

Offering Memorandum



Industrial Land for Lease and For Sale
975 Terra Bella Ave | Mountain View, CA

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EB Mason
CRE

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A stylized, handwritten signature in black ink. The signature reads "EB Mason CRE". The "EB" is large and cursive, followed by "Mason" in a similar script, and "CRE" in a smaller, more formal font. A long, sweeping horizontal line extends from the bottom of the signature.

Property Details

Property is located on the SW side of Terra Bella, very close to the corner of San Rafael Avenue. Access to the property is excellent, with a highway interchange less than one-half mile north of the building at Shoreline Boulevard and US Highway 101. Additionally, there is an interchange to Highway 85 on Moffett Boulevard, approximately one-half mile south of the property. Shoreline Boulevard, Middlefield Road, Central Expressway, and Moffett Boulevard are the major surface streets that provide access to the neighborhood.

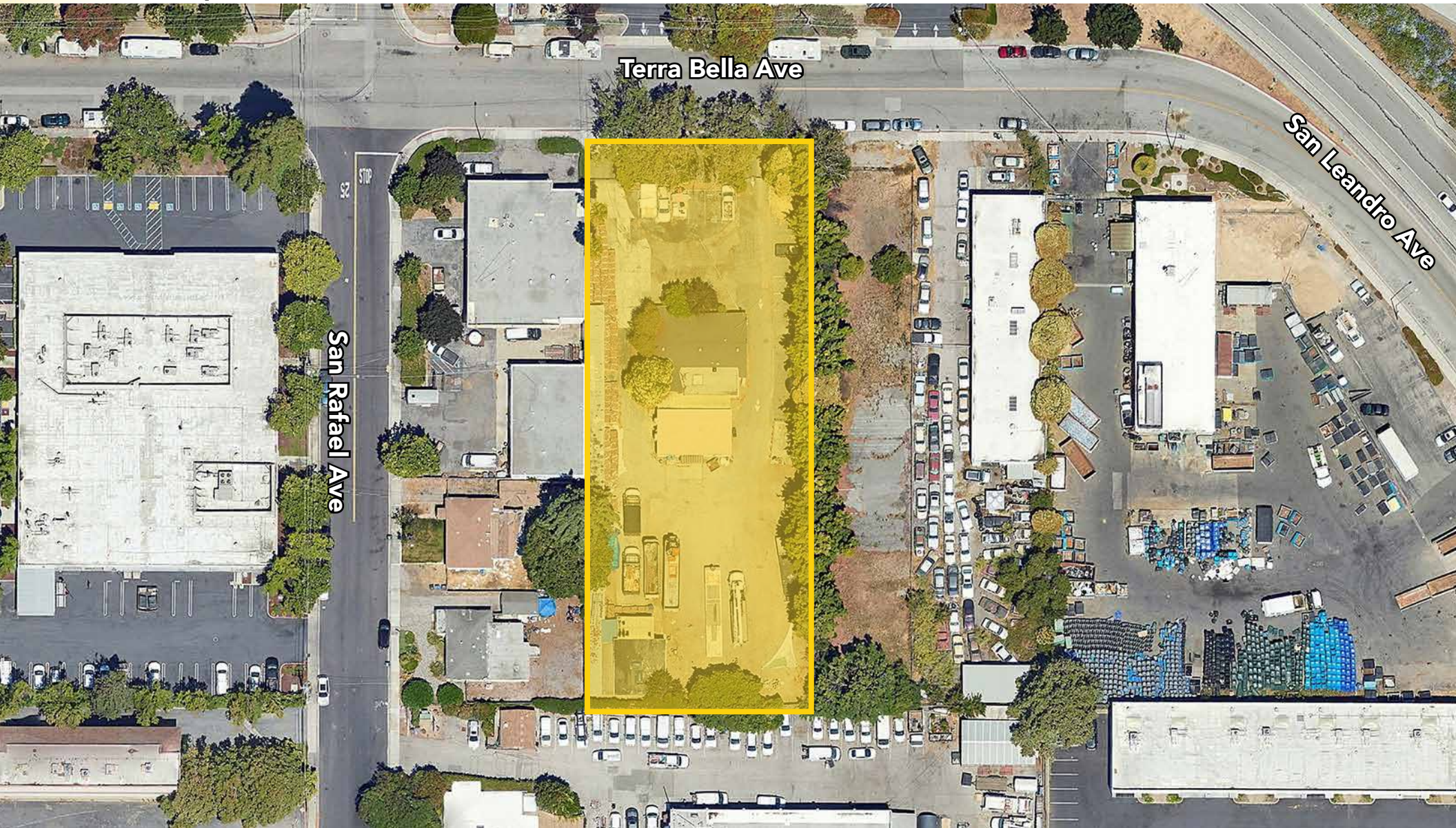
This industrial property consists mainly of yard. It has a nice converted office, office trailer and several covered storage buildings. The property enjoys great ingress and egress with drive around access.

Major employers in the area include Google, LinkedIn, Samsung, Microsoft, Symantec, Synopsis and Lockheed Martin. Google is one of the largest employers in Silicon Valley and their headquarters is located just north of US Highway 101. The surrounding neighborhoods of the site have undergone a major redevelopment over the recent years. There are several new home developments, totaling more than 300 residences, either in the planning stages or currently under construction. Additionally, there is nearly 2.9 million square feet of new commercial space in various stages of planning and construction in the North Bayshore area.

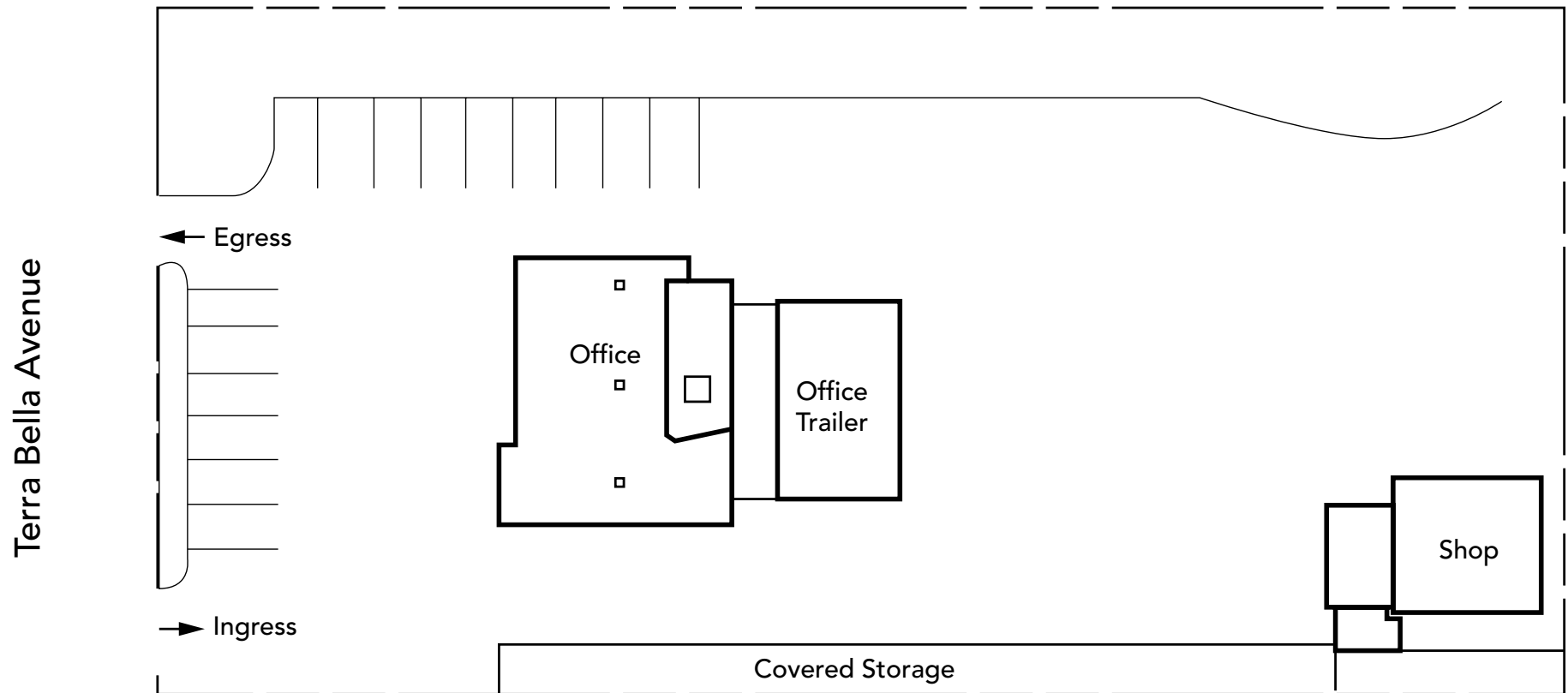
Property Highlights

- Rare opportunity to lease or purchase industrial property in Mountain View
- Corner of Terra Bella Avenue and San Rafael Avenue
- Planning Area: Moffett/Whisman
- Convenient Access to Highway 101 and 85
- Total Land Area: ± 0.86 Acres
- APN#: 153-18-030
- Current Zoning: MM (General Industrial)
- Potential to add adjoining properties
- Please call for pricing

Property Aerial



Site Plan



Market Overview

The Bay Area is one of the most competitive economies in the US based on a productive and educated workforce, deep venture capital pool, and a concentration of highly competitive technology and research organizations. With an extremely tight job market, unemployment in the region has remained below the National and State averages and job growth continues to outpace the nation. Housing supply struggles to align with demand from a growing population, and the lack of affordable housing has spurred a trend of residents relocating to alternative high growth regions in the US.

Silicon Valley added nearly 30,000 new jobs in the past year, fueled by technology and related sectors at a rate of increase (1.7 percent) that outpaced the state and the nation. Regional GDP increased by \$17 billion in 2019, which means that labor productivity reached a record \$241,000 in value added per worker, a 53 percent increase since 2001. The unemployment rate (2.1 percent) reached a 19-year low. The region generated \$42 billion in venture capital during 2019, which was invested in a record 92 megadeals (more than \$100 billion each). In addition to software and internet companies, automotive and transport industries emerged as new targets for these investments. Twenty-two VC-backed Silicon Valley companies made their debut on the publicly traded markets, most of which were healthcare or technology firms.

Santa Clara County's largest employers



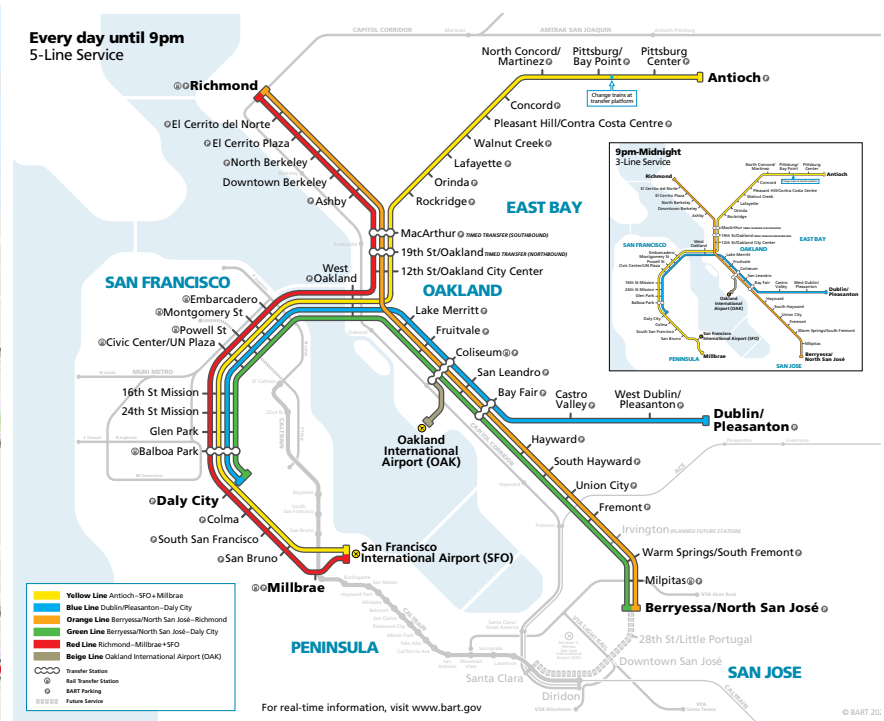
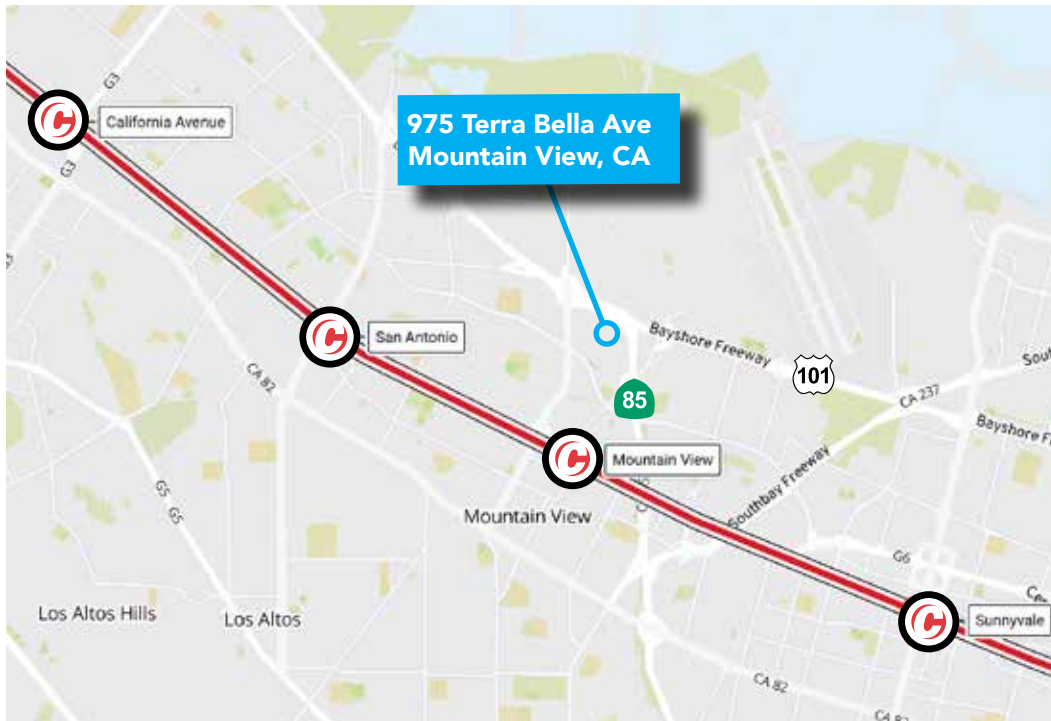
Nearby Amenities



Nearby Major Tenants



Transportation Map



Contact the agent
below for more
information on
this unique
Mountain View
opportunity

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