

FOR LEASE

305 SOUTH DRIVE, MOUNTAIN VIEW, CA

MEDICAL OFFICES FOR LEASE

SUITE 4: ±1,175 SQ. FT.

SUITE 6: ±1,175 SQ. FT.



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

BRAD EHIKIAN

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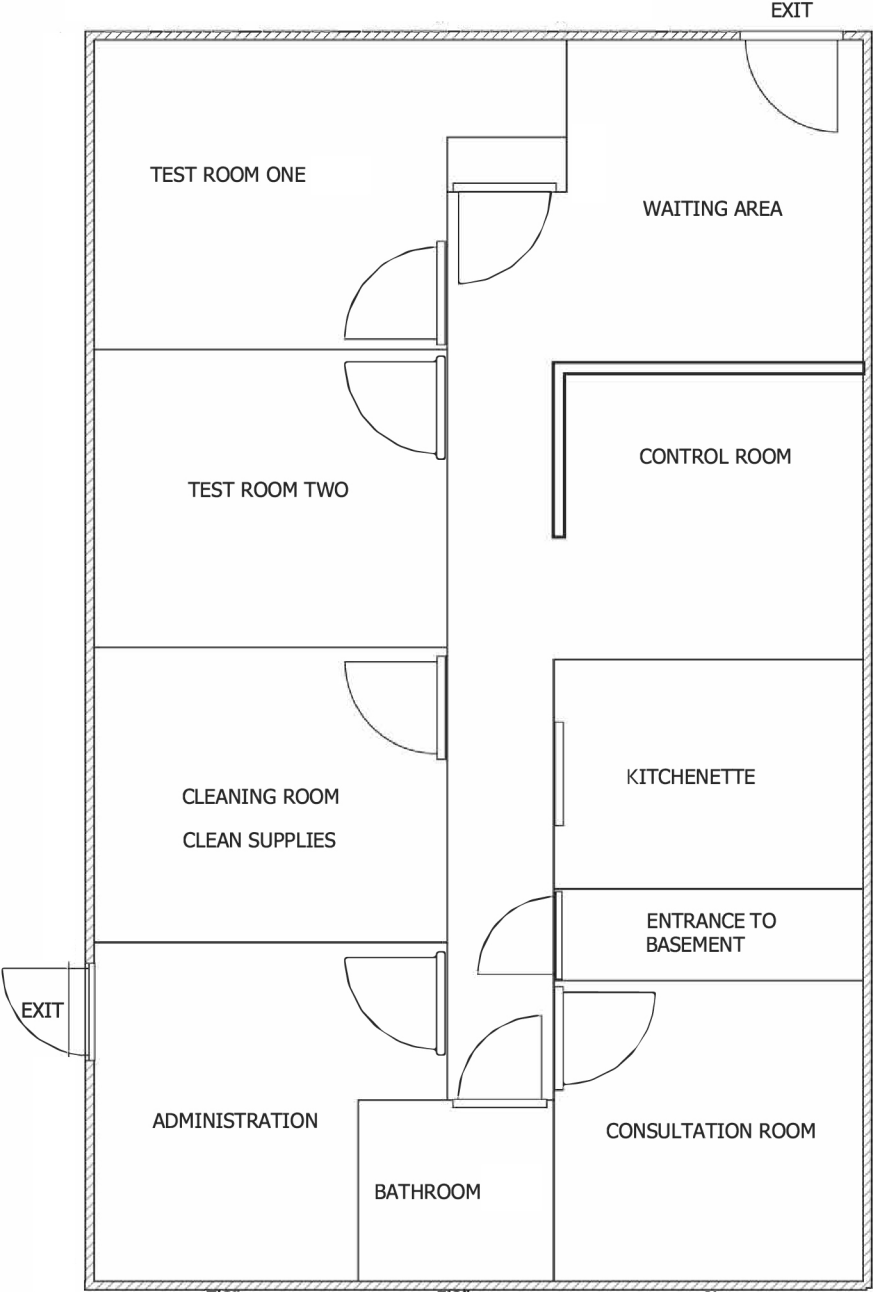
| jesse.ebner@prprop.com

PROPERTY DESCRIPTION

- Ideally Situated Across the Street from El Camino Hospital
- Both Suites Have ±952 Sq. Ft. Ground Floor Space & ±223 Sq. Ft. Basement Space
- Suite 6 Features a Waiting Area and Five Treatment Rooms
- In-Suite Kitchenettes and Restrooms
- Property Boasts ±37 On-Site Parking Spaces
- Zoning: El Camino Medical Park Precise Plan
- Basement Can Be Used as Office, Break Room, or Storage Space

SUITE 4 FLOOR PLAN

305 SOUTH DRIVE, MOUNTAIN VIEW



MAY NOT BE ACCURATE / TO SCALE

MEDICAL TENANTS AERIAL



- 14
- 13
- 11
- 12
- 10
- 9
- 8

7

6

5

1

2

3

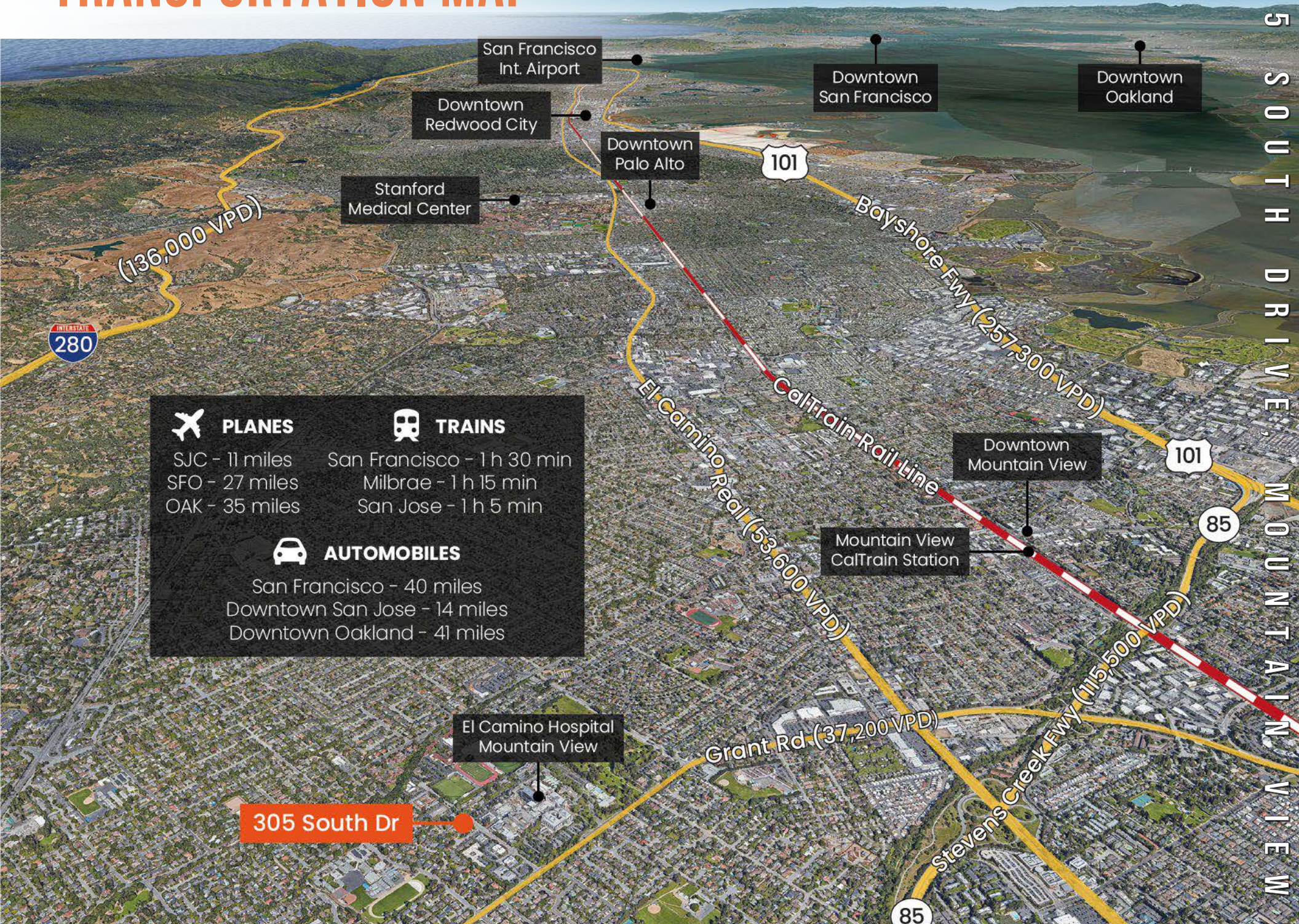
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305 South Drive

- 1 ALLERGY & ASTHMA ASSOCIATES OF NORTHERN CALIFORNIA
- 2 WESTERN RADIATION ONCOLOGY
- 3 PENINSULA CENTER OF COSMETIC DENTISTRY
- 4 FEELING GOOD INSTITUTE
- 5 PENINSULA ENDODONTICS GROUP
- 5 NAHAL ASHOURI, DDS, MS
- 6 GROWING SMILES PEDIATRIC DENTISTRY
- 6 STANFORD BLOOD CENTER
- 7 PEARL / ERESO PLASTIC SURGERY CENTER
- 8 BAY AREA FOOT CARE
- 9 ARTI PEDIATRICS
- 10 CENTER FOR COMPLEX DISEASES
- 11 MOUNTAIN VIEW SURGERY
- 12 CAMINO MEDICAL GROUP
- 13 ADVANCED CARDIOVASCULAR SPECIALISTS
- 14 EL CAMINO GI MEDICAL ASSOCIATES

TRANSPORTATION MAP

305 SOUTH DRIVE, MOUNTAIN VIEW



PLANES

SJC - 11 miles
SFO - 27 miles
OAK - 35 miles



TRAINS

San Francisco - 1 h 30 min
Milbrae - 1 h 15 min
San Jose - 1 h 5 min



AUTOMOBILES

San Francisco - 40 miles
Downtown San Jose - 14 miles
Downtown Oakland - 41 miles

305 South Dr

DEMOGRAPHICS



ONE-MILE POPULATION: 17,294

MEDIAN AGE

48.1

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

4,335



Average Household Income

\$321,624

Average Household Size: 2.9 | Owner Occupied Housing Units: 4,655 | Renter Occupied Housing Units: 1,161 | Median Household Income: \$200,001 | Average Household Income: \$321,624

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	739
Total Employees:	13,102
Total Residential Population:	37,260
Employee/Residential Population Ratio (per 100 Residents)	84

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