



Grant Park Plaza Shopping Center

1350 Grant Road
Mountain View, CA 94040



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

Biagini Properties, Inc.

333 W. El Camino Real, Suite 240

Sunnyvale, CA 94087

www.biaginiproperties.com

Rev. December 31, 2025

2nd Generation Restaurant | Retail For Lease



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

Property Description

Elevate your business potential at this remarkable property in Mountain View. Anchored by the esteemed 99 Ranch Market Grocery and featuring excellent co-anchors, this space offers ample front and rear parking to accommodate high customer traffic. Situated at a strategic high-traffic signalized intersection, it provides regional access to highways 85, 237, and El Camino Real, ensuring maximum visibility and accessibility. With its proximity to El Camino Hospital and exceptional demographics boasting high disposable incomes, this property presents an unparalleled opportunity for businesses to thrive in a prime, sought-after location.



Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.76 SF/month - 2025
Number Of Units:	21
Available SF:	2,567 - 2,675 SF
Lot Size:	221,285 Acres
Building Size:	53,425 SF

Property Highlights

- This site is on the going home side of the street.
- 99 Ranch Market Grocery Anchored Center
- Great Co-Anchors
- Ample Parking (295 Parking Stalls On-Site)
- Extremely High Incomes
- New Roof & New Parking Lot
- Gateway to Los Altos
- Minutes to El Camino Hospital
- Fire Sprinklered



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1350-#2 Grant Road	Available	2,675 SF	NNN	Negotiable	<p>$\pm 107'$ D $\pm 30'$ W (irregular). Formerly occupied by T-Mobile. Full height glass storefront, glass entrance door, 100% drop t-bar ceiling, 10' above finish floor (AFF), 2' x 4' LED lights, open area showroom/sales areas, 2 ADA restrooms, storage/inventory, separate HVAC, separate electrical, fire sprinklered, rear exit.</p> <p>Available Now.</p>
■ 1350-#6 & 7 Grant Road	Available	2,567 SF	NNN	Negotiable	<p>2nd Generation Restaurant. Former Sushi 85 & Ramen Restaurant. Type I exhaust hood 9' wide with fire suppression system, Type 2 exhaust hood for dishwasher hookup, 2 restrooms, walk-in refrigerator, walk-in freezer, above ground grease trap (189 lbs. grease capacity), drop t-bar ceiling 10' AFF, sushi bar, large open seating area, mop sink, 75-gallon gas hot water heater, separate electrical, separate HVAC, rear exit/deliveries.</p> <p>Available Now.</p>

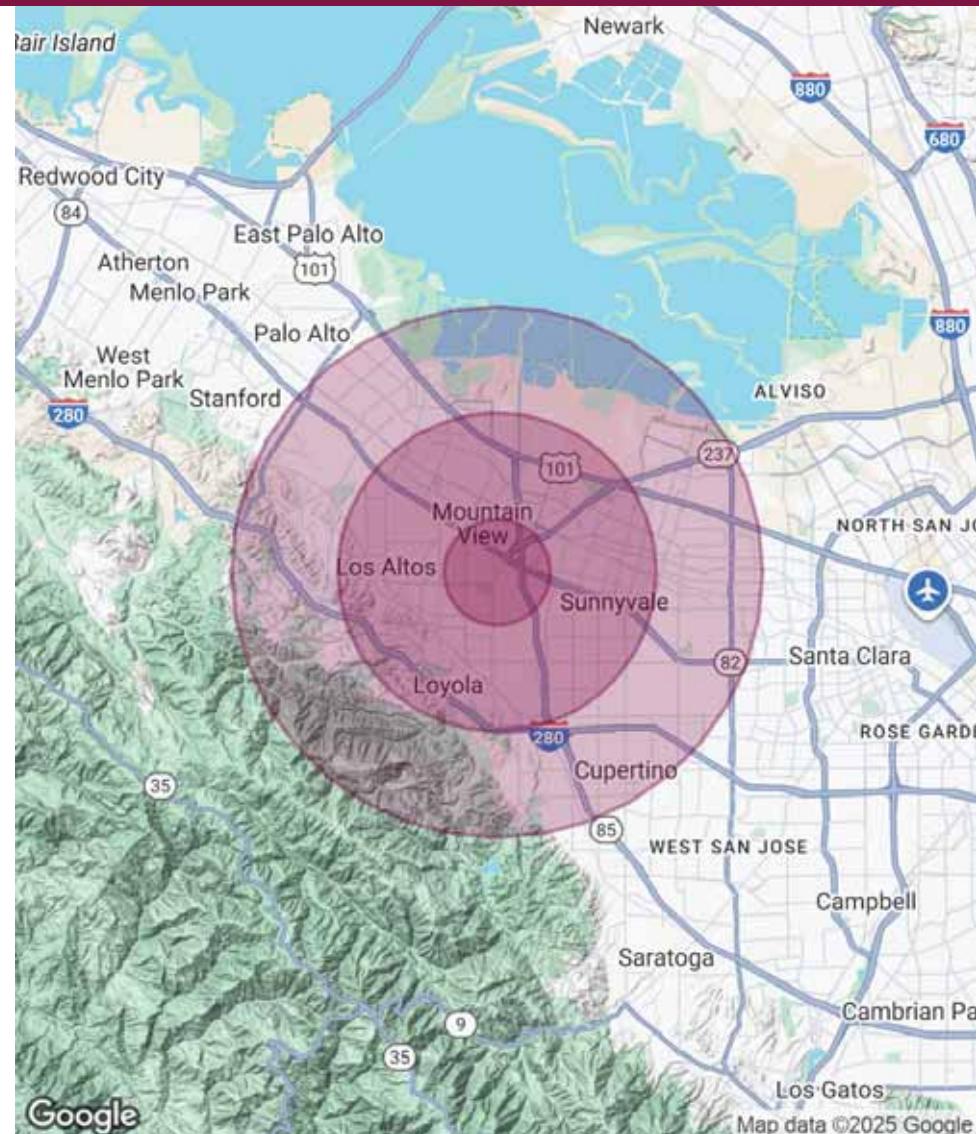
Population	1 Mile	3 Miles	5 Miles
Total Population	24,349	178,423	363,180
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,500	70,124	137,644
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$281,879	\$271,001	\$266,400
Average House Value	\$1,886,868	\$1,853,882	\$1,813,121

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT 2022

Grant Road at Tyler Parkway	37,200
Mountain View Alviso Road at Centre Street	39,400
W. El Camino Real at Montgomery Street	48,300
E. El Camino Real at Yuba Drive	52,500
W. Valley Freeway at E. El Camino Real	125,800



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

City Sports Club

99 Ranch Market
1350

GRANT ROAD

PHYLIS AVE

NORTH

Utility Closet (U)

Trash Enclosure (T)

rev. 11/17/2025

Site plan not to scale and subject to change without notice.

Grant Park Plaza
1350 Grant Road
Mountain View
California 94040

Unit # **Tenant**

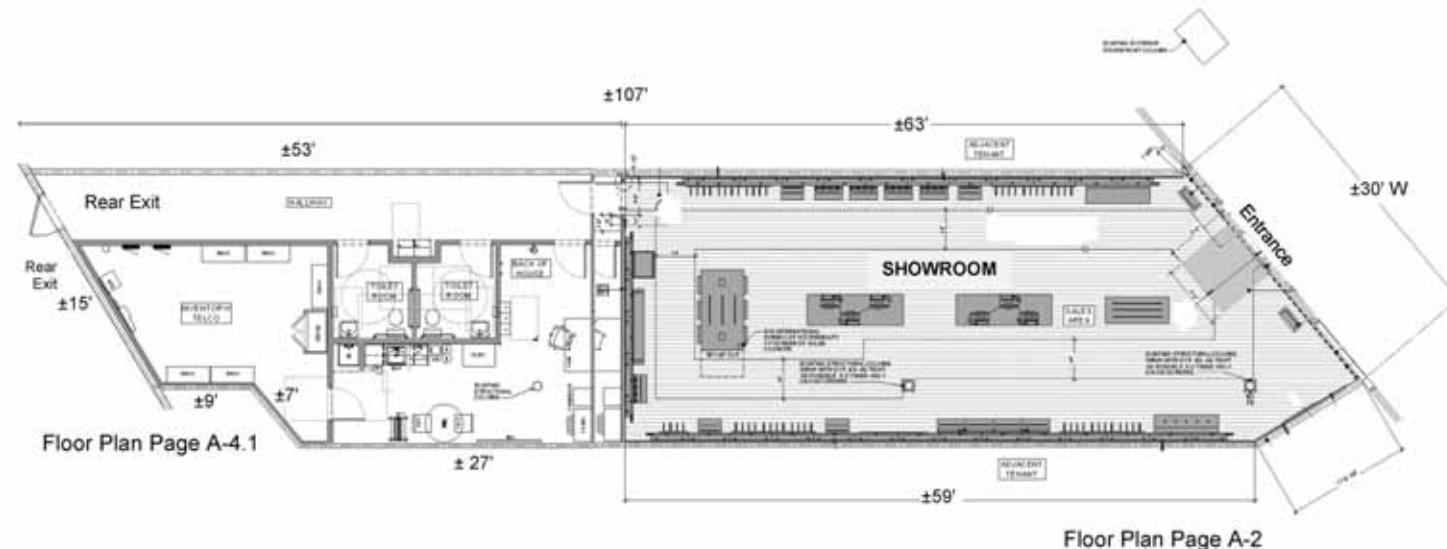
1350	99 Ranch Market
1350-1	F45 Fitness Center
1350-2	2,675 Square Feet
1350-3	Cathay Bank
1350-4	Dreampong Table Tennis Club
1350-5	Opus 1 Music Studio
1350-6&7	2,567 Square Feet - Restaurant
1350-8	Fang Hunan Szechuan Restaurant
1350-9	Dog and Cat Dermatology
1350-10A	Noble Nail Salon
1350-10B	Unique Men Haircuts
1350-11A	New Life Acupuncture & Herbal Clinic
1350-11B	The Tutoring Center
1350-12	Critter Clippers
1350-13	Heaney Violins
1350-14A	Heaney Violins
1350-14B	Yarco Nail Studio
1350-15	Affinity Dental
1350-16	Splendid Feet Reflexology
1350-17	Eye City Optometry
1350-18	Erik's Deli Cafe

Biagini PROPERTIES,inc

333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087-1969
Phone (408) 331-2300
Fax (408) 331-2301

© 2025 Biagini Properties, Inc. All rights reserved.

GRANT PARK PLAZA
 1350-#2 Grant Road | Mountain View, CA 94040
 ± 2,675 Square Feet
 (107' D x 30' W – irregular)



Rev. 04/23/2014

© 2025 Biagini Properties, Inc. All rights reserved.

All dimensions are approximate only. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



333 W. El Camino Real, Suite 240
 Sunnyvale, CA 94087-1969
 (408) 331-2300 Telephone
 (408) 331-2301 Facsimile
www.BiaginiProperties.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

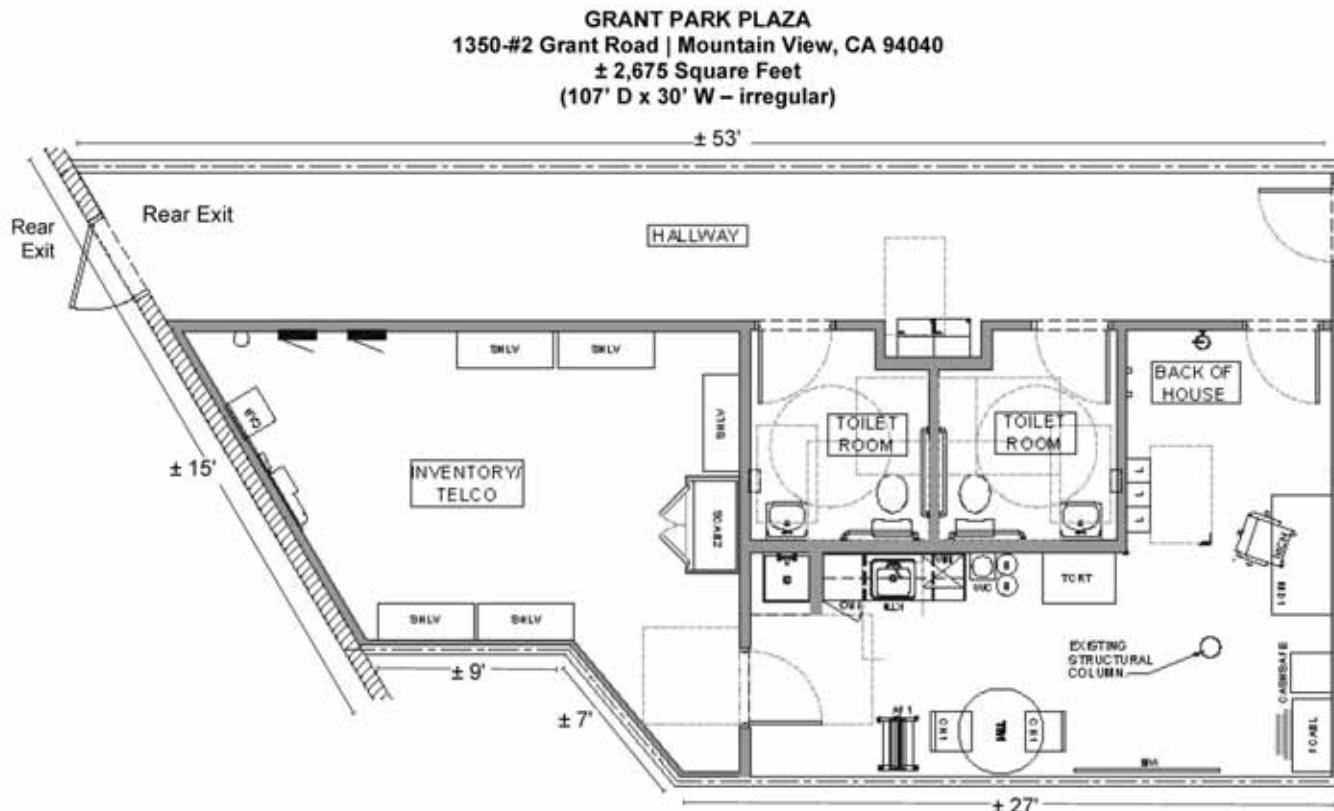
For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



Floor Plan Page A-4.1

See Plan A-2

Rev. 04/23/2014

© 2025 Biagini Properties, Inc. All rights reserved.

All dimensions are approximate only. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Biagini Properties Inc.
333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087-1969
(408) 331-2300 Telephone
(408) 331-2301 Facsimile
www.BiaginiProperties.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

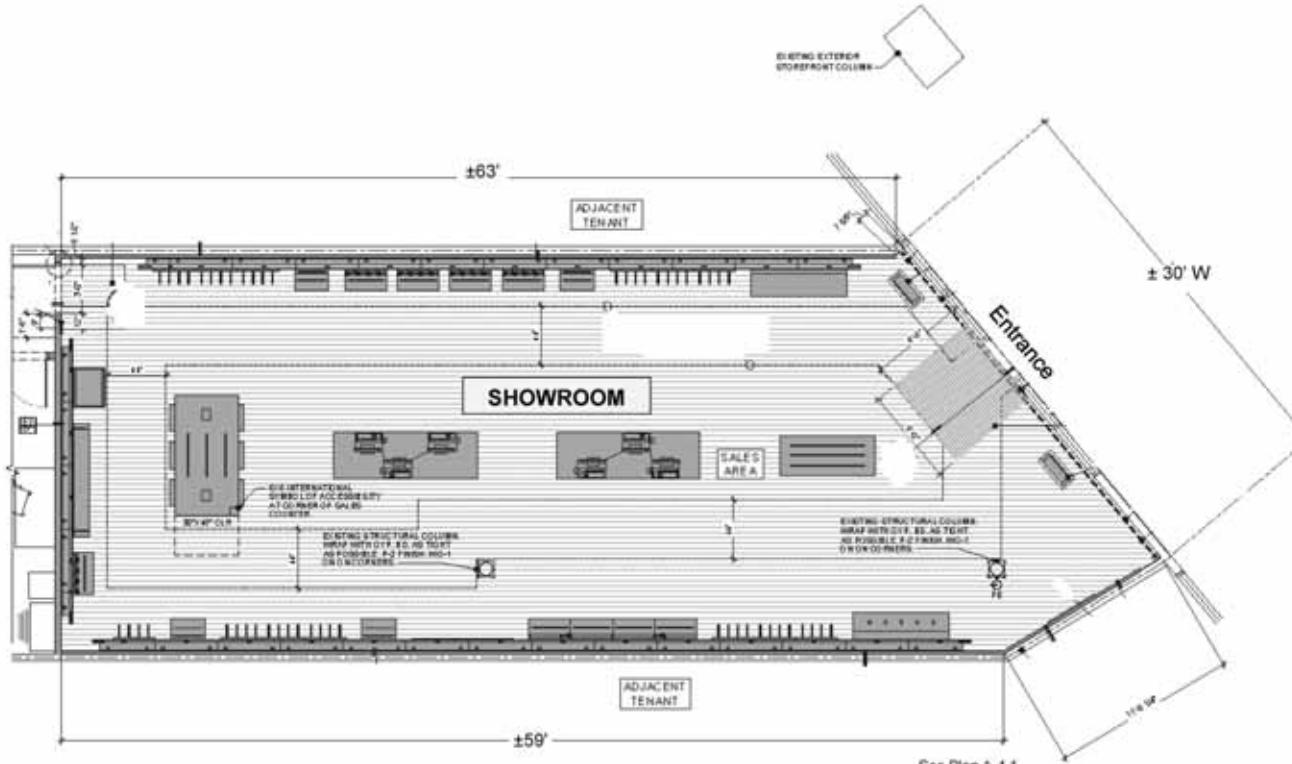
Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

GRANT PARK PLAZA
 1350-#2 Grant Road | Mountain View, CA 94040
 ± 2,675 Square Feet
 (107' D x 30' W – irregular)



Rev. 04/23/2014

© 2025 Biagini Properties, Inc. All rights reserved.

All dimensions are approximate only. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



333 W. El Camino Real, Suite 240
 Sunnyvale, CA 94087-1969
 (408) 331-2300 Telephone
 (408) 331-2301 Facsimile
www.BiaginiProperties.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

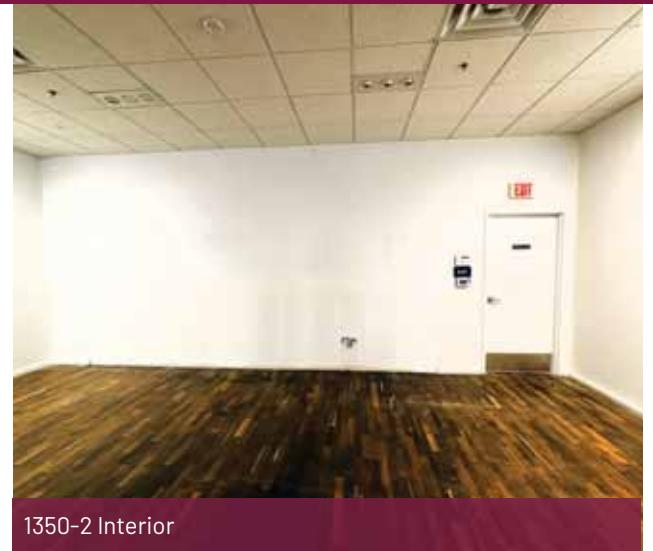
2nd Generation Restaurant | Retail For Lease



1350-2 Interior



1350-2 Interior



1350-2 Interior



1350-2 Interior



1350-2 Interior



1350-2 Interior



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

2nd Generation Restaurant | Retail For Lease



1350-6&7 Interior



1350-6&7 Interior



1350-6&7 Interior



1350-6&7 Interior



1350-6&7 Interior



1350-6&7 Interior



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308