

FOR SALE

170 E El Camino Real, Mountain View, CA 94040

O'Reilly's Corporate Guaranteed Net Leased Investment

**NEW 10 YR
LEASE EXTENSION**



NAINorthgate

XAVIER SANTANA
925.226.2455
xcs@ngcip.com
Lic #01317296

TABLE OF CONTENTS

01

Property Overview

02

Market Overview

03

Tenant Profile

04

Leasing Abstract

05

Rent Roll

06

City Profile

07

Demographics



Grant Rd ± 16.3k ADT

HWY 237 ± 25.9k ADT

HWY 82 - El Camino Real ± 25.2k ADT

HIGHLIGHTS

- Corporate Guaranteed Net Leased Investment.
- Long Standing O'Reilly's location since 1987.
- CPI Rental Escalators - minimum increase of 15% every 5 years.
- Excellent location anchored by Mountain View Shopping Center.
- Monument sign.

PROPERTY OVERVIEW

ADDRESS	170 E El Camino Real Mountain View, CA 94040	
PROPERTY TYPE	Single Tenant Retail	
SALE PRICE	\$6,250,000	
CAP RATE	4.00%	
NOI	\$249,808	
ZONING	Planned Community (P)	
SPACE AVAILABLE	±6,678 sq ft	
LOT SIZE	0.52 acres	
APN	161-02-006	
TRAFFIC	El Camino Real	25,222 ADT
	Highway 85	55,030 ADT
	Grant Rd	16,300 ADT

MARKET OVERVIEW



HWY 85 ± 55k ADT

SITE



Mountain View Shopping Center



Alliance Gasoline

HWY 237 ± 25.9k ADT

HWY 82 - El Camino Real ± 25.2k ADT

Grant Rd ± 16.3k ADT





NASDAQ: ORLY

Public

HEADQUARTERS

Springfield, MO

REVENUE

\$9.5 Billion

LOCATIONS

Over 5,200



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.

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	6/1/2025 - 5/31/2030	
	CPI	6/1/2030 - 5/31/2035	
OPTIONS	Three 5-year options with CPI increase to rent (Minimum 10%, capped at 15%).	6/1/2035 - 5/31/2040	
		6/1/2040 - 5/31/2045	
		6/1/2045 - 5/31/2050	
OPERATING EXPENSES	Property Taxes	Tenant	
	Repairs & Maintenance (Leased Premises)	Tenant	
	Building Maintenance (Roof, Parking, Building Structure)	Landlord	
	Insurance	Tenant	
	Utilities	Tenant	

Rent Schedule

Commencing June 1st, 2025, Tenant shall pay monthly rent equal \$20,817 per month and shall remain fixed for sixty (60) months and include rental escalations shall increase by 10% every five (5) years thereafter through the base term and options per the rent schedule below.

	TERM	MONTHLY RENT	ANNUAL RENT
	6/21/25 - 5/31/2030	\$20,817	\$249,808
	6/21/30 - 5/31/2035	\$	\$
Option 1	6/21/35 - 5/31/2040	\$	\$
Option 2	6/21/40 - 5/31/2045	\$	\$
Option 3	6/21/45 - 5/31/2050	\$	\$

Notes

Rental escalations shall remain unchanged at CPI with a base of 10% and a ceiling of 15% ever five (5) years during the term and options.



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

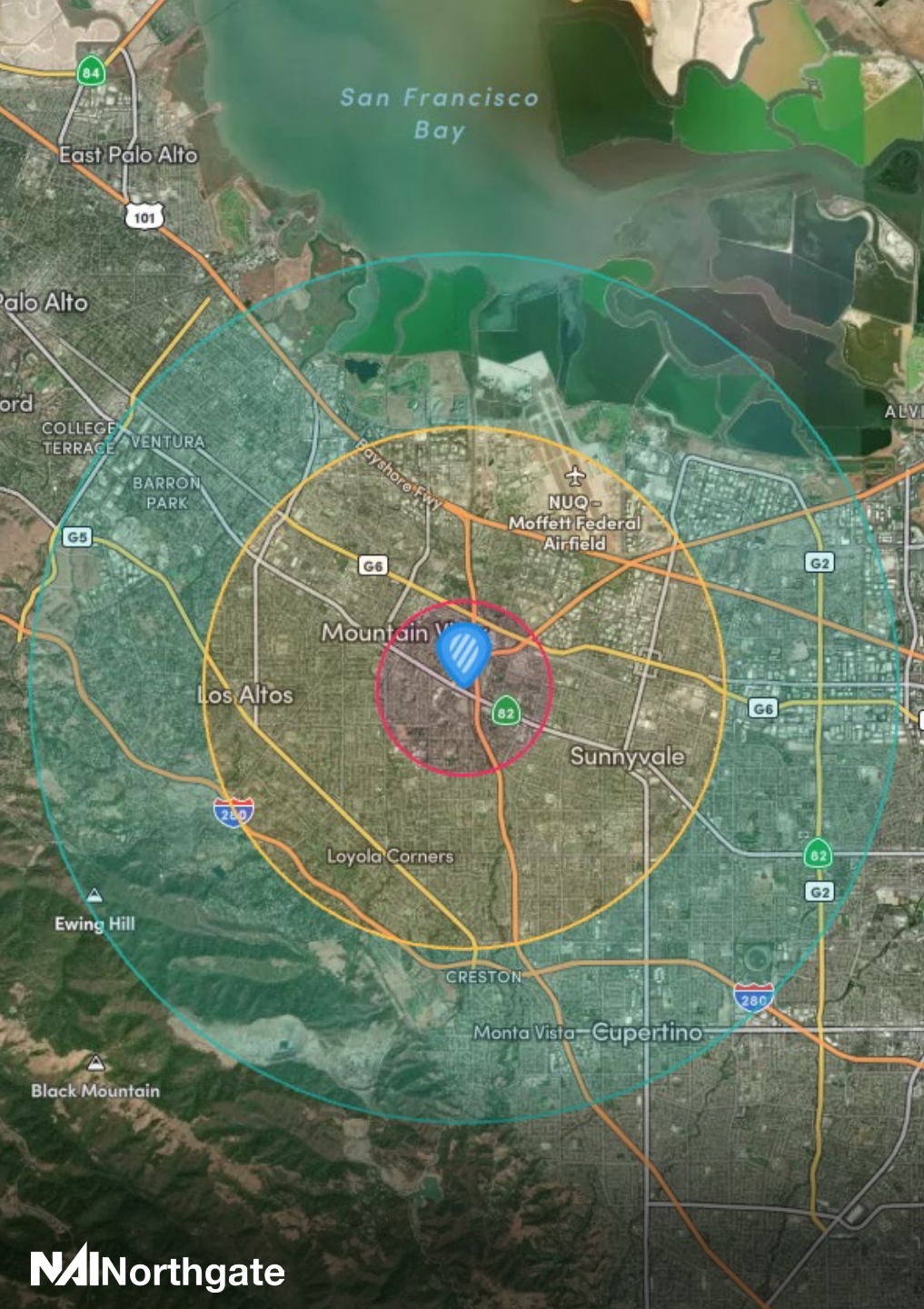
The city boasts a highly educated population, with a median household income exceeding \$150,000. The area's skilled workforce fuels demand for office, R&D, and mixed-use developments.

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 - 2025

	1 MILE	3 MILES	5 MILES
Population	29,690	182,329	363,197
Projected Growth (5 yr)	29,696	181,504	363,178
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
Am Indian Population	269	1,337	2,300
Asian Population	13,231	84,933	191,054
Other Population	5,621	33,800	60,349
Hispanic Population	15.81%	15.57%	13.79%
Average HH Income	\$267k	\$267k	\$266.4k
Median HH Income	\$216.7k	\$232.8k	\$229.2k
High School Graduates	21,064	114,884	250,077
College Graduates	17,799	92,262	206,274
Total Employees	16,999	100,400	194,996

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



XAVIER C SANTANA

CEO, Managing Director

P: 925.226.2455

xcs@ngcip.com

Lic #01317296

DRE: #01910787

@ 2024 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.