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Ideal For Light Food Service For Lease



# ECR Dale Retail

805 E. El Camino Real  
Mountain View, CA 94040-2811



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For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President  
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**Biagini Properties, Inc.**

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www.biaginiproperties.com  
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### Property Description

Strategically positioned at a signalized intersection with 2 curb cuts and adjacent to Highway 85 off ramps, this prominent property at El Camino Real/Dale offers an unparalleled opportunity for businesses seeking prime exposure. Its location in an area characterized by high disposable incomes and excellent demographics ensures access to a robust customer base. With retail services and shopping centers in close proximity, the property maximizes visibility and foot traffic. Monument and building signage further enhance its visibility, while the ample storefront parking provides convenience for both tenants and customers. This property presents a compelling proposition for businesses looking to thrive in a dynamic, high-traffic location.

### Offering Summary

Lease Rate:	\$4.95 SF/month
Estimated NNN Charges	\$1.75 SF / Month - 2024
Number Of Units:	6
Available SF:	843 SF
Lot Size:	0.51 Acres
Building Size:	5,582 SF



### Property Highlights

- Signalized Intersection
- Great Signage & Visibility with Rare Left Turn Access from El Camino Real
- Adjacent to Highway 85 Off Ramps
- Across from Best Buy and Sutter Health
- Corner Parcel with 2 Curb Cuts
- Monument & Building Signage
- Convenient & Ample Storefront Parking (31 stalls plus street parking on Dale Avenue)
- High Disposable Incomes & Excellent Demographics
- Retail Services & Shopping Centers Nearby
- Non Fire Sprinklered Building



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## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	843 SF	Lease Rate:	\$4.95 SF/month

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 805-D E. El Camino Real	Available	843 SF	NNN	\$4.95 SF/month	± 19' 6" W x 43' D. Former Boba Tea/Dessert Shop. Ideal for light food service. Full height storefront glass, outdoor seating, 2 inground grease interceptors, stainless steel walls throughout the food prep area, plumbing stub outs for 3-compartment sink, prep sink & hand sinks, mop sink, 30-gallon hot water heater, drop t-bar ceiling with 2' x 4' LED recessed lights, 10' 10" Above Finish Floor (AFF), ceramic and quarry tile flooring, 1 ADA restroom, separately metered for gas and electricity (200 Amps; 3PH; 4W), separate heat pump unit.  Available Now.



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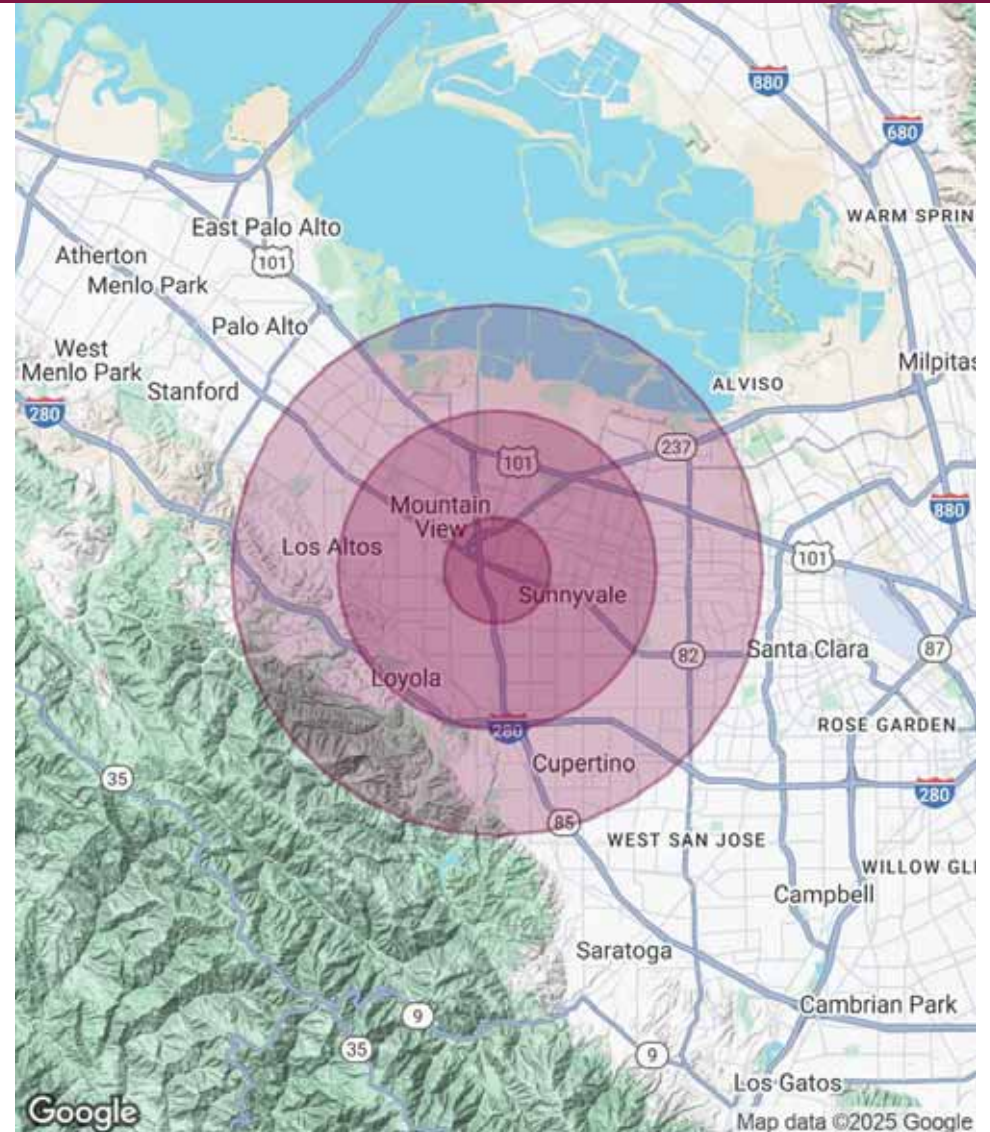
Population	1 Mile	3 Miles	5 Miles
Total Population	29,553	199,844	400,459
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,463	77,542	150,923
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$256,038	\$262,525	\$266,217
Average House Value	\$1,731,926	\$1,830,916	\$1,805,687

Demographics data derived from AlphaMap

## Traffic Counts 24 Hour ADT 2022

E. El Camino Real at W. Valley Fwy	46,500
E. El Camino Real at Acalanes Drive	53,600
E. El Camino Real at The Americana	60,900
W. Valley Fwy at E. El Camino Real	115,500
Hwy 85	125,800



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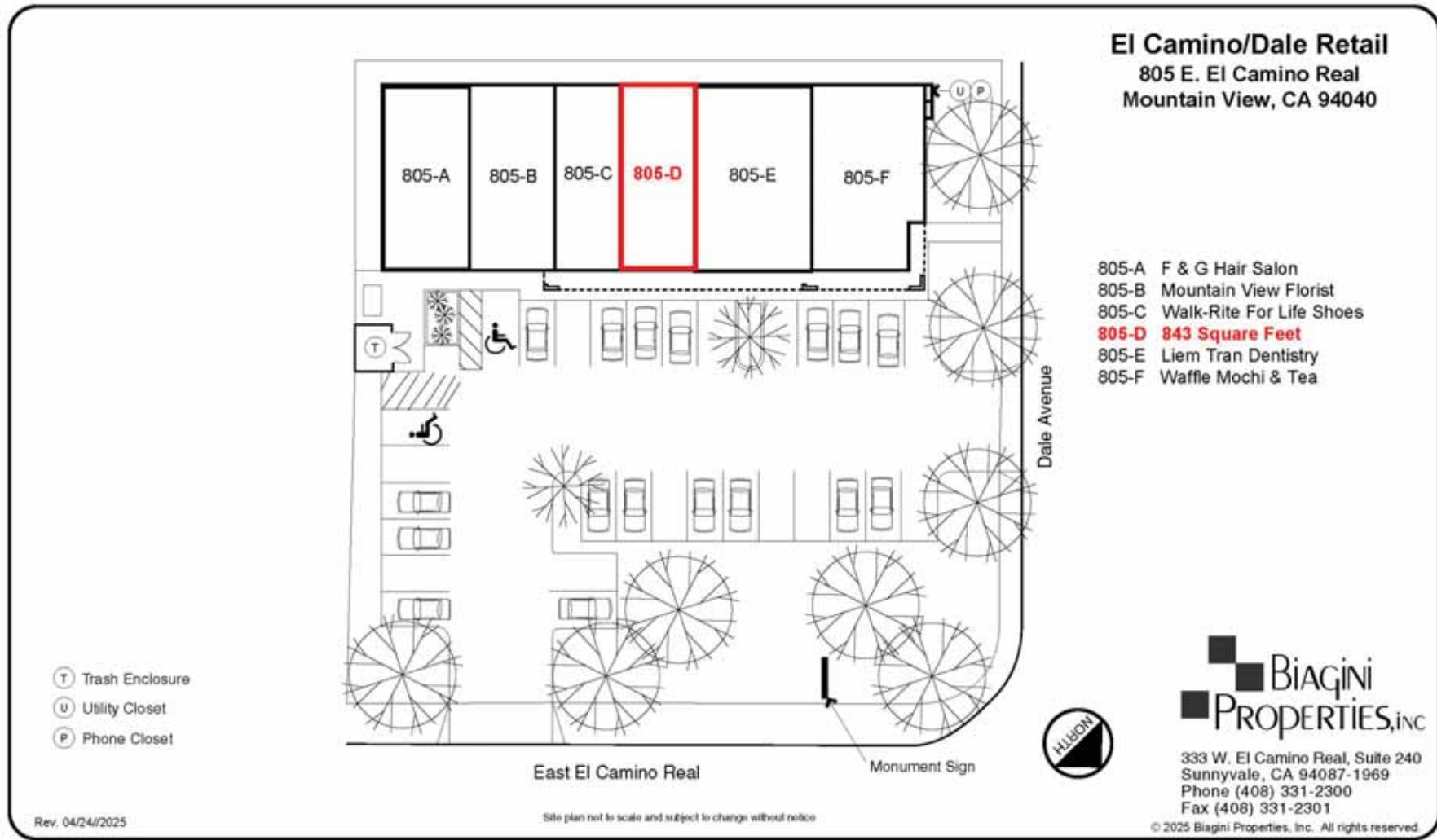
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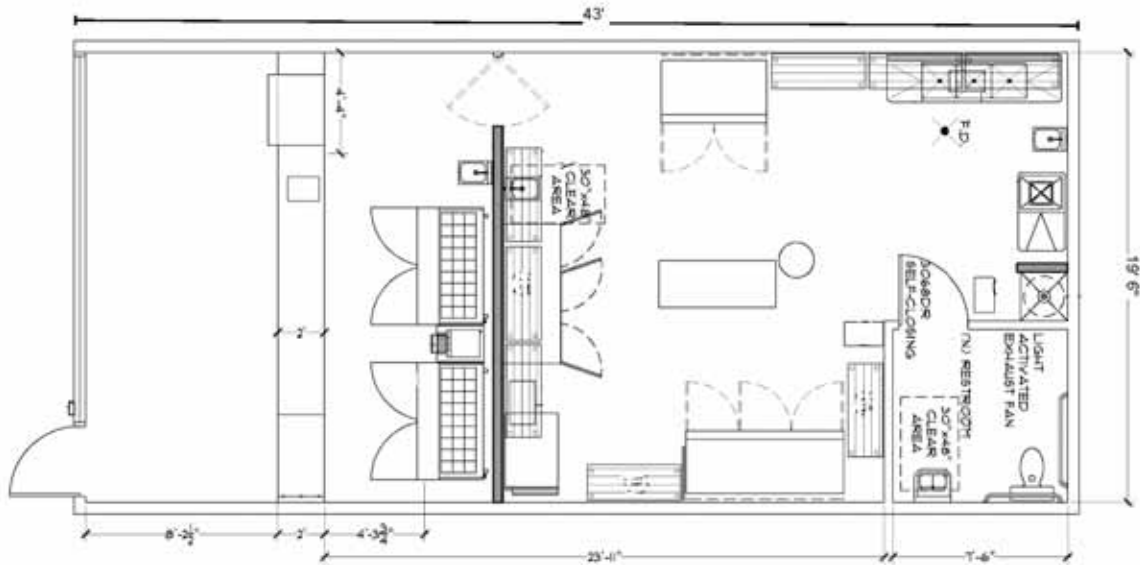
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**ECR DALE RETAIL**  
**805-D E. El Camino Real | Mountain View, CA 94040**  
**± 843 Square Feet (± 19' 6" W x 43' D)**



- Ideal For Light Food Service
- Full Height Storefront Glass
- 2 Inground Grease Interceptors
- Plumbing Stub Outs for 3-Compartment S.S. Sink
- Prep Sink
- Hand Sink
- Full Height Stainless Steel Walls in Food Prep Area
- Mop Sink
- 30-Gallon Hot Water Heater
- Drop T-Bar Ceiling
- 2x4' LED Lighting 10' 10" AFF
- Ceramic & Quarry Tile Flooring
- 1 ADA Restroom
- Separately Metered For Gas & Electricity 200 Amps; 3 PH; 4W Electrical Panel
- Separate Heat Pump Unit
- No Fire Sprinklers

AFF = Above Finish Floor

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## Ideal For Light Food Service For Lease



805-D Interior



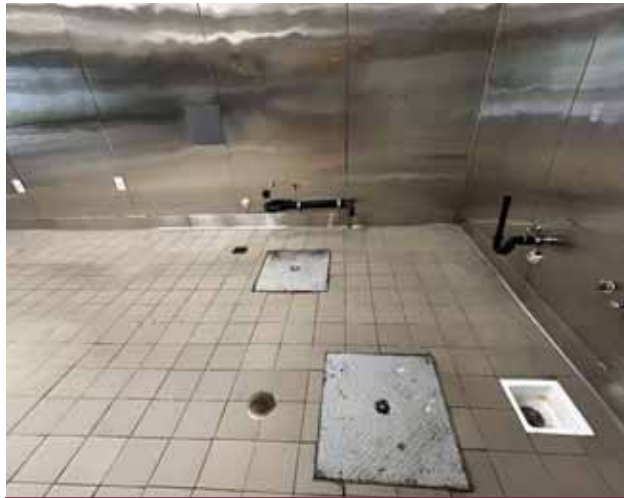
805-D Interior



805-D Interior



805-D Interior - Full Height Stainless Steel Walls



Plumbing Stub Outs | Inground Grease Interceptors



805-D Interior



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