

Rare Mountain View Office/Medical/Retail Building For Sale
±5,128 SF Owner User/Investment Opportunity

1605-1615 W El Camino Real, Mountain View

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OFFERING PRICE: \$3,050,000

BUILDING AREA: + 5,128 SF

PROPERTY TYPE: Office/Medical/Retail

LAND AREA: ± 9,800 SF

YEAR BUILT: 1946

PARCEL NUMBER (APN): 189-32-077

ZONING: P (Planned Community/Precise Plan)

GENERAL PLAN: Mixed-Use Corridor

RARE MOUNTAIN VIEW OFFICE/MEDICAL/RETAIL BUILDING

±5,128 SF OWNER USER/INVESTMENT OPPORTUNITY

- Rare opportunity for an owner-user/investor to acquire a freestanding ±5,128 square foot office/medical/retail building for sale on W El Camino Real in Mountain View, CA.
- All short-term leases in place allowing an owner user to occupy 51% + of the building, ±3,761 SF is currently available within 30 days for an Owner User to Occupy.
- The property is situated on a ±9,800 square foot lot with a large parking lot behind the building with 10 spaces.
- The property is in the Planned Community/Precise Plan zoning designation which allows for uses such as child day care centers (PUP), dance, art, music studios, retail, professional office, medical services, personal services, restaurants, animal service establishments (PUP- Provisional Use Permit).
- The property is in the Mixed-Use Corridor which allows for a broad range of commercial, office, and residential uses with an intensity of 1.85 FAR (approximately 60 DU/AC or 50-130 residents/acre), of which up to 0.50 FAR can be office or commercial. On El Camino Real intensities above 1.85 FAR and up to 3.0 FAR may be permitted at key locations with significant public benefits and amenities. Up to 4 Stories and up to 6 stories for projects above 1.85 FAR.
- The property is located on W El Camino Real, near El Monte Avenue surrounded by new residential apartments buildings and shopping centers.
- 0.30 miles from the corner of El Camino Real & Shoreline Blvd and 0.50 miles from Downtown Mountain View (Castro Street).
- Strong demographics with household incomes in excess of \$170,000 in a 1-mile radius.





1605

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1615





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2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	32,898	321,027	873,982
Households	13,439	125,032	323,725
Average Household Size	2.4	2.5	2.6
Owner Occupied Housing Units	4,459	61,553	160,971
Renter Occupied Housing Units	8,745	60,942	155,757
Median Age	39.1	40	39.5
Median Household Income	\$149,274	\$171,189	\$158,601
Average Household Income	\$170,702	\$187,545	\$179,286



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