

OFFERING MEMORANDUM

# RETAIL/RESTAURANT NNN LEASED INVESTMENT SALE

*Retail/Restaurant  
Building For Sale  
100% Occupied*

124-126 CASTRO ST, MOUNTAIN VIEW, CA

 **Kidder  
Mathews**



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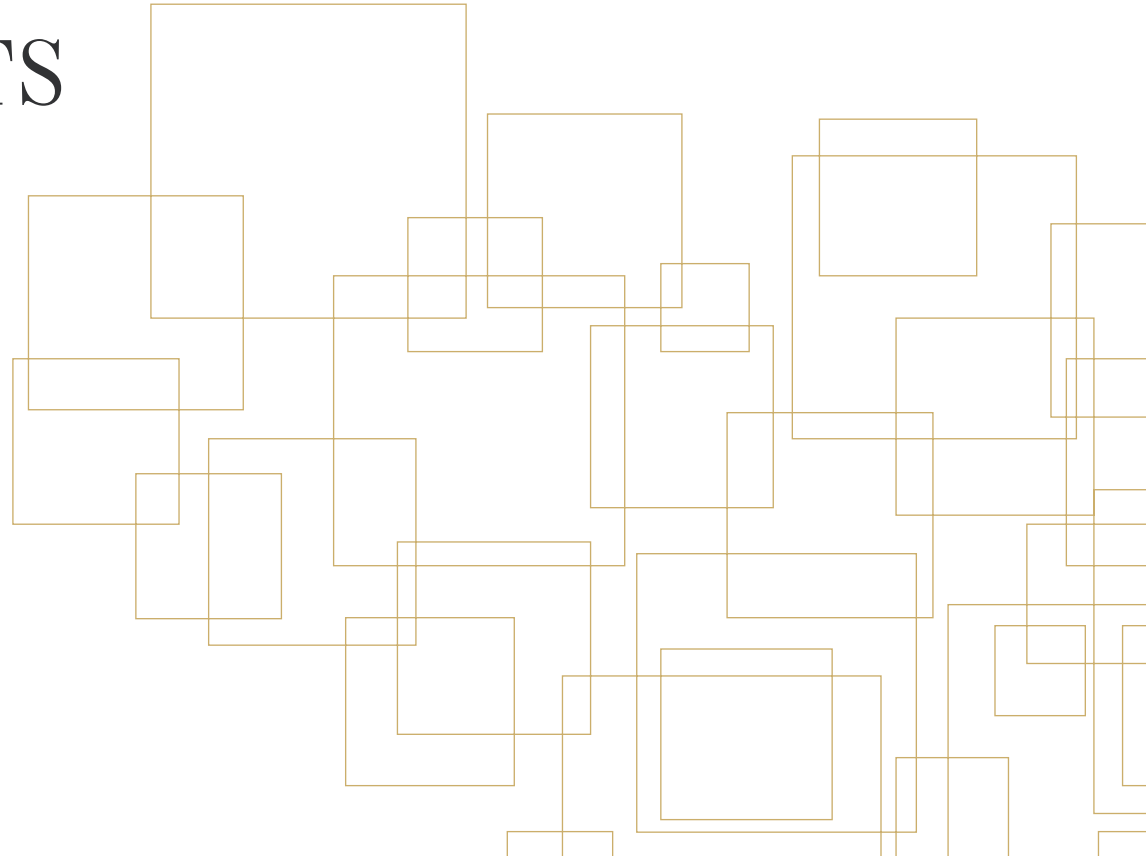
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FINANCIALS



*Exclusively  
Listed by*

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# EXECUTIVE SUMMARY

# PREMIER RETAIL/ RESTAURANT BUILDING IN THE HEART OF MOUNTAIN VIEW

## *In Mountain View's Pedestrian Central Business District*

Address	Tenant	SF	Annual NNN Rent	Term	LED
124 Castro Street	Joyous Cuisine	±2,713	\$190,205.52 3% annual inc.	Recently exercised last 5-year option	08/31/2030
126 Castro Street	Oren's Hummus	±2,490	\$164,549.88 3% annual inc.	Recently exercised last 5-year option	02/19/2030
NOI			\$354,755.40		
Total SF		±5,203			
Asking Sale Price	± 4.5% Cap Rate		\$7,885,000		





## EXECUTIVE SUMMARY



Storefront & Exclusive Parklet Dining



Storefront



Oren's Hummus Interior



Rear of Building



# PROPERTY OVERVIEW



# PROPERTY INFORMATION

PROPERTY OVERVIEW

BUILDING SIZE	± 5,203 SF
PARCEL SIZE	± 5,859 SF
APN	158-15-038
UNITS	2
OCCUPANCY	100% occupied (2 tenants)
TERM	Both tenants recently exercised their final 5-year options to renew
PARKING	Public parking immediately behind property
PUBLIC TRANSPORTATION	VTa Light Rail stop, 2-minute walk (.1 mile)
BUILDING UPGRADES	Completely renovated for restaurant space in 2009
RESTAURANT UPGRADES	Gas service, electrical service, grease trap
ZONING:	P(19) Downtown Precise Plan:

→ [VIEW WEBSITE](#)

5,203

BUILDING SF

100%

OCCUPANCY





# PROPERTY OVERVIEW

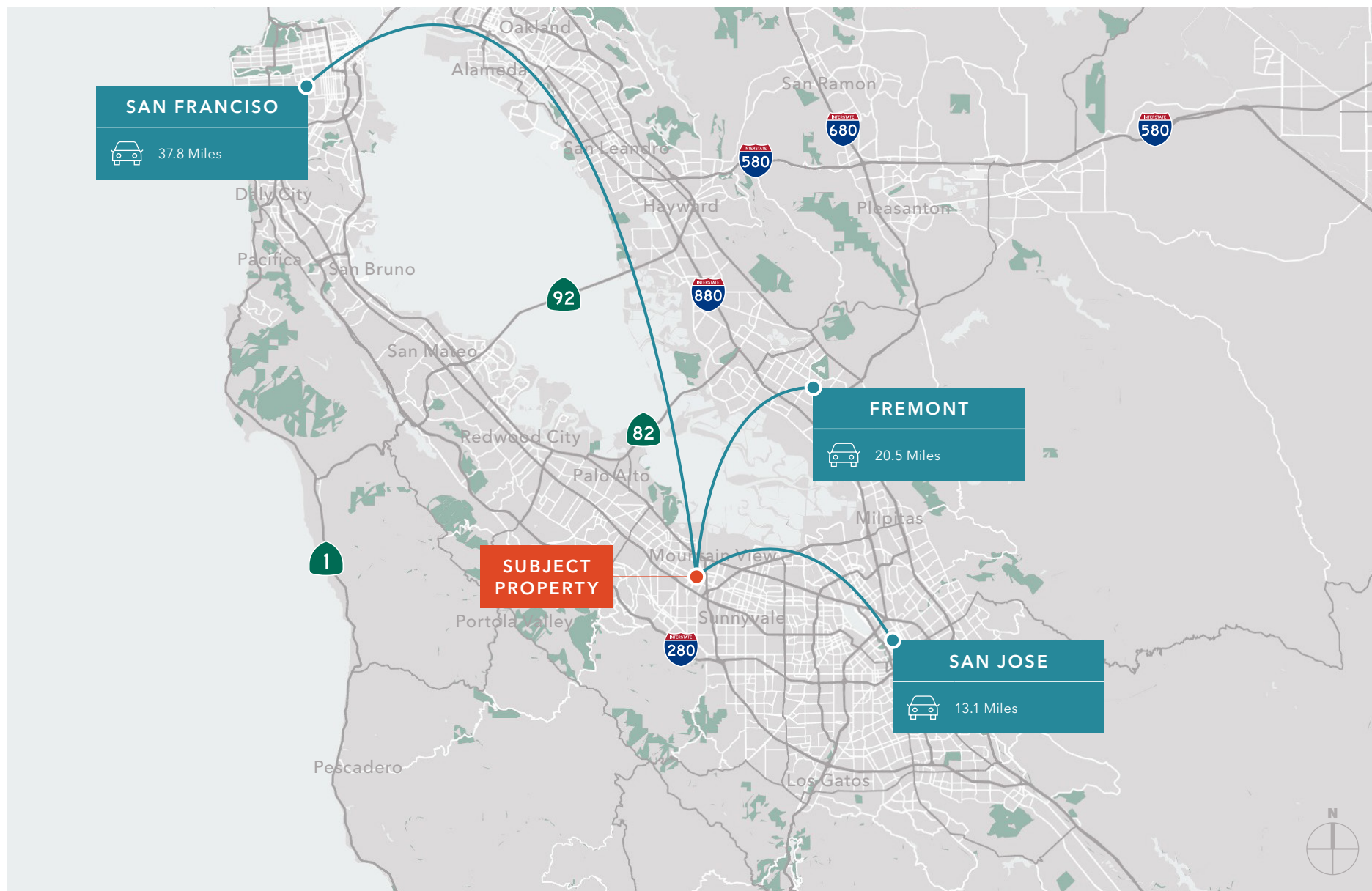






# LOCATION OVERVIEW

## LOCATION OVERVIEW





## LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	2 Miles	3 Miles
2024 TOTAL	35,006	101,974	164,984
2029 PROJECTION	34,239	99,934	160,854
MEDIAN AGE	36.8	37	38.3
BACHELOR'S DEGREE OR HIGHER	69%	70%	72%
US ARMED FORCES	53	200	216

HOUSEHOLDS

	1 Mile	2 Miles	3 Miles
2024 TOTAL	15,194	41,857	65,309
2029 PROJECTED	14,823	40,956	63,596
AVG HOUSEHOLD SIZE	2.2	2.4	2.5
TOTAL CONSUMER SPENDING	\$633.4M	\$1.8B	\$2.9B
OWNER-OCCUPIED	4,709	15,176	27,917
RENTER-OCCUPIED	10,114	25,780	35,678

INCOME

	1 Mile	2 Miles	3 Miles
2024 AVERAGE HH INCOME	\$185,391	\$189,094	\$195,405
2024 MEDIAN HH INCOME	\$168,491	\$173,176	\$183,191

BUSINESS

	1 Mile	2 Miles	3 Miles
TOTAL BUSINESSES	1,749	5,649	9,541
TOTAL EMPLOYEES	13,324	67,036	103,360

RACE/ETHNICITY

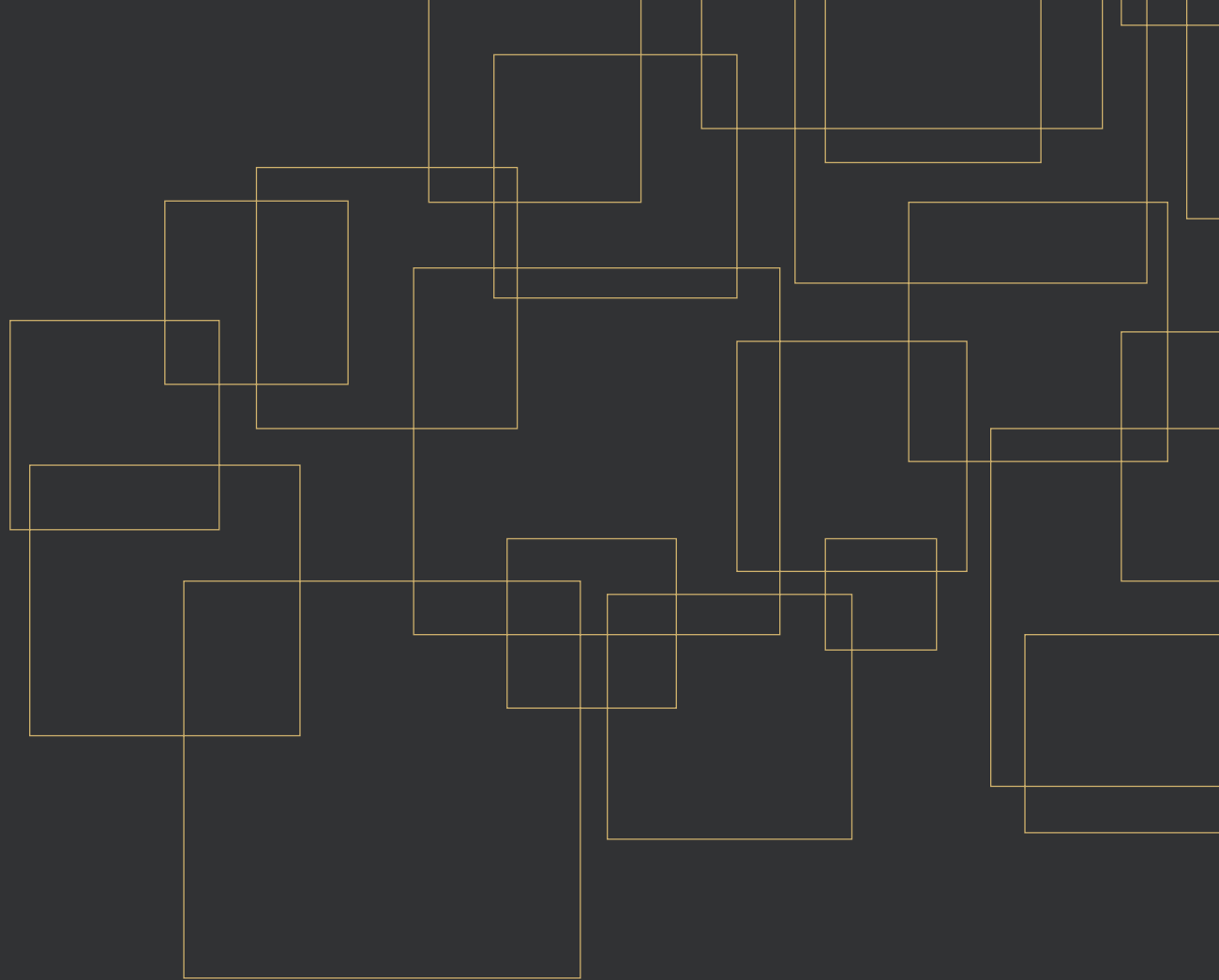
	1 Mile	2 Miles	3 Miles
WHITE	14,023	38,497	64,258
BLACK OR AFRICAN AMERICAN	531	1,530	2,171
AMERICAN INDIAN OR ALASKA NATIVE	298	687	834
ASIAN	11,756	39,454	66,664
HAWAIIAN OR PACIFIC ISLANDER	97	318	439
HISPANIC ORIGIN	7,054	17,365	23,322
TWO OR MORE RACES	8,302	21,488	30,618

EDUCATION

	1 Mile	2 Miles	3 Miles
SOME HIGH SCHOOL	6%	6%	5%
HIGH SCHOOL DIPLOMA	7%	7%	6%
SOME COLLEGE	13%	13%	13%
ASSOCIATE	4%	4%	4%
BACHELOR'S	30%	28%	29%
GRADUATE	40%	42%	43%

Data Source: ©2024, CoStar USA





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