

1991 W El Camino Real

VERVE
MOUNTAIN VIEW

Mountain View, CA 94040

Gemello Village
Apartments



SUBJECT PROPERTY
1991 W. EL CAMINO REAL

Marcus & Millichap

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Gemello Village
Apartments

VERVE

DIDDAMS
WORLD MARKET

SUBJECT PROPERTY
1991 W. EL CAMINO REAL

Montrose
Apartments

petco
WALGREENS
Office DEPOT

Panera
BREAD
Starbucks
CLOUTIER



Chef Chu's

Egan Junior
High School

Colonnade
Apartments



N. SAN ANTONIO ROAD



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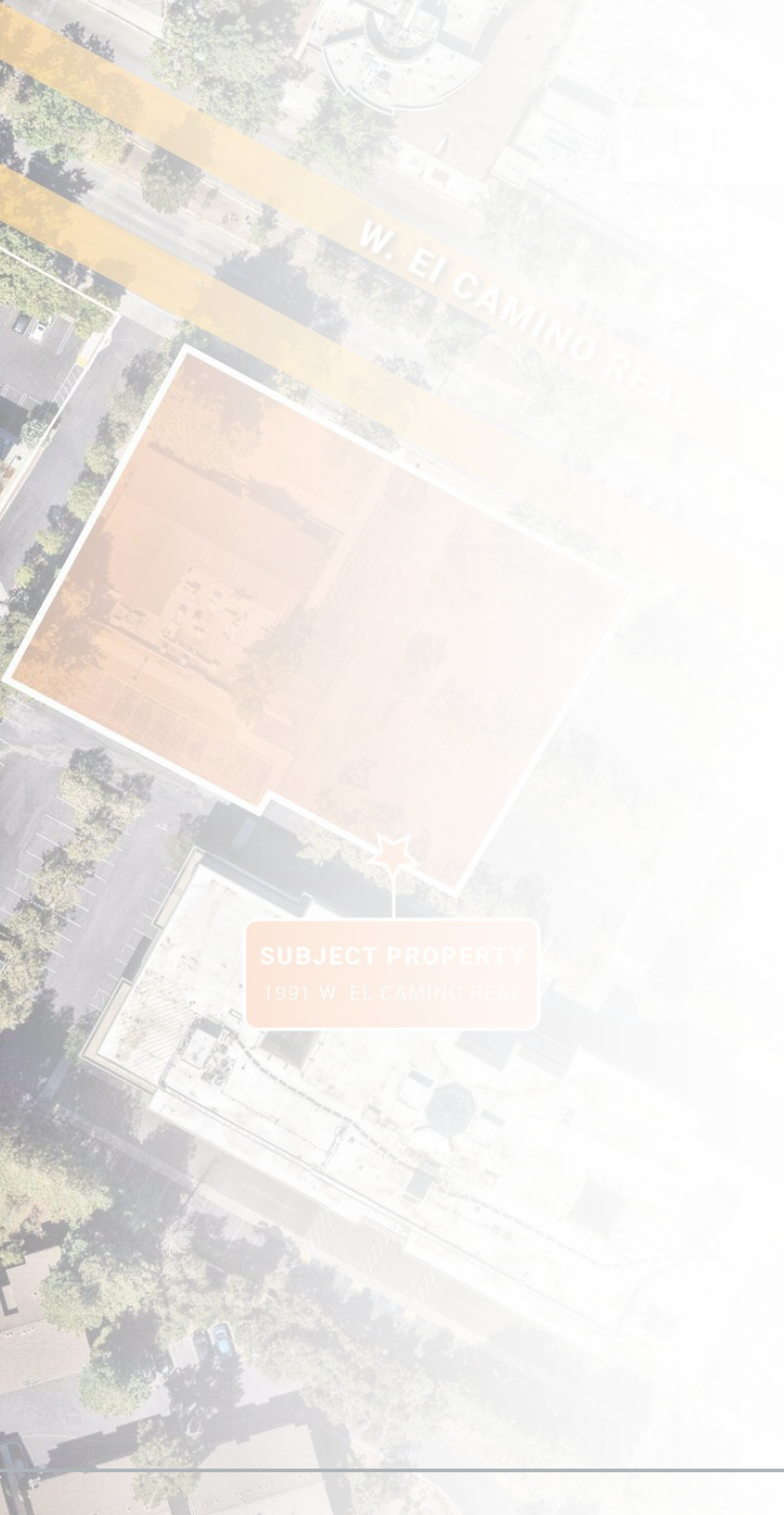


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SECTION 1

Property Information

ZONING INFO

IMMEDIATE SURROUNDING AREA

REGIONAL AERIAL

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Table 9: Height, Intensity, and Coverage Standards

	BASE		TIER 1
	Commercial/Office/Other	Residential/Hotel/Mixed-Use	Residential/Hotel/Mixed-Use
Minimum Project Lot Area	None	None	20,000 sf
Maximum Floor Area Ratio	0.50	1.35 (a)	1.85 (a)
Maximum Height (b)	3 stories/45 feet	3 stories/45 feet	4 stories/55 feet
Maximum Pavement Coverage	No Maximum	25%	25%
Minimum Open Area	15%	40%	40%

Table 10: Setback Standards

	Ground Floor Commercial (d)	Other Ground Floor Uses and All Upper Floors (e)	Surface Parking (g)
Minimum El Camino Real Setback	10 ft (c)	16 ft Upper Floors Over Commercial: 10 ft	10 ft
Maximum El Camino Real Setback	15 ft (c)	Ground Floor: 25 ft Upper Floors and Structured Parking: N/A	N/A
Minimum Street Setback, other than El Camino Real	10 ft (c)	15 ft (f)	10 ft
Minimum Side & Rear Setback	0 ft	15 ft	5 ft
Minimum Setback Adjacent to Residentially-Zoned Parcel	25 ft	25 ft (f)	10 ft

(a) If Mixed-Use, uses other than residential or hotel may be no greater than 0.50 FAR.

(b) Heights shown are maximums without bonuses for architectural features or rooftop amenities. Projects must comply with both stories and overall height maximums.

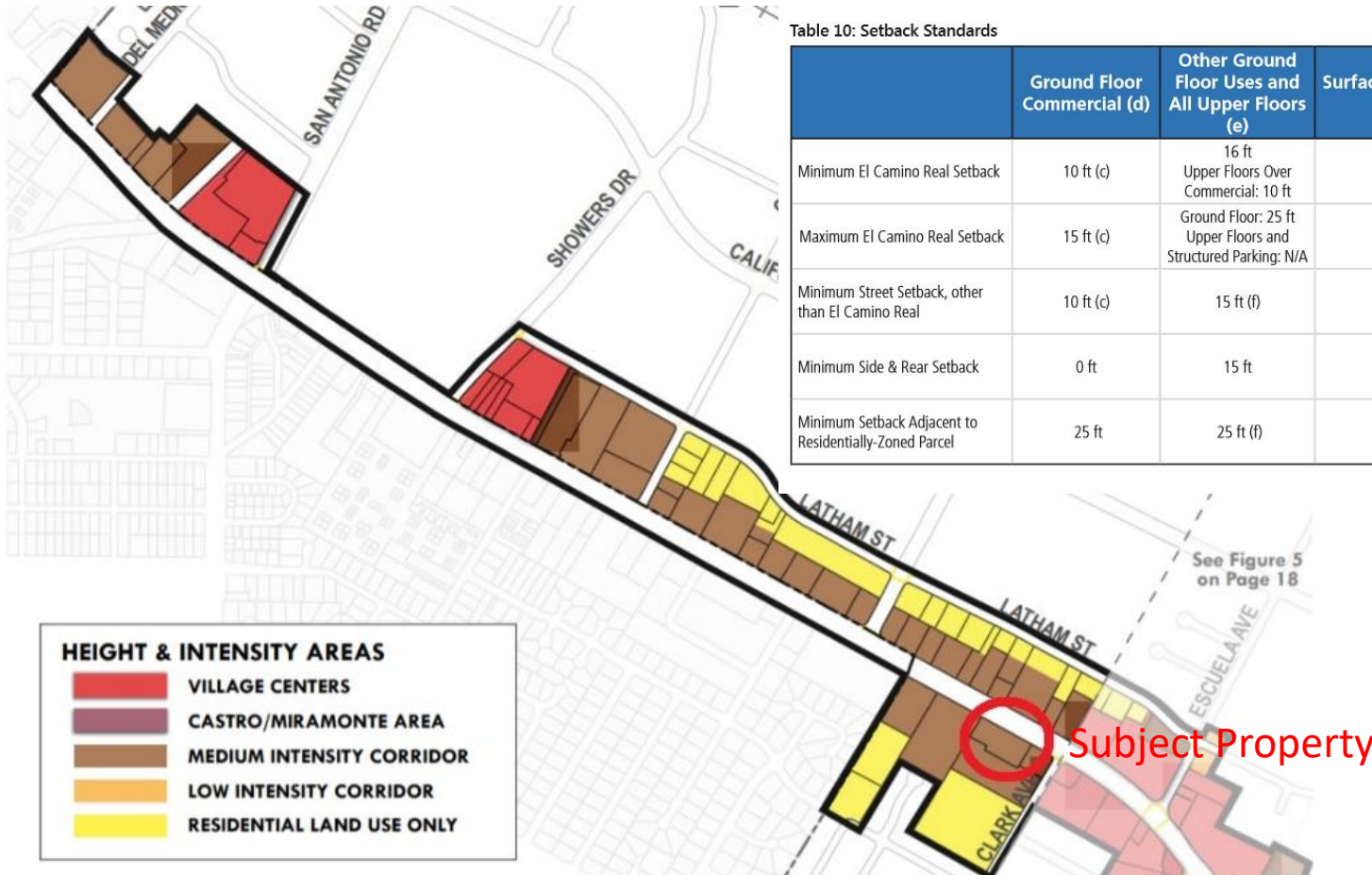
(c) See Page 14 for additional ground floor commercial requirements.

(d) In building areas using these standards, design should follow the Ground Floor Commercial guidelines on Page 35 and residential land uses are limited to those under "Required Ground Floor Commercial Areas" on pages 10 and 11.

(e) Includes above-grade structured parking. May also include commercial spaces with less pedestrian activity, such as offices.

(f) See Page 30 for upper floor standards in Neighborhood Transition areas.

(g) Includes driveways parallel to the street.





SAFeway
Walmart
TRADER JOE'S

TARGET
CVS pharmacy

**Mountain View
Community Center**

**Rengstorff
Park**

UPON 82

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**WHOLE
FOODS
MARKET**

FIVE GUYS
BURGERS and FRIES

VERVE
MOUNTAIN VIEW

DIDDY'S
WORLD MARKET



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SAN ANTONIO ROAD

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Office DEPOT

**Los Altos
High School**

**Panera
BREAD**
Starbucks
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ALFONSO 82





 **Stanford**
RESEARCH PARK

**Palo Alto VA
Medical Center**

 **Downtown
Mountain View**

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**Downtown
Los Altos**

LOS ALTOS

LOS ALTOS HILLS

FOOTHILL EXPRESSWAY

W. EL CAMINO REAL

SECTION 2

Financial Analysis

FINANCIAL DETAILS

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SUBJECT PROPERTY

1991 W El Camino Real

Mountain View, CA 94040

ASSESSOR PARCEL NUMBER

170-05-051

PRICE

\$5,888,000

SITE AREA

33,105 Sq. Ft. (.76 Acres)

PRICE/ACRE

\$7,747,368

TYPE OF OWNERSHIP

Fee Simple

SECTION 3

Market Overview

DEMOGRAPHICS

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1991 W El Camino Real // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	34,955	153,265	321,054
2023 Estimate			
Total Population	34,550	151,027	315,182
2020 Census			
Total Population	33,543	153,364	320,733
2010 Census			
Total Population	31,430	138,924	286,836
Daytime Population			
2023 Estimate	28,599	232,145	446,127
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	14,303	61,998	124,002
2023 Estimate			
Total Households	14,129	61,042	121,279
Average (Mean) Household Size	2.4	2.5	2.5
2020 Census			
Total Households	13,990	60,392	119,465
2010 Census			
Total Households	12,897	56,685	111,958

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$250,000 or More	20.6%	25.9%	25.6%
\$200,000-\$249,999	13.4%	16.5%	16.3%
\$150,000-\$199,999	11.8%	12.1%	12.5%
\$125,000-\$149,999	8.2%	8.3%	7.7%
\$100,000-\$124,999	9.1%	7.8%	7.3%
\$75,000-\$99,999	8.2%	6.8%	6.7%
\$50,000-\$74,999	9.4%	8.3%	8.3%
\$35,000-\$49,999	7.0%	5.5%	5.4%
\$25,000-\$34,999	3.1%	2.5%	3.1%
\$15,000-\$24,999	4.1%	2.6%	2.6%
Under \$15,000	5.1%	3.7%	4.5%
Average Household Income	\$199,944	\$230,377	\$227,636
Median Household Income	\$136,567	\$167,659	\$167,181
Per Capita Income	\$81,845	\$93,265	\$88,450

DEMOGRAPHICS // 1991 W El Camino Real

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate	34,550	151,027	315,182
0 to 4 Years	5.7%	5.3%	5.3%
5 to 14 Years	10.5%	10.9%	10.9%
15 to 17 Years	2.6%	3.1%	3.1%
18 to 19 Years	1.5%	1.8%	2.9%
20 to 24 Years	4.9%	4.2%	6.3%
25 to 29 Years	9.6%	7.0%	7.5%
30 to 34 Years	11.2%	8.9%	8.7%
35 to 39 Years	9.9%	8.4%	8.1%
40 to 49 Years	14.4%	14.2%	13.3%
50 to 59 Years	11.8%	13.2%	12.4%
60 to 64 Years	5.0%	5.8%	5.5%
65 to 69 Years	3.7%	4.9%	4.5%
70 to 74 Years	3.1%	4.2%	4.0%
75 to 79 Years	2.3%	3.0%	2.8%
80 to 84 Years	1.7%	2.3%	2.1%
Age 85+	2.0%	2.8%	2.6%
Median Age	36.9	40.3	38.2

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2023 Estimate Population Age 25+	25,836	112,835	225,403
Elementary (0-8)	5.2%	3.0%	3.2%
Some High School (9-11)	3.3%	2.4%	2.4%
High School Graduate (12)	8.2%	7.1%	7.3%
Some College (13-15)	9.7%	9.2%	9.4%
Associate Degree Only	4.5%	4.2%	4.3%
Bachelor's Degree Only	28.9%	30.0%	30.0%
Graduate Degree	40.2%	44.0%	43.4%
HOUSING UNITS			
Occupied Units			
2028 Projection	15,590	66,604	132,574
2023 Estimate	15,331	65,451	129,424
Owner Occupied	5,119	30,500	59,687
Renter Occupied	9,010	30,542	61,592
Vacant	1,202	4,409	8,145
Persons in Units			
2023 Estimate Total Occupied Units	14,129	61,042	121,279
1 Person Units	32.4%	29.1%	27.9%
2 Person Units	30.7%	32.0%	32.3%
3 Person Units	14.5%	16.0%	16.7%
4 Person Units	12.6%	14.3%	14.7%
5 Person Units	5.6%	5.6%	5.4%
6+ Person Units	4.1%	2.9%	2.9%



POPULATION

In 2023, the population in your selected geography is 315,182. The population has changed by 9.88 since 2010. It is estimated that the population in your area will be 321,054 five years from now, which represents a change of 1.9 percent from the current year. The current population is 51.1 percent male and 48.9 percent female. The median age of the population in your area is 38.2, compared with the U.S. average, which is 38.7. The population density in your area is 4,009 people per square mile.



HOUSEHOLDS

There are currently 121,279 households in your selected geography. The number of households has changed by 8.33 since 2010. It is estimated that the number of households in your area will be 124,002 five years from now, which represents a change of 2.2 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2023, the median household income for your selected geography is \$167,181, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 74.69 since 2010. It is estimated that the median household income in your area will be \$199,450 five years from now, which represents a change of 19.3 percent from the current year.

The current year per capita income in your area is \$88,450, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$227,636, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 181,559 people in your selected area were employed. The 2010 Census revealed that 81.1 percent of employees are in white-collar occupations in this geography, and 7.6 percent are in blue-collar occupations. In 2023, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 57,225.00 owner-occupied housing units and 54,734.00 renter-occupied housing units in your area.



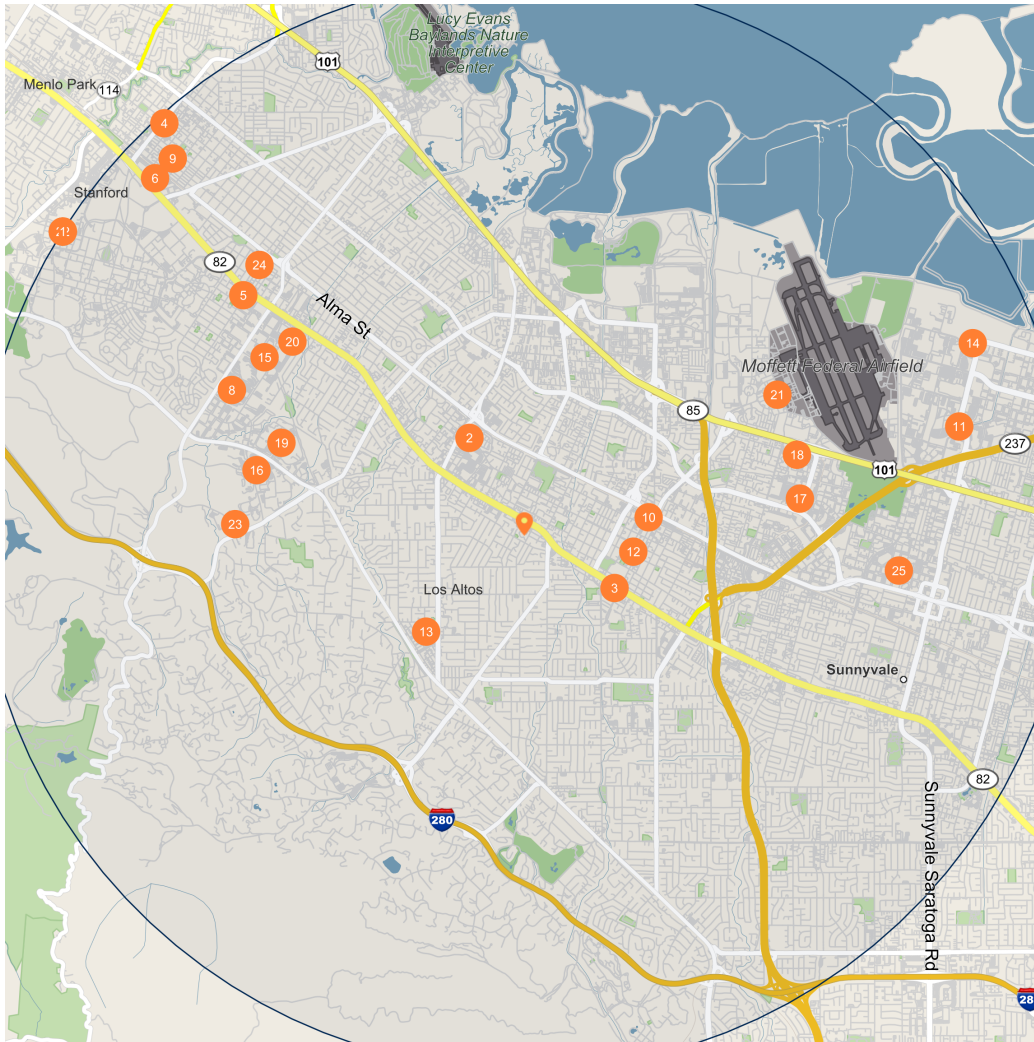
EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. 43.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 30.0 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 4.3 percent vs. 8.5 percent, respectively.

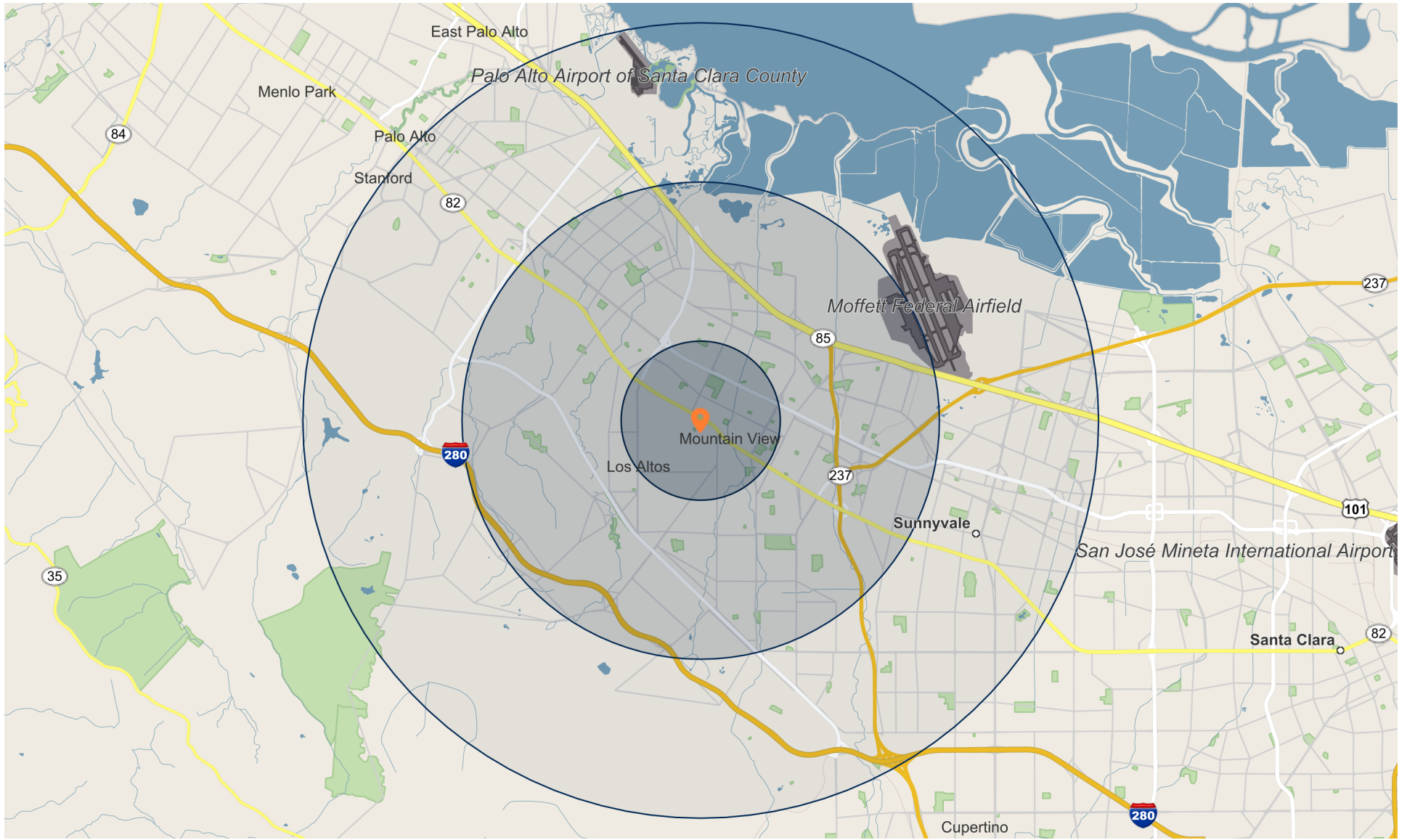
The area had fewer high-school graduates, 7.3 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 9.4 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS // 1991 W El Camino Real



Major Employers		Employees
1	Essence Healthcare Cal Inc-Stanford Health Care Advantage	13,810
2	Greystar LP	5,843
3	Greystar LP	5,843
4	Symphony Technology Group LLC	5,775
5	Moomoo Technologies Inc	3,000
6	Palo Alto Medical Foundation	2,920
7	Stanford Health Care-Quality Management	2,523
8	HP Inc-HP	2,500
9	Broadrach Cptil Prtners Fund I	2,369
10	Confluent Inc	2,350
11	Juniper Networks Inc-Proof of Concept Poc Lab	2,000
12	Sentinelone Inc-Sentinelone	1,839
13	Guildery Inc	1,834
14	Verizon Media Inc	1,715
15	Varian Medical Systems Inc-Varian	1,710
16	Vmware Inc-Vmware	1,704
17	Blue Coat LLC	1,583
18	Blackberry Corporation	1,568
19	Veterans Health Administration-Palo Alto VA Medical Center	1,548
20	Communications & Pwr Inds LLC-CPI	1,500
21	Sectek Inc	1,441
22	Stanford Health Care	1,382
23	Rubrik Inc	1,377
24	Gongio Inc	1,300
25	West Valley Engineering Inc-West Valley Staffing Group	1,230

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