

THE VINEYARD

465 N. Whisman Road, Suite 500
Mountain View, CA

OFFERING MEMORANDUM



Marcus & Millichap

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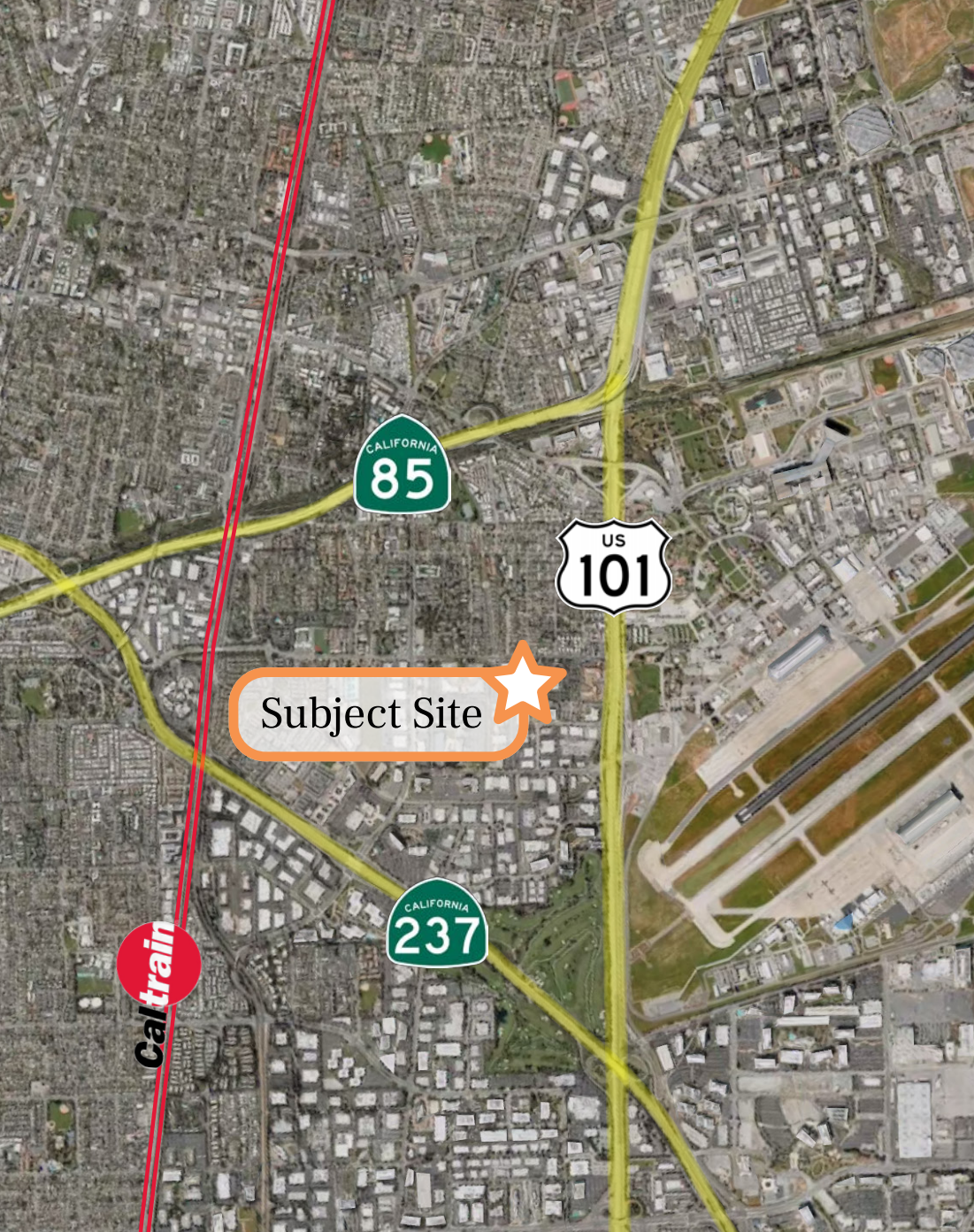


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EXECUTIVE SUMMARY

The Vineyard
Mountain View, CA

Address	465 N. Whisman Road, Suite 500 Mountain View, CA 94043
Price	\$1,100,000
Unit Size	± 1,118 SF
Year Built	2006
Interior Build Out	100% Office
APN	160-80-021
Zoning	East Whisman Precise Plan
Ownership	Condominium



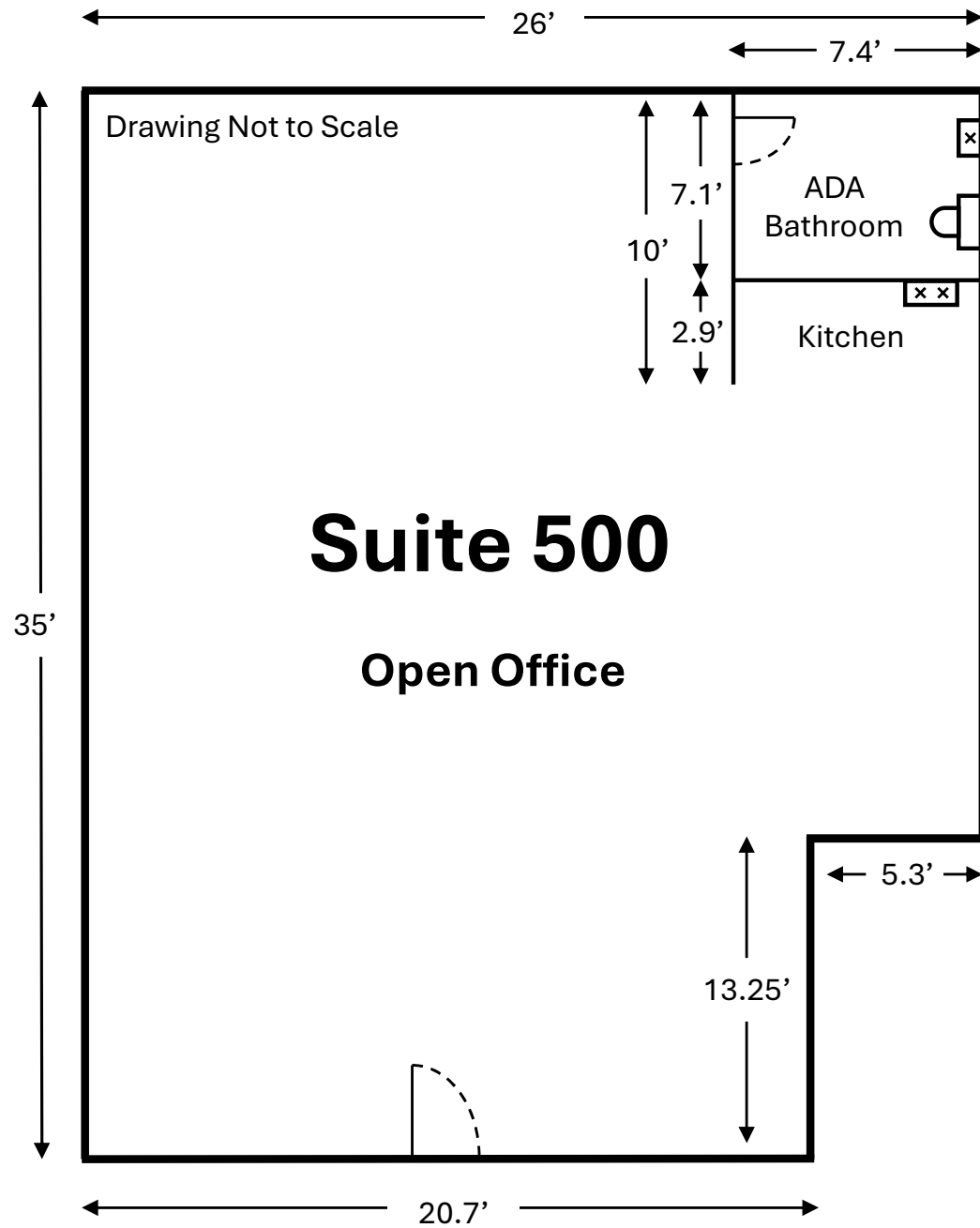
- » ± 1,118 square foot office condominium
- » Ideal owner/user space for start-up or small business
- » 100% office space in an open configuration
- » Kitchenette with dishwasher and built-in microwave
- » One ADA restroom
- » Surrounded by office campuses for Google, Symantec, Samsung, and LinkedIn
- » Walking distance to the VTA light rail Middlefield station
- » Less than 10 minutes to restaurants and shopping in downtown Mountain View
- » Easy access to US Highway 101, State Highway 85, and State Highway 237

UNIT LOCATION

The Vineyard
Mountain View, CA



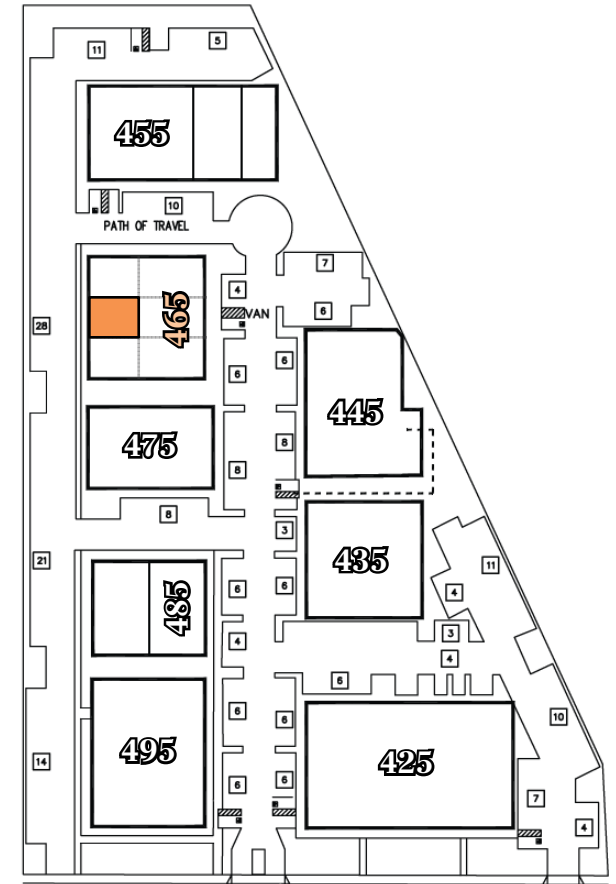
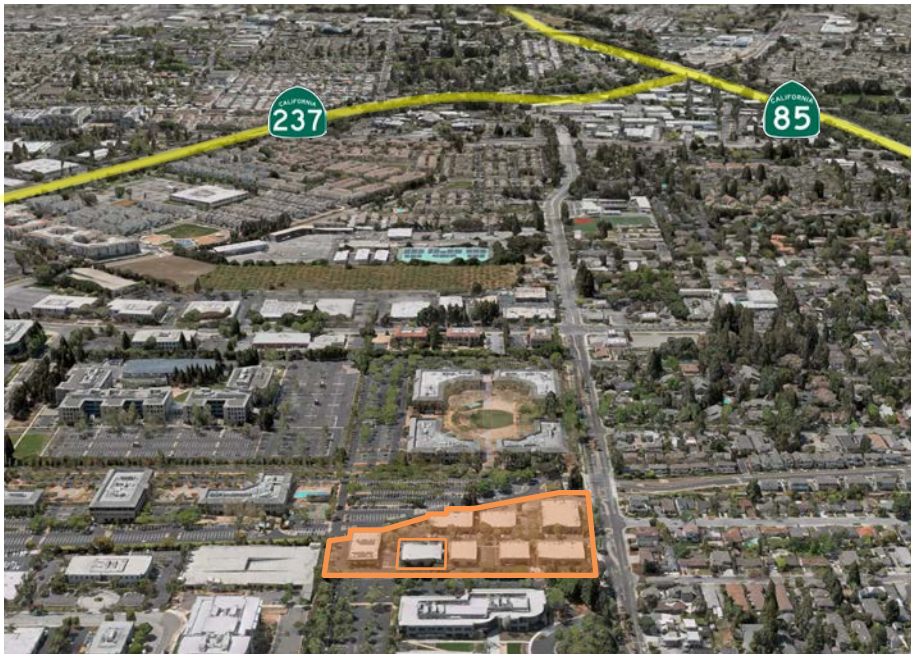
FLOOR PLAN



ZONING & PERMITTED USES

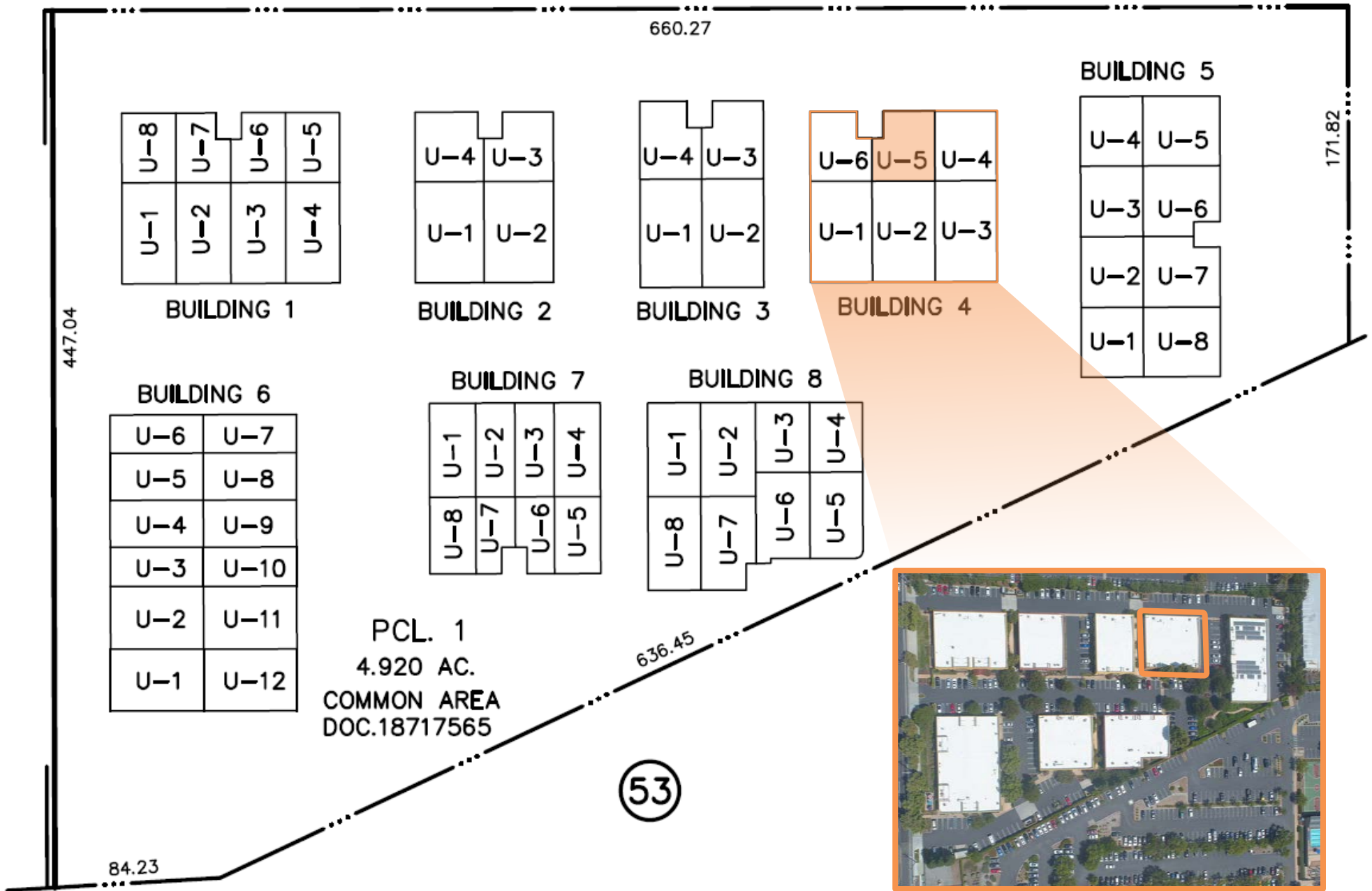
The property is located in the East Whisman Precise Plan area. This Precise Plan serves as the primary tool for planning and implementation of the City of Mountain View's 2030 General Plan vision for East Whisman. The Plan guides the transition of the East Whisman Change Area to a vibrant mixed-use district, with new residential neighborhoods, open spaces, and mobility options. The Plan includes design standards and guidelines for new development; options for new pedestrian, bicycle, and vehicle connections; priority transportation and infrastructure improvements; and implementation actions.

The property lies within the Mixed-Use Character Area of the East Whisman Precise Plan; more specifically, the Low Intensity portion of the Mixed-Use Character Area. Permitted uses in this area include indoor recreation and fitness centers, art and music studios, restaurants, retail stores, banks and financial services, business support services, medical services, general office, personal services, research and development, and light testing and assembly.



NEARBY MAJOR EMPLOYERS





DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2030 Projection	14,864	171,609	362,108
2025 Estimate	14,563	166,501	353,176
Growth 2025 - 2030	2.07%	3.07%	2.53%
2010 Census	12,630	144,872	314,873
2020 Census	14,581	162,500	348,722
Growth 2010 - 2020	15.44%	12.17%	10.75%

INCOME

	1 Mile	3 Miles	5 Miles
\$200,000 or More	46.74%	45.42%	48.55%
\$150,000 - \$199,999	13.88%	13.66%	12.76%
\$100,000 - \$149,999	13.50%	13.51%	13.20%
\$75,000 - \$99,999	7.65%	7.26%	6.56%
\$50,000 - \$74,999	7.61%	6.85%	6.76%
\$35,000 - \$49,999	3.11%	4.26%	3.53%
\$25,000 - \$34,999	2.37%	2.66%	2.48%
\$15,000 - \$24,999	2.25%	2.68%	2.51%
\$10,000 - \$14,999	0.83%	1.38%	1.34%
Under \$9,999	2.06%	2.31%	2.31%
2025 Est. Average HHI	\$210,060	\$205,488	\$212,779
2025 Est. Median HHI	\$184,907	\$182,751	\$191,809
2025 Est. Per Capita Income	\$92,011	\$85,644	\$84,066

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2030 Projections	6,507	71,540	144,199
2025 Estimate	6,379	69,353	140,405
Growth 2025 - 2030	2.02%	3.15%	2.70%
2010 Census	5,569	59,144	122,908
2020 Census	6,128	65,184	133,204
Growth 2010 - 2020	10.03%	10.21%	8.38%



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