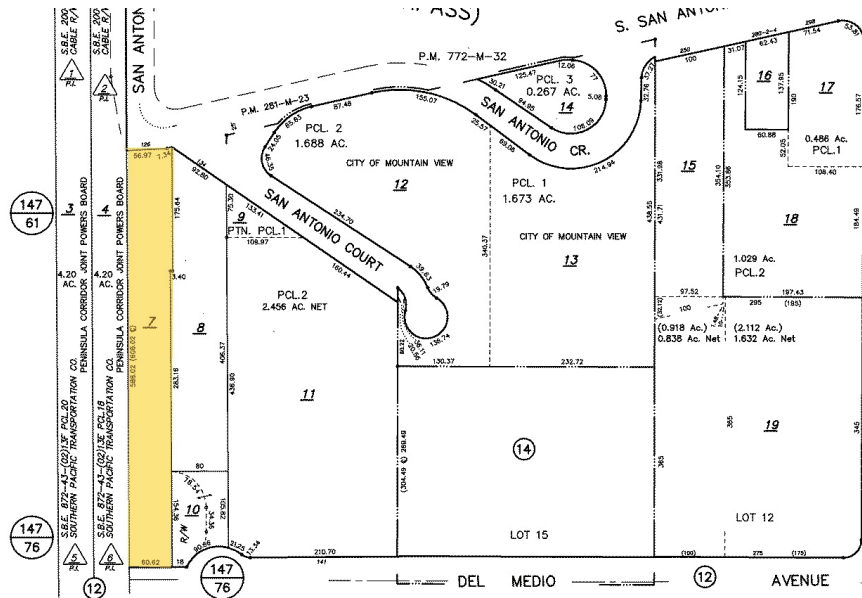
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Available Suites & Configurations

Space	Size	Term	Rental Rate	Rent Type	Availability
1st Floor - 11A & 8	825-830 SF	Negotiable	\$24.00-\$36.00/SF/YR	Modified Gross	Now



1st Floor - 11A - \$2.00/PSF MODIFIED GROSS

1st Floor - Unit 8 - \$3.00/PSF MODIFIED GROSS with Roll-up Door

- ➡ 825 SF (Unit 11A) and 830 SF (Unit 8) of warehouse space is available
- ➡ Listed rate may not include certain utilities, building services and property expenses
- ➡ Units are in Excellent Condition

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Demographics

HIGH-INCOME POPULATION BASE

STRONG RETAIL SPENDING POWER

HIGHLY EDUCATED WORKFORCE

DENSE RESIDENTIAL AND DAYTIME POPULATION

300,000+ POPULATION BASE WITHIN 5 MILES

SIGNIFICANT DAYTIME WORKFORCE POPULATION

Building Amenities

- ➔ Prime mixed-use retail environment
- ➔ Strong co-tenancy with national brands
- ➔ Ample parking
- ➔ High pedestrian traffic and visibility
- ➔ Turn-key and customizable suites
- ➔ Private and shared restrooms

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Transportation Access

El Camino Real: ~0.3 miles

Highway 101: ~1.5 miles

Interstate 280: ~2 miles

San Antonio Caltrain Station: ~1 mile

San Jose Mineta Airport (SJC): ~10 miles

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