

# For Sale

790 Yuba Drive  
Mountain View, CA



Church St

Centre St

Yuba Dr

## Industrial | Owner-User Opportunity

**Ed Hofer, sior**

Executive Vice President  
+1 408 482 4182  
ed.hofer@colliers.com  
CA Lic. 00923494

**Rick Knauf**

Executive Vice President  
+1 408 282 3840  
rick.knauf@colliers.com  
CA Lic. 00823386

Colliers



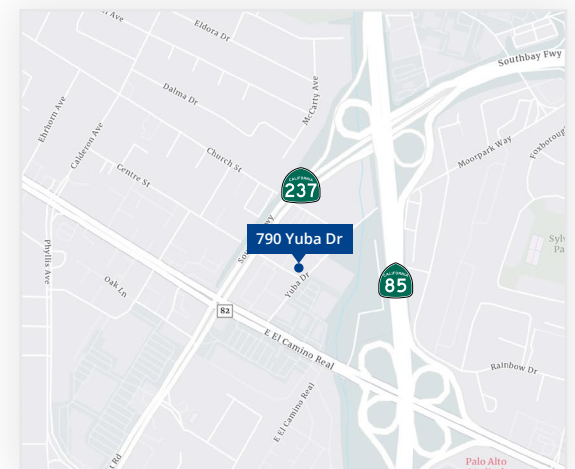


## Property Highlights

790 Yuba Drive  
Mountain View, CA

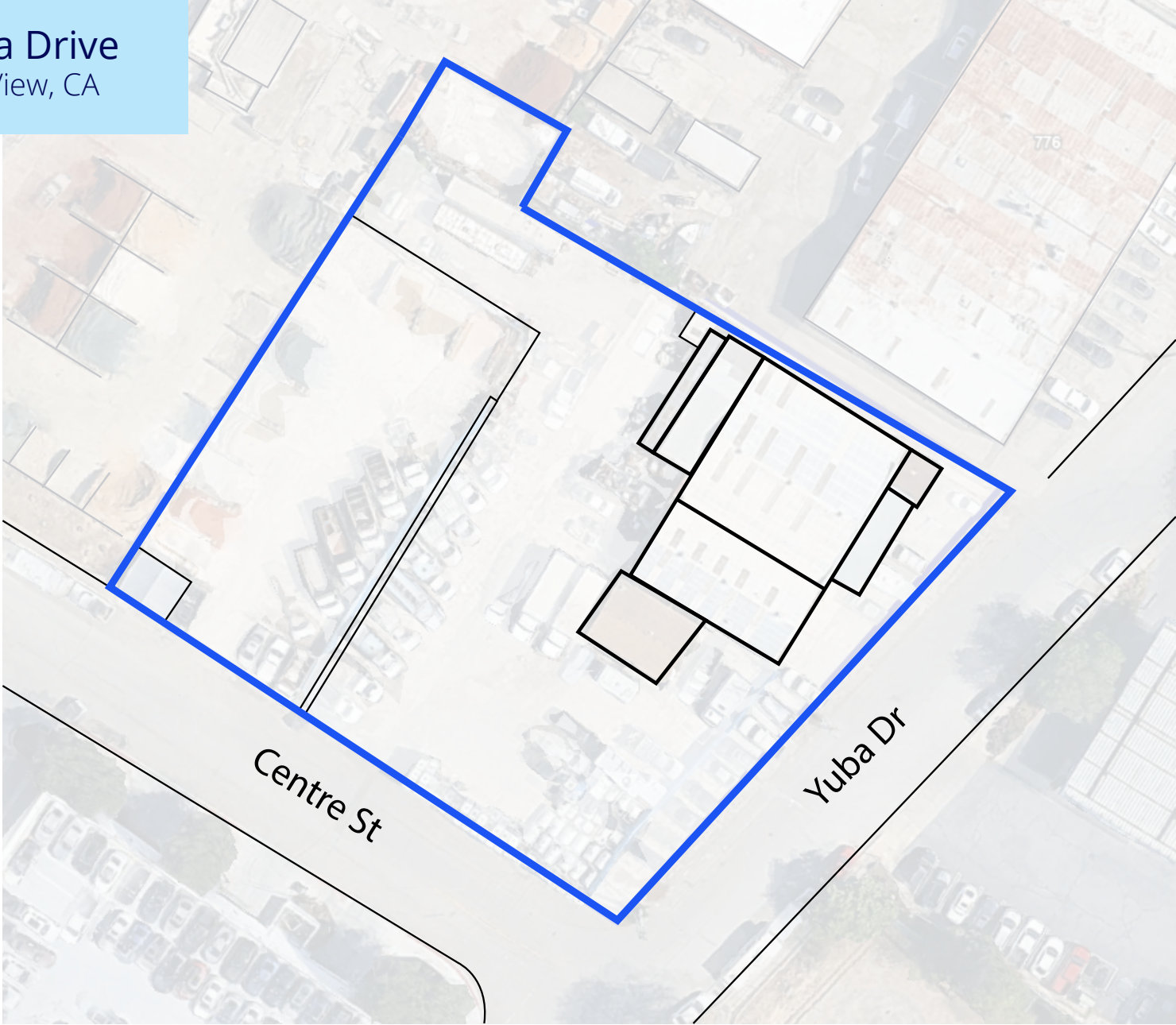
### Industrial Building with Yard For Sale

- ±7,000 SF industrial building and ±900 SF office building on a 1.1-acre parcel
- Fenced and paved site
- APN: 161-01-007
- Current Zoning: CS – Commercial Services  
Zoning Code: [Click Here](#)
- Immediate access to Highways 85, 237, and El Camino Real
- Call to tour



# Siteplan

790 Yuba Drive  
Mountain View, CA



# Proforma

790 Yuba Drive  
Mountain View, CA

## SBA 504 Loan Sample Structure

Prepared for: **Colliers**  
Property Address: **790 Yuba Dr, Mountain View**  
Date Prepared: **4/28/2026**

### Project Details

Purchase Price	\$6,750,000	Property Address	790 Yuba Dr, Mountain View
Improvements		Building Size (s.f.)	8,000 on 1.1 acre
		Price Per Sq. Ft.	\$843.75

**Total Project Cost \$6,750,000**

### SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment	
Bank (1st)	50%	\$3,375,000	6.35%	25	25	\$22,473	
SBA (2nd)*	40%	\$2,778,000	5.95%	25	25	\$17,814	
Down Payment	10%	\$675,000					
*Includes financed SBA fee of \$78,000							
						<b>Total Monthly Payment</b>	\$40,287
						<b>Total Payment PSF</b>	\$5.04

### Monthly Ownership Costs

Mortgage Payments	\$	40,287
Insurance & Property Tax	\$	7,594
<b>Total Monthly Cash Outlay:</b>	<b>\$</b>	<b>47,881</b>
Average 5YR Principal Paydown Benefit:	<b>\$</b>	<b>(10,105)</b>
<b>Total Effective Monthly Costs:</b>	<b>\$</b>	<b>37,776</b>

### Out of Pocket Costs

Down Payment	\$675,000
Estimated Bank Fees	\$33,750
Appraisal & Environmental Reports	\$5,800
<b>Total Out of Pocket Costs</b>	<b>\$714,550</b>

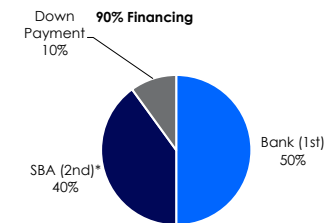
### Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a \$5,000 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at 1% of bank loan amount.
- Insurance & Property Tax estimated at 1.35% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

**Claudia Cohen**  
Capital Access Group  
SVP / Director of Marketing  
415-240-2988  
ccohen@capitalaccess.com





## Industrial | Owner-User Opportunity

### Ed Hofer, SIOR

Executive Vice President  
+1 408 482 4182  
ed.hofer@colliers.com  
CA Lic. 00923494

### Rick Knauf

Executive Vice President  
+1 408 282 3840  
rick.knauf@colliers.com  
CA Lic. 00823386

790 Yuba Drive  
Mountain View, CA

Industrial Building  
with Yard **For Sale**

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

