

801-819 W. El Camino Real and Castro Mountain View, California

Retail/Office Build-to-Suit Silicon Valley's 120% Location



Property

Site: 21,000 sf
 Zoning: CRA
 Utilities: ALL
 APN: 189-01-133, -148, -152, -153

**DOWNTOWN MOUNTAIN VIEW
 RETAIL, BANK, OFFICE USES
 BUILD-TO-SUIT, LAND LEASE**

Demographics

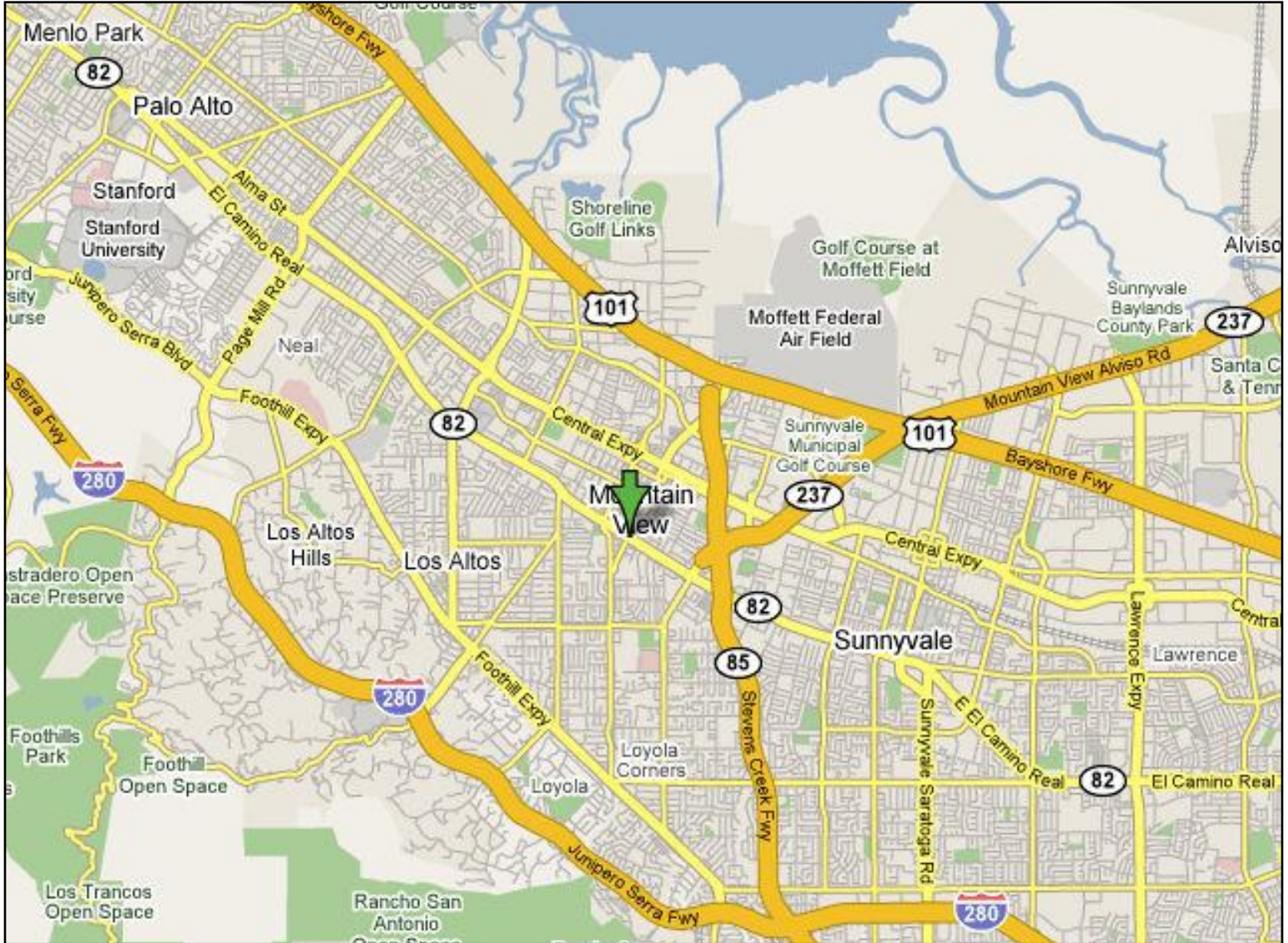
	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population	21,476	141,138	296,606
Daytime Pop.	22,860	141,618	291,591
Ave. Income	\$118,303	\$133,747	\$132,611

Traffic

More than 90,000 ADT

CALVANO
 DEVELOPMENT

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AREA Bracketed by Palo Alto, Los Altos and Sunnyvale, Mountain View, California, is in the epicenter of Silicon Valley. For decades, high technology companies, such as Hewlett Packard, Intuit, and Google, and life science companies, such as ALZA and Siemens have made this town their center of operations. The former Moffett Air Field is now a high tech campus with NASA and Microsoft having major facilities located there. As a result, and underscored by its average income numbers, the market area of Mountain View encompasses one of the highest concentrations of educated professionals in the country.

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LOCATION 801-819 W. El Camino Real, Mountain View, California, is at the intersection of two of the most important streets in Silicon Valley: El Camino Real, the major North-South arterial of the San Francisco Peninsula, and Castro Street, the main street of Mountain View. The City of Mountain View considers the intersection, with its over 90,000 cars per day, the southern gateway to Downtown. City Hall and its major auditorium is one block away. Major office complexes are located in the surrounding area. A paradise of stores, Chinese and other ethnic restaurants populate Castro Street to the North and East.

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