

228

CASTRO ST, MOUNTAIN VIEW

DAVID TAXIN
MEACHAM OPPENHEIMER GROUP

FOR SALE

MONTE CARLO NIGHTCLUB & RESTAURANT

RARE SILICON VALLEY LARGE FORMAT 9,600 SF NIGHTCLUB

OWNER USER/INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY

228 Castro Street is a rare **±9,600 SF** commercial property located in the heart of Downtown Mountain View's premier Castro Street corridor. The property is currently **Owner-Occupied by Monte Carlo Nightclub**, a long-standing Silicon Valley entertainment venue owned and operated by the property's ownership. Large-format commercial spaces of this size are exceptionally difficult to find in Downtown Mountain View, where most storefronts are substantially smaller, creating a unique opportunity for both investors and owner-users.

The property features extensive existing improvements including a **full commercial kitchen, full-service bar operations, multiple bars, entertainment areas, VIP seating, upgraded lighting and sound infrastructure**, and a large open floorplan capable of accommodating significant customer capacity. Monte Carlo currently operates as a nightlife and dining destination, serving food and beverages and remaining open until 2:00 AM. While currently operated as a nightclub, the property may also appeal to restaurant, hospitality, recreation, fitness, showroom, retail, or other experiential users seeking a flagship location in one of Silicon Valley's most desirable downtown districts.

The property is being offered at **\$9,500,000 (\$990/SF)** and can be delivered vacant for an owner-user or acquired as an investment with a seller leaseback. Ownership is willing to lease the property back at **\$50,000 Per Month NNN (Approx. 6.3% Cap Rate)**, providing investors with immediate cash flow at closing.

The combination of an irreplaceable Castro Street location, large contiguous floorplate, extensive existing improvements, established operating history, and flexible occupancy options creates a unique acquisition opportunity that is rarely available in the Downtown Mountain View market.



INVESTMENT OVERVIEW

PRICE: \$9,500,000 (\$990 SF)

BUILDING SIZE: 9,600 SF
9,600 SF Per CoStar
8,943 Per Public Records

LOT SIZE: 0.17 AC

STORIES: 2

ZONING: P - Planned Community/Precise Plan, Downtown Area H

GENERAL PLAN: Downtown Mixed-Use

APN: 158-13-039

INVESTMENT HIGHLIGHTS



RARE DOWNTOWN MOUNTAIN VIEW ASSET

- **±9,600 SF** commercial building on Castro Street in the heart of Downtown Mountain View.
- One of Silicon Valley's premier dining, retail, and entertainment corridors.

LARGE FORMAT ENTERTAINMENT VENUE

- Large contiguous commercial spaces of this size are **rarely available** in Downtown Mountain View.
- Currently configured as a nightclub, restaurant, and entertainment venue.
- Accommodates food, beverage, entertainment, and event operations.

OWNER-USER OR INVESTMENT OPPORTUNITY

- Can be delivered **vacant at closing** for an owner-user.
- Currently **Owner-Occupied by Monte Carlo Nightclub**.
- Flexible occupancy structure to accommodate a variety of buyer objectives.

SELLER LEASEBACK AVAILABLE

- Seller willing to lease back at **\$50,000/month NNN**.
- Approximately **\$600,000 annual NOI**.
- Approximate **6.3% Cap Rate** at the asking price.

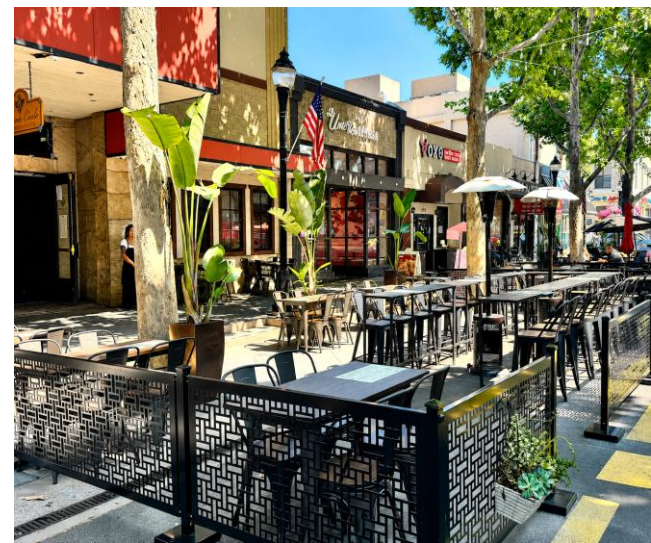
TURNKEY ENTERTAINMENT INFRASTRUCTURE

- **Full commercial kitchen, multiple bars, VIP seating, and open entertainment areas.**
- Upgraded lighting and sound infrastructure already in place.
- Significant value for entertainment, hospitality, and experiential users.

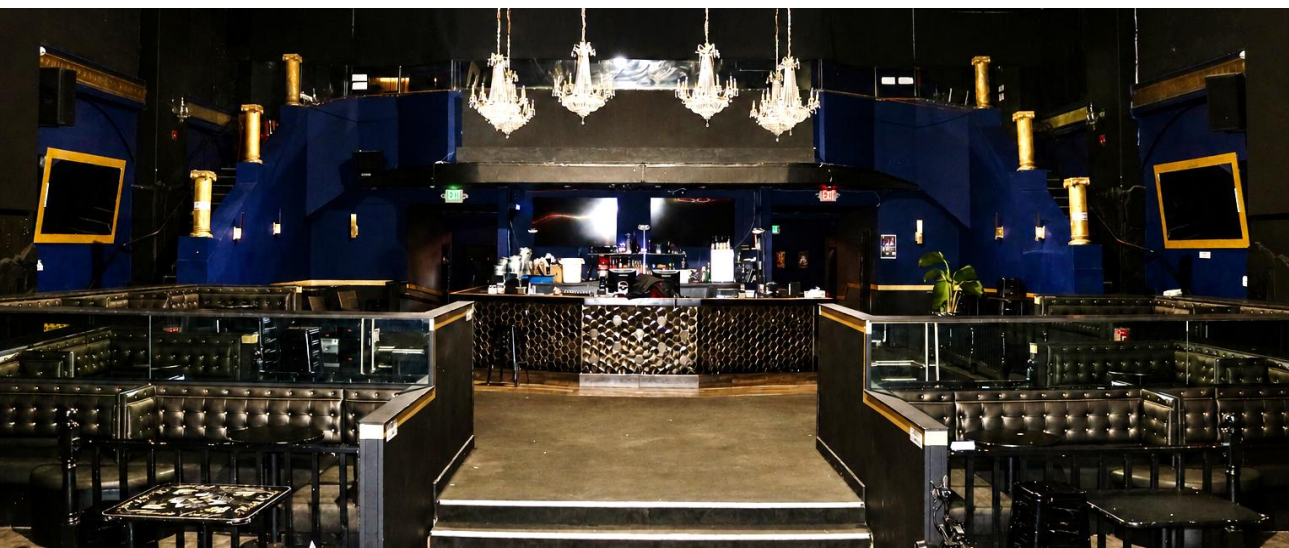
PRIME SILICON VALLEY LOCATION

- Walking distance to **Caltrain** and Downtown Mountain View amenities.
- Surrounded by major Silicon Valley employers and high-income demographics.
- Commercial properties of this size and location **seldom come to market**.

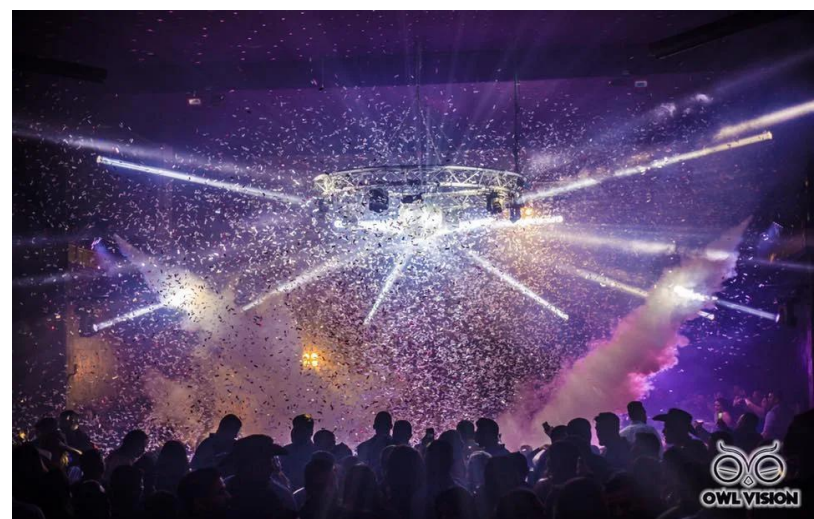
PHOTOS



PHOTOS



PHOTOS



PHOTOS



SUBJECT PROPERTY

PHOTOS

SUBJECT PROPERTY



PHOTOS

CALIFORNIA ST

CASTRO ST

SUBJECT PROPERTY

VILLA ST



PHOTOS



MOFFETT BLVD

CENTRAL EXPY

VILLA ST

SUBJECT PROPERTY

CASTRO ST

PHOTOS



DEMOGRAPHICS

2026 SUMMARY

1-MILE

5-MILE

10-MILE

Population

37,382

373,376

970,176

Households

16,144

139,964

350,417

Average Household Size

2.2

2.5

2.6

Owner Occupied Housing Units

5,388

68,192

170,031

Renter Occupied Housing Units

11,374

76,483

189,524

Median Age

37.7

38.4

38.7

Median Household Income

\$171,677

\$192,016

\$181,240

Average Household Income

\$187,672

\$199,579

\$193,773

228

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FOR MORE INFORMATION, CONTACT:

DAVID TAXIN

Partner

408.966.5919

dtaxin@moinc.net

Lic. #00983163

JEREMY AWDISHO

Vice President

650.814.4510

jeremy@moinc.net

Lic. #02064232

