



96

W. EL CAMINO REAL
MOUNTAIN VIEW, CALIFORNIA

DEVELOPMENT OPPORTUNITY

OFFERING MEMORANDUM

EXECUTIVE SUMMARY



SITE

EXECUTIVE SUMMARY

96 W. El Camino Real is a ±31,755 square foot parcel located within the City of Mountain View's El Camino Real Precise Plan suitable for redevelopment. Originally adopted in 2014, the El Camino Precise Plan establishes the development parameters for new construction along El Camino Real. Specifically, this site is designated Medium-Intensity Corridor which provides for a Residential, Hotel, or Mixed-Use Development of up to 1.85 Floor Area Ratio with a maximum height of 4-stories/55 feet. This offering is a tremendous opportunity for new development.

OFFERING SUMMARY

Address: 96 W. El Camino Real
Mountain View, California

Parcel Size: ±31,755 SF

Zoning: El Camino Real Precise Plan:
Medium-Intensity Corridor

Pricing: Call Agents



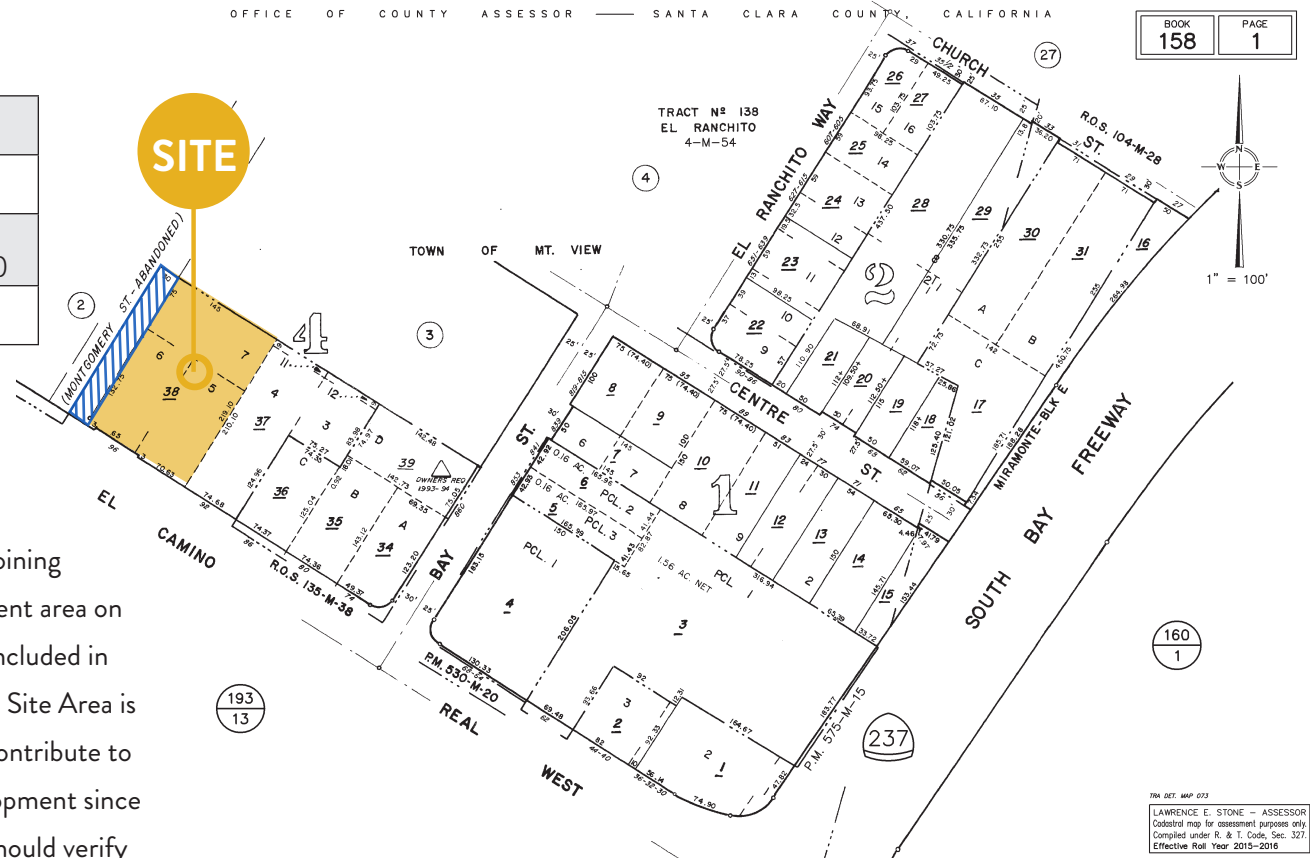
PARCEL MAP

OVERVIEW

SITE ADDRESS	96 W. EL CAMINO REAL
PARCEL NO:(APN)	158-01-038
PRECISE PLAN ZONING	EL CAMINO PRECISE PLAN (MEDIUM INTENSITY CORRIDOR)
LOT AREA	±31,755 SF (±38,325 SF)*

The Gross Site Area is ±38,325 SF per the Parcel Map. Adjoining property owners have dominant tenant rights over an easement area on the parcel that measures ±6,570 SF. This easement area is included in the ±38,325 SF Gross Site Area. Thus, the Net or Unusable Site Area is ±31,755 SF (±38,325 - ±6,570). This easement area may contribute to the overall floor area ratio(FAR) calculation for a new development since it is owned in fee by the subject parcel. Prospective buyers should verify FAR calculations with the City of Mountain View.

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA



ZONING

The property is situated in the City of Mountain View's El Camino Real Precise Plan. Specifically, the property is designated Medium Intensity Corridor, which provides for a residential, hotel, or mixed-use development of up to 1.85 floor area ratio with a maximum height of 4 stories/55 feet.

FOR MORE INFORMATION, PLEASE VISIT
THE CITY OF MOUNTAIN VIEW EL CAMINO
PRECISE PLAN

<https://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=29701>



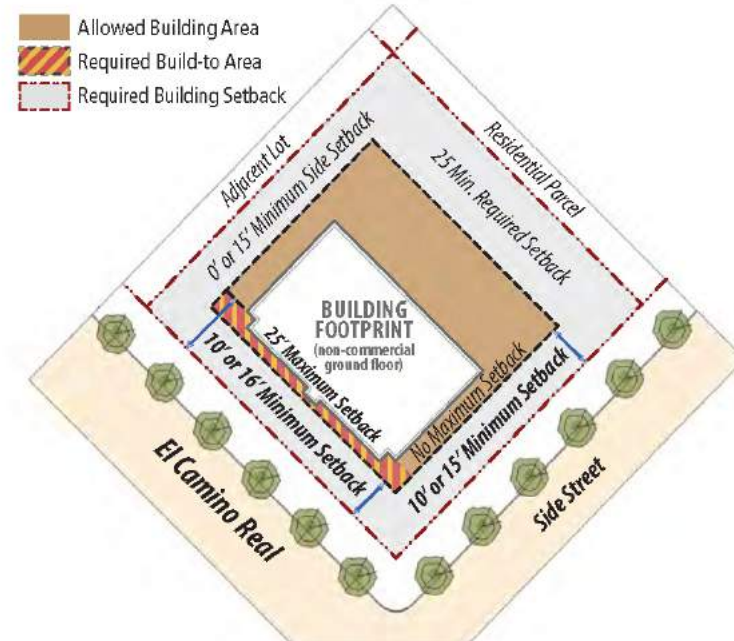
Medium-Intensity Corridor

The Medium-Intensity Corridor contains larger parcels surrounded by more multi-family residential than the Low-Intensity Corridor. Applicants shall use the Base standards in Table 9, unless they apply for Tier 1 development, as described in "Project Administration" on page 60.

Setback standards support commercial uses close to the street, flexibility for other ground floor uses, and setback and open area requirements more appropriate to larger developments.

See page 30 for additional standards and exceptions.

Figure 11: Medium Intensity Area Setbacks



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