

**89 W El Camino Real**  
**Mountain View**

**±5,680**  
**Square Foot**  
**Building**

**±20,160**  
**Square Feet**  
**of Land**

**\$6.45M**  
**Asking**  
**Sale Price**



**Newmark**  
**Knight Frank**

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## PRIME RESIDENTIAL, HOTEL, MIXED USE AND/OR OFFICE DEVELOPMENT SITE



±20,160 Square Feet of Land  
±5,680 Square Foot Building (Circa 1960)  
APN: 193-13-022



Approximately 1.5 Blocks from State Route 237/Grant Road and 1/2 Mile from Highway 85  
Approximately 1.3 Miles to Caltrain Station



Zoned: El Camino Precise Plan - Medium Density Corridor  
(Mixed-Use, Residential, Hotel, Retail, Office)



Surrounded by Dense Housing and Retail/Restaurant Services (Starbucks, In-N-Out, Walgreens, Nob Hill Foods, 99 Ranch Market, Marshalls, Subway, Jack in the Box)



Maximum FAR: 1.85  
Maximum Building Area: ±37,296 Square Feet  
Maximum Height: 55'



To be Delivered on Month-to-Month Lease with Current La Espuela Restaurant or Vacant



**MOUNTAIN VIEW SHOPPING CENTER**

CHAAT PARADISE  
NIJIYA MARKET  
SMART & FINAL  
STARBUCKS  
THE SANDWICH SPOT  
WALGREENS

99 RANCH MARKET  
BOWL OF HEAVEN  
CITY SPORTS  
ERIK'S DELI CAFE  
HOME GOODS  
LUCKY CHINESE  
MARSHALLS  
MASSAGE ENVY

NOB HILL FOODS  
OCHA TEA CAFE  
PEET'S COFFEE  
POSH BAGEL  
SHELL GAS  
SWEET TOMATOES  
SUSHI 85  
WELLS FARGO BANK

GRANT ROAD

PHYLLIS AVENUE

HOTEL STRATA

IN-N-OUT

HOTEL STRATA

CHEVRON

W EL CAMINO REAL

AMERICA'S TIRE

HOTEL VUE

237

**NEARBY AMENITIES**





REAR VIEW



FRONT VIEW - EL CAMINO REAL



FRONT VIEW - EL CAMINO REAL LOOKING NORTH



REAR VIEW

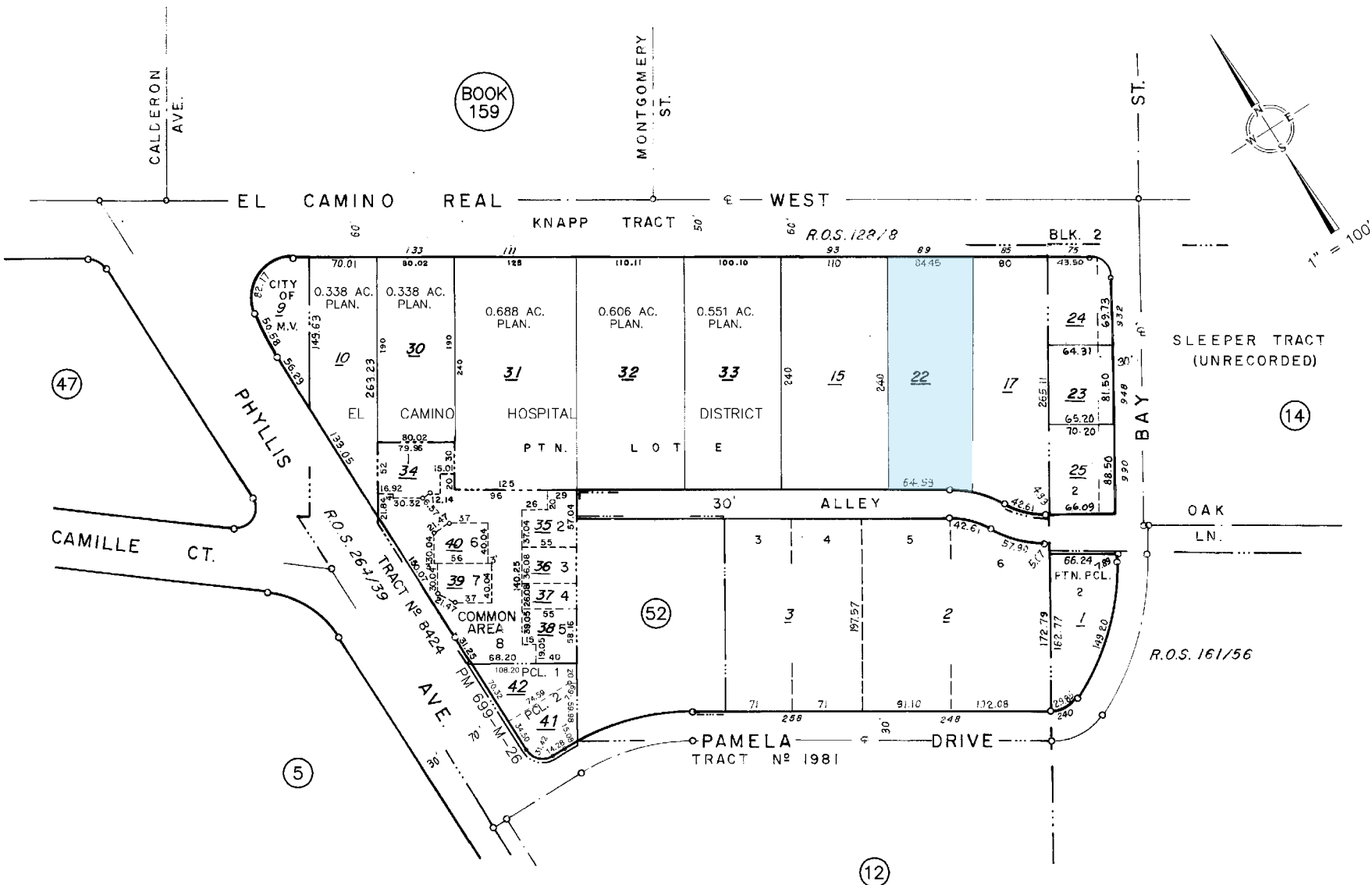


INTERIOR



FRONT VIEW - EL CAMINO REAL LOOKING SOUTH





LAWRENCE E. STONE - ASSESSOR  
Cadastral map for assessment purposes only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2004-2005





## 89 W El Camino Real, Mountain View



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