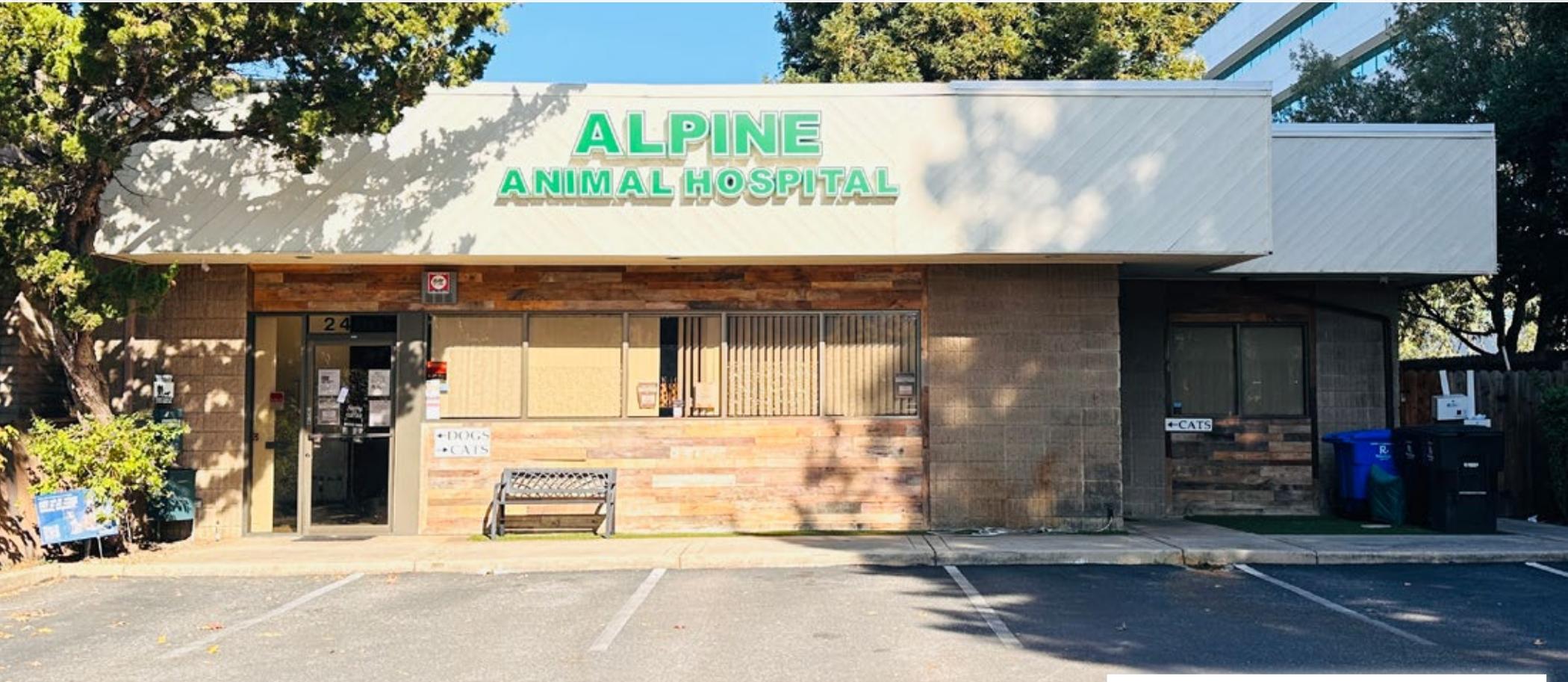


FREESTANDING OFFICE / RETAIL PROPERTY

FOR SUBLEASE

2460 W El Camino Real
Mountain View, CA



SUBLEASE PRICE
\$4.75/SF NNN
(\$0.89/SF)



BUILDING SIZE
± 2,394 SF



LOT SIZE
± 7,616 SF
(± 0.175 acres)



YEAR BUILT
1979



ACCESSIBILITY
Access to freeway



LED
2/29/2029

THE IVY GROUP

Commercial Properties, Above & Beyond

TIM VI TRAN, SIOR, CCIM

tim@theivygroup.com | 510.213.8883
CA DRE #01784630

The Ivy Group is pleased to offer a rare sublease opportunity along one of Mountain View’s most prominent and heavily trafficked corridors — El Camino Real.

Positioned within the P(38) El Camino Real Precise Plan zoning, the property is well suited for established operators seeking a high-profile presence in a core Silicon Valley market. Formerly occupied as a veterinary clinic and animal hospital, the building can accommodate a wide range of commercial uses, including senior care, daycare, fitness, medical, professional services, art, and select retail concepts.

The single-story building features exceptional street frontage, strong visibility, and prominent monument signage—ideal for brand recognition. Private on-site parking further enhances convenience for clients, patients, and staff.

This offering presents a unique opportunity for financially qualified tenants to secure a sublease (LED 2/29/2029) in a premium Mountain View location with long-term market appeal.

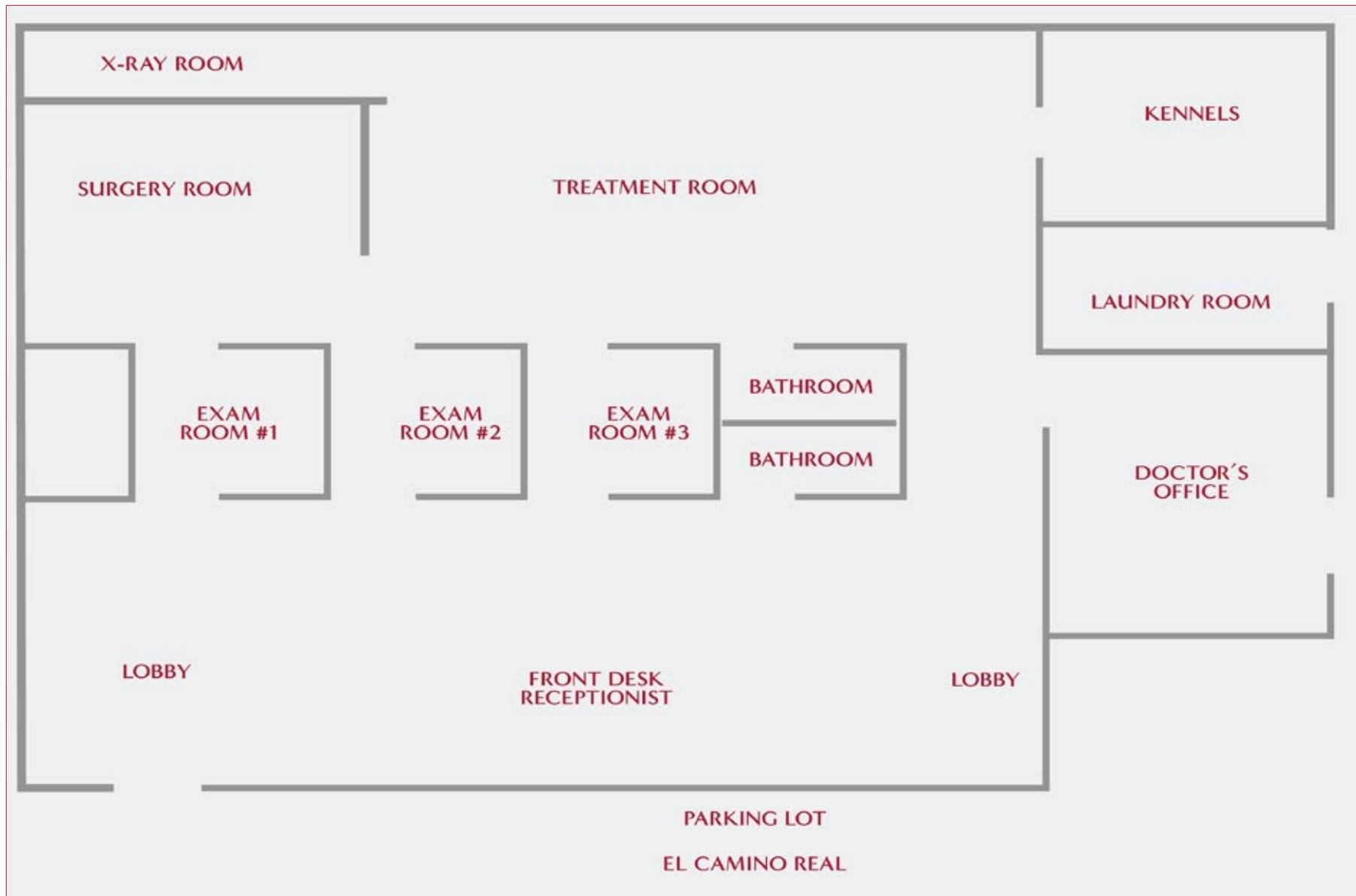
Contact The Ivy Group to discuss tenancy requirements and explore this exceptional leasing opportunity.

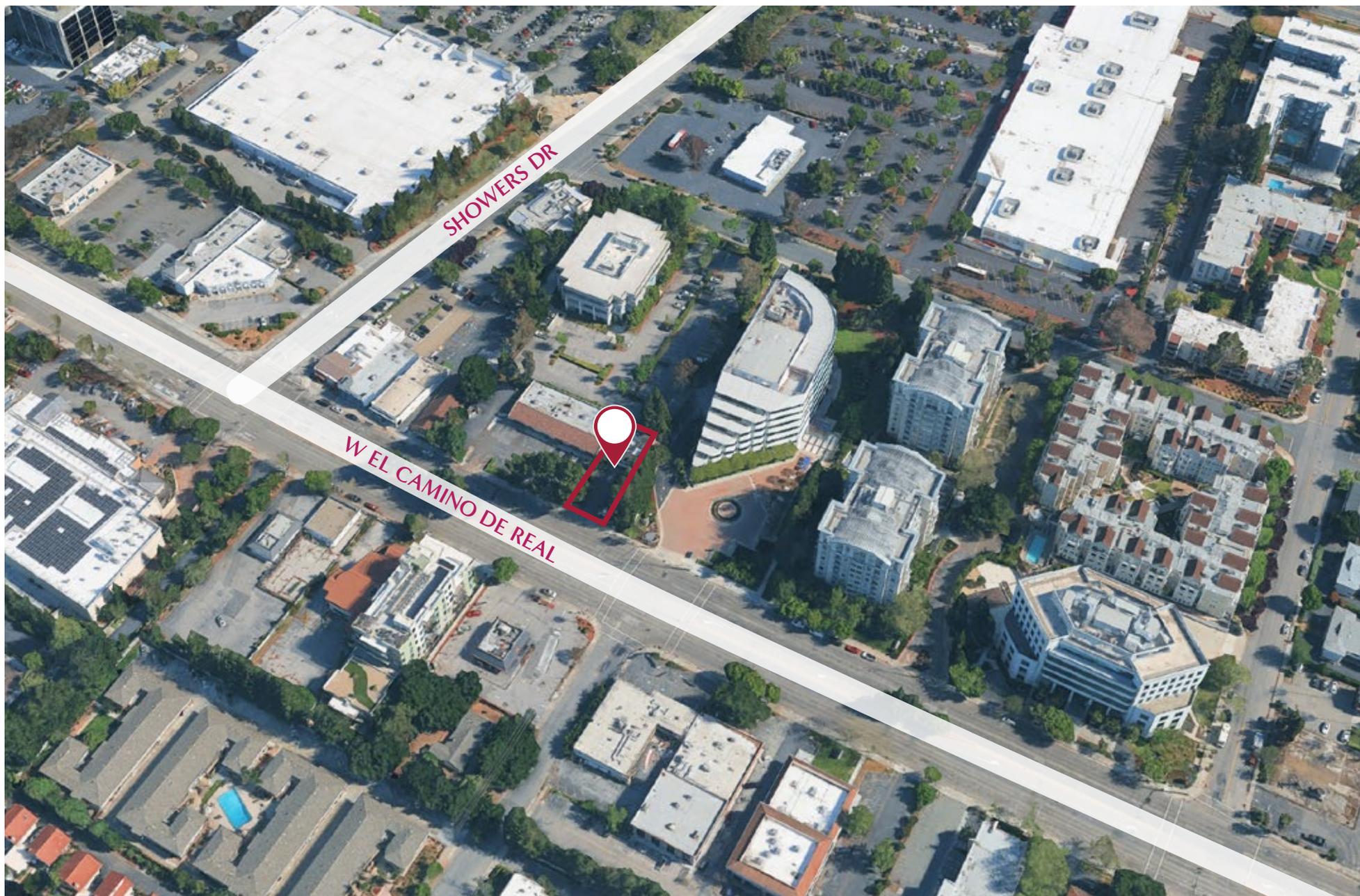
| | |
|------------------------------|-----------------------------------|
| Building Size | ± 2,394 SF |
| Lot Size | ± 7,616 SF (± 0.175 acres) |
| Year Built | 1979 |
| Power | 400 A, 120/208 V, 3 Ø |
| Parking | 9 onsite parking spaces |
| Zoning | P(38) El Camino Real Precise Plan |
| APN | 148-28-006 |
| Lease Expiration Date | 2/29/2029 |

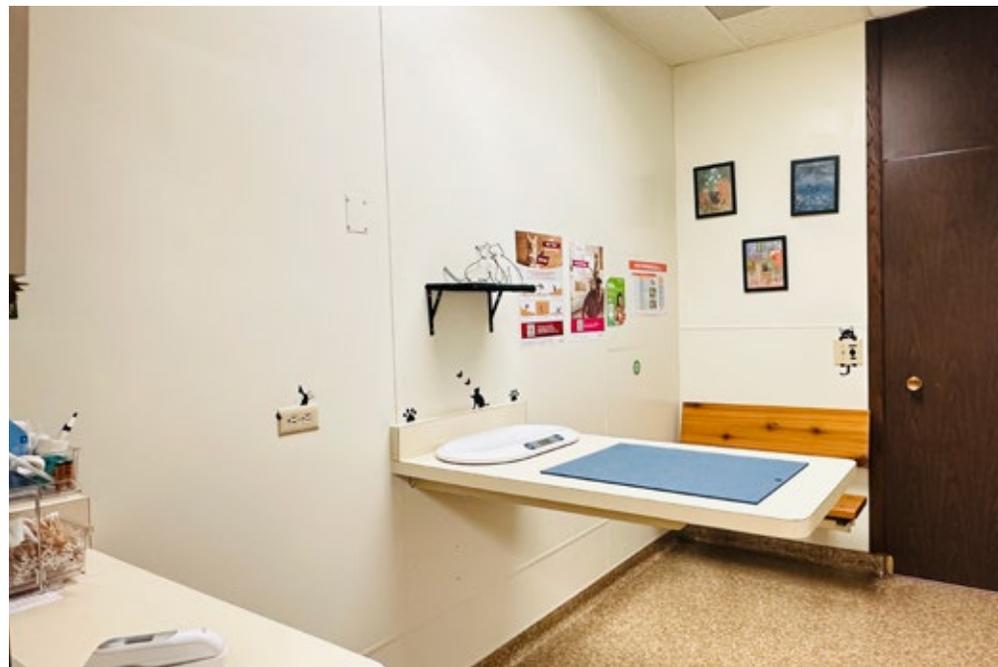


FLOOR PLAN

FREESTANDING OFFICE /
RETAIL PROPERTY
FOR SUBLEASE









AMENITY MAP

FREESTANDING OFFICE /
RETAIL PROPERTY
FOR SUBLEASE



CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

TIM VI TRAN, SIOR, CCIM

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Commercial Properties, Above & Beyond

975 Corporate Way | Fremont, CA 94539

Acquisition | Disposition | Leasing