

# 228

CASTRO ST, MOUNTAIN VIEW

DAVID TAXIN  
MEACHAM OPPENHEIMER GROUP

FOR SALE

**MONTE CARLO NIGHTCLUB & RESTAURANT**

RARE SILICON VALLEY LARGE FORMAT ±9,600 SF NIGHTCLUB

OWNER USER/INVESTMENT OPPORTUNITY

# EXECUTIVE SUMMARY

228 Castro Street is a rare **±9,600 SF** commercial property located in the heart of Downtown Mountain View's premier Castro Street corridor. The property is currently **Owner-Occupied by Monte Carlo Nightclub**, a long-standing Silicon Valley entertainment venue owned and operated by the property's ownership. Large-format commercial spaces of this size are exceptionally difficult to find in Downtown Mountain View, where most storefronts are substantially smaller, creating a unique opportunity for both investors and owner-users.

The property features extensive existing improvements including a **full commercial kitchen, full-service bar operations, multiple bars, entertainment areas, VIP seating, upgraded lighting and sound infrastructure**, and a large open floorplan capable of accommodating significant customer capacity. Monte Carlo currently operates as a nightlife and dining destination, serving food and beverages and remaining open until 2:00 AM. While currently operated as a nightclub, the property may also appeal to restaurant, hospitality, recreation, fitness, showroom, retail, or other experiential users seeking a flagship location in one of Silicon Valley's most desirable downtown districts.

The property is being offered at **\$9,500,000 (\$990/SF)** and can be delivered vacant for an owner-user or acquired as an investment with a seller leaseback. Ownership is willing to lease the property back at **\$50,000 Per Month NNN (Approx. 6.3% Cap Rate)**, providing investors with immediate cash flow at closing.

The combination of an irreplaceable Castro Street location, large contiguous floorplate, extensive existing improvements, established operating history, and flexible occupancy options creates a unique acquisition opportunity that is rarely available in the Downtown Mountain View market.



## INVESTMENT OVERVIEW

**PRICE:** \$9,500,000 (\$990 SF)

**BUILDING SIZE:** ± 9,600 SF  
± 9,600 SF Per CoStar  
± 8,943 Per Public Records

**LOT SIZE:** ± 0.17 AC

**STORIES:** 2

**ZONING:** P - Planned Community/Precise Plan, Downtown Area H

**GENERAL PLAN:** Downtown Mixed-Use

**APN:** 158-13-039

# INVESTMENT HIGHLIGHTS



## RARE DOWNTOWN MOUNTAIN VIEW ASSET

- **±9,600 SF** commercial building on Castro Street in the heart of Downtown Mountain View.
- One of Silicon Valley's premier dining, retail, and entertainment corridors.

## LARGE FORMAT ENTERTAINMENT VENUE

- Large contiguous commercial spaces of this size are **rarely available** in Downtown Mountain View.
- Currently configured as a nightclub, restaurant, and entertainment venue.
- Accommodates food, beverage, entertainment, and event operations.

## OWNER-USER OR INVESTMENT OPPORTUNITY

- Can be delivered **vacant at closing** for an owner-user.
- Currently **Owner-Occupied by Monte Carlo Nightclub**.
- Flexible occupancy structure to accommodate a variety of buyer objectives.

## SELLER LEASEBACK AVAILABLE

- Seller willing to lease back at **\$50,000/month NNN**.
- Approximately **\$600,000 annual NOI**.
- Approximate **6.3% Cap Rate** at the asking price.

## TURNKEY ENTERTAINMENT INFRASTRUCTURE

- **Full commercial kitchen, multiple bars, VIP seating, and open entertainment areas.**
- Upgraded lighting and sound infrastructure already in place.
- Significant value for entertainment, hospitality, and experiential users.

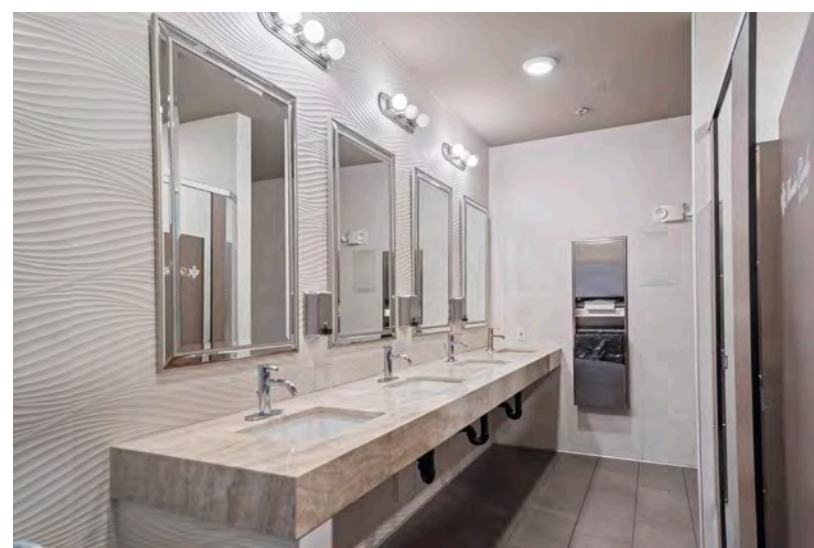
## PRIME SILICON VALLEY LOCATION

- Walking distance to **Caltrain** and Downtown Mountain View amenities.
- Surrounded by major Silicon Valley employers and high-income demographics.
- Commercial properties of this size and location **seldom come to market**.

# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



SUBJECT PROPERTY

# PHOTOS

SUBJECT PROPERTY



# PHOTOS

CALIFORNIA ST

CASTRO ST

SUBJECT PROPERTY

VILLA ST



# PHOTOS



MOFFETT BLVD

CENTRAL EXPY

CASTRO ST

SUBJECT PROPERTY

VILLA ST

# PHOTOS



# DEMOGRAPHICS

## 2026 SUMMARY

## 1-MILE

## 5-MILE

## 10-MILE

**Population**

37,382

373,376

970,176

**Households**

16,144

139,964

350,417

**Average Household Size**

2.2

2.5

2.6

**Owner Occupied Housing Units**

5,388

68,192

170,031

**Renter Occupied Housing Units**

11,374

76,483

189,524

**Median Age**

37.7

38.4

38.7

**Median Household Income**

\$171,677

\$192,016

\$181,240

**Average Household Income**

\$187,672

\$199,579

\$193,773

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FOR MORE INFORMATION, CONTACT:

**DAVID TAXIN**

Partner

408.966.5919

[dtaxin@moinc.net](mailto:dtaxin@moinc.net)

Lic. #00983163

**JEREMY AWDISHO**

Vice President

650.814.4510

[jeremy@moinc.net](mailto:jeremy@moinc.net)

Lic. #02064232

