



COMPASS
COMMERCIAL

OFFERING MEMORANDUM

**1313-1347 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040**

JALILI
COMMERCIAL GROUP

1313-1347 W EL CAMINO REAL MOUNTAIN VIEW, CA 94040

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OFFERING SUMMARY



\$6,500,000.00

| | |
|-----------------------|---------------------------------------|
| Address | 1313-1347 W El Camino Real |
| City/State/Zip | Mountain View, CA 94040 |
| APN | 189-32-085, 189-32-086 |
| Building Size | ±7,850 SQ FT |
| Lot Size | ±19,158 SQ FT |
| Year Built | 1953 |
| Zoning | CRA - Commercial/Residential Arterial |

HIGHLIGHTS

Development Overview: EXPIRED ENTITLEMENTS

PLANNED FOR:

- Four-story, mixed-use development project
- 24 residential units
- 3,555 square feet of ground-floor commercial space
- Two levels of underground parking
- 35% State Density Bonus with development waivers
- Provisional Use Permit for a roof deck above the third floor
- Preliminary Parcel Map to merge 9 lots into a single 19,158 square foot lot
- Determination that the project has prepared an Initial Study of Environmental Significance pursuant to Section 15168 of the CEQA Guidelines
- Situated on the southwest corner of West El Camino Real and Mountain View Avenue
- Within the P-38 (El Camino Real) Precise Plan area
- Average HH Income of \$192,837 within 3 miles

CURRENT RENT ROLL

| Unit | Tenants | Lease Start | Lease End | Bed/Bath | Rent Cycle | Rent Start | Recurring | | | Deposits Held | Prepayments | Balance Due | |
|---|---------|-------------|-----------|----------|------------|------------|--------------------|--------------------|---------------|--------------------|--------------------|-------------------|--------------------|
| | | | | | | | Charges | Credits | Total | | | | |
| 1313 West El Camino Real | | | | | | | | | | | | | |
| A | | 1/1/2024 | 9/27/2024 | - / - | Monthly | 1/1/2024 | 4,000.00 | 4,000.00 | 0.00 | 4,000.00 | 0.00 | 0.00 | 29,000.00 |
| A | | 5/1/2025 | 4/30/2026 | - / - | Monthly | 5/1/2025 | 3,100.00 | 3,100.00 | 0.00 | 3,100.00 | 6,200.00 | 0.00 | 0.00 |
| B | | 12/15/2023 | 5/15/2024 | - / - | Monthly | 12/15/2023 | 2,000.00 | 2,000.00 | 0.00 | 2,000.00 | 4,000.00 | 0.00 | 2,100.00 |
| B | | 5/16/2024 | 5/14/2026 | - / - | Monthly | 5/16/2024 | 2,000.00 | 2,000.00 | 0.00 | 2,000.00 | 4,000.00 | 1,000.00 | 2,000.00 |
| Unit 3 | | 7/12/2023 | 7/12/2028 | - / - | Monthly | 7/12/2023 | 5,876.53 | 5,876.53 | 0.00 | 5,876.53 | 10,000.02 | 543.20 | (0.02) |
| Total for 1313 West El Camino Real | | | | | | | \$16,976.53 | \$16,976.53 | \$0.00 | \$16,976.53 | \$24,200.02 | \$1,543.20 | \$33,099.98 |
| 1347 West El Camino Real | | | | | | | | | | | | | |
| 1 | | 4/1/2024 | 3/31/2029 | - / - | Monthly | 4/1/2024 | 9,000.00 | 9,000.00 | 0.00 | 9,000.00 | 9,000.00 | 0.00 | 72,350.00 |
| 2 - truck | | 4/1/2024 | 3/4/2025 | - / - | Monthly | 4/1/2024 | 1,300.00 | 1,300.00 | 0.00 | 1,300.00 | 0.00 | 0.00 | 500.00 |
| 2 - truck | VACANT | | | - / - | | -- | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total for 1347 West El Camino Real | | | | | | | \$10,300.00 | \$10,300.00 | \$0.00 | \$10,300.00 | \$9,000.00 | \$0.00 | \$72,850.00 |

Grand totals

| | Amount |
|-------------------|--------------|
| Market rent | \$10,400.00 |
| Rent | \$27,276.53 |
| Recurring charges | \$27,276.53 |
| Recurring credits | \$0.00 |
| Deposits held | \$33,200.02 |
| Balance due | \$105,949.98 |

Summary by bed/bath

| Bed/Bath | No. of Units | Occupancy | | | Square Feet | | | Market Rent | | |
|----------------------------|--------------|-----------|----------|---------------|-------------|---------|--------------------|-------------------|-------------|--|
| | | Vacant | Occupied | % Occupied | Total | Average | Total | Average | Avg./Sq.Ft. | |
| - / - | 8 | 1 | 7 | 87.50% | | | 10,400.00 | 2,600.00 | | |
| Totals and averages | 8 | 1 | 7 | 87.50% | | | \$10,400.00 | \$2,600.00 | | |

Summary by property

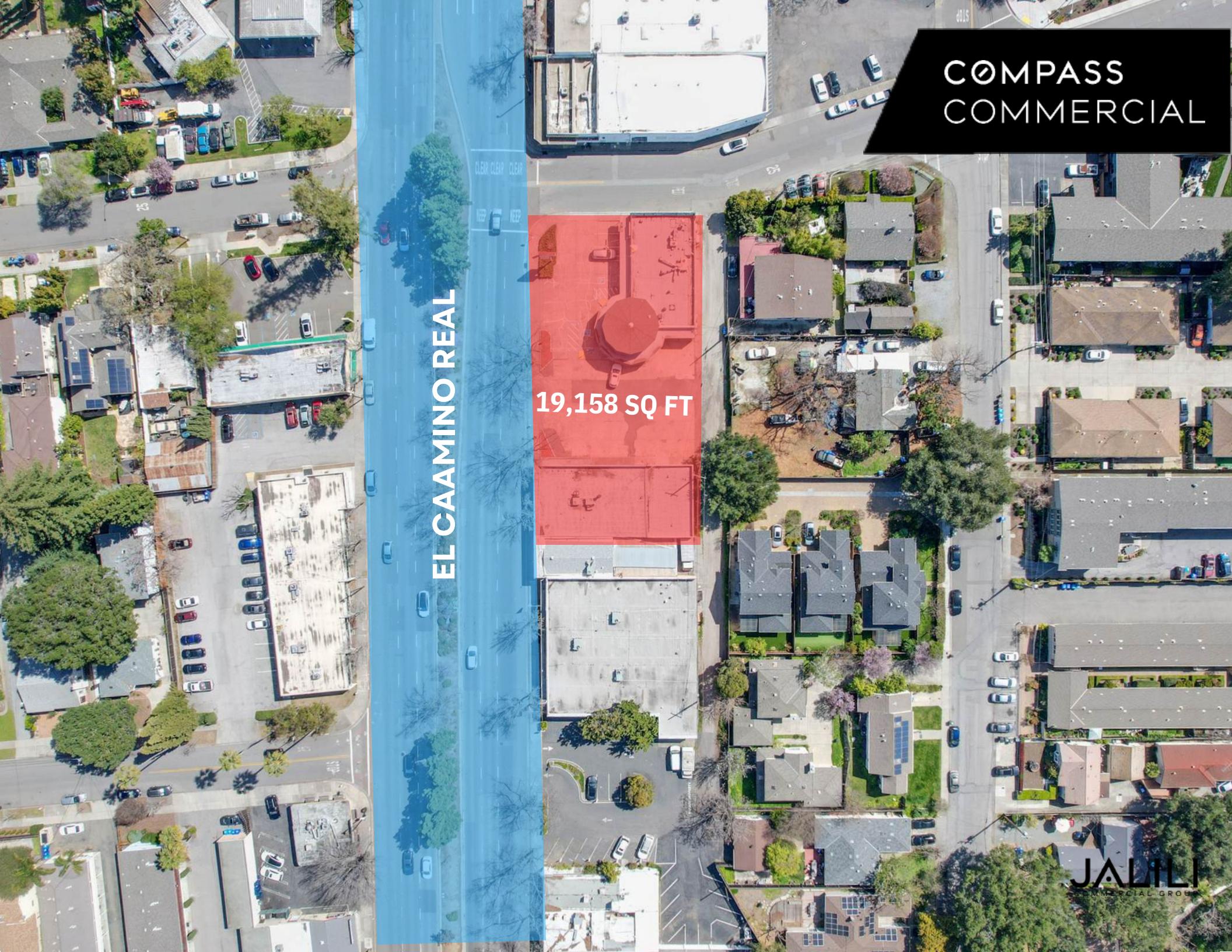
| Property | No. of Units | Occupancy | | | Square Feet | | | Market Rent | | |
|----------------------------|--------------|-----------|----------|---------------|-------------|---------|--------------------|-------------------|-------------|--|
| | | Vacant | Occupied | % Occupied | Total | Average | Total | Average | Avg./Sq.Ft. | |
| 1313 West El Camino Real | 5 | 0 | 5 | 100.00% | | | 8,000.00 | 4,000.00 | | |
| 1347 West El Camino Real | 3 | 1 | 2 | 66.67% | | | 2,400.00 | 1,200.00 | | |
| Totals and averages | 8 | 1 | 7 | 87.50% | | | \$10,400.00 | \$2,600.00 | | |

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2 COMMERCIAL RETAIL
BUILDING WITH 8 TOTAL
UNITS

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19,158 SQ FT

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POSSIBLE MIXED USE
ENTITLEMENT LOCATION

EL CAMINO REAL 39,651 VPD

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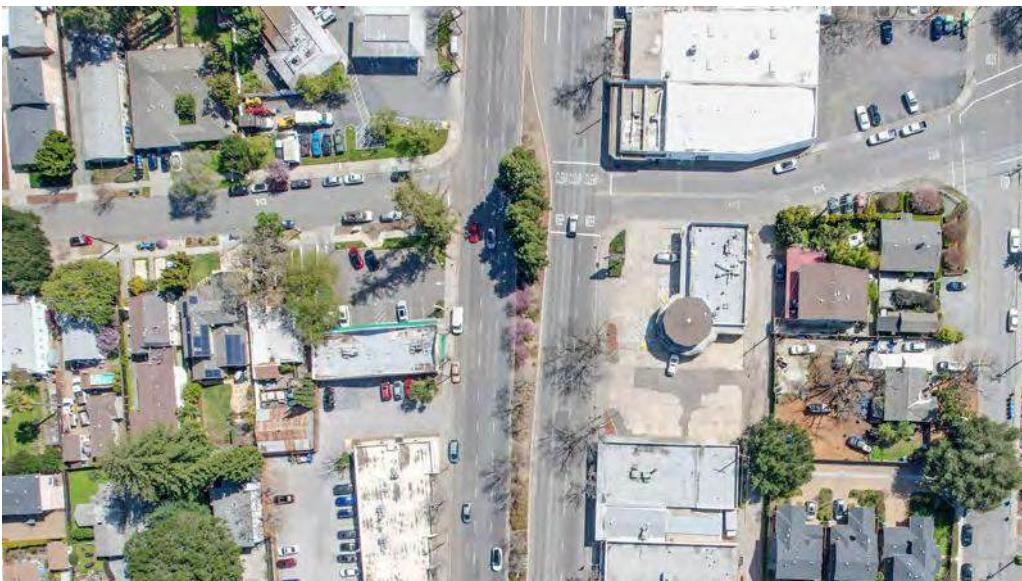
W EL CAMINO REAL

39,651 VPD

PROPERTY PHOTOS



PROPERTY PHOTOS



The El Camino Real Precise Plan

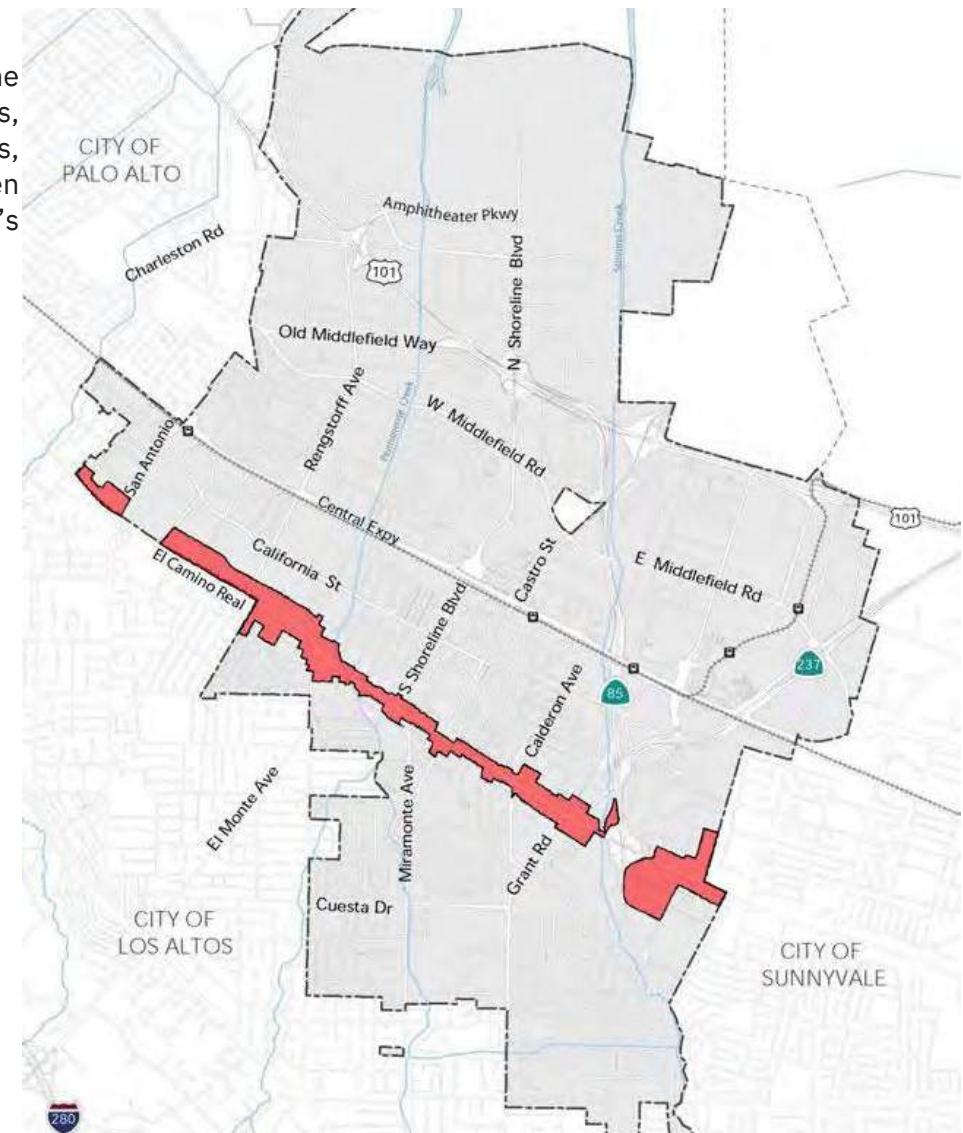
El Camino Real runs through the City of Mountain View, connecting with Sunnyvale to the southeast and with Palo Alto and Los Altos to the northwest. It is a key transportation corridor for residents and visitors, connecting major shopping and civic destinations with freeways, neighborhood and arterial streets, and transit stops. Travel between neighborhoods separated by El Camino Real is difficult, due to the street's width and traffic.

The existing corridor is primarily one- and two-story "strip" commercial in character, and most of the properties are bordered at the rear by residential neighborhoods. Businesses along the corridor provide important daily goods and services for City residents, but many of these buildings are aging and/or non-conforming. Recent residential infill development has occurred at several large sites along the corridor. However, there are many small sites along the corridor that are challenging to redevelop due to economic and physical constraints.

El Camino Real is a regionally important corridor. It links most of the cities on the Peninsula and it is a major bus route for Santa Clara and San Mateo Counties. A regional collaborative along El Camino Real, the Grand Boulevard Initiative (GBI), has been instrumental in bringing regional stakeholders together to foster a new vision for El Camino Real's potential. GBI's principles support people-friendly places with a focus on safety, sustainability, and high-quality development.

The Precise Plan boundary is shown on the right. It encompasses 287 acres and extends the entire 3.9-mile length of the El Camino Real corridor in Mountain View. The plan area includes parcels immediately fronting El Camino Real (excluding those in the San Antonio Center and Downtown) and adjacent parcels where the Plan can facilitate new connections and neighborhood transitions.

El Camino Real Precise Plan Area







AERIAL PERSPECTIVE



EL CAMINO & M.V. AVE



ALLEY PERSPECTIVE

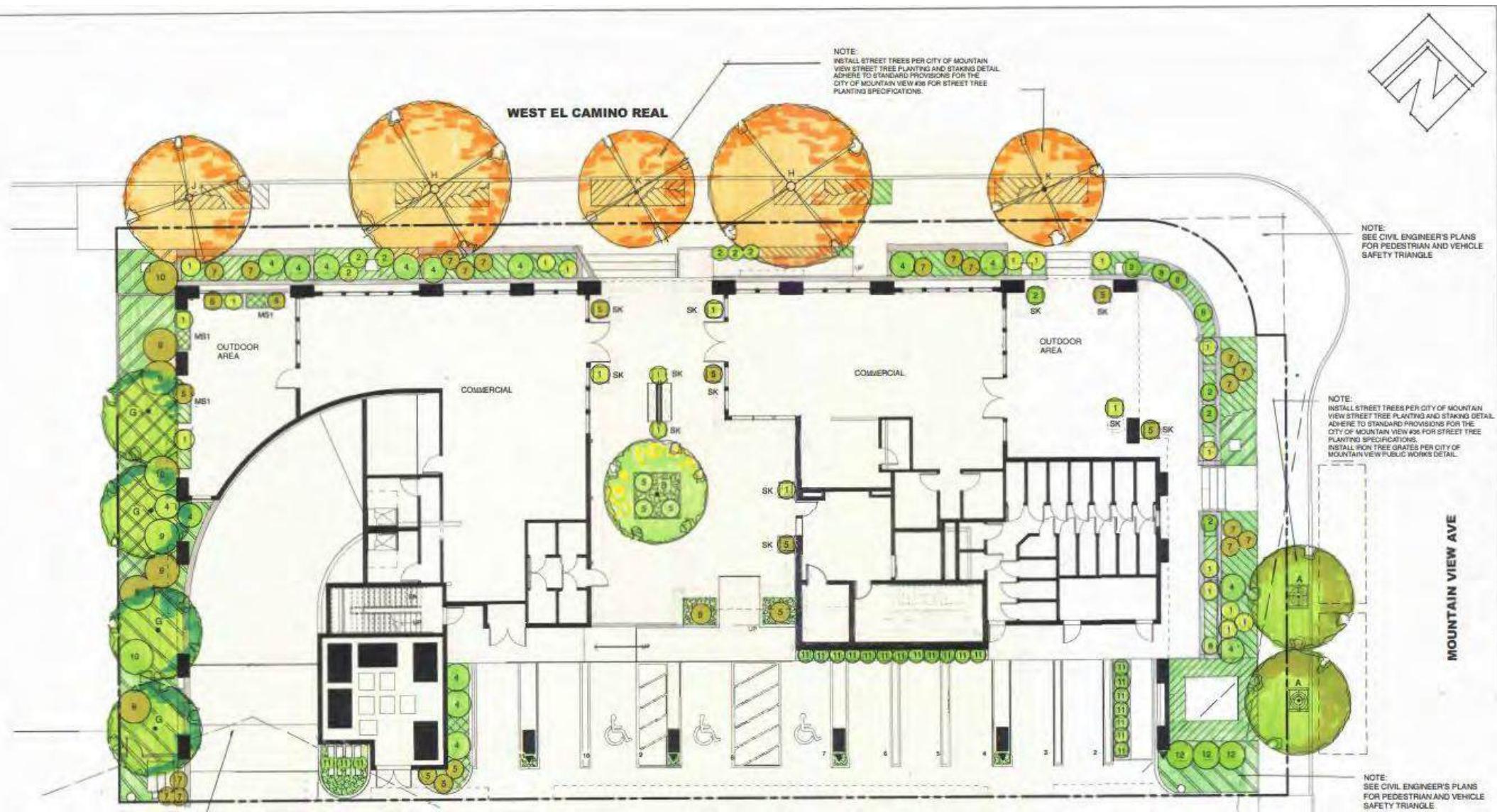


WEST PERSPECTIVE





SITE PLAN

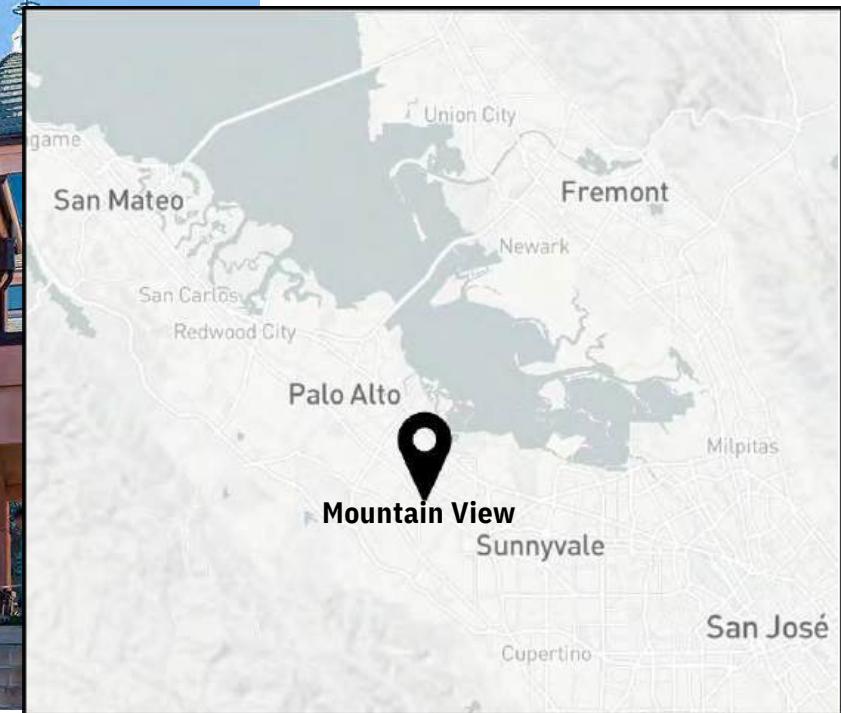


LOCAL MAP



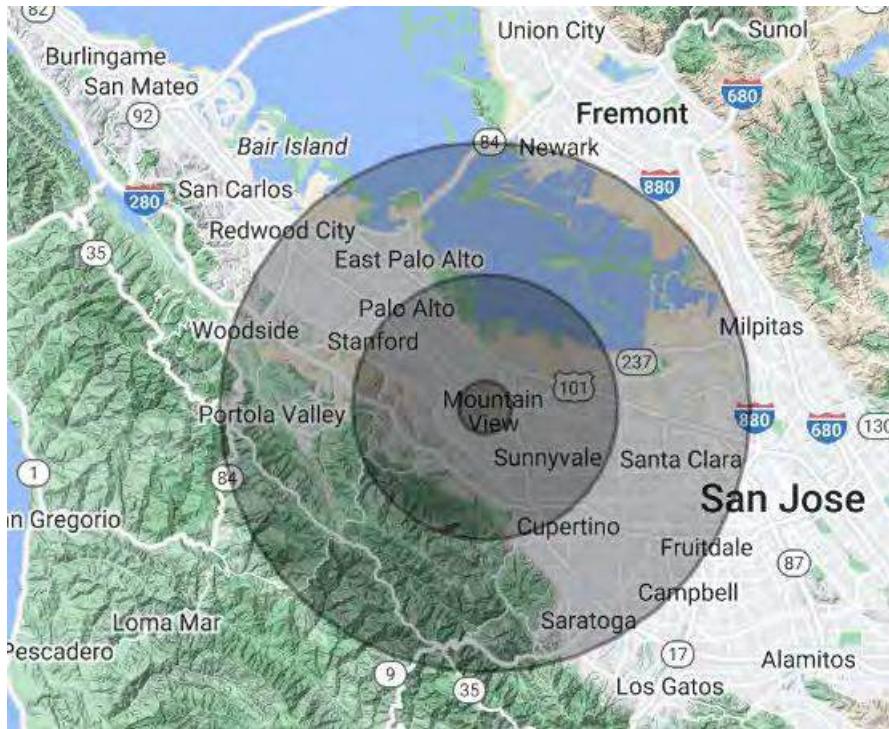


MOUNTAIN VIEW



Mountain View, California, situated in the heart of Silicon Valley, embodies the essence of technological innovation and cultural diversity. The city's skyline is dominated by the headquarters of major tech giants such as Google, Symantec, and Mozilla Foundation, which have firmly established Mountain View as a global technology hub. These companies, along with neighboring tech giants like Apple, Facebook, and Intel, drive the city's economic engine, offering abundant job opportunities and attracting top talent from around the world. Beyond its technological prowess, Mountain View boasts a rich tapestry of cultural experiences and outdoor recreational opportunities. Residents and visitors alike can explore the vibrant arts scene, with galleries, theaters, and performance venues showcasing a diverse array of talent. The Mountain View Center for the Performing Arts stands as a testament to the city's commitment to arts and culture. Meanwhile, the majestic Santa Cruz Mountains and the tranquil waters of San Francisco Bay provide ample opportunities for outdoor enthusiasts to hike, bike, sail, and soak in the natural beauty of the region. Education and sustainability are also paramount in Mountain View's identity. The city is home to esteemed educational institutions such as the NASA Ames Research Center and the Computer History Museum, fostering intellectual curiosity and innovation. Moreover, Mountain View is at the forefront of sustainable initiatives, with a focus on reducing carbon emissions, promoting renewable energy, and enhancing public transportation options. With its blend of technological innovation, cultural vibrancy, and commitment to sustainability, Mountain View continues to thrive as a dynamic and inclusive community, welcoming individuals and families to experience the best that Silicon Valley has to offer.

DEMOGRAPHICS



Population

| | 1Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| Total Population | 28,897 | 148,278 | 311,147 |
| Median Age | 39.5 | 41.2 | 40 |
| Bachelor's Degree or Higher | 67% | 71% | 71% |

Households & Income

| | 1Mile | 3 Miles | 5 Miles |
|----------------------------|-----------|-----------|-----------|
| Total Households | 12,439 | 64,223 | 129,121 |
| # of Persons per HH | 2.4 | 2.4 | 2.5 |
| Average HH Income | \$180,506 | \$192,837 | \$187,843 |
| Median HH Income | \$162,507 | \$178,726 | \$171,649 |
| Renter Occupied Households | 7,541 | 30,529 | 62,770 |
| Owner Occupied Households | 4,602 | 32,402 | 63,715 |

Traffic Counts

| | |
|----------------------|------------|
| W El Camino & Oak St | 39,651 VPD |
|----------------------|------------|

| | Total Spending | Avg Household | Per Capita |
|--|----------------------|-----------------|-----------------|
| Consumer Spending (1 Mile) | | | |
| Apparel | \$26,680,425 | \$2,145 | \$872 |
| Entertainment, Hobbies | \$74,189,112 | \$5,964 | \$2,426 |
| Food & Alcohol | \$143,171,807 | \$11,510 | \$4,681 |
| Household | \$93,254,965 | \$7,497 | \$3,049 |
| Transportation & Maintenance | \$129,674,080 | \$10,425 | \$4,240 |
| Health Care | \$22,811,985 | \$1,834 | \$746 |
| Education & Daycare | \$50,393,349 | \$4,051 | \$1,648 |
| Total Specified Consumer Spending | \$540,175,723 | \$43,426 | \$17,661 |









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