



Grant Park Plaza Shopping Center

1350 Grant Road
Mountain View, CA 94040



For Additional information, contact Exclusive Agent:

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Biagini Properties, Inc.

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Rev. November 20, 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.

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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



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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1350-#2 Grant Road	Available	2,675 SF	NNN	Negotiable	± 107' D x ± 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. Available Now.
■ 1350-#6 & 7 Grant Road	Available	2,567 SF	NNN	Negotiable	2nd Generation Restaurant. Type I exhaust hood 9' wide with fire suppression system, 2 restrooms (non ADA), 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. Currently occupied by Sushi 85 & Ramen Restaurant. Please DO NOT disturb the occupant or its employees. Available January 1, 2026.



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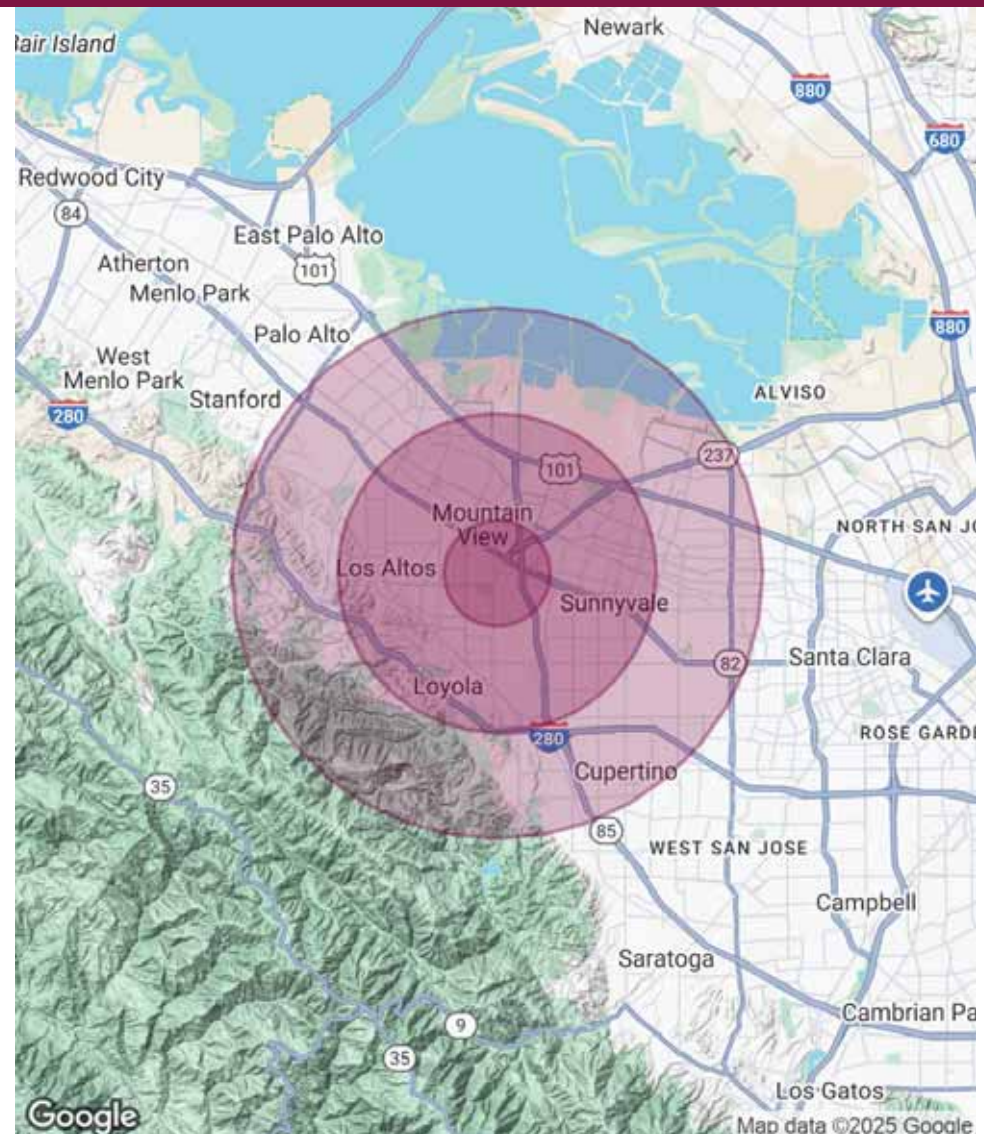
Population	1 Mile	3 Miles	5 Miles
Total Population	24,349	178,423	363,180
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

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



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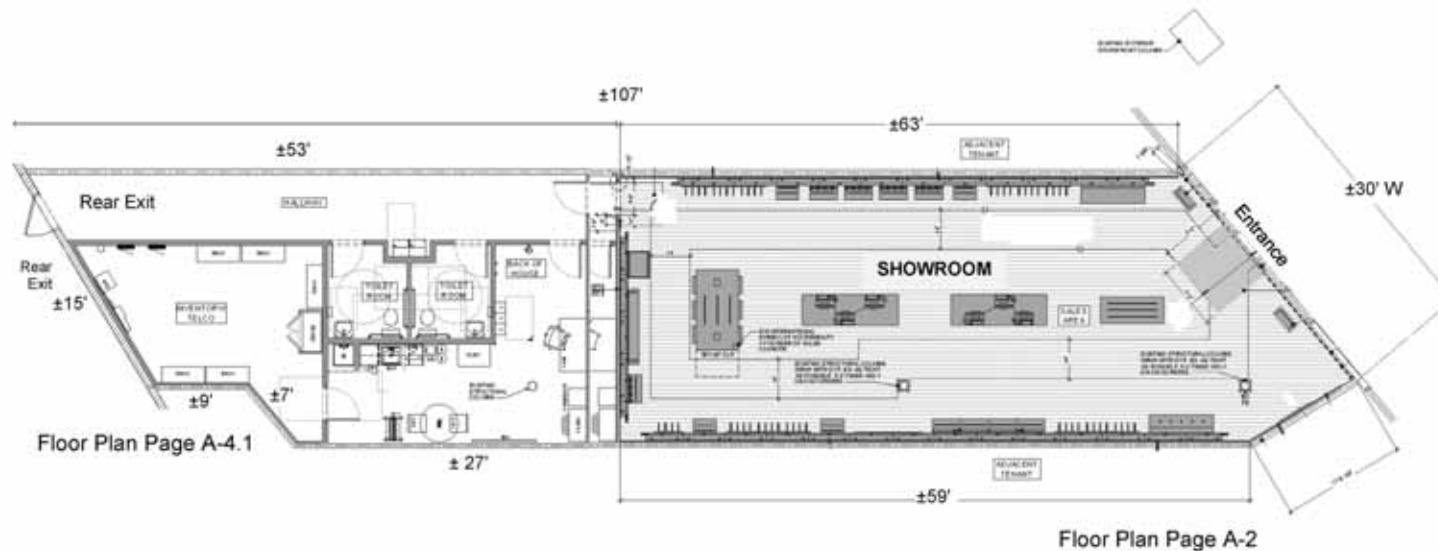
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GRANT PARK PLAZA
1350-#2 Grant Road | Mountain View, CA 94040
± 2,675 Square Feet
(107' D x 30' W – irregular)



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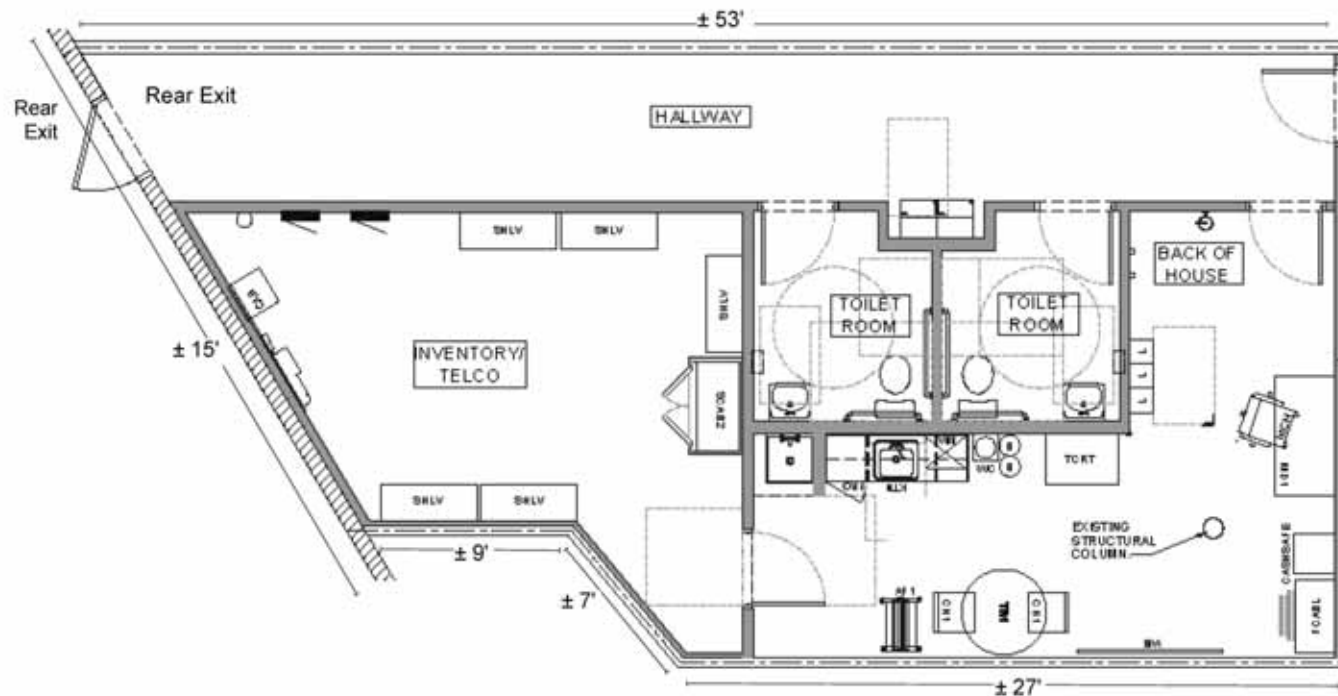
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Floor Plan Page A-4.1

See Plan A-2

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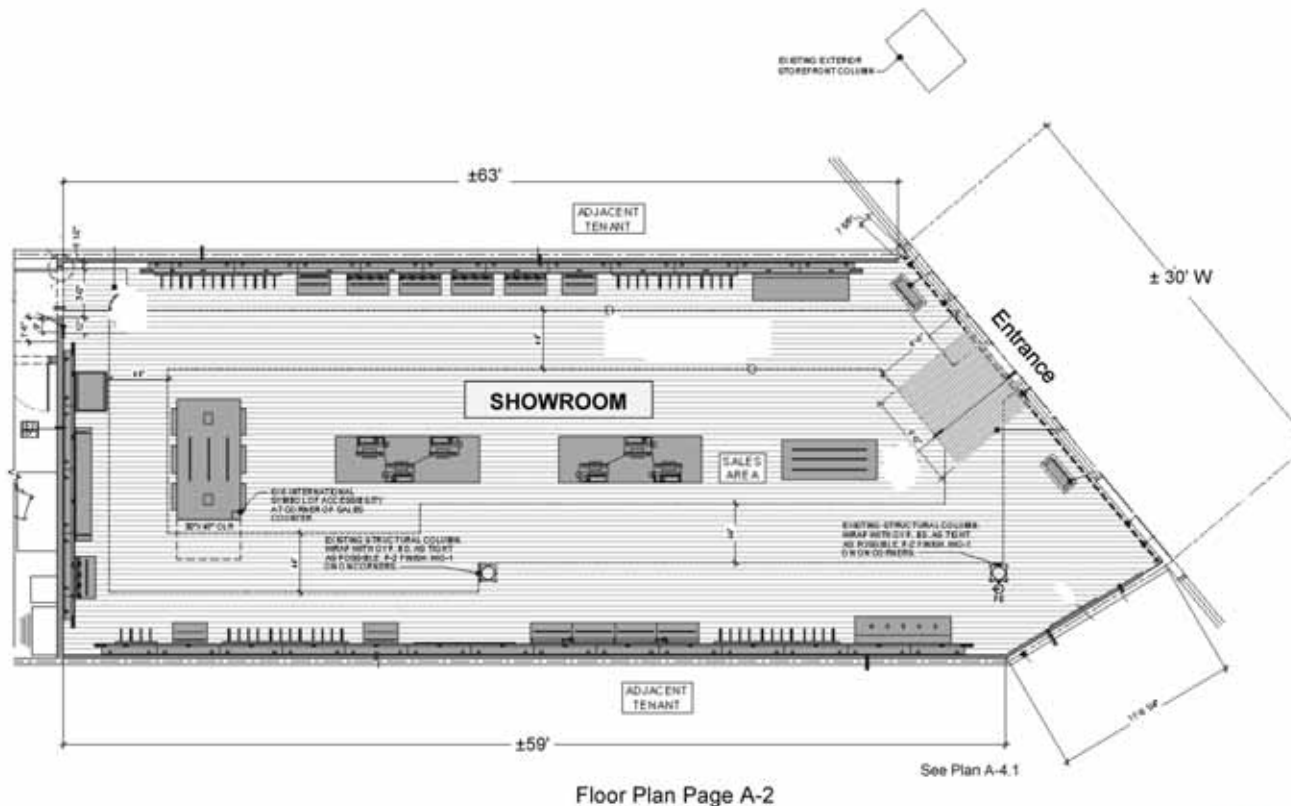
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1350-2 Interior



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1350-6&7 Interior



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