

# SALES OFFERING



## 888 Villa Street

Mountain View, California

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# SALES SUMMARY

888 Villa Street, Mountain View, CA 94040

**\$28,000,000**

Current Occupancy	100%
Building SF Per Recent Measurement	+/- 26,091 SF
Price Per Square Foot	\$1,073 PSF
Year Built	1987
Lot Size (Per Public Record)	+/- 7,100 SF
Estimated Net Operating Income (NOI) July 2024 – June 2025	\$1,733,831
Estimated July 2024 – June 2025 Estimated Cap Rate	6.0%



# 888 Villa Street

The property is a +/- 26,091 square foot 5 story multi tenant office building located in downtown Mountain View, California. The property is on a corner lot located at Villa Street and Bryant Street one block from Castro Street. The property is currently 100-percent occupied by six (6) tenants. It is in the epicenter of downtown Mountain View and surrounded by some of Silicon Valley's dynamic retail, restaurants and top global technology companies such as Alphabet, LinkedIn, Waymo, Coursera and Synopsys.

Located only one block from the Caltrain station which provides a desirable commute, both up and down the San Francisco Peninsula. The property is close to schools, parks, City hall and a mixture of local and regional restaurants, banks, pharmacies (CVS) and grocery stores (Safeway and Whole Foods). 888 Villa provides easy access to Palo Alto, Los Altos, Sunnyvale and Cupertino. 888 Villa benefits from its availability to public transportation and several of Silicon Valley's major freeways, highways and expressways such as Highway 101, 85 and 237 as well as Interstate 280 and Central/Alma Expressway. There is a 4 story public parking structure located next door at 13 Bryant Street with over 300 parking spaces allowing for easy parking.

The (5) five story property was built in 1987 and is slightly set back on the +/- 7,100 square foot corner lot allowing for great visibility. There have been recent enhancements and improvements over the years. While the building is being sold in its entirety, **each floor is its own parcel and is categorized as a commercial condo with its own electrical meter.** This allows for the new owner to have flexibility. The building is elevator served with each floor having its own restroom, two stairwells, a kitchenette and wrap around windows for great natural light. Two of the floors (3<sup>rd</sup> and 4<sup>th</sup>) have wrap around balconies and operable windows. The balconies are not included in the square footage.

The building is 100-percent occupied by six tenants. The leases have staggered expiration dates reducing the landlord's vacancy exposure and adding an opportunity to create value when available to re-tenant the suites.





Caltrain /  
Light Rail



Subject Property



Castro St.



Public Parking





# VALUE ADD OPPORTUNITIES

- 100% Occupied with staggered leases
- Currently ownership is not charging for the common area or load factor. As leases roll, the new owner will have the ability to increase SF adding value.
- Ownership has not passed through new base year or expenses to tenants
- Each floor has its own APN number allowing for a new buyer to sell each floor as a commercial condo.
- The balconies on the 4<sup>th</sup> and 5<sup>th</sup> floor are not included in the square footage.
- 5-story building in the heart of downtown Mountain View just one block from Caltrain and VTA light rail adding a desirable benefit for tenants and visitors.







## PROPERTY DESCRIPTION – 888 Villa Street.

Number of Stories	5
Parking	Public Parking Next Door
Building Type	Retail With Office Above
Number of Tax Parcels	6
APNS: (6)	158-16-001   158-16-002   158-16-003   158-17-001   158-18-001   158-18-002

### CONSTRUCTION

Foundation	Concrete Slab
Framing	Steel and Concrete
Exterior	Stucco
Balcony / Decks	Concrete
Roof	60 Mil - TPO
Zoning	P-19

### MECHANICAL AND ZONING

Heat	Raypack Boiler / Armstrong Hot Water Pump
Utilities	City of Mountain View
Air Condition	Roof top Trane Box Car

### ACCESS POINTS

Located on Villa Steet at the corner of Bryant with easy access to Central Expressway, Shoreline Blvd and and El Camino Real.

### BUILDING SQUARE FOOTAGE ( 26,901 SF)

Floor 1	+/- 4,946 SF
Floor 2	+/- 6,240 SF
Floor 3	+/- 6,240 SF
Floor 4	+/- 4,907 SF
Floor 5	+/- 3,758 SF

\*\*These individual floor SF numbers do not include added balcony SF\*\*



# LOCATION HIGHLIGHTS

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- The property is desirably located in the heart of Mountain View's downtown district and a popular place to shop, dine, and work.
- Conveniently located half mile from Caltrain and VTA light rail station to the east and half mile from El Camino Real, Silicon Valley's regional thoroughfare.
- Property includes storefront retail and office entrance on Villa Street, with visibility, and a side entrance on Bryant Street.
- Mountain View boasts the presence of Google's (Alphabet) and Intuit headquarters and other technology campuses throughout the city.
- Mountain View has the largest concentration of high-technology engineering, computer, and microprocessor companies.
- The region is home to the world's leading companies and the area has continued to grow and a robust office / R&D market is a key driver for the region's economy.
- Silicon Valley has more than 500 high tech companies with 20 Fortune 500 companies.







For additional information please contact:

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