



the econic company®



Bagel Street Cafe



EL MONTE CENTER

±1,144 RETAIL SPACE AVAILABLE FOR LEASE

HIGHLIGHTS



Rare opportunity to join a center with successful retail history.



Affluent Demographics.



Strong National Retail Co-tenancy

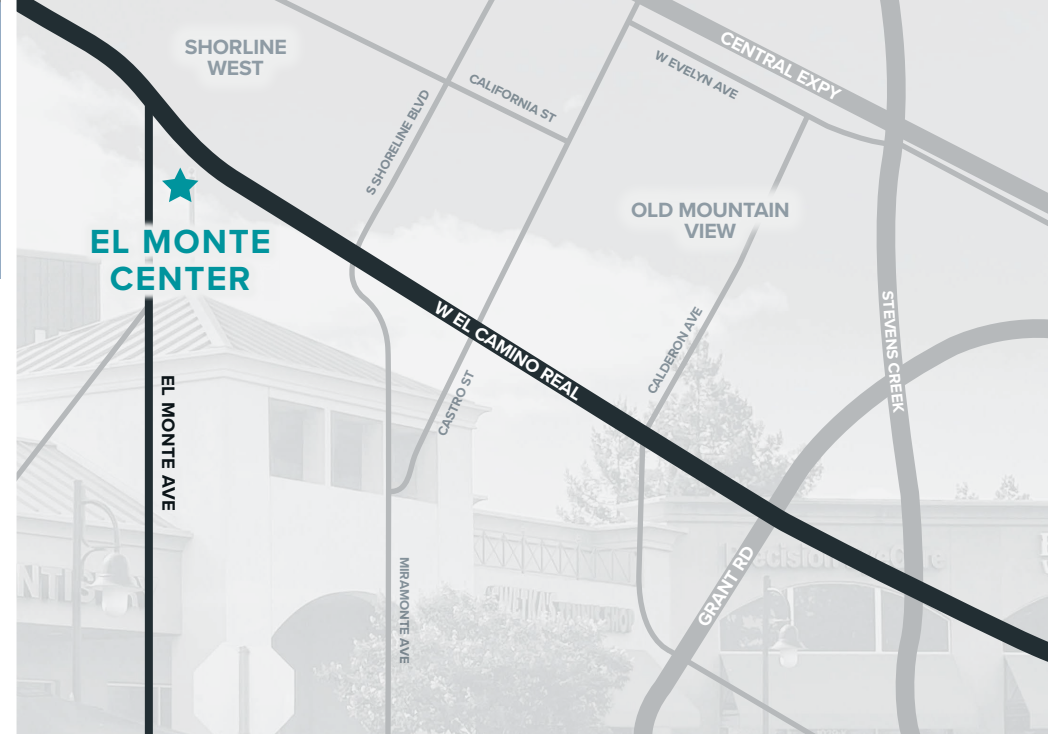
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	33,686	166,553	339,527
Avg. Household Income	\$259,884	\$298,091	\$289,411
Daytime Population	30,920	212,969	394,454

TRAFFIC COUNTS

W El Camino Real	45,200 ADT
El Monte Ave	16,500 ADT

Source: 2026 Esri.



EL MONTE AVENUE. MOUNTAIN VIEW



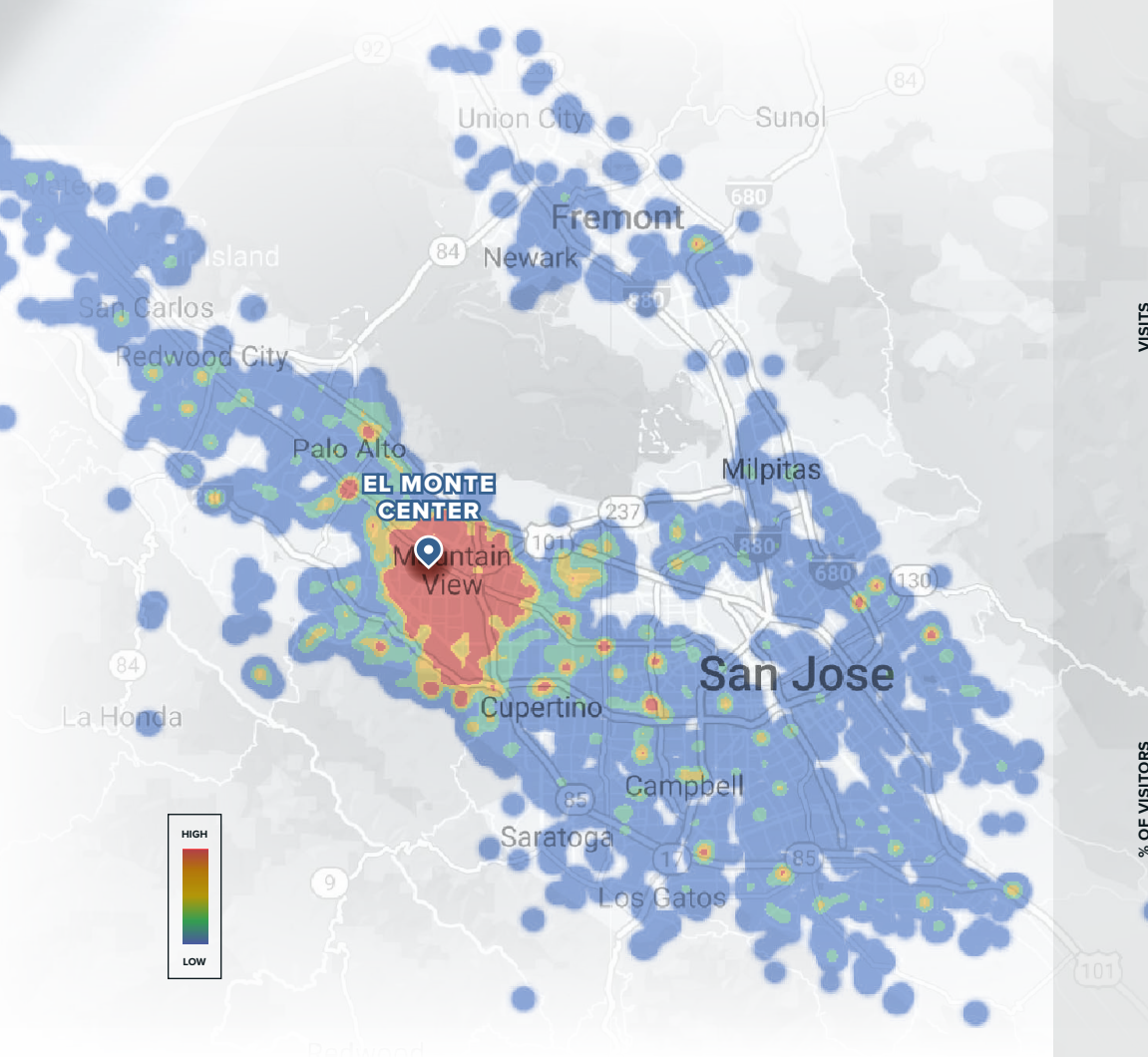
METRICS



Data provided by Placer Labs, Inc.

TRUE TRADE MAP

El Monte Center, Mountain View, CA, United States. Based on visitor Home Location, by Visits. March 01, 2025 to February 4th, 2026.

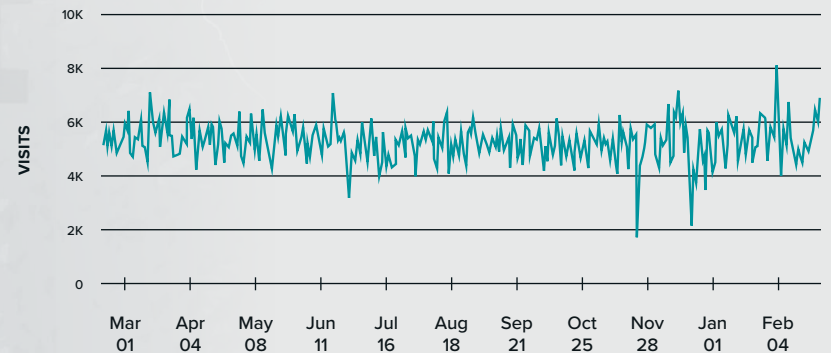


VISITS TREND

Over the past 12 months, El Monte Center recorded over 1.9 million visits from over 330,000 customers averaging 5.64 visits per year.

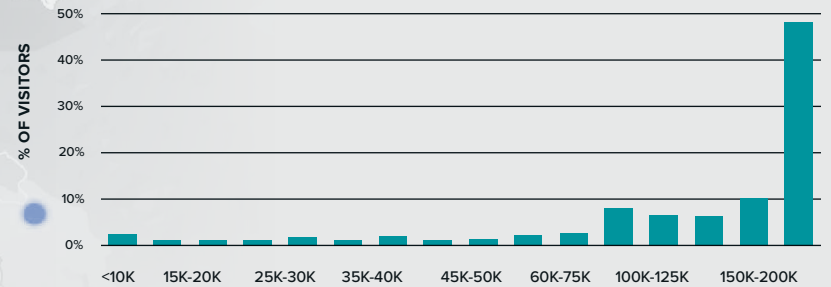
EST # OF CUSTOMERS	330.9K
EST # OF VISITS	1.9M
AVG. VISITS / CUSTOMER	5.64

VISITS / WEEKLY



AVG. HH. INCOME	\$280K
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AVG. HOUSEHOLD INCOME (USD)



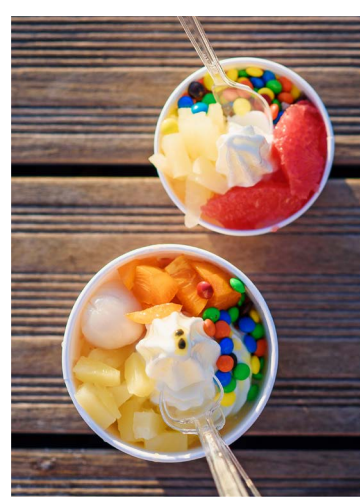
SITE PLAN

SUITE	TENANT	SF
1035 A	Panera Bread	4,499
1035 B	Yogurtland	1,241
1035 C	Panda Express	2,189
1037 A	Jamba Juice	1,300
1037 B	Pizza My Heart	1,727
1037 C	Starbucks	1,500
1039 A	Chipotle	3,013
1039 C	Supercuts	1,055
1039 E	Club Pilates	1,230
1039 G	Club Pilates	1,190
1039 J	Swetka's Tennis Shop	3,171
1039 K	Precision Eyecare	1,989
1039 L	European Wax Center	1,427
1041	CVS Pharmacy	25,794
1049 A	Blue Bird Cleaners	1,747
1049 C	Available	1,144
1049 E	Bagel Street Cafe	2,311



EL MONTE AVE

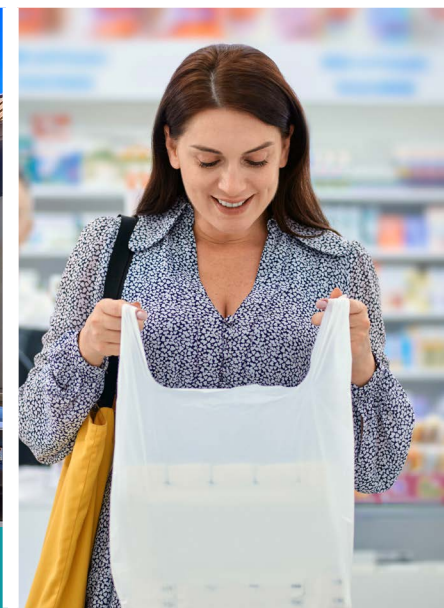




STRONG NATIONAL RETAIL CO-TENANCY



SHOPPING CENTER WITH SUCCESSFUL RETAIL HISTORY



CVS WELLS FARGO JPMORGAN Chase citibank
COLD STONE Little Caesars La Salsa

LA PLAZA Market SAFEWAY Starbucks

CRITTENDEN MIDDLE SCHOOL

MOFFETT FIELD HISTORICAL SOCIETY MUSEUM

STEVENSON ELEMENTARY

SAN ANTONIO CENTER
Walmart TRADER JOE'S KOHL'S
SALLY BEAUTY 24 FITNESS RadioShack
Sourdough & Co. Payless The UPS Store
GNC CHASE

SAFEWAY Starbucks T Mobile
JARED veggiegrill the COUNTER

SAFEWAY Starbucks

DOLLAR TREE

TARGET CVS pharmacy

DIDDAMS PARTY & TOY STORE WORLD MARKET

CLARKWOOD CENTER
Walgreens Office DEPOT petco
LESLIE'S FedEx O'Reilly AUTO PARTS

EGAN JUNIOR HIGH

Mancini's SLEEPWORLD

ROOSTER KITCHEN Domino's sushimoto

JOSE ANTONIO VARGAS ELEMENTARY

LOS ALTOS HIGH

EL MONTE CENTER
CVS PANDA Yogurtland
Panera Starbucks jamba EUROPEAN WAX CENTER
CHIPOTLE PIZZA HEART SUPERCUTS

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MOUNTAIN VIEW SPORTS PAVILION

LANDELS ELEMENTARY

BENJAMIN BUBB ELEMENTARY

MOUNTAIN VIEW CENTER
Walgreens Vons Chicken
Smart & Final Starbucks
NIJYA MARKET

LOS ALTOS COMMUNITY CENTER

GRANT PARK PLAZA
Marshalls 99 RANCH MARKET NOB HILL FOODS

BEST BUY

SAFEWAY



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