

LANDSBY

MOUNTAIN VIEW

Welcoming Haraz Coffee House
to Suite H



LOCKEHOUSE

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Project Summary



2580 - 2590 California Street, Mountain View, CA

The Landsby is a new, mixed-use urban neighborhood in the heart of Mountain View, featuring four unique buildings and offering a distinct mix of 632 modern apartment homes.

With highly visible ground floor Restaurant, Retail, and Community Benefiting Office opportunities, the on site residents and existing residents in the dense surrounding areas will welcome this major growth in the market.

At the intersection of San Antonio Road and California Street, The Landsby is just a short walk to the San Antonio Caltrain Station, and only steps from the adjacent retail at The Village at San Antonio.

Enjoy effortless access to everything – from numerous public open spaces, to fine dining, a movie theater, grocers and boutiques. The Landsby offers several tenant friendly amenities at the property, such as short-term parking stalls along Aspen Way and covered subterranean parking, accessible via elevator and stairs. There are also large patio spaces reserved for the restaurant-designated shells, offering fantastic visibility along California and San Antonio Road. Located just off Highway 101, the Landsby offers extremely accessible retail opportunities.

15,859 SF Retail / Restaurant Space

4,827 SF Non-Profit Office Space

+200 Retail Parking Stalls

595,184 Employees within 10-Miles

35,000 Vehicles Per Day on San Antonio Road





Market Aerial



THE VILLAGE SAN ANTONIO CENTER



SAN ANTONIO CENTER



BAILEY PARK PLAZA



DOWNTOWN MOUNTAIN VIEW



VILLAGE COURT



CLARKWOOD CENTER



269,534 ADT

Central Expy. - 39,842 ADT

S. Shoreline Blvd. - 18,461 ADT



77,255 ADT



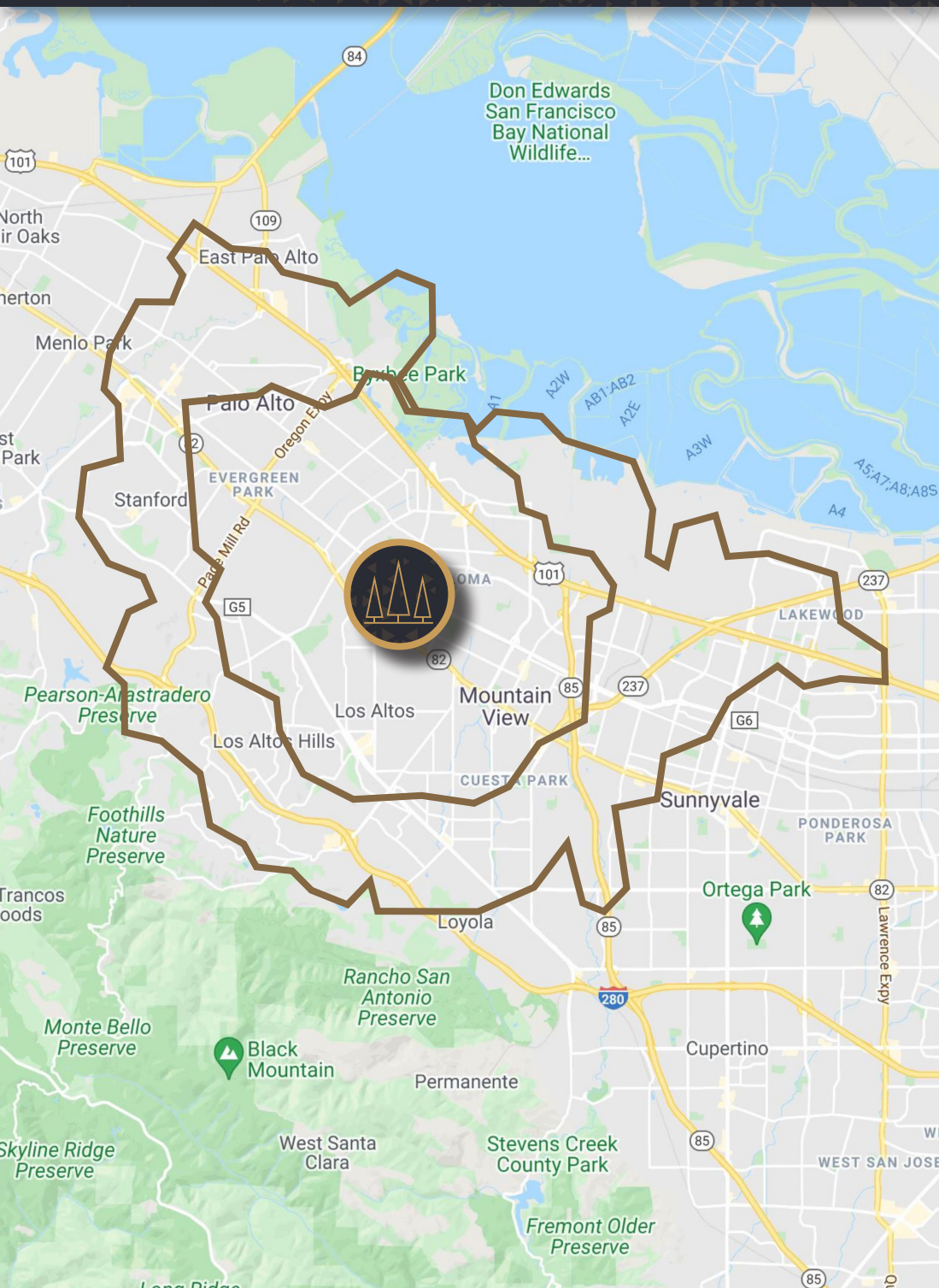
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Demographics



DEMOGRAPHICS (Drive Times)

10 MINS

15 MINS

Population	120,017	224,789
Daytime Population	119,722	225,970
Average Household Income	\$306,509	\$297,997
Household Income Distribution \$200,000 or More	24,810	42,696
Median Home Value \$1,000,000 or More	19,223	32,957
College Degree Bachelor Degree or Higher	78.5%	76.4%
Total Retail Expenditures	\$3.37 B	\$5.85 B

Source: Sites USA Regis 12/08/25



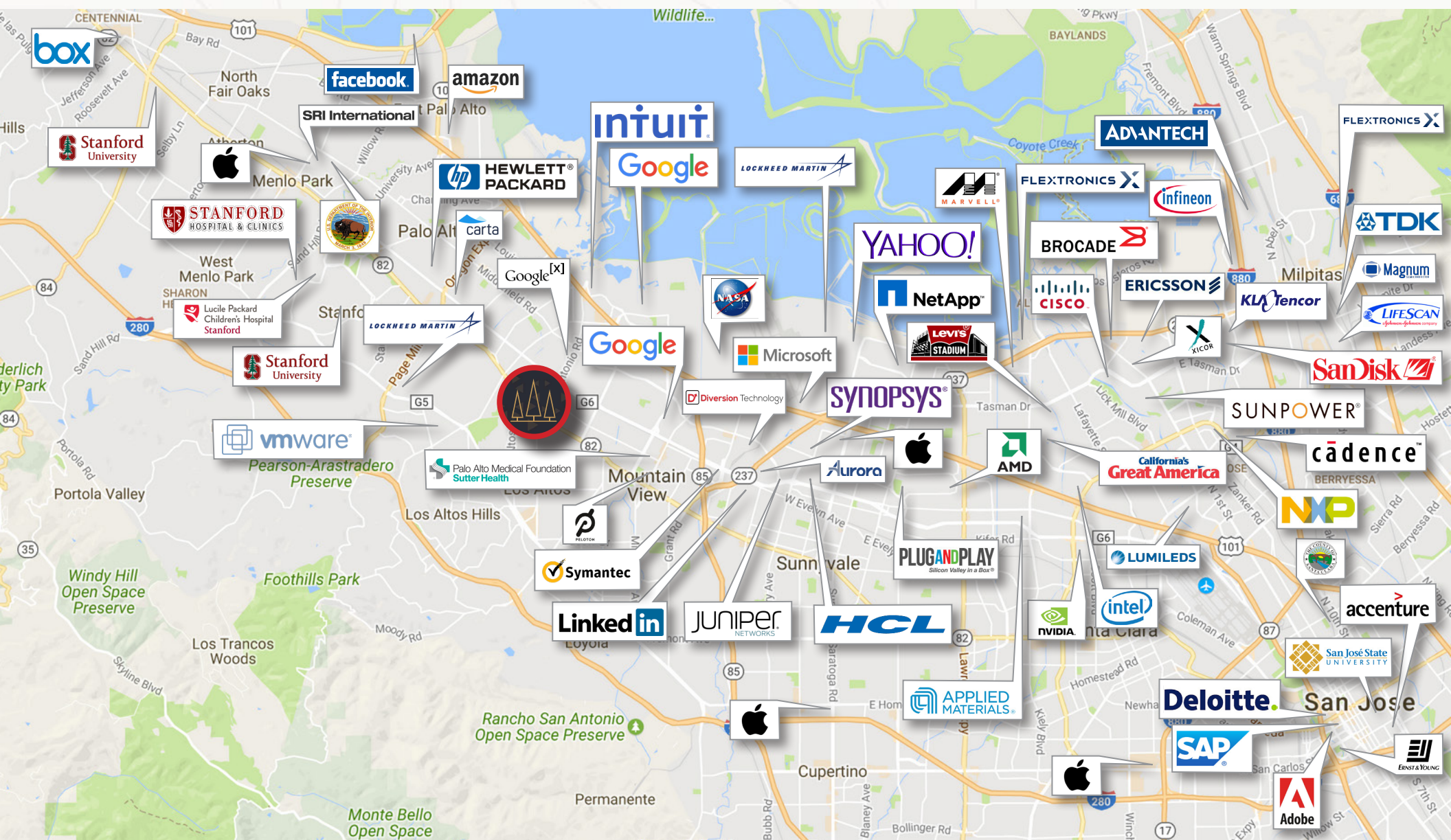
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Local Employers



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Exterior



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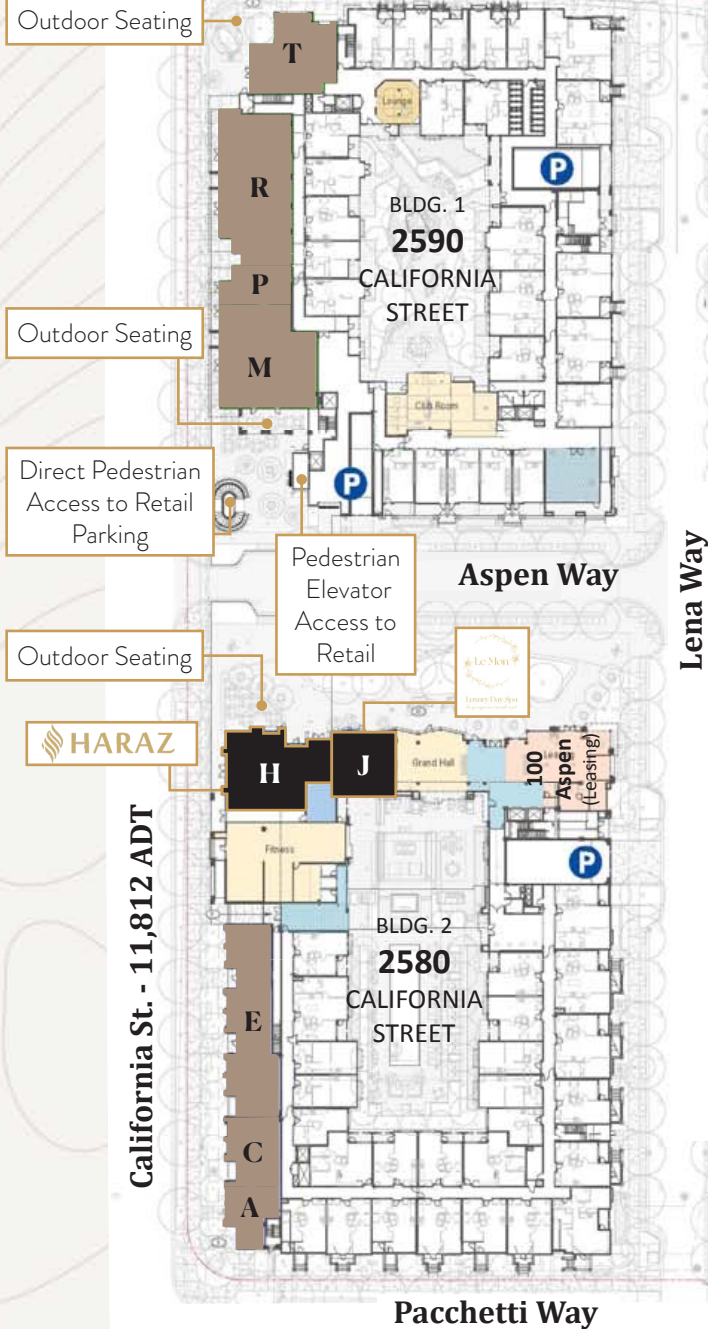
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Site Plan

San Antonio Rd. - 35,396 ADT



Lena Way



Suite	Size	Type
A	2,081 SF	Community Space
C	1,559 SF	Community Space
E	1,187 SF	Community Space
M	2,939 SF	In LOI
P	880 SF	Retail
R	3,750 SF	Retail
T	2,003 SF	In LOI

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