

# Rare 5,258 SF Office Bldg. For Sale

Property has two APN #'s & Can be Divided and Sold Separately

Zoning Allows for Professional Office & Medical Office

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**451 N Shoreline Blvd #1 & #2, Mountain View**



## PROPERTY OVERVIEW



**OFFERING PRICE:** \$4,650,000

**BUILDING AREA:** ± 5,258 SF

**PROPERTY TYPE:** Office

**LAND AREA:** ± 9,000 SF

**YEAR BUILT:** 1981

**PARCEL NUMBER (APN):** 153-25-015, 153-25-016

**ZONING:** CO: Commercial - Office

**GENERAL PLAN:** Office

# Rare 5,258 SF Office Building in Mountain View For Sale

Rare Owner User/Investment Opportunity

- Rare 5,258 SF office/medical office building for sale in Mountain View on N Shoreline Blvd.
- The property has two APN numbers and can be divided and sold separately.
- The property is currently vacant allowing for immediate occupancy by an Owner User.
- The property was most recently occupied by a psychology office and prior to that as a law firm.
- CO (Commercial Office) zoning district, permits general business offices, medical, professional, real estate, financial and other offices similar and related compatible uses. The CO zoning district is consistent with the office land use designation of the general plan.
- The property is on N Shoreline Blvd, located 1 parcel away from the corner of Montecito Ave and N Shoreline Blvd.
- Surrounded by new residential developments and minutes away from Googles headquarters, NASA, Microsoft, LinkedIn, and many more fortune 500 technology companies located on Shoreline Blvd in Mountain View, CA.
- Extremely strong demographics with household incomes in excess of \$183,000 in a 1-mile radius.















Stierlin Rd

N Shoreline Blvd

  
**Bright Horizons.**  
Early Education & Preschool



Google

SAFeway

Jack  
in the box

Round Table  
PIZZA



Montecito Ave

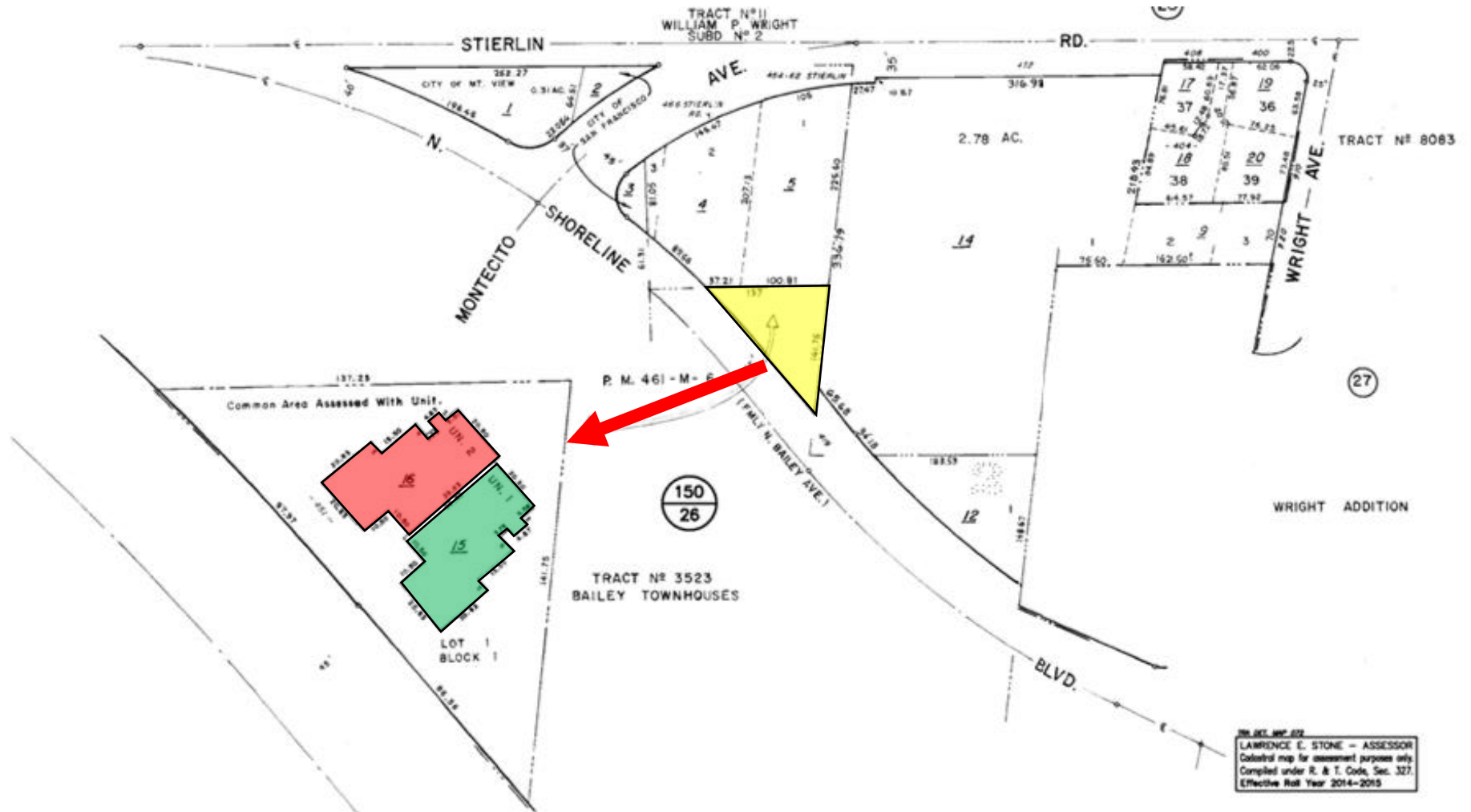
N Shoreline Blvd

Stierlin Rd



# PARCEL MAP

Property was originally built as two residential condominiums which were converted to office buildings, the property has two separate APN numbers and can be divided in the middle and sold separately.



## DEMOGRAPHICS

<b>2024 SUMMARY</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
<b>Population</b>	32,904	343,154	945,294
<b>Households</b>	14,476	129,067	340,576
<b>Average Household Size</b>	2.2	2.5	2.6
<b>Owner Occupied Housing Units</b>	4,452	58,406	154,071
<b>Renter Occupied Housing Units</b>	9,759	66,918	174,888
<b>Median Age</b>	36.8	37.7	38.1
<b>Median Household Income</b>	\$165,679	\$180,000	\$164,328
<b>Average Household Income</b>	\$183,349	\$193,161	\$184,026

# 451 N SHORELINE BLVD

MOUNTAIN VIEW, CA

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