

# THE VINEYARD

465 N. Whisman Road, Suite 500  
Mountain View, CA

## OFFERING MEMORANDUM



Marcus & Millichap



# Marcus & Millichap

## **CONFIDENTIALITY AND DISCLAIMER**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## **NON-ENDORSEMENT NOTICE**

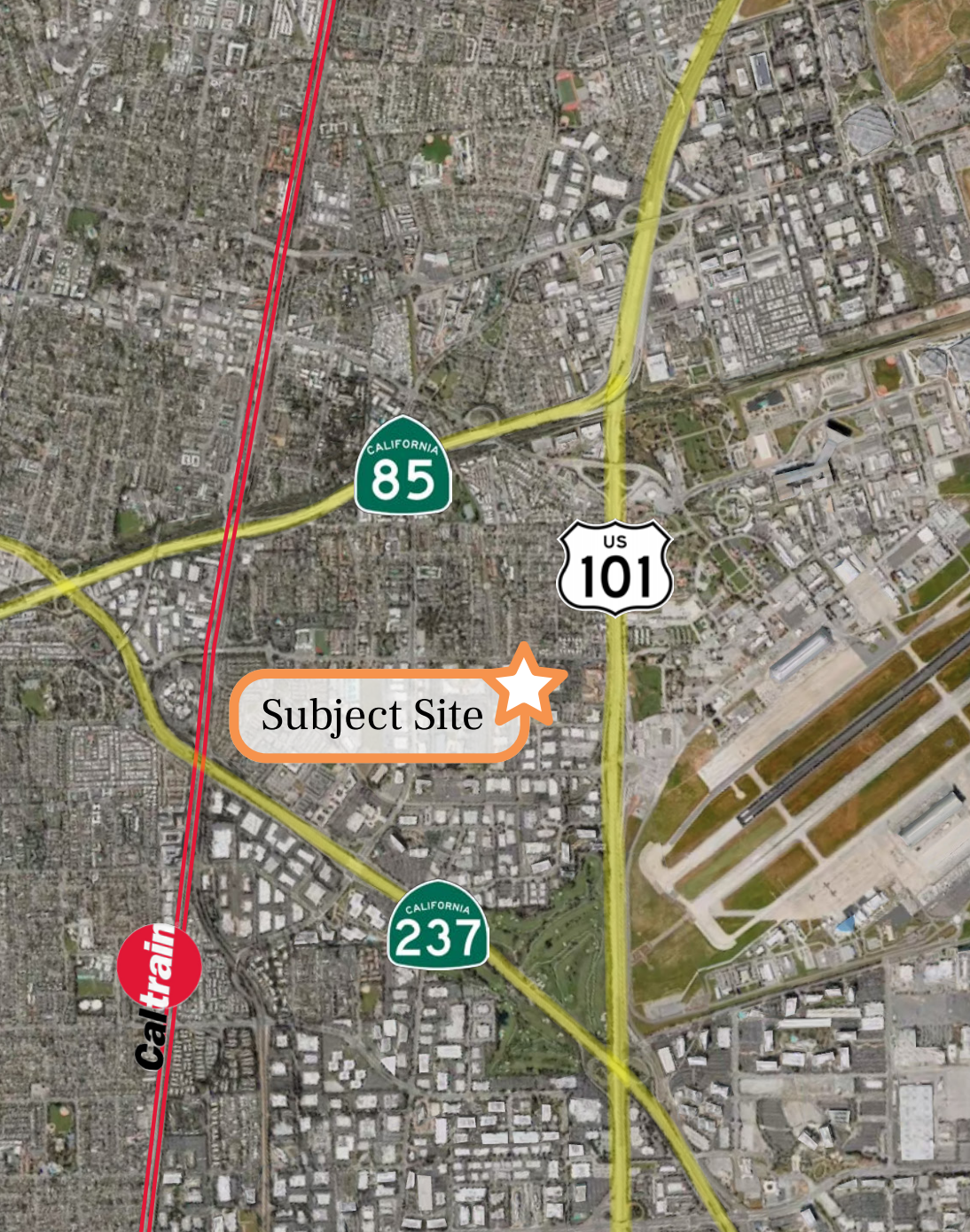
Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.







# TABLE OF CONTENTS

- 1 Executive Summary
- 2 Investment Overview
- 3 Location Summary

## KIRK TRAMMELL

Executive Managing Director Investments

[kirk.trammell@marcusmillichap.com](mailto:kirk.trammell@marcusmillichap.com)

Office: 650.391.1809 | License CA 01038657

## JOSHUA JOHNSON

First Vice President Investments

[joshua.johnson@marcusmillichap.com](mailto:joshua.johnson@marcusmillichap.com)

Office: 650.391.1784 | License CA 01930127

## WILL SMITH

Associate

[will.smith@marcusmillichap.com](mailto:will.smith@marcusmillichap.com)

Office: 650.391.1791 | License CA 02342884



# EXECUTIVE SUMMARY

The Vineyard  
Mountain View, CA

<b>Address</b>	465 N. Whisman Road, Suite 500 Mountain View, CA 94043
<b>Price</b>	\$1,200,000
<b>Unit Size</b>	± 1,118 SF
<b>Year Built</b>	2006
<b>Interior Build Out</b>	100% Office
<b>APN</b>	160-80-021
<b>Zoning</b>	East Whisman Precise Plan
<b>Ownership</b>	Condominium



- » ± 1,118 square foot office condominium
- » Ideal owner/user space for start-up or small business
- » 100% office space in an open configuration
- » Kitchenette with dishwasher and built-in microwave
- » One ADA restroom
- » Surrounded by office campuses for Google, Symantec, Samsung, and LinkedIn
- » Walking distance to the VTA light rail Middlefield station
- » Less than 10 minutes to restaurants and shopping in downtown Mountain View
- » Easy access to US Highway 101, State Highway 85, and State Highway 237





# UNIT LOCATION

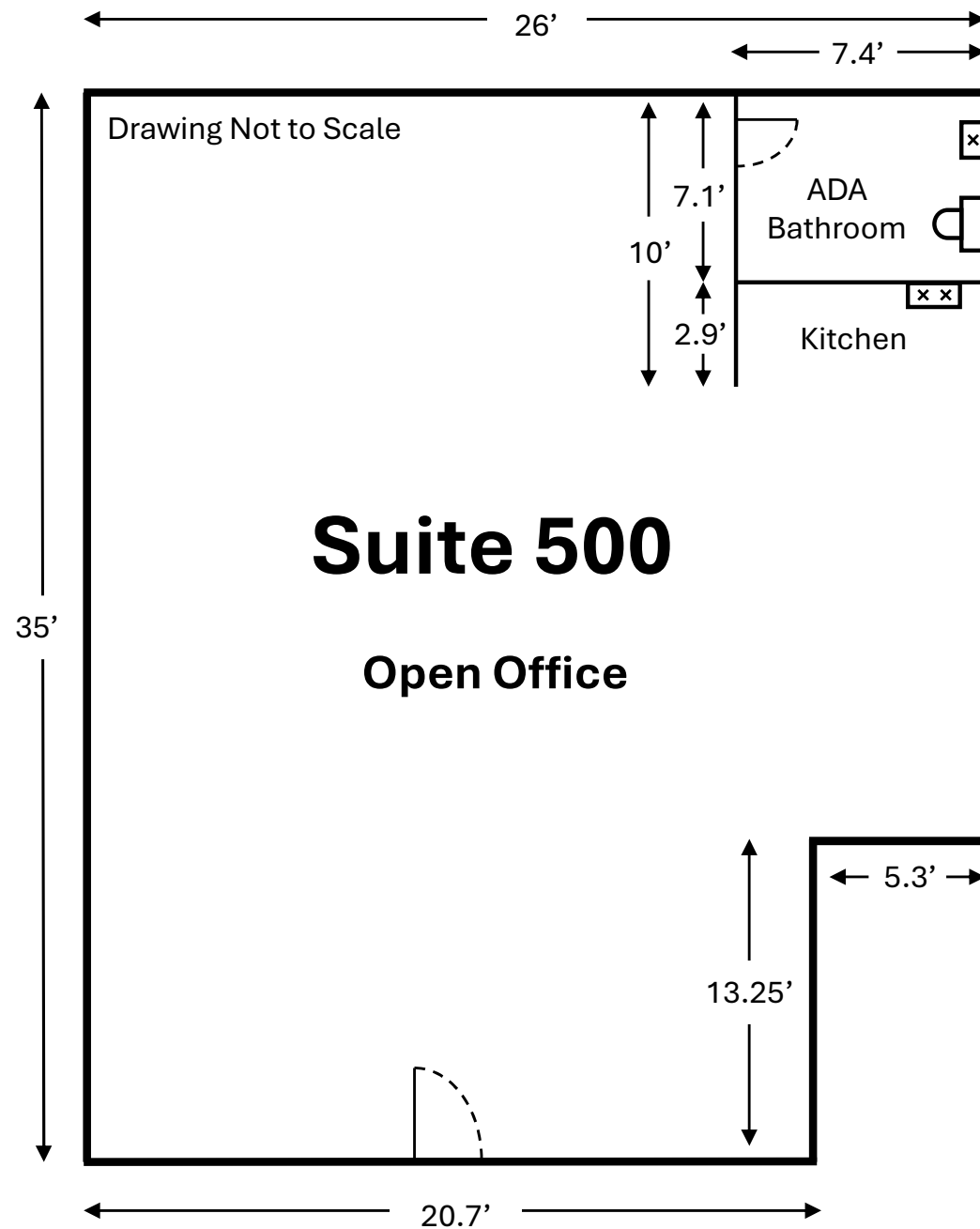
The Vineyard  
Mountain View, CA





# FLOOR PLAN

The Vineyard  
Mountain View, CA

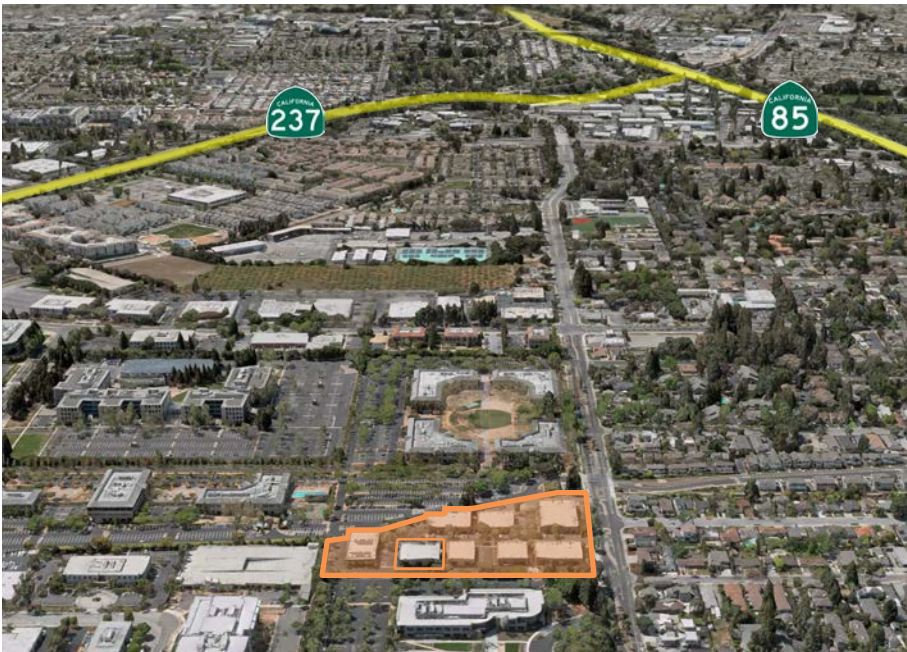


# ZONING & PERMITTED USES

The Vineyard  
Mountain View, CA

The property is located in the East Whisman Precise Plan area. This Precise Plan serves as the primary tool for planning and implementation of the City of Mountain View's 2030 General Plan vision for East Whisman. The Plan guides the transition of the East Whisman Change Area to a vibrant mixed-use district, with new residential neighborhoods, open spaces, and mobility options. The Plan includes design standards and guidelines for new development; options for new pedestrian, bicycle, and vehicle connections; priority transportation and infrastructure improvements; and implementation actions.

The property lies within the Mixed-Use Character Area of the East Whisman Precise Plan; more specifically, the Low Intensity portion of the Mixed-Use Character Area. Permitted uses in this area include indoor recreation and fitness centers, art and music studios, restaurants, retail stores, banks and financial services, business support services, medical services, general office, personal services, research and development, and light testing and assembly.



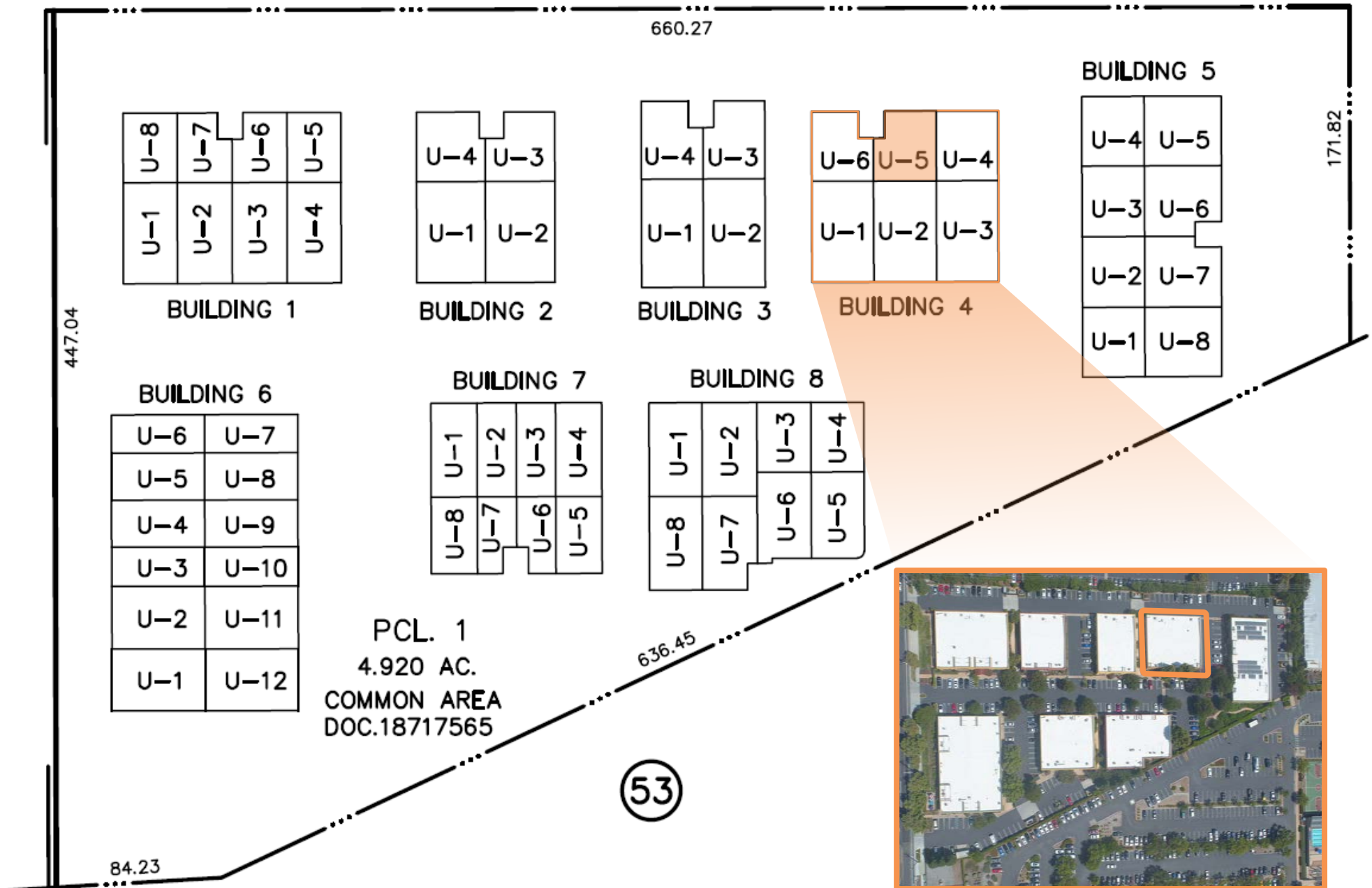


# NEARBY MAJOR EMPLOYERS

The Vineyard  
Mountain View, CA









# DEMOGRAPHICS

The Vineyard  
Mountain View, CA

## POPULATION

	1 Mile	3 Miles	5 Miles
2030 Projection	14,864	171,609	362,108
2025 Estimate	14,563	166,501	353,176
Growth 2025 - 2030	2.07%	3.07%	2.53%
2010 Census	12,630	144,872	314,873
2020 Census	14,581	162,500	348,722
Growth 2010 - 2020	15.44%	12.17%	10.75%

## INCOME

	1 Mile	3 Miles	5 Miles
\$200,000 or More	46.74%	45.42%	48.55%
\$150,000 - \$199,999	13.88%	13.66%	12.76%
\$100,000 - \$149,999	13.50%	13.51%	13.20%
\$75,000 - \$99,999	7.65%	7.26%	6.56%
\$50,000 - \$74,999	7.61%	6.85%	6.76%
\$35,000 - \$49,999	3.11%	4.26%	3.53%
\$25,000 - \$34,999	2.37%	2.66%	2.48%
\$15,000 - \$24,999	2.25%	2.68%	2.51%
\$10,000 - \$14,999	0.83%	1.38%	1.34%
Under \$9,999	2.06%	2.31%	2.31%
2025 Est. Average HHI	\$210,060	\$205,488	\$212,779
2025 Est. Median HHI	\$184,907	\$182,751	\$191,809
2025 Est. Per Capita Income	\$92,011	\$85,644	\$84,066

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2030 Projections	6,507	71,540	144,199
2025 Estimate	6,379	69,353	140,405
Growth 2025 - 2030	2.02%	3.15%	2.70%
2010 Census	5,569	59,144	122,908
2020 Census	6,128	65,184	133,204
Growth 2010 - 2020	10.03%	10.21%	8.38%





# THE VINEYARD

465 N. Whisman Road, Suite 500  
Mountain View, CA

## OFFERING MEMORANDUM



### KIRK TRAMMELL

Executive Managing Director Investments

[kirk.trammell@marcusmillichap.com](mailto:kirk.trammell@marcusmillichap.com)

Office: 650.391.1809 | License CA 01038657

### JOSHUA JOHNSON

First Vice President Investments

[joshua.johnson@marcusmillichap.com](mailto:joshua.johnson@marcusmillichap.com)

Office: 650.391.1784 | License CA 01930127

### WILL SMITH

Associate

[will.smith@marcusmillichap.com](mailto:will.smith@marcusmillichap.com)

Office: 650.391.1791 | License CA 02342884