

730

CENTRAL AVENUE
Mountain View, CA



OFFERING MEMORANDUM

COMPASS
COMMERCIAL

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DISCLAIMER

The information contained herein has either been given to us by the owner of the property or obtained from sources that Compass Commercial believes to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The value of this investment is dependent upon federal and state tax laws, as well as the investment income, the tax bracket and other factors, which the prospective buyer's tax advisor and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, expense and all other information contained herein including information regarding the legal status of the property and the presently existing residential units. The prospective buyer should measure all units prior to purchase and should not rely on square footage figures and depiction in this Offering Memorandum.

ANY PROSPECTIVE PURCHASER SHALL BE REQUIRED TO CONDUCT ITS OWN INVESTIGATION REGARDING THE ZONING, BUILDING CODE, ADU, PERMIT STATUS AND HISTORY OF THE PROPERTY, AND SHALL RELY SOLELY ON THE RESULTS OF THAT INVESTIGATION. PLEASE DO NOT DISTURB RESIDENTS. A TOUR OF THE PROPERTY CAN BE ARRANGED THROUGH LISTING AGENTS ONLY.

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PROPERTY HIGHLIGHTS

730 Central Ave is a rare opportunity to acquire a prime piece of real estate in the heart of Mountain View, California. The 10,480 square foot piece of land has been approved for the construction of 21 brand new one bedroom, one bathroom rental units, making it an excellent investment opportunity for those looking to capitalize on the growing demand for housing in the Silicon Valley region. The property is ideally situated close to major tech companies, as well as shopping, dining and entertainment options, offering tenants easy access to everything they need for a comfortable and convenient lifestyle. Just blocks from downtown Mountain View, this asset offers quick and easy walking access to both the Cal Train and VTA stations. These services provide easy access to north to city center San Francisco as well as south San Jose, and most surrounding cities. Mountain View also has the unique distinction of being one of the few bullet stops on Cal-Train offering even quicker access up and down the Peninsula.

The development plan for this property has been meticulously designed to maximize space and functionality, providing residents with spacious and modern living spaces. Each of the 21 units will feature high-end finishes and appliances, creating a luxurious and comfortable living experience. With rental demand in Mountain View on the rise, this property offers investors the chance to tap into a lucrative market and secure a steady stream of rental income for years to come.

Asking price: \$2,495,000

\$118,810 per entitled unit

\$108.14 per entitled square foot

Three required medium AMI BMR units

Entitlements good through March 2025

**Owner applied for building permit under
2022 buildings code standards**



SQUARE FOOT ANALYSIS

I) BUILDING SQUARE FOOTAGE ANALYSIS

MAIN FLOOR

PARKING / GARAGE (S2)	4240 SQ. FT.	
RESIDENTIAL (R2)	1571 SQ. FT.	
COMMON OPEN SPACE	2,457 SQ.FT.	
LANDSCAPE (INCLUDED IN OPEN SPACE)	2079 SQ. FT.	△
PAVEMENT (INCLUDED IN OPEN SPACE)	502 SQ.FT.	△

SECOND FLOOR

RESIDENTIAL (R2)	5710 SQ. FT.	
*PRIVATE OPEN SPACE	132 SQ.FT.	△

THIRD FLOOR

RESIDENTIAL (R2)	5710 SQ. FT.	
*PRIVATE OPEN SPACE	132 SQ.FT.	△

FOURTH FLOOR

RESIDENTIAL (R2)	5710 SQ. FT.	
*PRIVATE OPEN SPACE	132 SQ.FT.	△

FLOOR AREA	23,073 SQ.FT.
*ALL (3) 3 SIDED DECKS TO ROOF LINE INCLUDED PER FLOOR	△

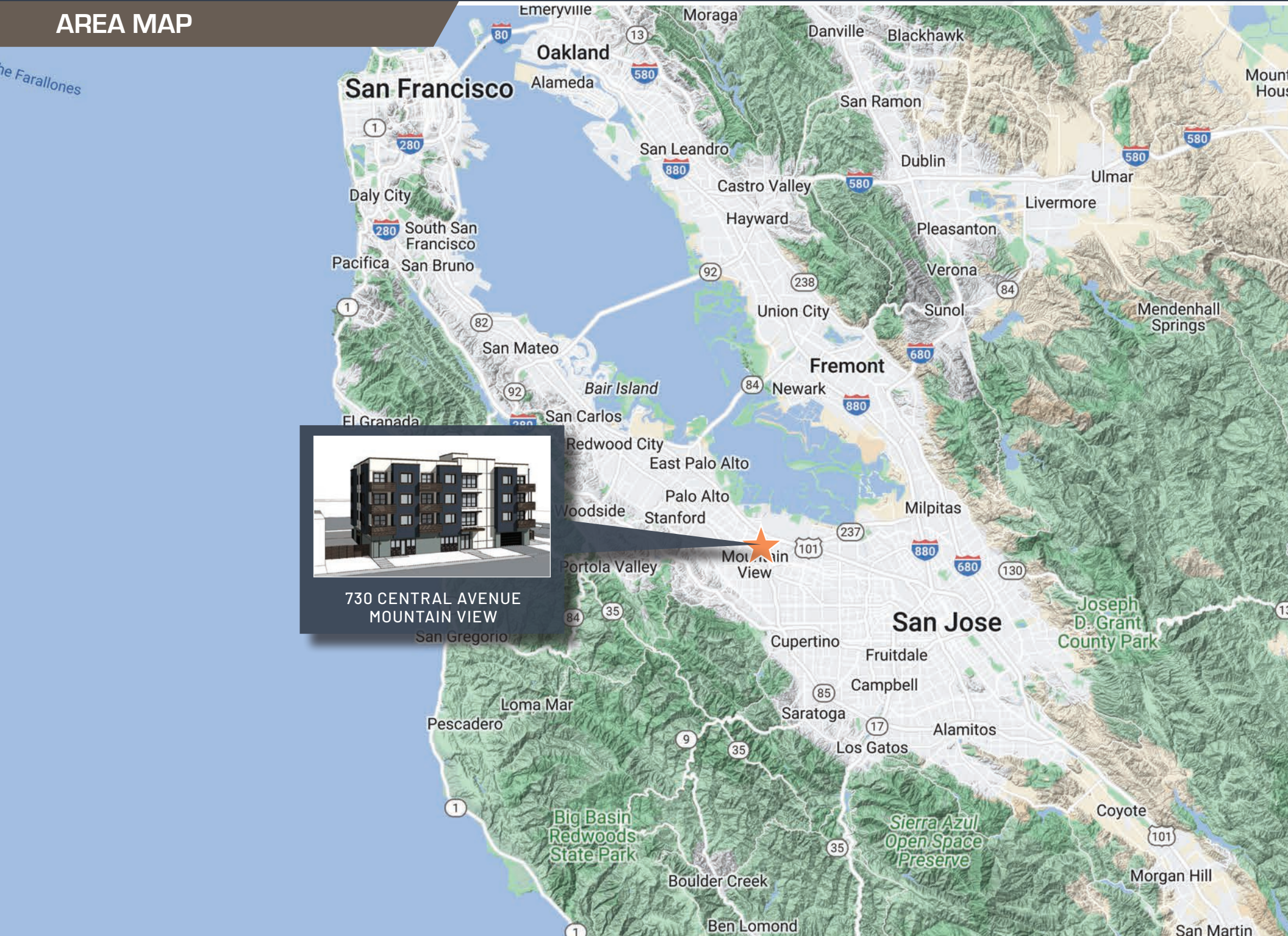
△

II) OVERALL PRIVATE VS. COMMON OPEN SPACE

COMMON OPEN SPACE	2,457 SQ.FT.
PRIVATE OPEN SPACE	1,386 SQ.FT.
(INCLUDE (7) FULL DECKS PER FLOOR)	△
OPEN SPACE TOTAL	3,843 SQ.FT. △

III) UNITS	SQ.FT.	# UNITS	TOTAL SQ.FT.
PLAN 1 END	559 SQ.FT.	3	1,677 SQ.FT.
PLAN 2 INT	615 SQ.FT.	9	5,535 SQ.FT.
PLAN 3 END	629 SQ.FT. △	6	3,774 SQ.FT.
PLAN 4 END	679 SQ.FT.	3	2,037 SQ.FT. △
		21	13,023 SQ.FT.

AREA MAP



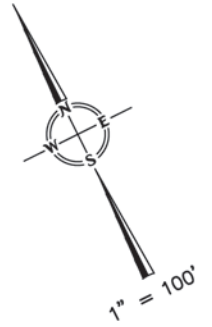
730 CENTRAL AVENUE
MOUNTAIN VIEW

PARCEL MAP

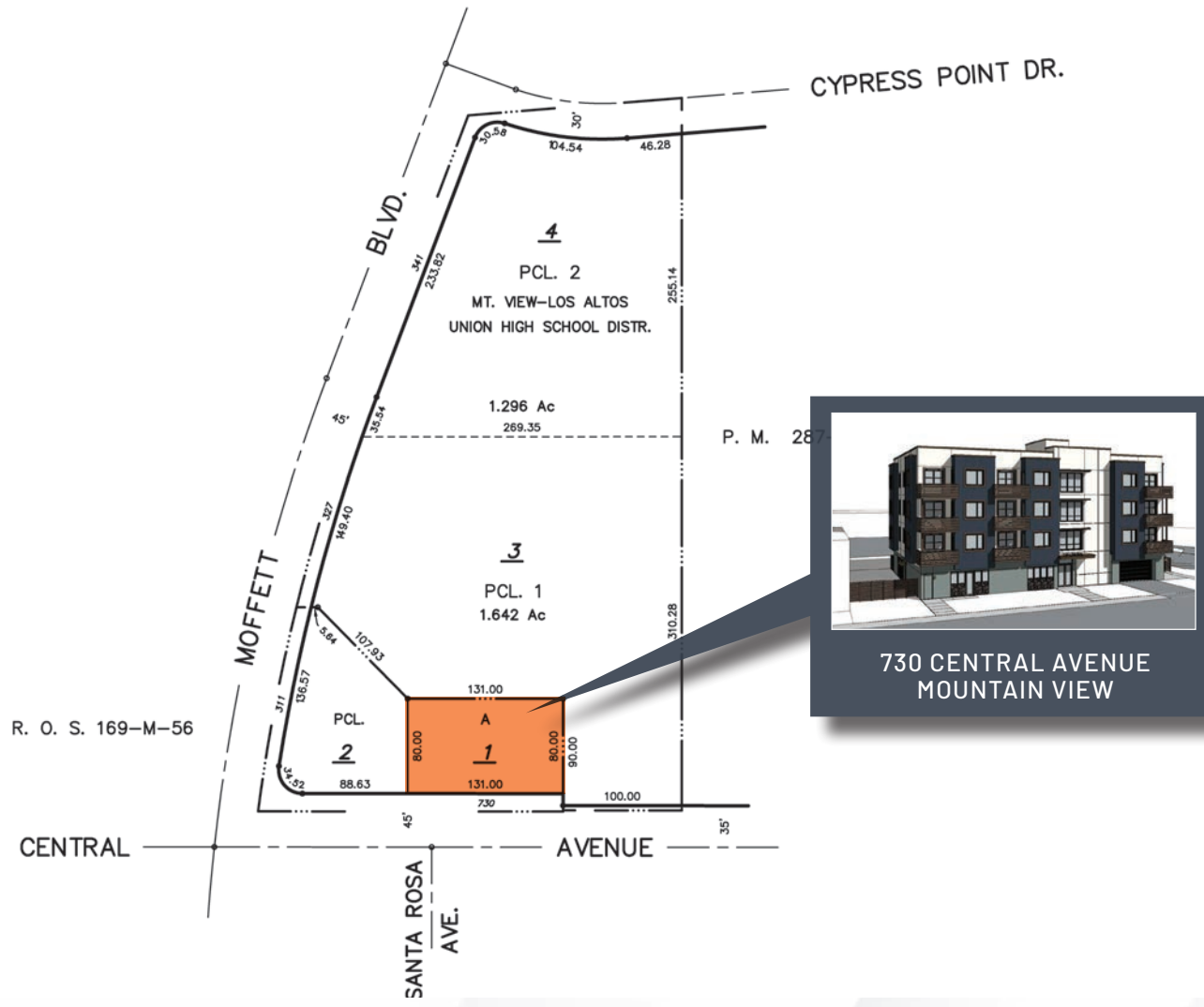
OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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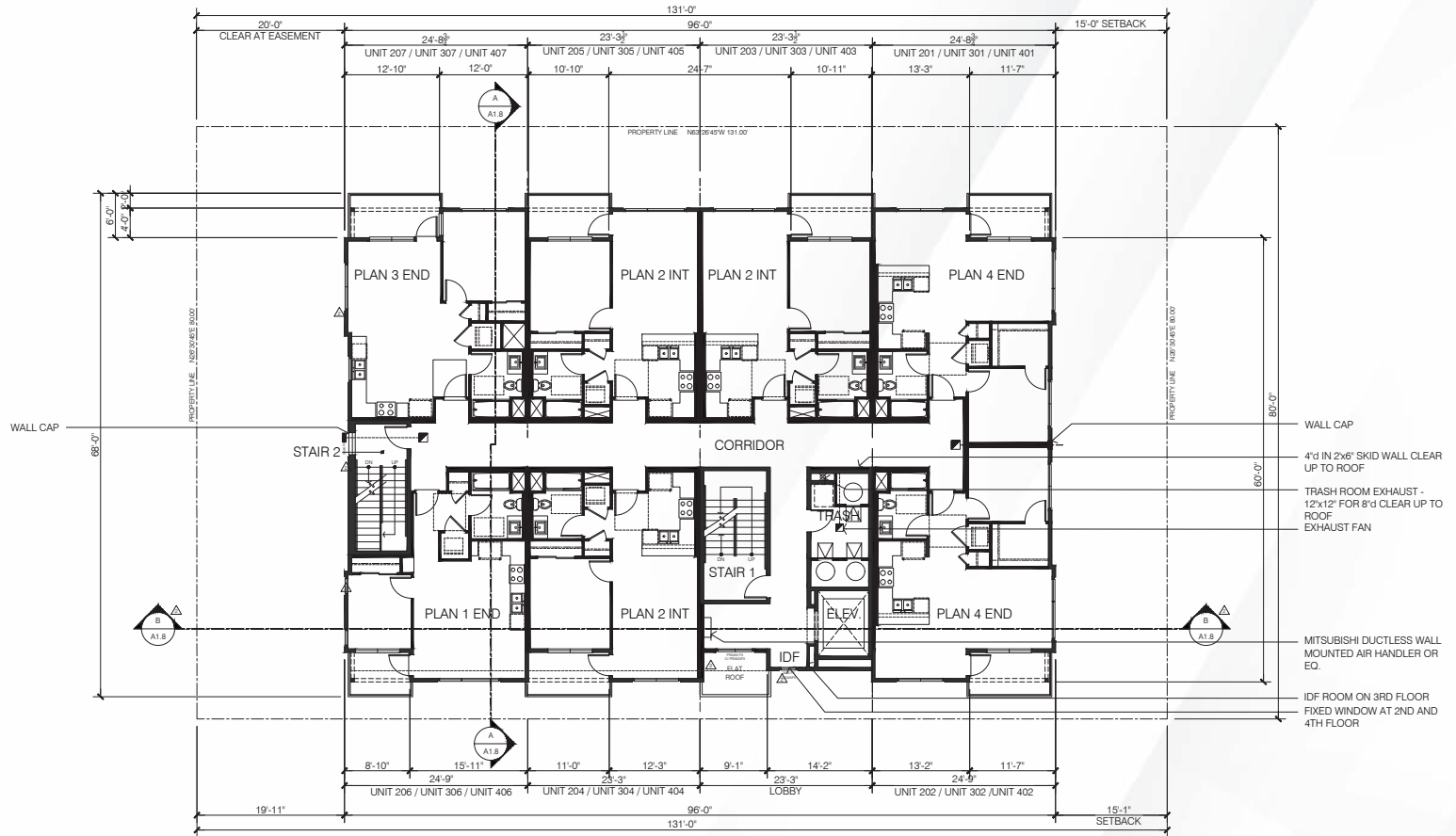


AERIAL MAP



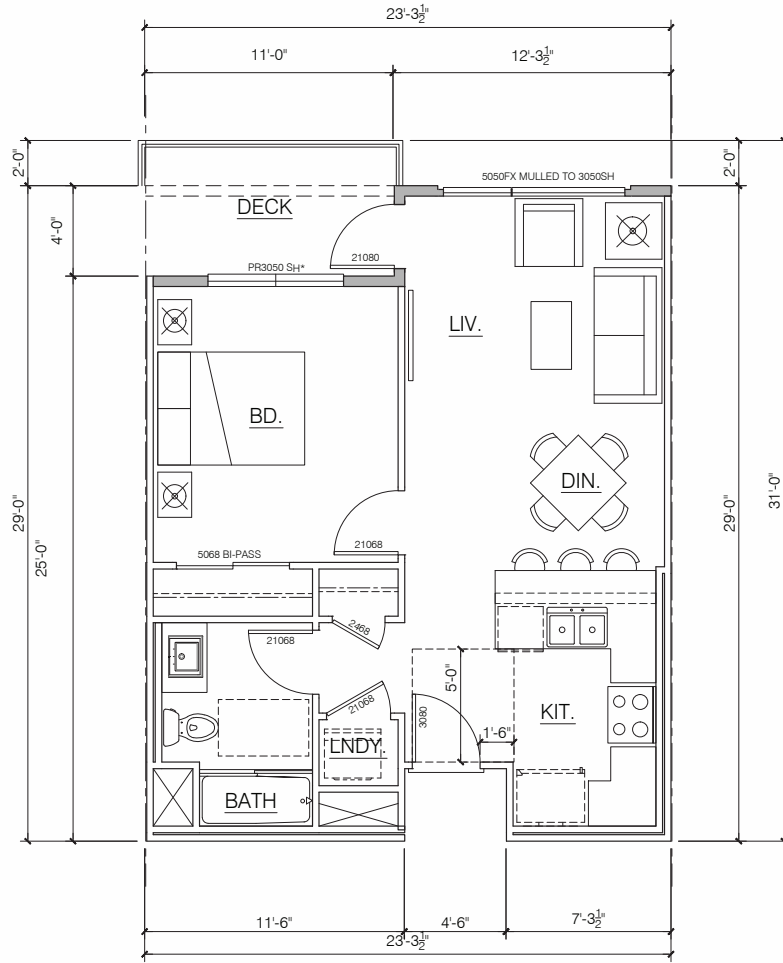
730 CENTRAL AVENUE
MOUNTAIN VIEW

FLOOR PLAN



TYPICAL FLOOR PLAN (2ND - 4TH FLOOR PLANS.)

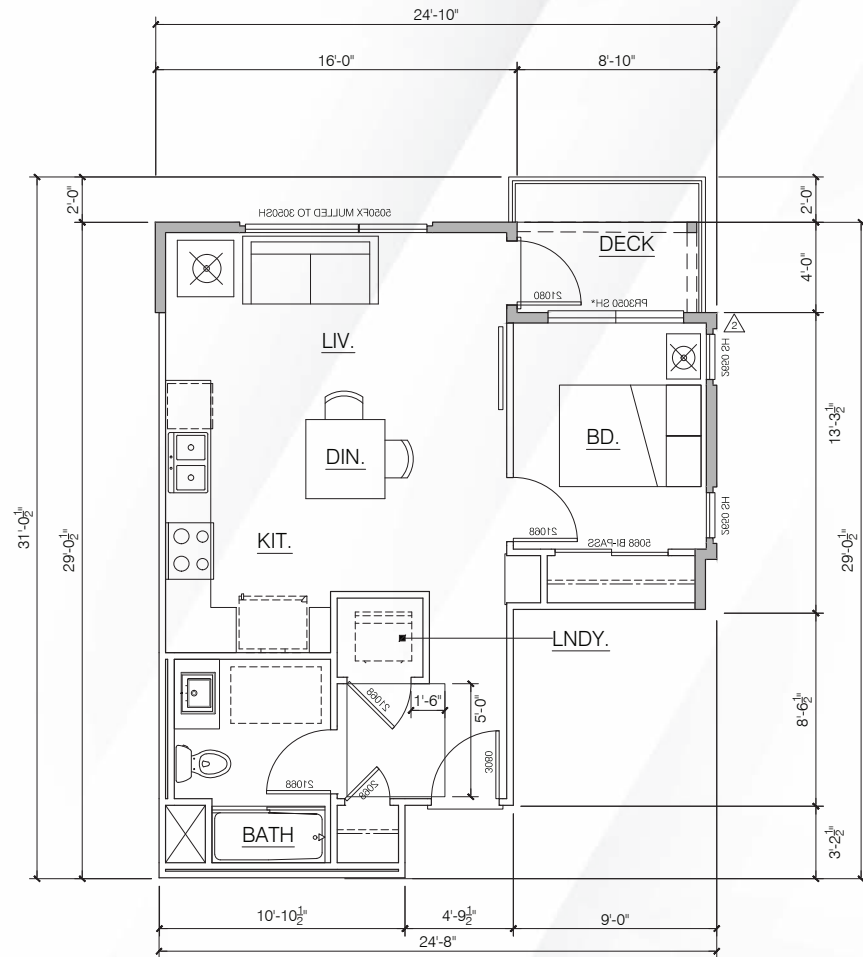
FLOOR PLAN



PLAN 2 INT

MAIN LIVING: 615 SQ. FT.
DECK: 62 SQ. FT.

(x9 UNITS TOTAL), UNITS 203 - 205, 303 - 305 & 403 - 405

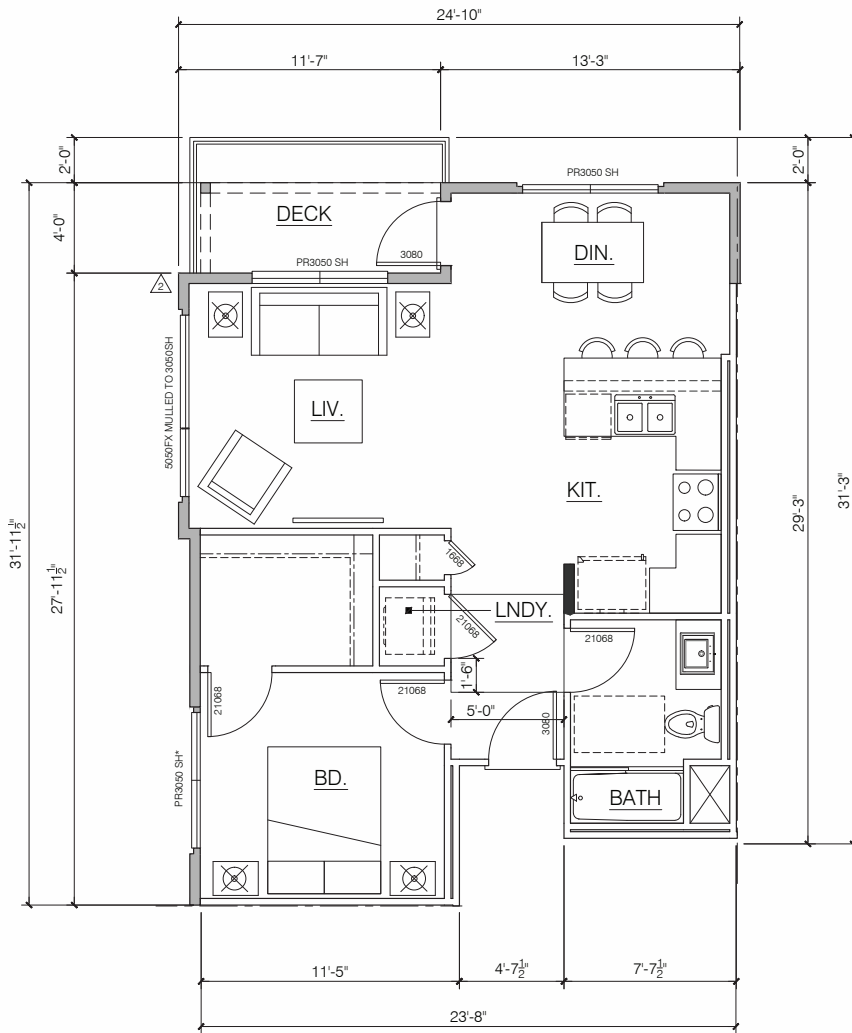


PLAN 1 END

MAIN LIVING: 559 SQ. FT.
DECK: 52 SQ. FT.

(x3 UNITS TOTAL), UNITS 206, 306 & 406

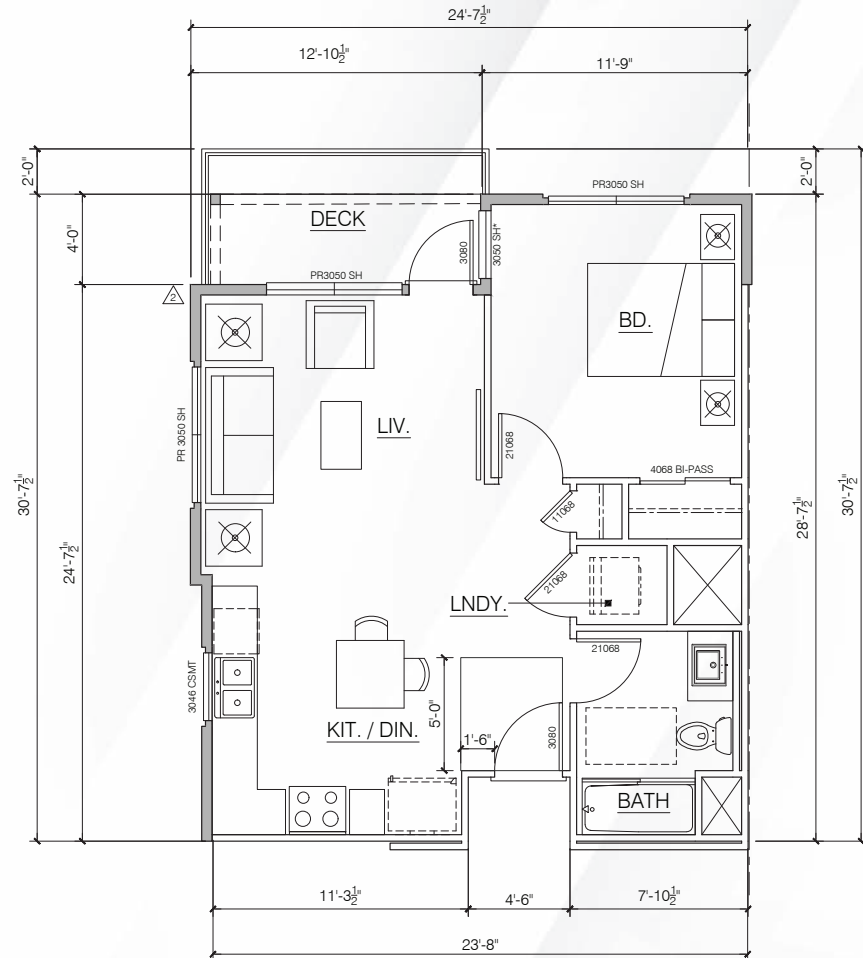
FLOOR PLAN



PLAN 4 END

MAIN LIVING: 679 SQ. FT.
DECK: 67 SQ. FT.

(x3 UNITS TOTAL), UNITS 207, 307 & 407



PLAN 3 END

MAIN LIVING: 629 SQ. FT.
DECK: 75 SQ. FT.

(x6 UNITS TOTAL), UNITS 201, 202, 301, 302, 401 & 402

ELEVATIONS



ELEVATION NOTES

MATERIALS

1. METAL SEAM ROOF
2. PARAPET @ FLAT ROOF
- 3A. STUCCO - SEE MATERIAL FOR COLOR AND FINISH
- 3B. VERTICAL SIDING
4. WOOD RAILING
5. VINYL WINDOWS
6. ENTRY DOORS
7. METAL DOOR W/ HOLLOW METAL FRAME
8. BUILDING ADDRESS
- 9A. HOUSE LIGHTING
- 9B. HOUSE LIGHTING DOWNSPOUTS
10. SYSTEM METAL SCREEN
11. SYSTEM METAL CLADDING



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NEARBY TENANTS



TRANSPORTATION & AMENITIES MAP



CITY OF MOUNTAIN VIEW

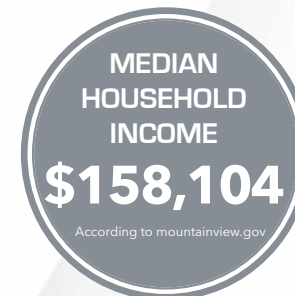
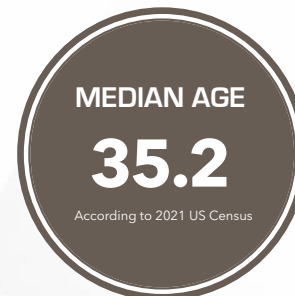


It's clear to see why so many people are drawn to the vibrant and diverse city of Mountain View, CA. One of the biggest draws for residents is the city's proximity to some of the top employers in the tech industry. Mountain View is home to major companies such as Google, Microsoft, and LinkedIn, offering residents excellent job opportunities and career growth potential. Additionally, the city is home to a thriving startup community, making it an ideal location for entrepreneurs looking to start or grow their businesses.

Beyond its thriving job market, Mountain View offers residents a high quality of life and a range of amenities. The city is renowned for its excellent schools, top-rated restaurants, and numerous parks and green spaces. With a mild climate year-round, residents can enjoy outdoor activities such as hiking, biking, and golfing in the beautiful California sunshine. Mountain View is also home to the Shoreline Amphitheatre, a popular concert venue that hosts a variety of events throughout the year. Whether you're a young professional looking for exciting job opportunities, or a family seeking a safe and welcoming community, Mountain View has something to offer everyone.

According to the Mountain View City's 2022 Comprehensive Annual Financial Report, the city's top employers were:

#	Employer	# Of Employees
1	Google LLC	26,900
2	El Camino Hospital	2,900
3	Microsoft Corp	2,600
4	Intuit Inc.	2,600
5	Waymo LLC	1,800
6	Pure Storage	1,400
7	Synopsys Inc.	1,000
8	Nuro, Inc.	700
9	City of Mountain View	700
10	Samsung Info Systems America	500



Sources:

<https://www.census.gov/quickfacts/fact/table/mountainviewcitycalifornia#qf-flag-NA>
<https://www.mountainview.gov/about/learn/demographics.asp>
<https://www.redfin.com/city/12739/CA/Mountain-View/housing-market>

BAY AREA OVERVIEW

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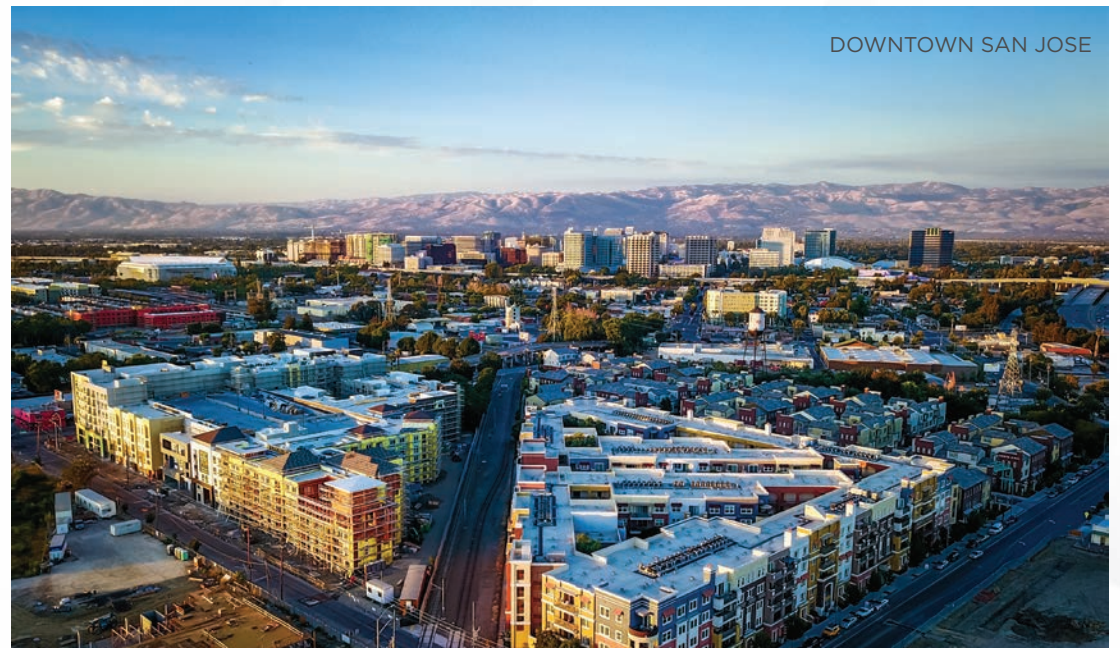
The San Francisco Bay Area consists of nine counties with a total population nearing 7.5 million residents, making it the 5th largest metropolitan area in the United States. Of the nine counties, Santa Clara County is the most populous with nearly 2 million inhabitants. Bay Area citizens enjoy outstanding weather, world-class universities, various cultural amenities, well-paying jobs, etc. The Bay Area economy has a GDP above \$500B ranking it as one of the top economies in the world.

BAY AREA HIGHLIGHTS

- 7.5 million residents with the highest percentage of graduate and professional degrees in the nation
- Bay Area economy was ranked 19th largest in the world
- Highest GDP per capita (\$74,815) in the United States
- Most Fortune 500 companies in the nation, excluding New York
- Highest density of venture capital firms in the world
- Home to outstanding higher education – Stanford University, University of California at Berkeley, Santa Clara University, San Jose State University

SILICON VALLEY MAJOR EMPLOYERS

- Facebook
- Intuit Inc.
- SRI International
- TE Connectivity
- Google
- Apple
- Cisco
- Microsoft
- Lockheed Martin
- LinkedIn



SILICON VALLEY BY THE NUMBERS



DOMINANT ECONOMY AND JOB GROWTH

Silicon Valley is a global economic leader recognized for its significant concentration of cutting-edge companies in high-tech including computers and software, mobile, biotechnology, green technology, manufacturing, and research and development. At the end of 2015, Silicon Valley was once again ranked as the strongest job market in the nation. Employment grew by 5.5% from the previous year as the tech sector continued to fuel the region's exceptional growth, accounting for more than half of the jobs created. Over the past 40 years, Silicon Valley has achieved nearly continuous growth – since 1979, more than 80% of the quarters have seen positive increases in the region's GDP. Unemployment in the region currently stands at just 3.8%, one of the lowest in the nation, and is expected to continue declining to low-3% over the next few years.



WORLD-CLASS RESEARCH AND TALENT

The region's success is also aided by the wealth of educational resources available in the area, including Stanford University, Santa Clara University, UC Berkeley, UC San Francisco, UC Davis, UC Santa Cruz, and San Jose State. Bay Area academic institutions have been catalysts for growth in numerous industries including software, internet, energy, and biotechnology. As of 2015, the San Jose and San Francisco metros were ranked second and fourth for regions with the most college-educated residents in the country. Companies are attracted to the exceptional talent that graduate from the region's high caliber universities and continue to fuel innovation in Silicon Valley.



STRONG POPULATION GROWTH AND INCOME

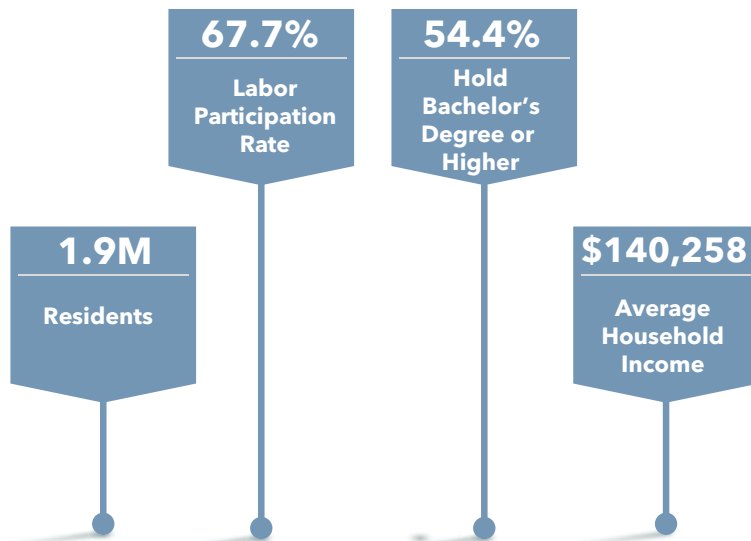
The San Jose metro is home to nearly 2 million residents and has enjoyed strong population growth as of late. Silicon Valley's reputation as a tech and innovation mecca is projected to continue attracting more businesses and residents in the coming years, with population growth rates expected to outpace state and national numbers. Due to the region's status as a home to investors, entrepreneurs and highly-skilled tech industry workers, the average household income in the San Jose area far exceeds the US average. The average household income stands at \$124,513 per year, more than 43% higher than the state. Additionally, nearly 50% of all households earn in excess of \$100,000 per year. With a strong economic base rooted in a highly skilled workforce, the San Jose metro is expected to continue as a one of the top performing economies in the country.



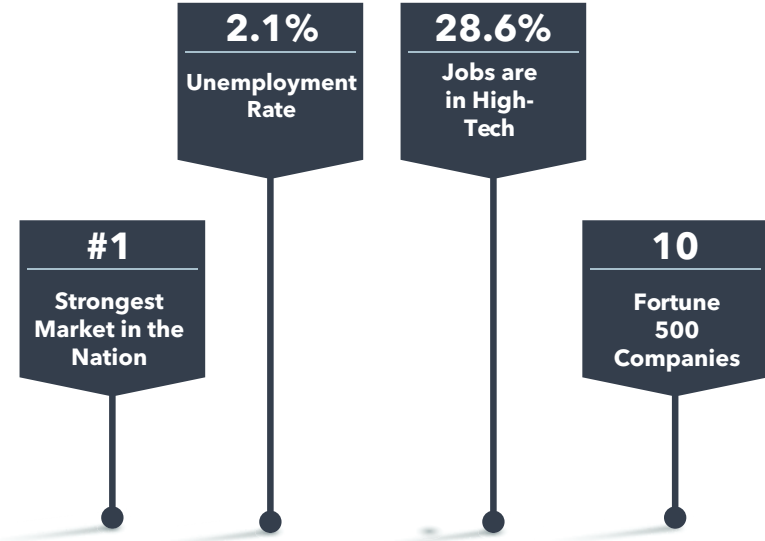
SILICON VALLEY BY THE NUMBERS



DEMOGRAPHICS



ECONOMY





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