

FOR SALE

Corporate Guaranteed Net Leased Investment

Value Add Investment

170 E El Camino Real | Mountain View, CA



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NORTHGATE

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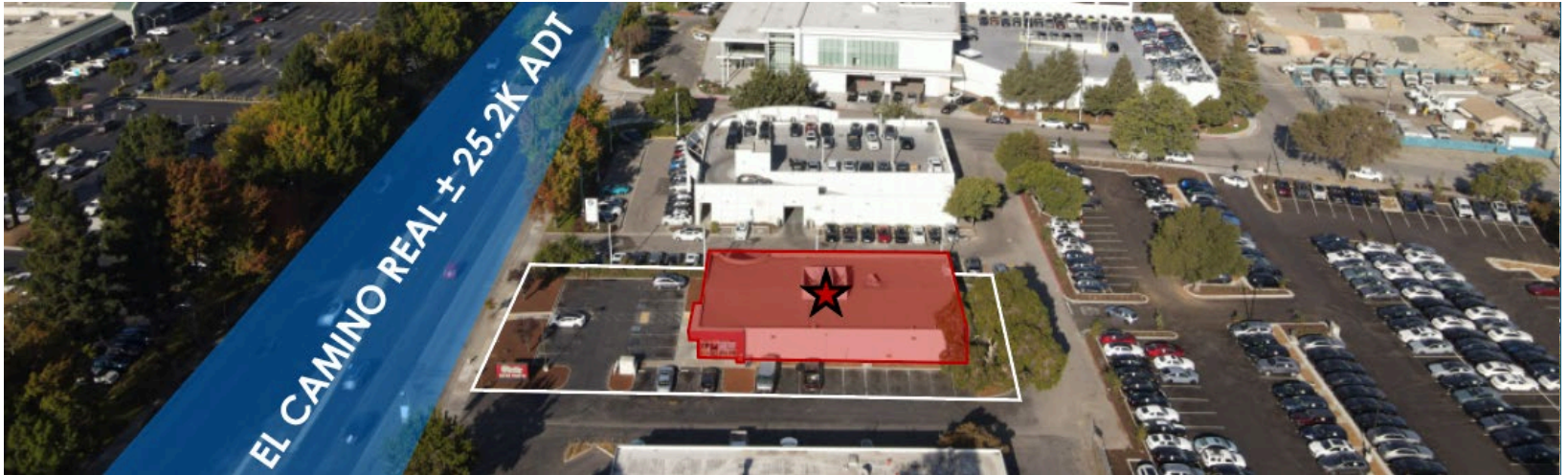
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PROPERTY HIGHLIGHTS



ADDRESS	170 E El Camino Real, Mountain View, CA 94040	
PROPERTY TYPE	Single Tenant Retail	
SALE PRICE	\$6,250,000	
CAP RATE	3.86%	
ZONING	Planned Community (P)	
SPACE AVAILABLE	±6,678 sq ft	
LOT SIZE	0.52 acres	
APN	161-02-006	
TRAFFIC	Highway 82 – El Camino Real	25,222 ADT
	Highway 85	55,030 ADT
	Grant Rd	16,300 ADT

HIGHLIGHTS

- Corporate Guaranteed Net Leased Investment
- Long Standing O'Reilly's location since 1987
- CPI Rental Escalators - minimum increase of 10% every 5 years
- Excellent location anchored by Mountain View Shopping Center
- Monument sign

MARKET OVERVIEW



TENANT PROFILE



O'Reilly Auto Parts is an American auto parts retailer that provides automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States serving both the professional service providers and do-it-yourself customers. Founded in 1957 by the O'Reilly family, the company operates more than 5,420 stores in 47 states. O'Reilly's stores also offer services such as oil and battery recycling, battery testing, paint mixing, and tool rental.



LEASING ABSTRACT

O'REILLY AUTO PARTS

LEASE DATE	November 04, 1987	
TENANT	O'Reilly Auto Parts	
BUILDING SIZE	6,678 sq ft	
TENANT USE	Retail (Auto Parts Store)	
RENT INCREASES	CPI adjustments every 5 years (Min 10% Max 15%)	
BASE RENT	\$20,817.37	3/1/2023 – 2/29/2028
OPTIONS	Two 5-year options at CPI adjusted rent	3/1/2028 – 2/28/2033 3/1/2033 – 2/28/2038
OPERATING EXPENSES	Property Taxes	Tenant
	Repairs & Maintenance (Leased Premises)	Tenant
	Building Maintenance (Roof, Parking, Building Structure)	Landlord
	Insurance	Landlord
	Utilities	Tenant



A Prime Business & Innovation Hub in Silicon Valley

Nestled in the heart of Silicon Valley, Mountain View, CA, is a thriving business and technology center with a highly skilled workforce, robust infrastructure, and a dynamic commercial real estate market. Home to some of the world's most influential tech companies, Mountain View offers unparalleled access to talent, resources, and innovation.

Strategic Location

Situated along the U.S. 101 corridor, Mountain View offers seamless connectivity to major Bay Area hubs, including San Francisco, San Jose, and Palo Alto. The city is well-served by Caltrain, VTA Light Rail, and major highways, ensuring easy access for businesses and commuters alike.

Tech & Business Ecosystem

Home to global headquarters of Google, LinkedIn, Intuit, and other leading technology firms, Mountain View is a hub for innovation, attracting startups and established enterprises across various industries.

Strong Demographics

The city boasts a highly educated population, with a median household income exceeding \$150,000. The area's skilled workforce fuels demand for office, R&D, and mixed-use developments.

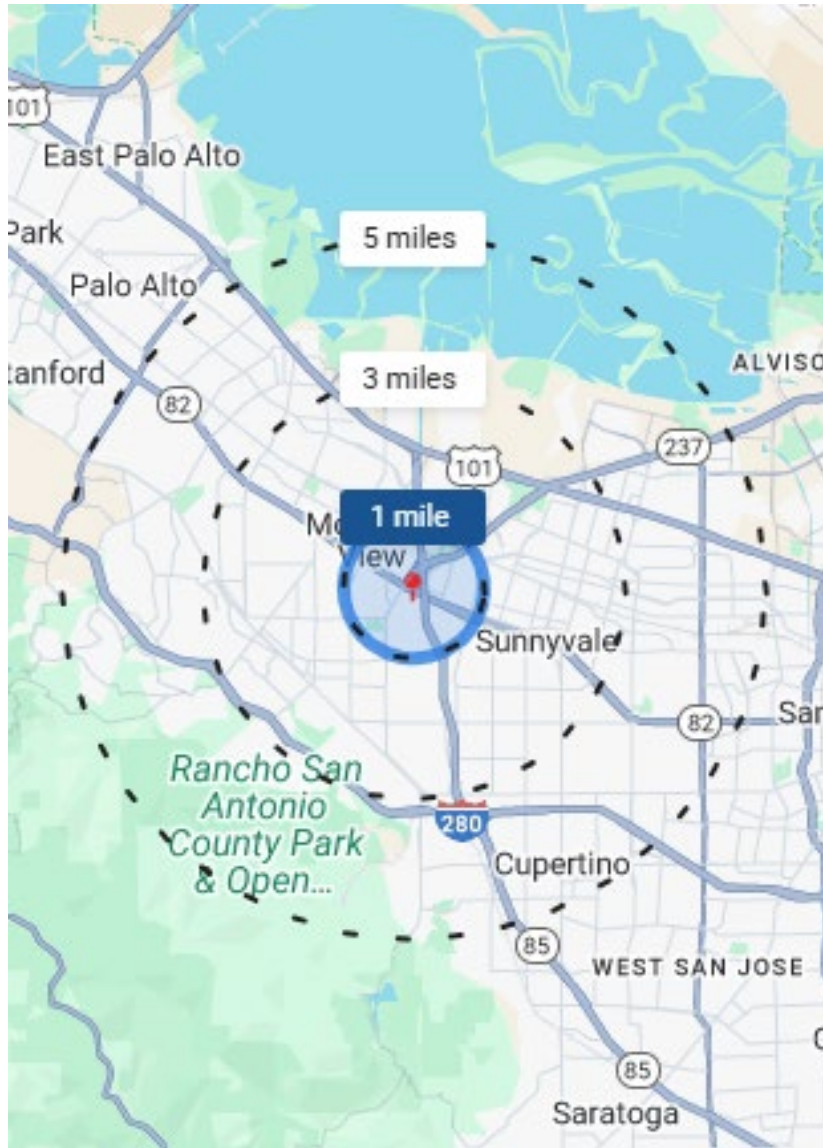
Retail & Hospitality Growth

With a vibrant downtown, anchored by Castro Street's diverse restaurants, entertainment, and boutique retail, Mountain View is a magnet for both businesses and residents.

Corporate & Industrial Presence

In addition to high-tech offices, Mountain View has a strong presence in advanced manufacturing, biotech, and R&D spaces, offering a diverse commercial real estate landscape.

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2024 Population	29,690	182,329	363,197
Median Age	38	40	40
Households	12,084	71,179	137,650
White Population	10,157	59,053	104,326
Black Population	418	2,381	5,149
Asian Population	13,231	84,933	191,054
Am Indian Population	269	1,337	2,300
Other Population	5,621	33,800	60,349
Hispanic Population	15.81%	15.57%	13.793%
Average HH Income	\$267k	\$267k	\$266.4k
Median HH Income	\$216.7k	\$232.8k	\$229.2k
High School Graduates	21,064	215,697	250,077
College Graduates	17,799	103,075	206,274
Total Employees	16,999	100,400	194,996



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