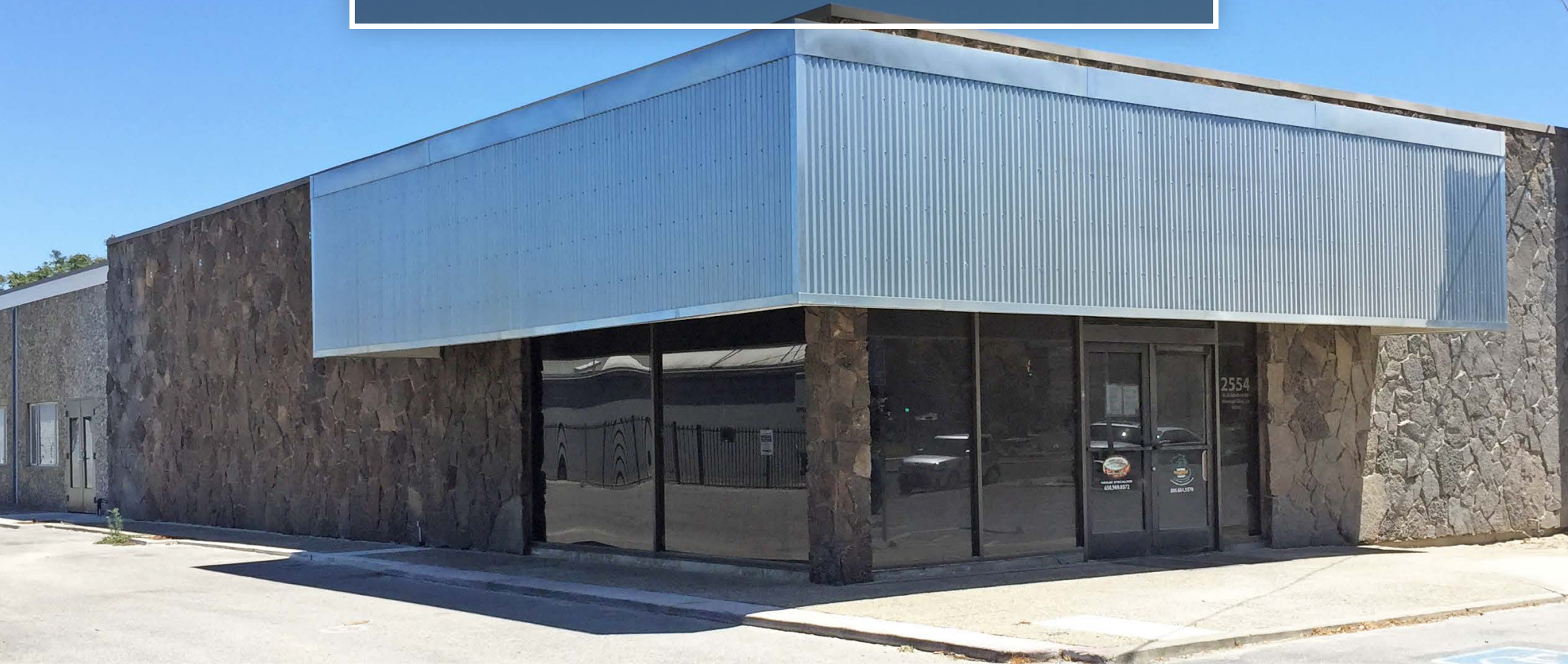


# FOR LEASE

2554-2562 W MIDDLEFIELD RD, MOUNTAIN VIEW

±8,500 SQ. FT. OFFICE / INDUSTRIAL BUILDING



**PREMIER  
PROPERTIES**  
COMMERCIAL  
REAL ESTATE

**JACK SPALLINO**

Broker

DRE license #00893230

(650) 400-2527

jack.spallino@prprop.com

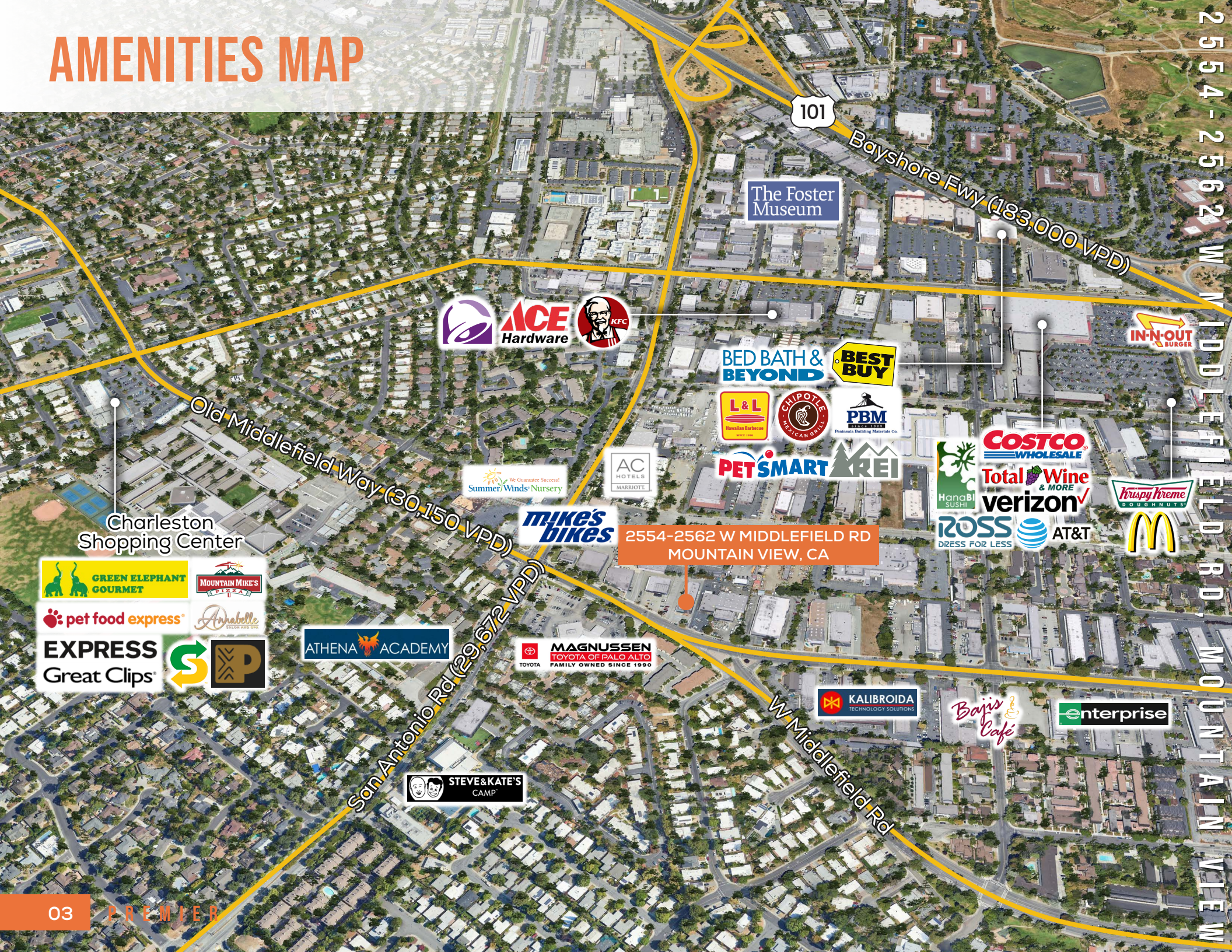
# PROPERTY HIGHLIGHTS

- ▀ ±8,500 Sq. Ft. Building Divisible to as Small as ±1,200 Sq. Ft.
- ▀ ±39 Parking Spaces
- ▀ Electrical: 400 Amps / 3 Phase
- ▀ Clear Height: 14' - 16'
- ▀ Four 10' x 10' Grade Level Roll-Up Doors
- ▀ New Roof and (Voluntary) Full Seismic Upgrade
- ▀ Parcel Size: ±30,000 Sq. Ft.
- ▀ High Visibility Signage Opportunities
- ▀ Available Immediately

2554-2562 W MIDDLEFIELD RD, MOUNTAIN VIEW

# AMENITIES MAP

2554-2562 W MIDDLEFIELD RD, MOUNTAIN VIEW



101

Bayshore Fwy (183,000 VPD)

Old Middlefield Way (30,150 VPD)

San Antonio Rd (29,672 VPD)

W Middlefield Rd

The Foster Museum

Charleston Shopping Center

2554-2562 W MIDDLEFIELD RD  
MOUNTAIN VIEW, CA

GREEN ELEPHANT GOURMET  
pet food express  
EXPRESS Great Clips

MOUNTAIN MIKE'S PIZZA  
Anabelle  
S P

ATHENA ACADEMY

STEVE & KATE'S CAMP

ACE Hardware  
KFC

BED BATH & BEYOND  
BEST BUY

L&L  
CHIPOTLE MEXICAN GRILL  
PBM

Summer Winds Nursery

AC HOTELS MARRIOTT

MIKE'S BIKES

PETSMART  
REI

HanaBI SUSHI  
ROSS DRESS FOR LESS  
AT&T

COSTCO WHOLESALE  
Total Wine & MORE  
verizon

Krispy Kreme DOUGHNUTS  
McDonald's

MAGNUSSEN TOYOTA  
TOYOTA OF PALO ALTO  
FAMILY OWNED SINCE 1990


KALIBROIDA TECHNOLOGY SOLUTIONS


Baja's Cafe


enterprise

# TRANSPORTATION MAP

2554-2562 W MIDDLEFIELD RD, MOUNTAIN VIEW

 **PLANES**  
SJC - 16 miles  
SFO - 23 miles  
OAK - 31 miles

 **TRAINS**  
San Francisco - 1 h 15 min  
Milbrae - 1 h 7 min  
San Jose - 53 min

 **AUTOMOBILES**  
San Francisco - 46 miles  
Downtown San Jose - 14 miles  
Downtown Oakland - 37 miles

82  
(51,000 VPD)

**Caltrain**

Old Middlefield Way (30,150 VPD)

Oregon Ave

Bayshore Fwy (183,000 VPD)

Downtown Palo Alto

Intuit Campus

San Antonio Rd (29,672 VPD)

**Caltrain**  
Downtown San Antonio  
CalTrain Station

2554-2562 W MIDDLEFIELD RD  
MOUNTAIN VIEW, CA

# DEMOGRAPHICS



ONE-MILE POPULATION: 24,414

MEDIAN AGE

38.1

MEDIAN NET WORTH



FAMILIES



PER CAPITA  
INCOME

\$102,367



Average Household Income

\$246,637

Average Household Size: 2.4

Owner Occupied Housing Units: 4,370

Renter Occupied Housing Units: 5,689

Median Household Income: \$194,164

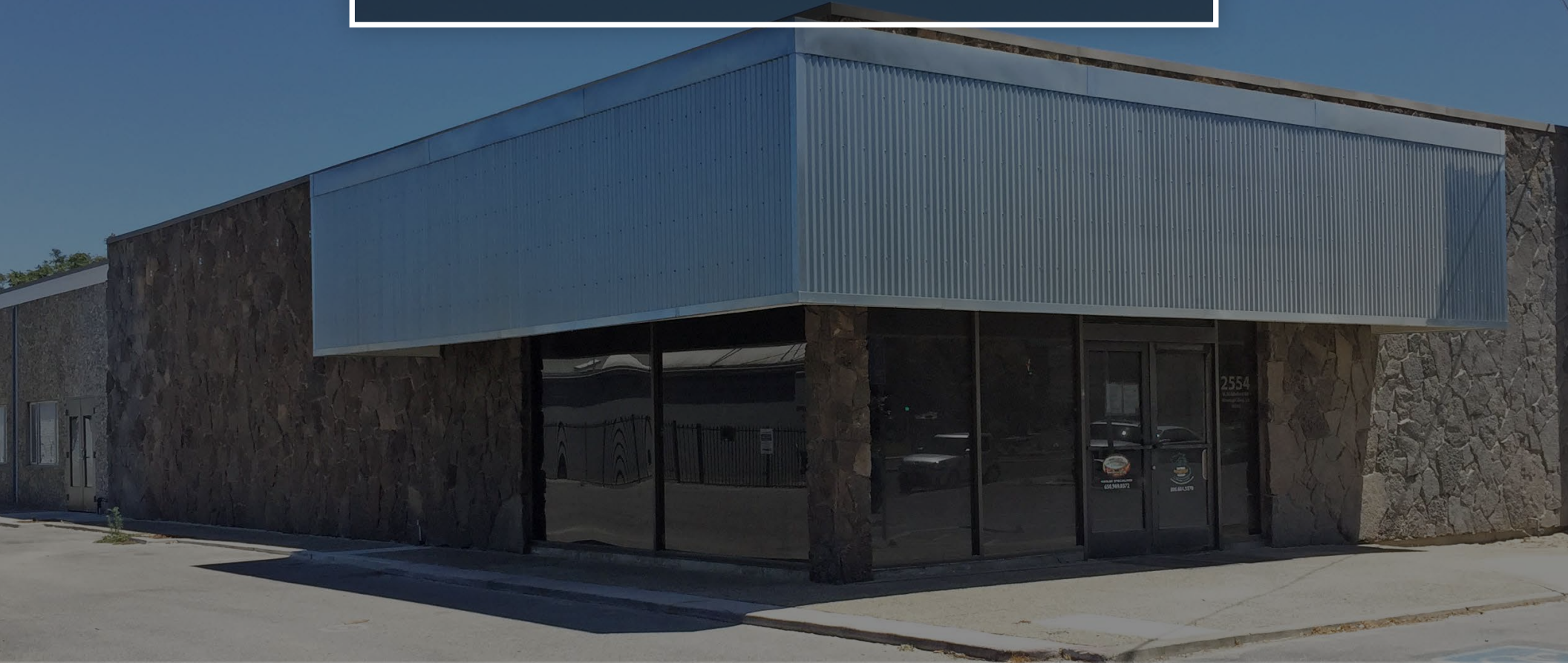
## MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	1,324
Total Employees:	18,151
Total Residential Population:	10,059
Employee/Residential Population Ratio (per 100 Residents)	85

# FOR LEASE

2554-2562 W MIDDLEFIELD RD, MOUNTAIN VIEW

±8,500 SQ. FT. OFFICE / INDUSTRIAL BUILDING



**PREMIER  
PROPERTIES**  
COMMERCIAL  
REAL ESTATE

**JACK SPALLINO**

Broker

DRE license #00893230

(650) 400-2527

[jack.spallino@prprop.com](mailto:jack.spallino@prprop.com)