

FOR SALE - OWNER/USER OR INVESTOR



Enhanced “Med Spa” Interiors

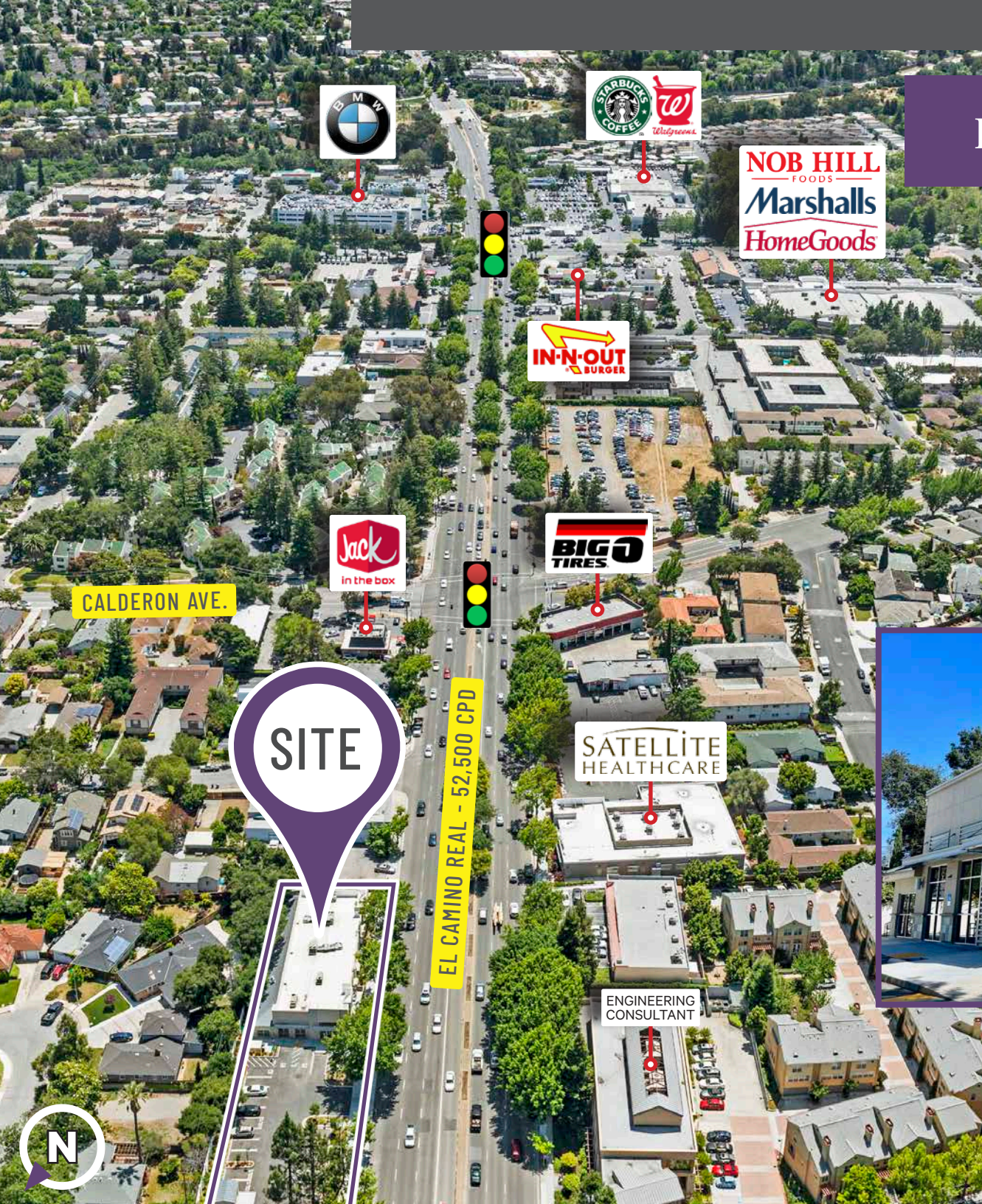


*LEASEHOLD INTEREST

8,426 RSF Premier Medical Office/Clinic Available

412 W EL CAMINO REAL | MOUNTAIN VIEW, CA 94040

CBRE



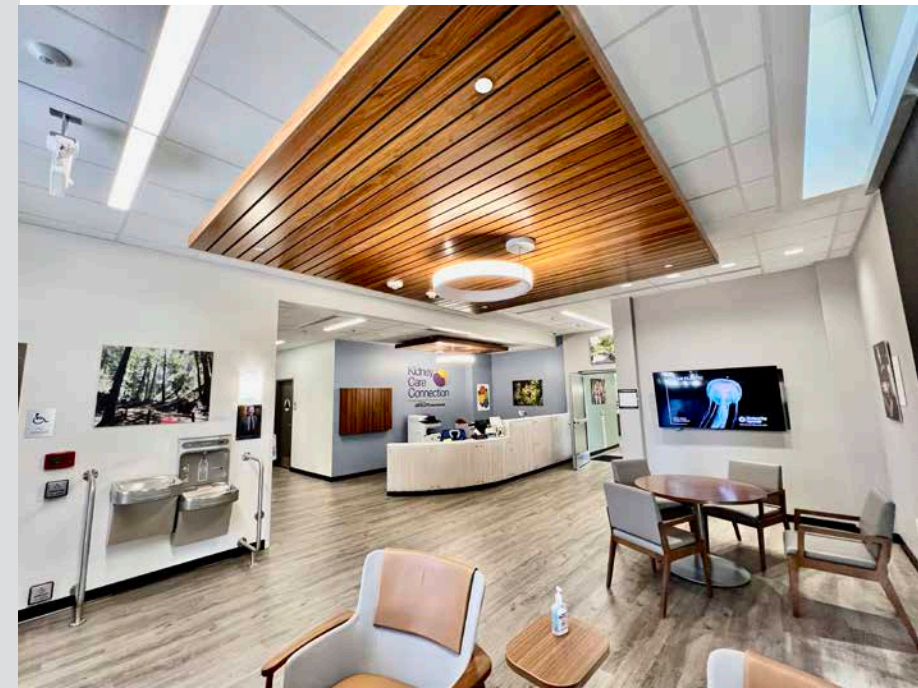
Purchase Summary

| | |
|---------------------------------|---------------|
| Offering Price..... | \$4,704,500 |
| Lease Structure | NN |
| Current Annual Ground Rent..... | \$172,000 |
| Building RSF | 8,426 SF |
| Lot Size | 0.56 acres |
| Ownership..... | Leasehold |
| Leasehold Expires | June 20, 2091 |



Executive Summary

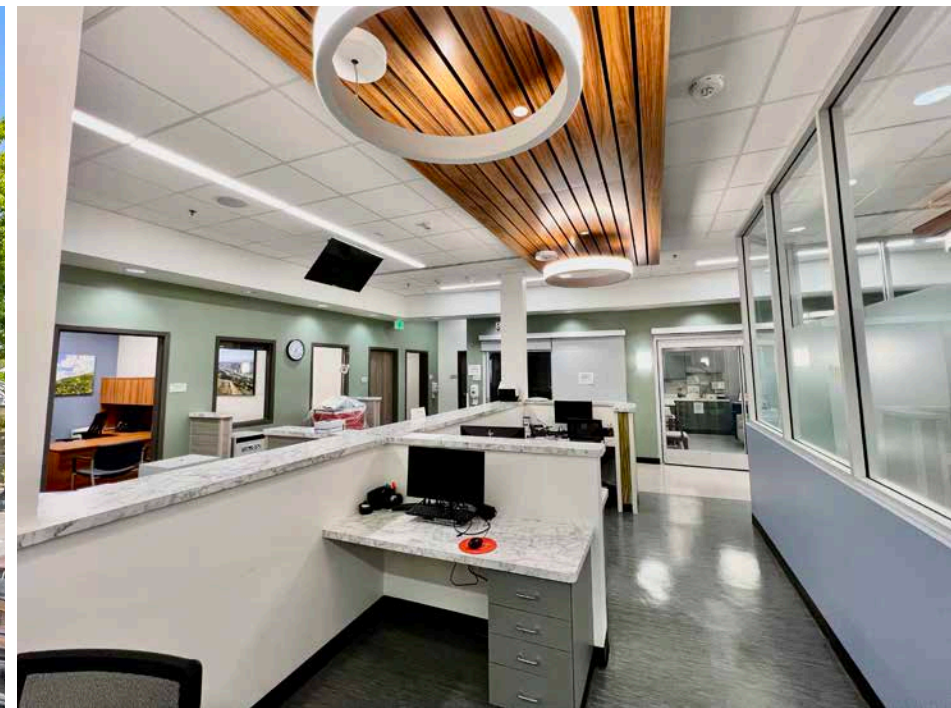
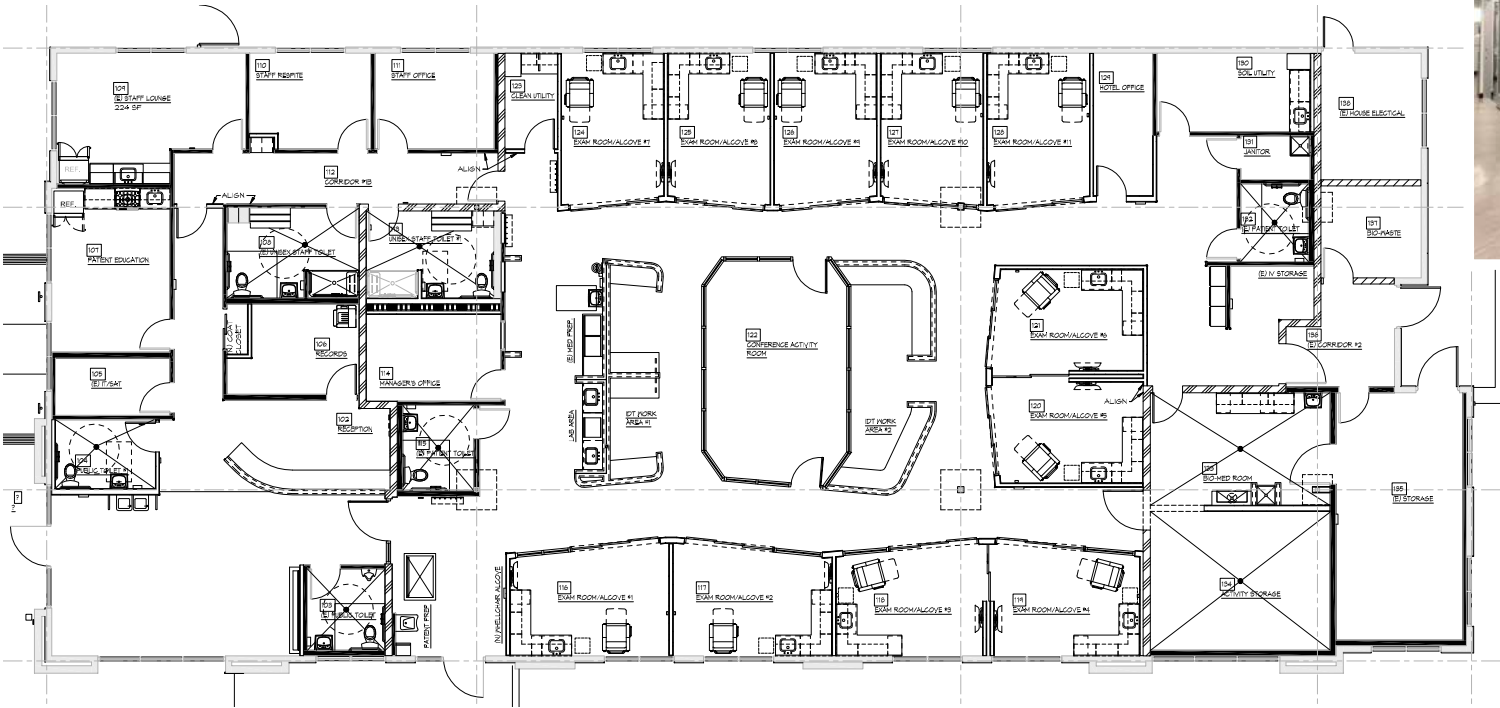
- The subject property is the **Kidney Care Connection** concept by **Satellite Healthcare**.
- Can deliver vacant or with Tenant.
- The lease is corporately **guaranteed by DaVita Healthcare Partners, Inc.**, which was the prior tenant that Satellite Healthcare subleased the property from in 2020.
- Satellite Healthcare has a **location directly across the street from the subject property**.
- There are **368,211 residents located in the five (5) mile demographic ring**, and over 10,000 households in the one (1) mile demographic ring.
- The average household income in the three (3) mile demographic ring is an affluent **\$241,276, which is far higher than the California state average of \$113,468**.
- Strong frontage on El Camino Real, **which reports high traffic counts of 52,500 cars per day**.
- The subject property is **surrounded by a half-dozen hospitals and medical centers**.
- Mountain View is **renowned for being the headquarters of several high-profile technology companies, including Google**, which occupies a large portion of the city. Many other prominent tech firms have a presence in the area, contributing to a vibrant entrepreneurial ecosystem.
- 600 Amp 3-Phase
- Upgraded water supply
- Upgraded Roof & HVAC



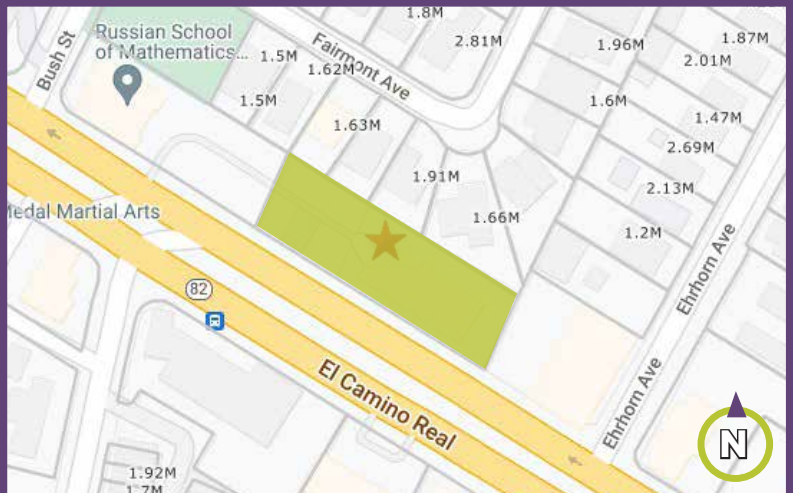
Existing Site & Lease Details



Floor Plan



Existing Site & Lease Details



PROPERTY SUMMARY

| | |
|-----------------------|---|
| Price: | \$4,704,500 |
| Address: | 412 W El Camino Real Mountain View, CA 94040 |
| Ownership: | Leasehold |
| Building GLA: | 8,426 SF |
| Lot Size: | 0.56 acres |
| Parking: | ~21 spaces |
| Year Built: | 2016 |
| Parcel Number: | 158-05-117 |

LEASE SUMMARY

| | |
|----------------------------|---|
| Ground Owner: | Betty A. Moore and Pauline C. King (15% each), Betty A Moore, as Trustee of The Betty A. More Trust (35%), and Pauline C. King, as Trustee of The Pauline C. King Trust (35%) |
| Subtenant Vacating: | Satellite Healthcare, Inc. |

*Satellite Healthcare subleased the subject property from DaVita in 2020.

| | BUYOUT OPPORTUNITY | SATELLITE SUBLEASE | GROUND LEASE |
|-------------------------------------|---------------------------|--|---|
| Date of Lease: | | September 25, 2014 | September 5, 2014 |
| Lease Expiration: | | June 20, 2031 | June 20, 2031 |
| Term Remaining: | | 8.0 years (as of 06/2023) | 8.0 years (as of 06/2023) |
| Renewal Options: | | 2 - 5 year options | 2 - 5 year options + 5 - 10 year options |
| Last Option Expiration Date: | | June 20, 2041 | June 20, 2091 |
| Current Annual Rent: | | \$329,243 Note: Net of ground rent | \$172,500 Note: Subtenant pays ground rent on top of annual rent |
| Rental Increases: | | 10% every 5 years. FMV reset at options | 15% every 5 years. FMV reset/CPI increase at options |
| ROFR/ROFO: | | Subtenant does not have a ROFR | Ground owner has a 20 day ROFO |

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

LEASE SUMMARY CONTINUED

| | |
|-------------------------|---|
| Lease Structure: | LEASEHOLD NN + Ground Rent - Minimal Landlord Responsibility |
| Roof: | Tenant - Tenant to reimburse Landlord for maintainance and repair of roof (up to \$1,000/year), and amortized cost of replacement |
| Structure: | Landlord - Landlord to maintain, repair, and replace the building structures and systems |
| HVAC: | Tenant - Tenant to reimburse Landlord for maintainance and repair of HVAC, and amortized cost of replacement |
| Parking: | Tenant - Tenant to reimburse Landlord for maintainance and repair |
| Property Taxes: | Tenant |
| Utilities: | Tenant |
| Insurance: | Tenant - Tenant to reimburse Landlord for Landlord's insurance costs |

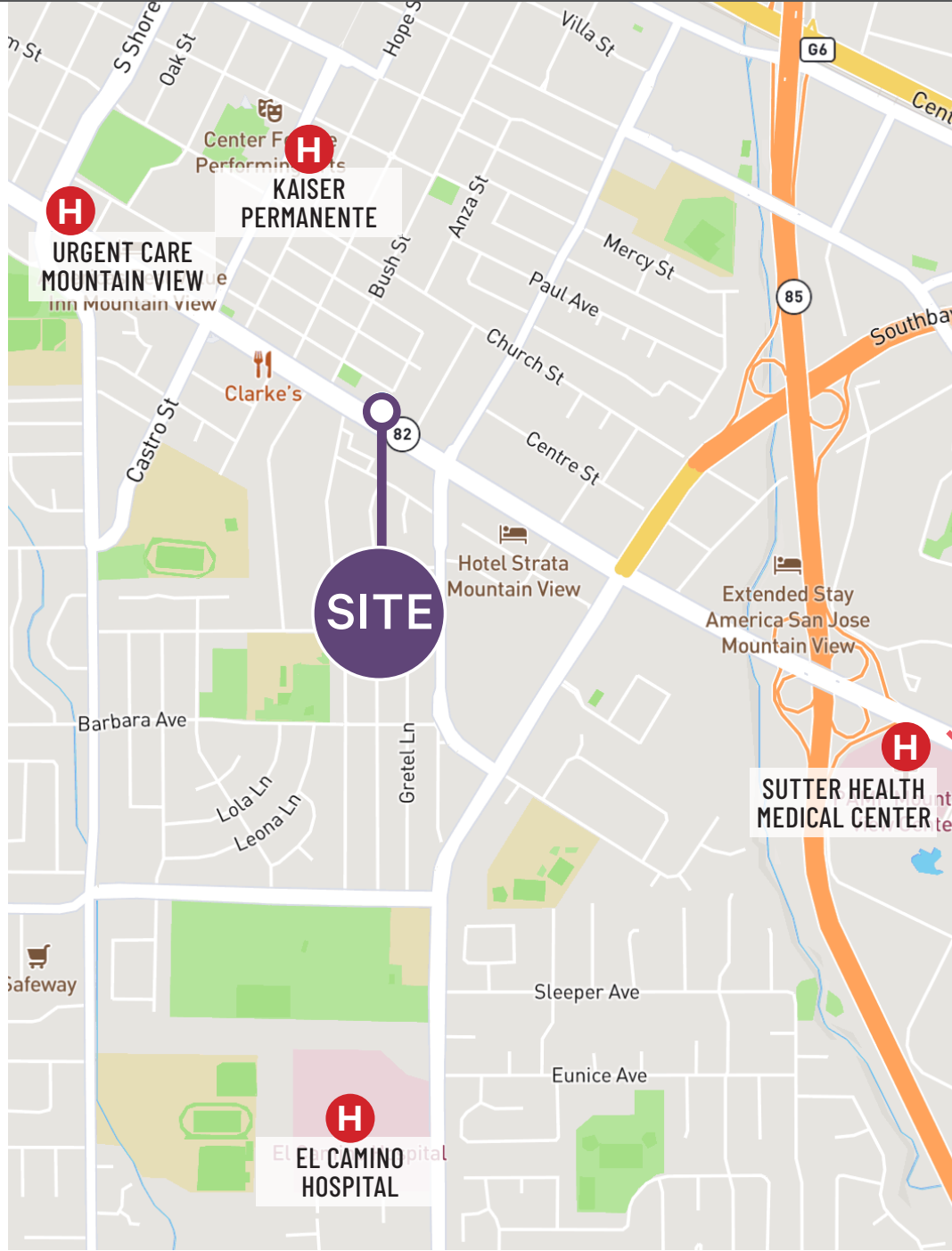
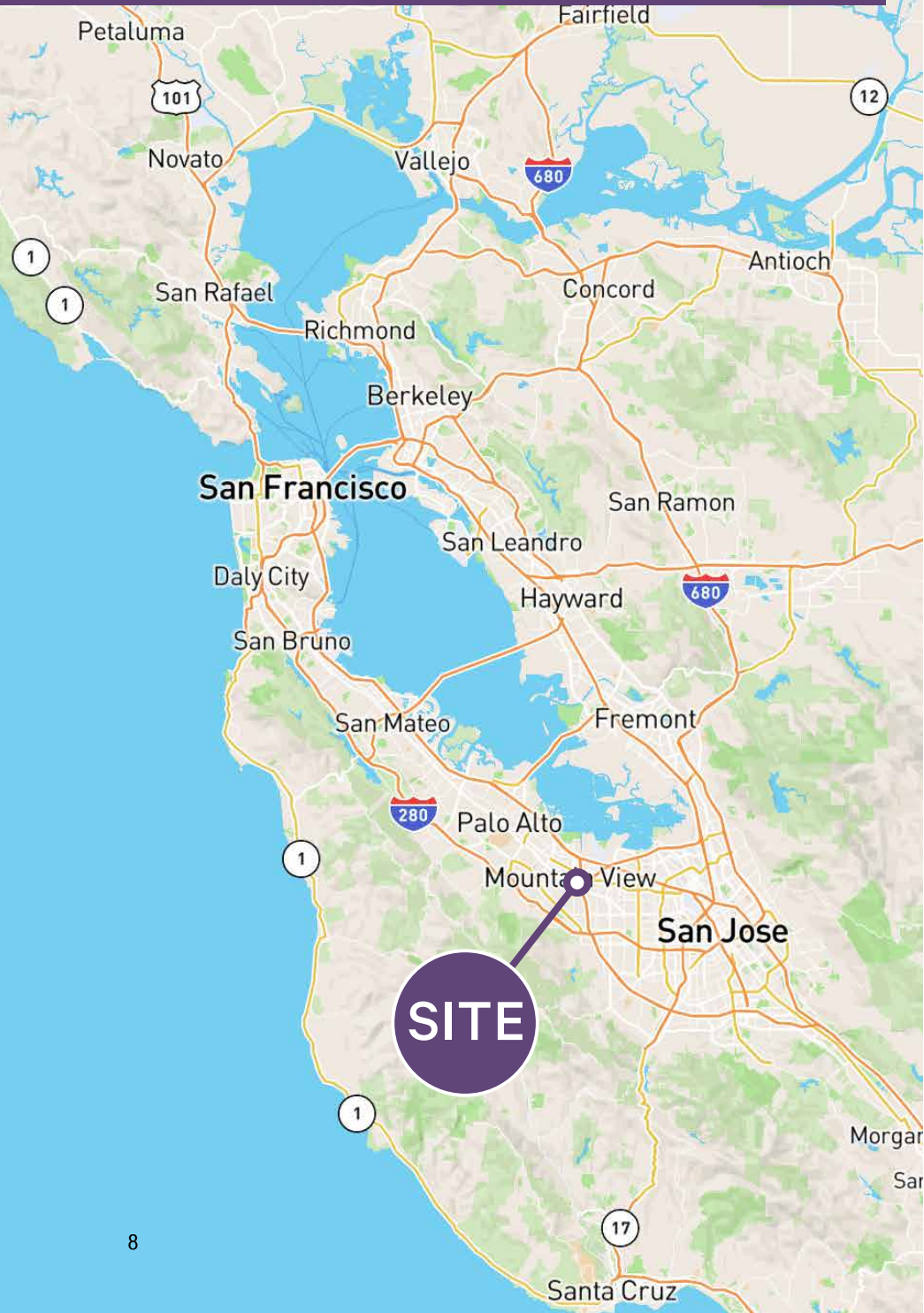
RENT SCHEDULE

| Lease Term | Lease Years | Start | End | Ground Rent* | Satellite Rent (Annual) | Satellite Rent (Monthly) | Satellite Rent/SF | Increase (%) |
|------------|-------------|----------|----------|--------------|-------------------------|--------------------------|-------------------|--------------|
| Primary: | 1 - 5: | Jul-2016 | Jun-2021 | \$150,000 | \$299,312 | \$24,942.66 | \$35.52 | |
| | 6 - 10: | Jul-2021 | Jun-2026 | \$172,500 | \$329,243 | \$27,436.93 | \$39.07 | 10.00% |
| | 11 - 15: | Jul-2026 | Jun-2031 | \$198,375 | \$362,167 | \$30,180.62 | \$42.98 | 10.00% |
| Option 1: | 16 - 20: | Jul-2031 | Jun-2036 | FMV | FMV | FMV | FMV | |
| Option 2: | 21 - 25: | Jul-2036 | Jun-2041 | FMV | FMV | FMV | FMV | |

*Paid by Satellite on top of Annual Rent.

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Area Overview



DISTANCE TO SAN JOSE, CA - 13 MILES (18 MINS)
 DISTANCE TO SAN FRANCISCO, CA - 39 MILES (40 MINS)

| ESTIMATED POPULATION | |
|----------------------|---------|
| 3 Mile | 175,706 |
| 5 Mile | 368,211 |
| 10 Mile | 961,884 |

 STANFORD SHOPPING CENTER

 PALO ALTO

 STANFORD UNIVERSITY

 SUTTER HEALTH MEDICAL CENTER

 STANFORD HOSPITAL

VISA
RIVIAN
TESLA
CORPORATE OFFICES

COSTCO
WHOLESALE
PET SMART
Total Wine
SPIRITS • BEER & MORE

Shoreline
AT MOUNTAIN VIEW

Google
HEADQUARTERS &
CORPORATE CAMPUS

 MOFFETT FIELD GOLF CLUB

 MOFFETT FEDERAL AIRFIELD

Microsoft
CORPORATE CAMPUS

 PALO ALTO VETERANS HOSPITAL

 THE VILLAGE AT SAN ANTONIO SHOPPING CENTER

 DOWNTOWN MOUNTAIN VIEW

101
250,300 CPD

SITE

 wayfair
LinkedIn
BlackBerry
CORPORATE OFFICES

INTERSTATE 280
136,000 CPD

85
115,500 CPD

EL CAMINO REAL - 52,500 CPD

 SUTTER HEALTH MEDICAL CENTER

 SAN JOSE MINETA INTERNATIONAL AIRPORT
10 MILES (14 MINS)
FROM SUBJECT PROPERTY

 EL CAMINO HOSPITAL

BEST BUY **SAFEWAY**



 Foothill COLLEGE

NOB HILL FOODS
Marshalls
HomeGoods
Starbucks COFFEE
Walmart
IN-N-OUT BURGER
BIG O TIRES

Area Overview

MOUNTAIN VIEW, CA



GOOGLE HEADQUARTERS MOUNTAIN VIEW

Mountain View is a vibrant city located in Santa Clara County, California, at the heart of the Silicon Valley region. It is known for its thriving tech industry, diverse community, and beautiful natural surroundings. With a population of approximately 80,000 residents, Mountain View offers a unique blend of suburban charm and urban amenities. The city is situated in the southern part of the San Francisco Bay Area, about 35 miles southeast of San Francisco and 10 miles north of San Jose.

Mountain View is renowned for being the headquarters of several high-profile technology companies, including Google, which occupies a large portion of the city. Many other prominent tech firms have a presence in the area, contributing to a vibrant entrepreneurial ecosystem and creating numerous job opportunities. This makes Mountain View a hub for innovation and attracts professionals from around the world.

Mountain View benefits from excellent transportation connectivity. The city is served by multiple major highways, including US Route 101 and State Route 85, providing convenient access to neighboring cities and attractions. The Caltrain commuter rail line has a station in Mountain View, offering a direct link to San Francisco and San Jose. Additionally, San Jose Mineta International Airport is approximately 10 miles away, providing air travel options.

#2

**BEST SUBURBS TO LIVE IN SAN FRANCISCO
BAY AREA - NICHE.COM 2023**

The city is served by the Mountain View Whisman School District and the Mountain View-Los Altos Union High School District. It is home to several well-regarded public and private schools, including Los Altos High School and Mountain View High School. Additionally, the presence of esteemed universities and research institutions in nearby areas contributes to a strong educational foundation.

Overall, Mountain View offers a unique blend of technology, culture, and natural beauty. It combines the excitement of a thriving tech hub with a strong sense of community and access to outdoor activities. Whether you're exploring the latest innovations or enjoying the scenic surroundings, Mountain View has something to offer for everyone.

#6

**BEST SUBURBS TO LIVE IN CALIFORNIA
- NICHE.COM 2023**

Demographics

| POPULATION | 3 Mile | 5 Mile | 10 Mile |
|-----------------------------|---------|---------|---------|
| Estimated Population (2022) | 175,706 | 368,211 | 961,884 |
| Census Population (2010) | 155,822 | 328,027 | 858,171 |
| Projected Population (2027) | 175,860 | 367,377 | 950,631 |
| HISTORICAL ANNUAL GROWTH | | | |
| 2010-2020 | 1.01% | 0.95% | 0.99% |
| 2020-2022 | 0.86% | 0.96% | 0.69% |
| HOUSEHOLDS | 3 Mile | 5 Mile | 10 Mile |
| Estimated Households (2022) | 68,832 | 139,700 | 347,994 |
| Census Households (2010) | 63,285 | 128,231 | 317,606 |
| Projected Households (2027) | 69,672 | 141,038 | 347,765 |
| HISTORICAL ANNUAL GROWTH | | | |
| 2010-2020 | 0.66% | 0.68% | 0.80% |
| 2020-2022 | 0.82% | 0.82% | 0.54% |
| PROJECTED ANNUAL GROWTH | | | |
| 2022-2027 | 0.24% | 0.19% | -0.01% |

| 2022 POPULATION BY RACE | 3 Mile | 5 Mile | 10 Mile |
|---------------------------|-------------|-------------|-------------|
| White | 41.3% | 36.0% | 34.7% |
| Asian | 39.8% | 46.0% | 41.7% |
| Hispanic | 13.4% | 13.0% | 18.2% |
| Black or African American | 1.3% | 1.3% | 2.3% |
| 2022 AGE BY GENDER | 3 Mile | 5 Mile | 10 Mile |
| MEDIAN AGE | | | |
| Male | 38.8 | 38.7 | 37.4 |
| Female | 40.8 | 40.5 | 39.2 |
| HOUSEHOLD INCOME | 3 Mile | 5 Mile | 10 Mile |
| 2022 Average | \$241,276 | \$234,273 | \$216,251 |
| 2022 Median | \$183,304 | \$179,527 | \$163,014 |
| VALUE OF HOUSING UNITS | 3 Mile | 5 Mile | 10 Mile |
| 2022 Average | \$1,787,929 | \$1,706,188 | \$1,597,495 |
| 2022 Median | \$1,948,112 | \$1,846,612 | \$1,632,300 |

*Source: Esri Page 1 ProjectID: 775655

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