



# FREESTANDING BUILDING FOR LEASE

## 1045 W. El Camino Real • Mountain View, CA 94040



### PROPERTY PROFILE

- Location:** South side of West El Camino Real between Castro and Miramonte. Great exposure and visibility to El Camino Real.
- Available:** 1045 W. El Camino Real: ± 3,110 Square Feet of leasable area. Available Now.
- APN:** 189-01-130
- Signage:** Rare Freestanding Monument Signage Possible
- Terms:** 3-5 Year Leases.
- Zoning:** Commercial Residential Arterial (CRA) per City of Mountain View. Retail sale of tires, wheels, alignments and light/minor auto repairs ok.
- Parking:** 8 Stalls (2.5/1,000 Square Feet) in front plus up to 16 in rear. Total up to 24 stalls.
- Comments:**
- Great El Camino Real location.
  - Rare Freestanding Building on El Camino Real.
  - Extensive Renovations.
  - **New Interior & Exterior Renovations:** New electrical, new flooring, new landscaping, new ADA code upgrades, new energy efficient lighting with new ballasts, new trash enclosure, new curb & sidewalk and curb cut along El Camino..
  - Light or Minor Auto Repairs OK with Use Permit. No heavy or major auto repairs.
  - New asphalt parking lot. Up to eight (8) stalls with striping
  - Small sales/reception area
  - Rear storage room.
  - Rear access/storage/parking
  - New electrical sub panel with breaks 200 amps, 3 PH, 4 W, 120/240V

### DEMOGRAPHICS

2012	1-mile	3-mile	5-mile
Population	26,998	151,376	323,897
Daytime Pop	3,106	14,665	30,179
Avg HH Inc	\$113,270	\$127,487	\$124,993

Demographic report available upon request.

### TRAFFIC COUNTS (24-hour ADT, as of 2011, see complete traffic count map attached)

W. El Camino Real at Castro	39,500
W El Camino Real at Hope	41,500



### Comments (continued)

- 10 New steel roll up doors (12' H x 10' W)
- Concrete block building
- Roof replaced circa 2000
- No fire sprinklers
- New electric heater in showroom
- 1 Large air compressor with distribution throughout shop area

For additional information, contact Exclusive Agent:

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 **Biagini**  
**PROPERTIES, INC.**  
[www.BiaginiProperties.com](http://www.BiaginiProperties.com)



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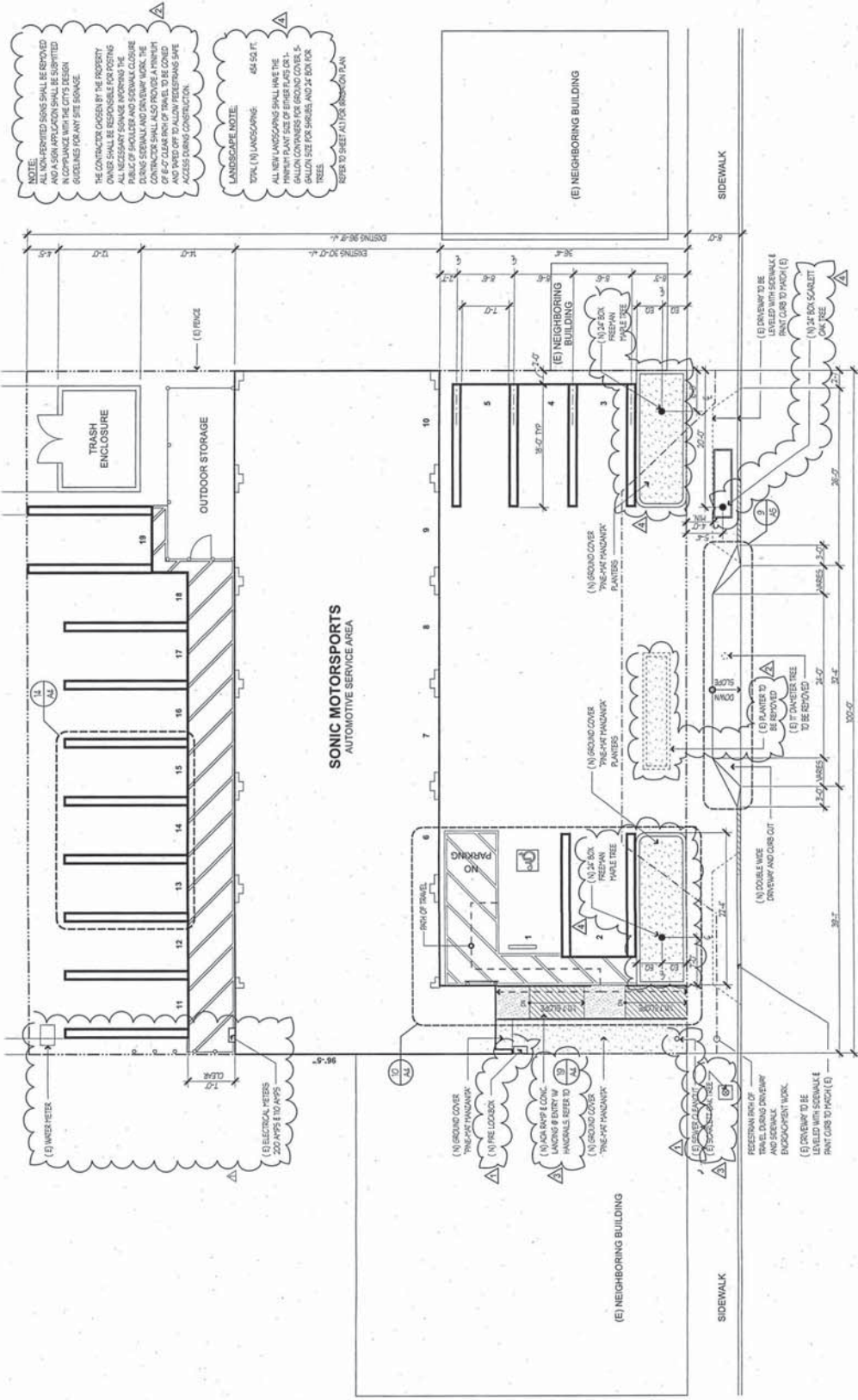
CONDITIONAL USE PERMIT FOR:

REVISIONS

04/01	06/01	08/01	09/13
04/01	06/01	08/01	09/13

SITE PLAN

JOB:	0919	DRAWN:	JN
NORTH:		SHEET NO.:	A1



**NOTE:**  
 ALL NEW-PLANTED TREES SHALL BE SUPPORTED AND A LEAN APPLICATION SHALL BE SUBMITTED IN COMPLIANCE WITH THE CITY'S DESIGN GUIDELINES FOR ANY TREE SHOWN.

THE CONTRACTOR CHOSER BY THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR POSTING ALL NECESSARY SIGNAGE IN ACCORDANCE WITH THE PUBLIC OF BROWARD COUNTY AND THE COUNTY OF PALM BEACH. THE CONTRACTOR SHALL ALSO PROVIDE A MINIMUM OF 6'-0" CLEAR FRONT OF TRAVEL TO BE MAINTAINED AT ALL TIMES TO ALLOW PEDESTRIANS SAFE ACCESS DURING CONSTRUCTION.

**LANDSCAPE NOTE:**  
 10% (N) LANDSCAPING: 484.50 FT.  
 ALL NEW LANDSCAPING SHALL HAVE THE MINIMUM PLANT SIZE OF EITHER 1.5 GAL. OR 1.5 GAL. CONTAINERS FOR GROUND COVER 5'-0" HIGH FOR SPREAD AND 2" DIA. FOR TREES. REFER TO SHEET A1 FOR DESIGN PLAN.

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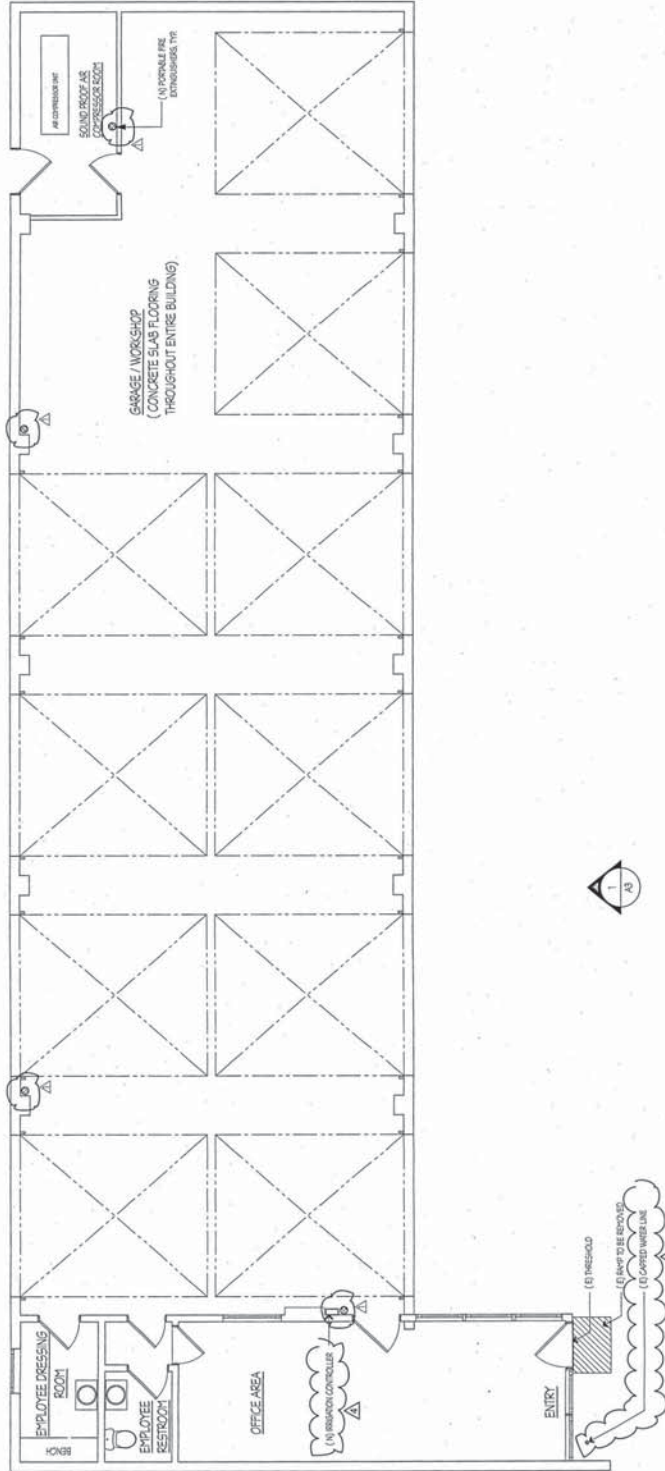
CONDITIONAL USE PERMIT FOR:

REVISIONS

05/21	
05/13	

FLOOR PLAN

JOB NO.	0519
DRAWN BY	JM
SHEET NO.	A2



1 EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

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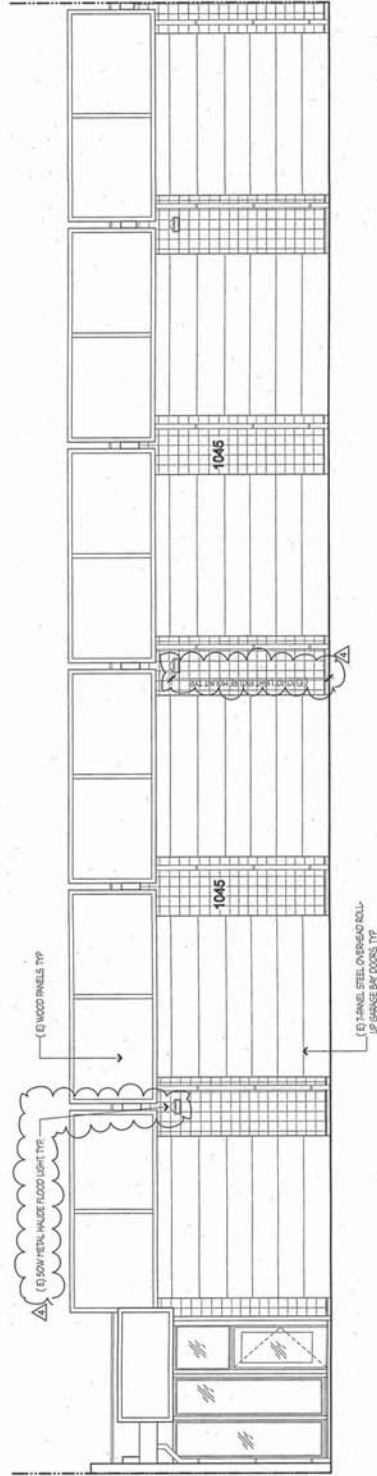
REVISIONS	

ELEVATIONS

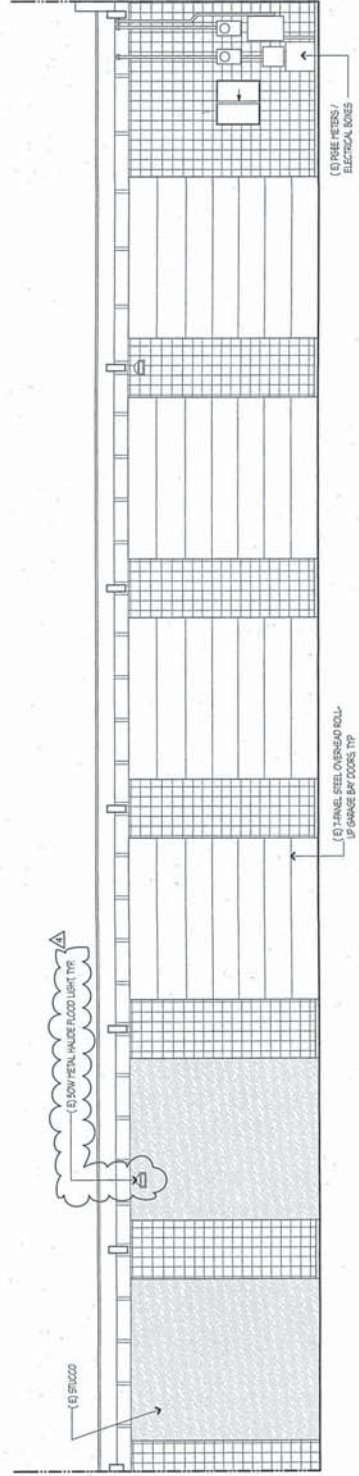
JOB NO.	0919
DRAWN BY	JN
SHEET NO.	A3

**NOTES**

- BUILDING MATERIALS**
1. FINISH GARAGE BAY DOORS ARE FINISH STEEL OVERHEAD DOORS WITH WALL AND CEILING TRACK GUIDES.
  2. FLAT ROOF IS 3'-0" HIGH WITH 2x4 AND GAVEL ROOFING.
  3. ALL WINDOWS AND ENTRY DOOR GLASS ARE TYPED UNLESS OTHERWISE NOTED.
  4. BUILDING FLOORING IS CONCRETE SLAB CONSTRUCTION.
  5. DOOR AND ENTRY ARE THREE (3) DIFFERENT PHASES OF FINISH TO BE DETERMINED ON THE WITH LOCAL CITY PLANNING DEPARTMENT.



**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

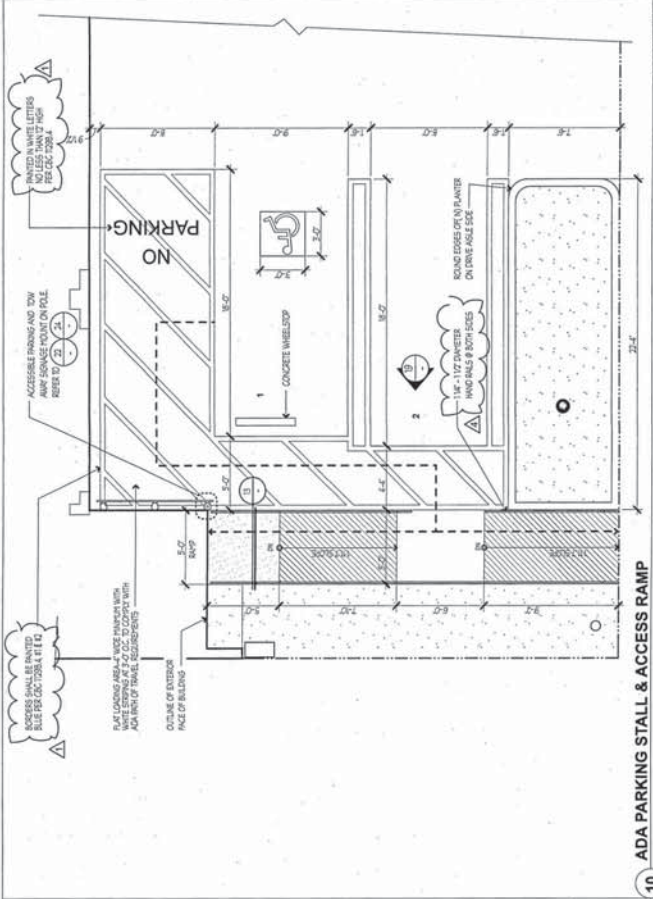


**2 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

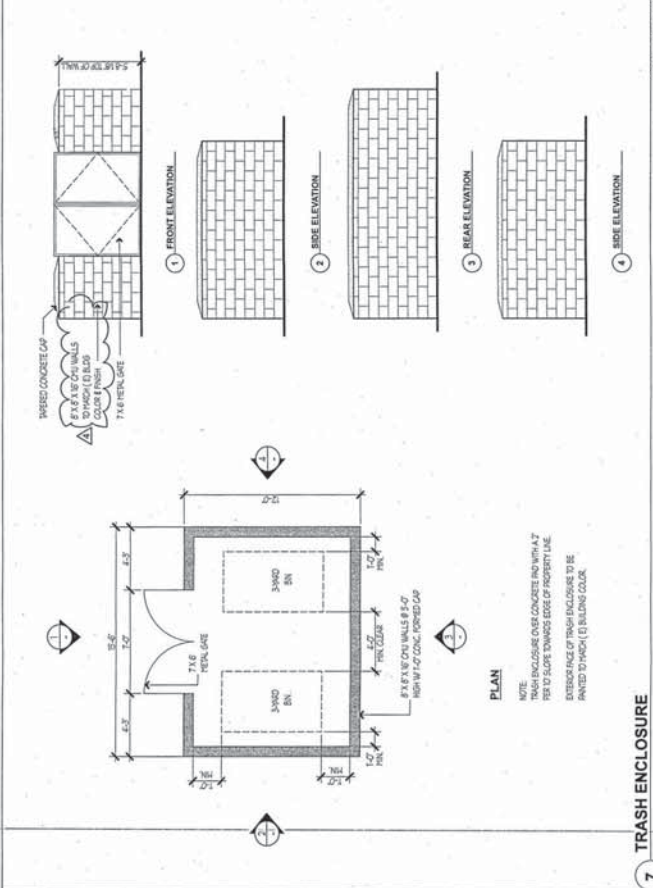
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INSERT BRIEF PROJECT SCOPE/DESCRIPTION HERE

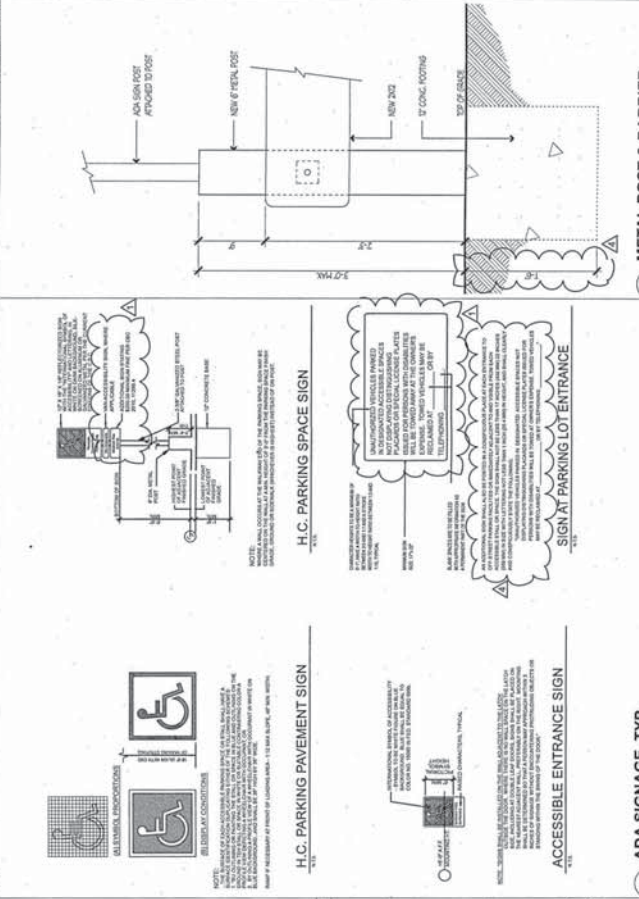
REVISIONS	
▲ 04/25	
▲ 05/13	
DETAILS	
JOB: 0919	DRAWN: JN
	SHEET NO. <b>A4</b>



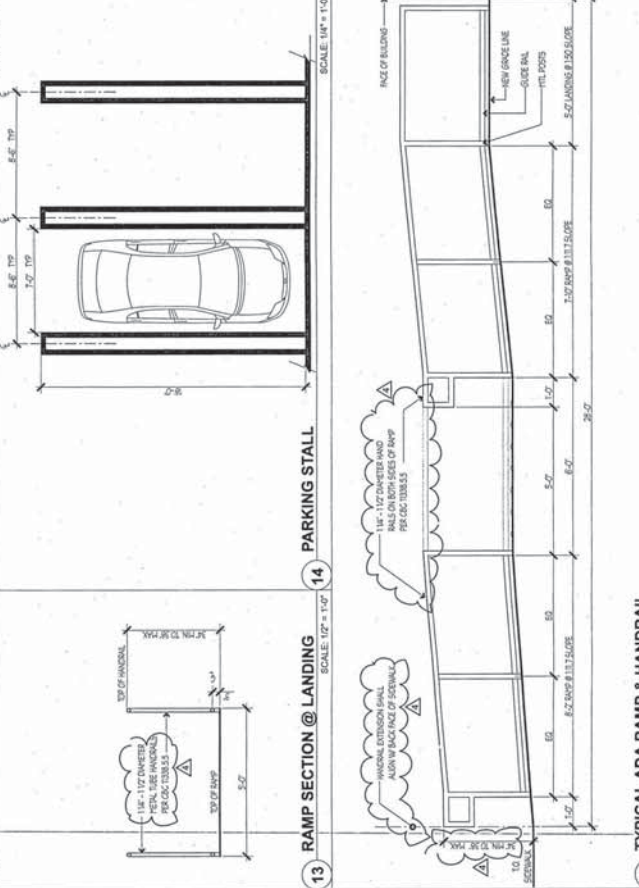
**10 ADA PARKING STALL & ACCESS RAMP**  
SCALE: 1/4" = 1'-0"



**7 TRASH ENCLOSURE**  
SCALE: 1/4" = 1'-0"



**22 ADA SIGNAGE, TYP.**  
**24 METAL POST & BARRIER**  
SCALE: 1/4" = 1'-0"



**13 RAMP SECTION @ LANDING**  
SCALE: 1/2" = 1'-0"

**14 PARKING STALL**  
SCALE: 1/8" = 1'-0"

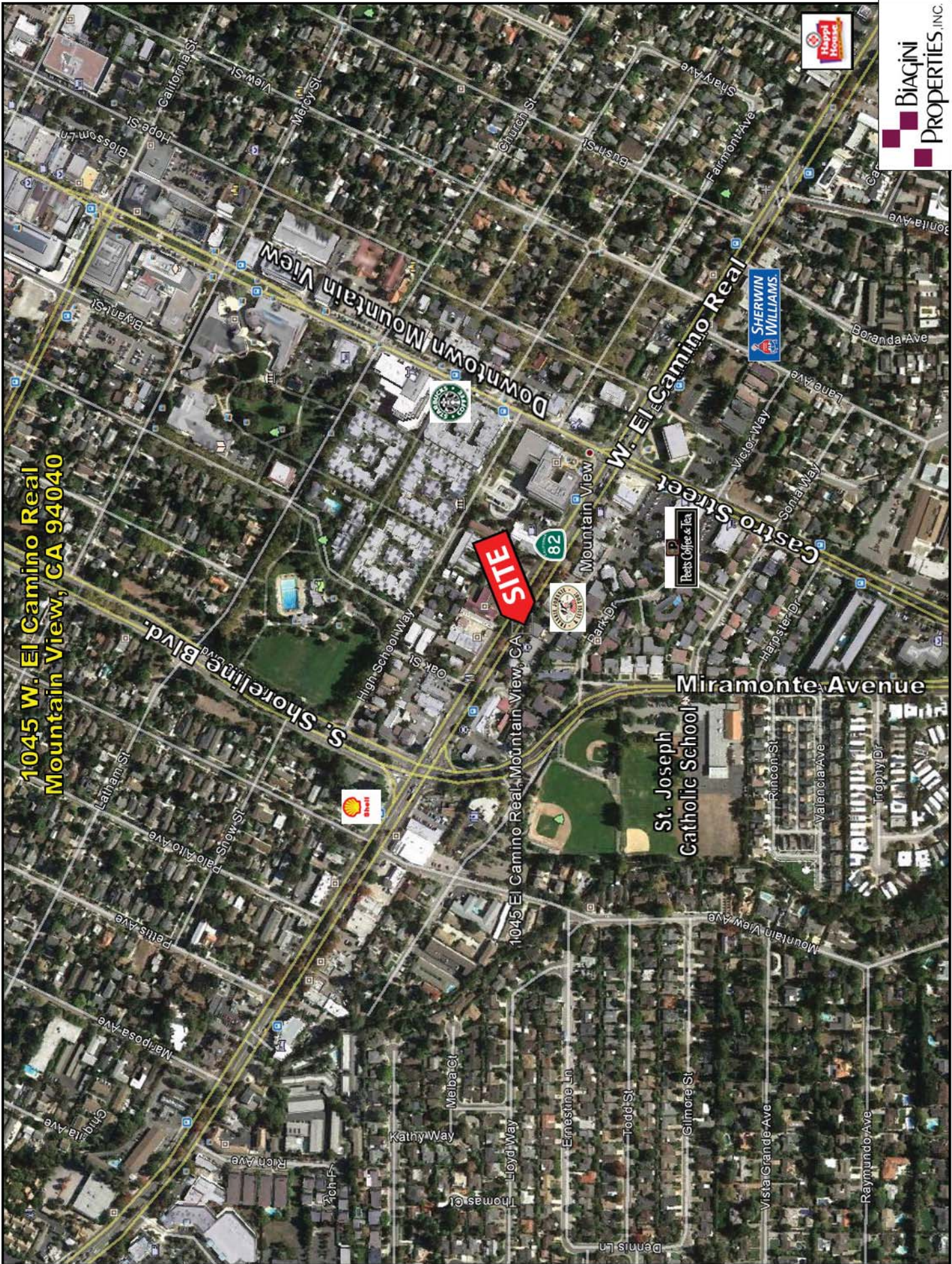
**19 TYPICAL ADA RAMP & HANDRAIL**  
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Mountain View, CA 94040**

**SITE**

1045 W El Camino Real, Mountain View, CA





**1045 W. El Camino Real  
Mountain View, CA 94040**

**ELITE**

1045 El Camino Real, Mountain View, CA



Miramonte Avenue

St. Joseph  
Catholic School

Downtown Mountain View

W. El Camino Real

Castro Street

S. Shoreline Blvd.

Chiquita Ave

Mariposa Ave

Pellico Ave

Palo Alto Ave

Latham St

High School Way

Oak St

Mountain View

Bark Dr

Church St

Bush St

Fairmont Ave

Shary Ave

Victor Way

Lane Ave

Boranda Ave

Monte Ave

Rincon St

Valencia Ave

Trophy Dr

Senia Way

Harper Dr

Mountain View Ave

Vista Grande Ave

Raymundo Ave

Dennis Ln

Gilmore St

Todd St

Ernestine Ln

Lloyd Way

Thomas Ct

Kathy Way

Meiba Ct

Rich Ave

Tech Frs

Mariposa Ave

Pellico Ave

Chiquita Ave

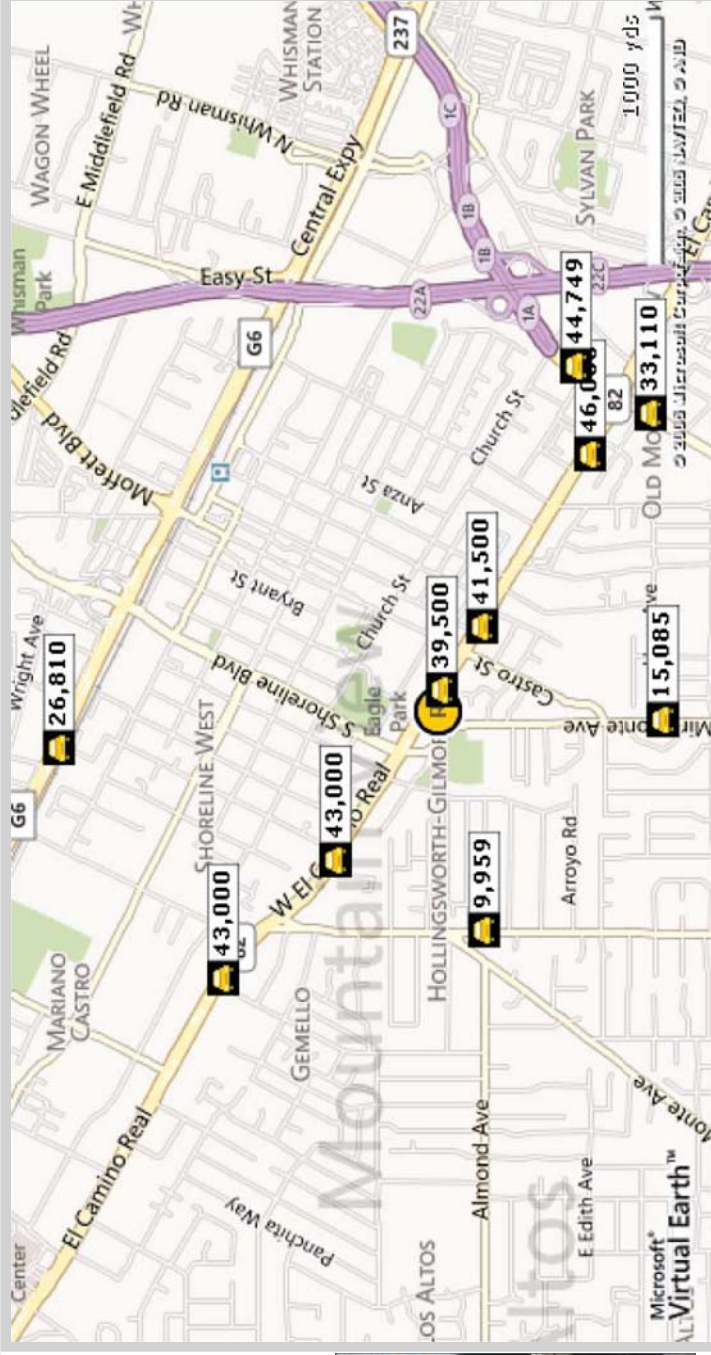
Mariposa Ave

Chiquita Ave

# Traffic Count Report

1045 W El Camino Real, Mountain View, CA 94040

Building Type: General Retail  
 Secondary: Auto Repair  
 GLA: 3,110 SF  
 Year Built: 1966  
 Total Available: 0 SF  
 % Leased: 100%  
 Rent/SF/Mo: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W el Camino Real	Castro St	0.11 SE	2011	39,500	AAADT	.05
2 W el Camino Real	Hope St	0.01 NW	2011	41,500	AAADT	.22
3 W el Camino Real	Rich Ave	0.02 NW	2011	43,000	AAADT	.43
4 Springer Rd	Todd St	0.03 N	2011	9,959	MPSI	.53
5 Miramonte Ave	Hans Ave	0.02 N	2011	15,085	MPSI	.53
6 W el Camino Real	Bay St	0.05 SE	2011	46,000	AAADT	.71
7 W el Camino Real	Clark Ave	0.01 NW	2011	43,000	AAADT	.80
8 Grant Rd	Oak Ln	0.02 NE	2011	33,110	MPSI	.86
9 Mount View Aliviso Rd	Centre St	0.03 SW	2011	44,749	MPSI	.88
10 Central Expy	Farley St	0.16 NW	2012	26,810	ADT	.89