

2-Unit Downtown Storefront Retail

100% Leased Asset



OFFERING MEMORANDUM

FOR SALE | INVESTMENT OR OWNER-USER

736 & 744 W Dana Street

MOUNTAIN VIEW, CALIFORNIA 94041



COMPASS

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Investment Summary

Introducing a prime investment or owner-user opportunity in the heart of Mountain View, California. This exceptionally maintained property comprises a ±5,550 SF building featuring two units, offering lucrative potential in the retail sector. Built in 1948 and zoned P(19), the property provides a solid foundation for long-term commercial success in one of the Bay Area's most dynamic and supply-constrained markets.

Currently 100% occupied and strategically positioned on W Dana Street, this asset offers immediate value and steady income. Its location places tenants within walking distance of Castro Street — Mountain View's vibrant retail and dining corridor — and just minutes from the region's largest employers, including Google's global headquarters. This highly sought-after area is a compelling choice for those seeking a prestigious and profitable commercial property investment.



OFFERED AT

Call For Pricing

SIZE

±5,550 SF

LOT SIZE

±5,950 SF (2 Parcels)

APNS

158-22-017-01, 158-22-017-03

YEAR BUILT

1948

TYPE

Storefront Retail

UNITS

2 (Two)

OCCUPANCY

100% Leased (Flexible)

ZONING

P(19) - Downtown Area H

FOR SALE

Owner-User / Investor



Property Outline



Financial Snapshot

LEASE SUMMARY

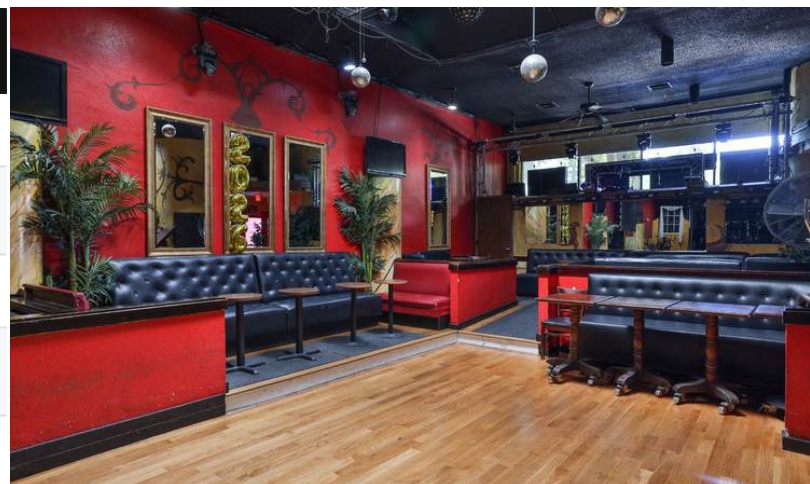
UNIT	SF	% BLDG	TYPE	LEASE END DATE	MONTHLY RENT	ANNUAL RENT
736 W Dana St (Night Club)	3,700 SF	62%	NNN	12/31/2029	\$8,399 (2026)	\$100,788 (2026)
744 W Dana St (Coffee Shop)	2,267 SF	38%	NNN	Month-to-Month	\$3,000	\$36,000
TOTAL	5,967 SF*	100%	NNN		\$11,399	\$136,788 (2026)

* Total SF reflects lease abstract figures (3,700 + 2,267 = 5,967 SF); title report and owner records reflect ±5,550 SF. Buyer to verify.

RENT SCHEDULE

736 W DANA STREET (NNN FIXED TERM)

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	NNN PSF/MO
Jan 2025 – Dec 2025	\$8,000	\$96,000	\$2.16
Jan 2026 – Dec 2026	\$8,399	\$100,788	\$2.27
Jan 2027 – Dec 2027	\$8,621	\$103,452	\$2.33
Jan 2028 – Dec 2028	\$8,843	\$106,116	\$2.39
Jan 2029 – Dec 2029	\$9,102	\$109,224	\$2.46



Property Overview

PRIME MOUNTAIN VIEW LOCATION

Situated steps from Castro Street, the heart of Downtown Mountain View's retail and dining district, ensuring strong visibility and consistent foot traffic.

FULLY LEASED ASSET

100% occupancy across 2 units provides immediate stability and income from day one.

FLEXIBLE INVESTMENT STRATEGY

Short-term Leases make it ideal for an investor seeking passive income or an owner-user looking to establish a presence in one of Silicon Valley's most desirable commercial corridors.

STRONG SURROUNDING DEMOGRAPHICS

Benefits from one of the wealthiest consumer bases in the nation, with an average household income of \$233,252 within a 1-mile radius and an average house value exceeding \$1.8M.

P(19), DOWNTOWN AREA H ZONING

Flexible zoning designation supports a wide range of retail, restaurant, and service uses within the Mountain View submarket.

CLASSIC CONSTRUCTION WITH LASTING CHARM

Built in 1948, this street-retail asset carries the character and scale that appeals to independent retailers, boutique operators, and experiential concepts.

PROXIMITY TO MAJOR DEMAND DRIVERS

Walking distance to Castro Street, Caltrain, and surrounded by the tech campuses and talent base that define the Mountain View economy.

EXCEPTIONAL REGIONAL CONSUMER BASE

Located within a 3-mile radius of over 161,000 residents and 64,773 households, with average household income exceeding \$276,000 — among the highest trade area demographics in California



Exterior Photos



Interior Photos

TENANT 1 | NIGHT CLUB



Interior Photos

TENANT 2 | COFFEE SHOP



Zoning & Use

Zoning Designation: P(19), Downtown Area H Zoning, Mountain View, California

DISTRICT PURPOSE

The P(19) zoning designation governs commercial uses within the Castro Street and surrounding neighborhood commercial corridors of Mountain View. This designation is designed to encourage an active, pedestrian-oriented streetscape with a vibrant mix of retail, service, and dining uses that serve both the local community and the broader regional workforce.

USE CATEGORY	GROUND FLOOR	UPPER LEVEL
Retail (excluding drive-up/drive-in)	Permitted Use	Permitted Use
Art Galleries	Permitted Use	Permitted Use
Personal Service	Permitted Use	Permitted Use
Restaurants (counter, table service, takeout)	Permitted Use	Provisional Use Permit Required
Indoor Recreation & Fitness	Permitted Use	Permitted Use
Business Support Services	Provisional Use Permit Required	Permitted Use
Banks & Financial Institutions	Provisional Use Permit Required	Permitted Use
Medical Services	Provisional Use Permit Required	Permitted Use
Bars, Nightclubs, Entertainment Venues	Provisional Use Permit Required	Not Permitted at this location/level
Offices (Non-Administrative)	Provisional Use Permit Required	Permitted Use
Hotels	Provisional Use Permit Required	Provisional Use Permit Required
Administrative Offices	Not Permitted at this location/level	Provisional Use Permit Required

Buyer to verify zoning, permitted uses, and development potential through their own due diligence, including review of the City of Mountain View Planning and Zoning Department.



Location Overview

DOWNTOWN MOUNTAIN VIEW CASTRO STREET CORRIDOR

Castro Street is one of the Bay Area's most celebrated pedestrian commercial districts, anchored by an acclaimed restaurant row, independent boutiques, national service tenants, and a weekly farmers market that draws thousands of visitors. The property benefits from the constant foot traffic generated by the region's tech workforce, local residents, and a steady flow of regional visitors who use Mountain View Caltrain as a gateway to the Peninsula and South Bay



MOUNTAIN VIEW CALTRAIN & VTA STATION

0.3 miles; direct rail access to San Francisco, Palo Alto, and San Jose drives weekday commuter traffic past the property.

GOOGLE GOOGLEPLEX

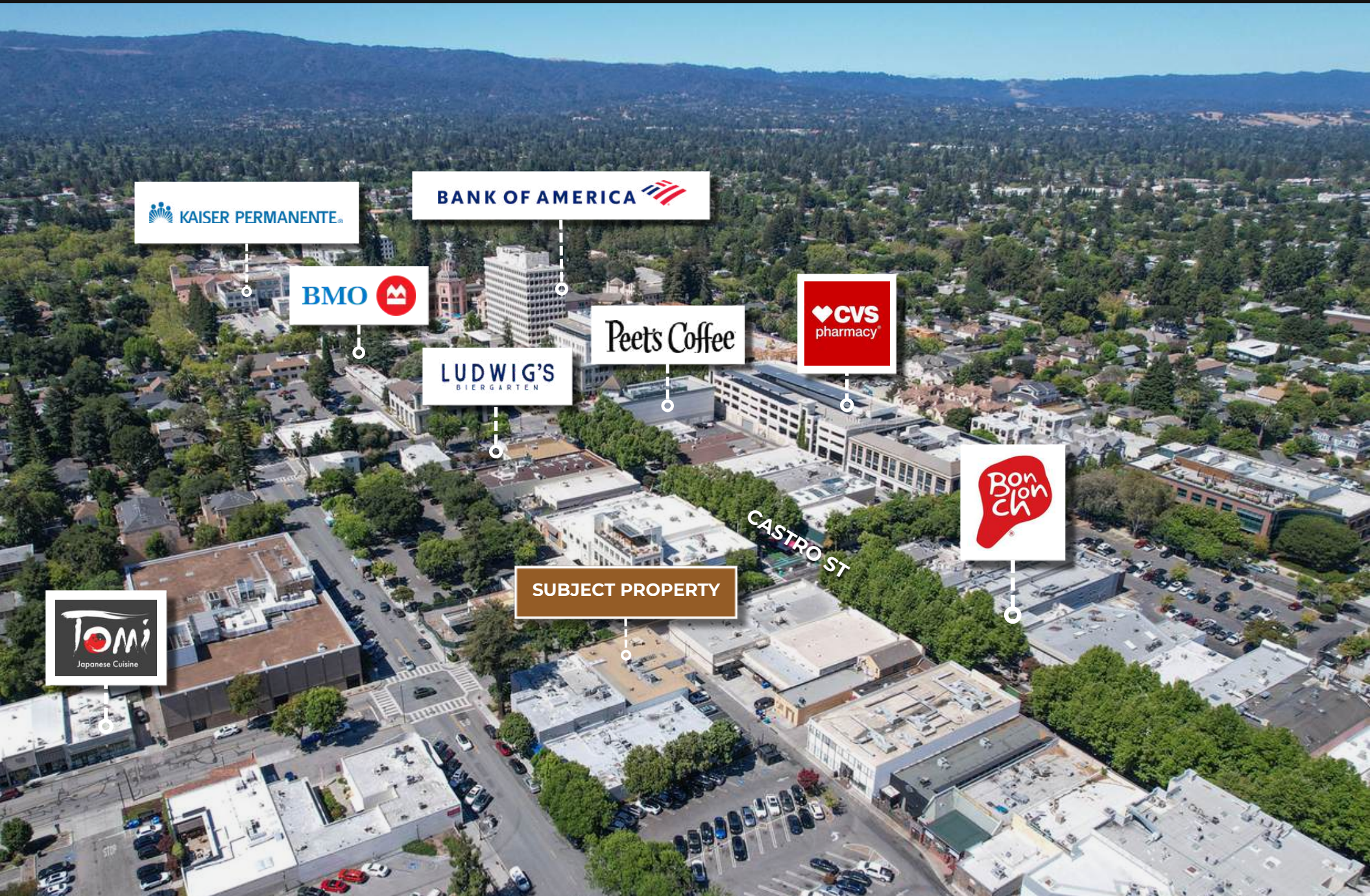
2.5 miles; Mountain View is the operational headquarters of Alphabet Inc., anchoring one of the world's highest concentrations of technology employment and high-income workers.

EL CAMINO REAL & HIGHWAY 101 ACCESS

Major regional thoroughfares provide easy access from throughout the Silicon Valley, San Francisco Peninsula, and South Bay.



Retailer Map



Traffic Data



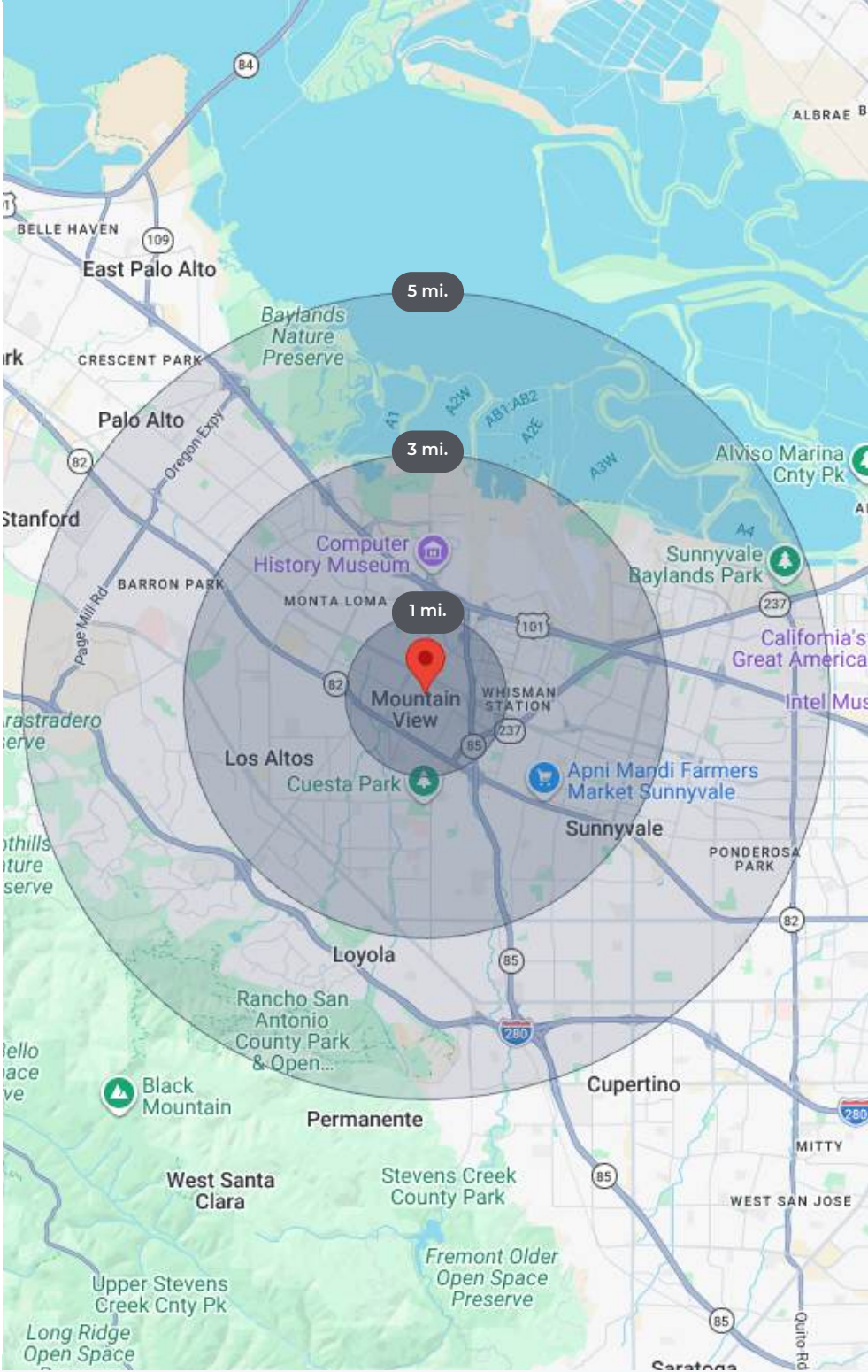
Demographics

Within a 3-mile radius of 736 & 744 W Dana Street, over 176,000 residents and 69,468 households represent a deep, consistent local customer base. Median household incomes in this trade area, \$194,929 within three miles and \$172,664 within one mile, rank among the highest in the nation and place this market well above the national average. Median home values exceeding \$1.1 million across all radii reflect the extraordinary wealth embedded in the surrounding neighborhoods. The concentration of Google, LinkedIn, Microsoft, and other technology campuses within a short drive of the property ensures a sustained pipeline of high-income daytime workers supplementing local residential spending.

176,263	\$194,929	\$1,128,392
Population in 3-mile radius	Avg HH Income 3-mile radius	Avg House Value 3-mile radius

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	36,122	176,263	377,038
Average Age	38	39	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,573	69,468	141,646
Average HH Income	\$172,664	\$194,929	\$192,173
Average House Value	\$1,117,905	\$1,128,392	\$1,124,777

Source: CoStar



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