

951-975

951-975 W DANA ST | MOUNTAIN VIEW, CA 94041



OFFERING
MEMORANDUM

ACRE
PARTNERS

FULLY LEASED INVESTMENT
PROPERTY FOR SALE

CONFIDENTIALITY DISCLAIMER

CONTACT

DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

CONFIDENTIALITY

The Potential Buyer acknowledges that all information and materials furnished from the Landlord or Agent concerning the Property is confidential and may not be used for any purpose other than the Potential Buyer's evaluation for a possible purchase. Access to any information furnished by the Agent or Landlord will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.

TABLE OF CONTENTS

5

EXECUTIVE SUMMARY

6

PROPERTY AERIAL

7

RETAIL MAP

8

DEMOGRAPHIC INFO

9

ABOUT ANTIOCH, CA

YUAN CHANG

Vice President

408.417.0099

YChang@AiCREPartners.com

DRE 01352021

JASON KIM

Investment Advisor

650.823.9115

JKim@AiCREPartners.com

DRE 02097627



AiCRE Partners

1981 N Broadway, Suite 250

Walnut Creek, CA 94596

www.AiCREPartners.com



Dear Seoul
K BEAUTY

951

Dear Seoul
Hair and Beauty

OPEN

96

OPEN

96

975

4H297



**951-975 W DANA ST
MOUNTAIN VIEW, CA**



**BUILDING SIZE
3,500SF**



**LOT SIZE
5,000 SF**

Located in the heart of Downtown Mountain View, just one block from the vibrant Castro Street retail corridor, 951-975 W. Dana Street offers a rare opportunity to acquire a well-maintained, two-tenant retail investment in one of Silicon Valley's most desirable commercial districts. The property consists of a 3,500-square-foot freestanding retail building situated on a 5,000-square-foot parcel and is fully leased to two established businesses: Sul & Beans (Sulbing California), a popular Korean dessert café, and Dear Seoul, a well-known Korean hair salon. Both tenants have remaining lease terms with renewal options, providing stable cash flow and long-term income potential. Surrounded by a diverse mix of restaurants, cafés, boutiques, and major technology employers, including Google, the property benefits from strong pedestrian traffic and exceptional visibility. Downtown Mountain View continues to be one of the Bay Area's premier retail destinations, making this an attractive investment for both private investors and 1031 exchange buyers.

PROPERTY HIGHLIGHTS:

- Prime Downtown Mountain View location
- Fully leased to two established tenants
- Strong in-place cash flow

**PRICE:
CALL BROKER**



RETAIL MAP



POPULATION AT A GLANCE



365,299

5-Mile
Population



\$217,801

5-Mile Median
Household Income



138,667

5-Mile
Households

DEMOGRAPHICS

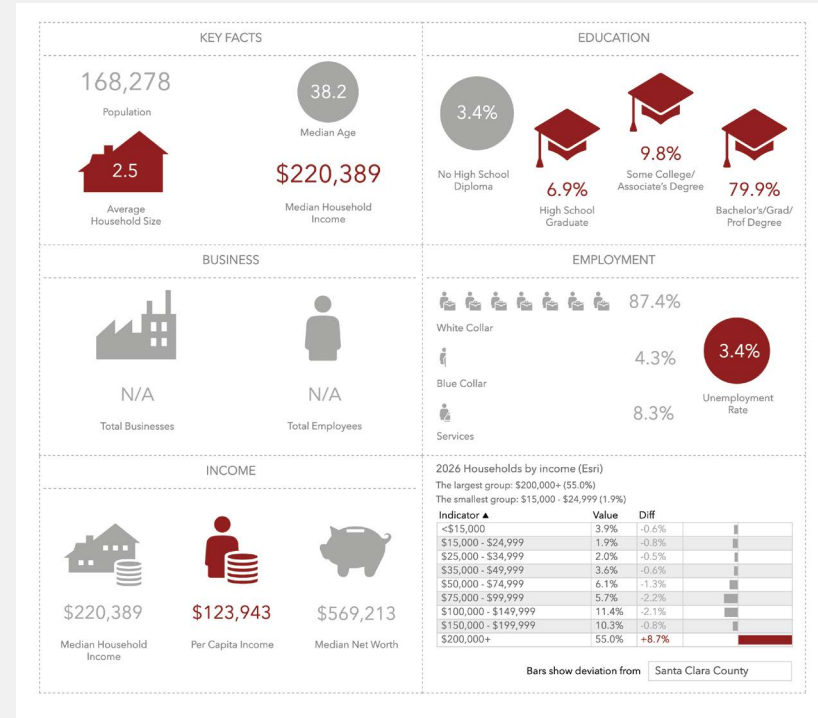
2026 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	34,989	168,278	365,299
Households	15,325	67,006	138,667
Families	7,928	41,138	88,297
Average Household Size	2.27	2.49	2.57
Owner Occupied Housing Units	4,897	29,628	64,865
Renter Occupied Housing Units	10,428	37,378	73,802
Median Age	36.5	38.2	37.9
Median Household Income	\$201,020	\$220,389	\$217,801
Average Household Income	\$283,167	\$310,921	\$304,018

2031 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	36,661	171,876	371,965
Households	16,124	68,882	142,036
Families	8,306	42,080	90,211
Average Household Size	2.26	2.47	2.56
Owner Occupied Housing Units	4,995	30,106	65,808
Renter Occupied Housing Units	11,128	38,776	76,227
Median Age	37.7	39.4	39.2
Median Household Income	\$222,265	\$243,333	\$241,476
Average Household Income	\$304,948	\$334,108	\$327,918

3- MILE DEMOGRAPHIC SUMMARY



“MOUNTAIN VIEW IS A VIBRANT COMMUNITY AND HOME TO WORLD-CHANGING AND LOCALLY ROOTED COMPANIES IN THE HEART OF SILICON VALLEY. RESIDENTS AND VISITORS FLOURISH IN OUR NEIGHBORHOODS, WHERE THEY ENJOY CONVENIENT SHOPPING AND DINING... DOWNTOWN MOUNTAIN VIEW THE CENTERPIECE.”

WWW.ECONDEV.MOUNTAINVIEW.GOV

MOUNTAIN VIEW OVERVIEW

Mountain View, CA is one of Silicon Valley's most sought-after communities, centrally located in Santa Clara County between Palo Alto and Sunnyvale. Renowned as a global center for innovation and technology, Mountain View offers an exceptional blend of economic vitality, highly educated talent, and an outstanding quality of life. Its strategic location, excellent transportation access, and diverse mix of residential neighborhoods, retail destinations, and employment centers make it one of the Bay Area's premier business and investment markets.

The city is anchored by the headquarters and campuses of several leading technology companies, creating a robust local economy supported by a highly skilled workforce and some of the highest household incomes in the nation. Mountain View's vibrant downtown along Castro Street features an extensive collection of restaurants, cafés, retail, and entertainment venues, fostering a dynamic pedestrian environment and strong community appeal. Combined with its proximity to major employment hubs, public transit, and regional highways, Mountain View continues to experience strong demand from both businesses and residents, reinforcing its long-term investment fundamentals.



MOUNTAIN VIEW HIGHLIGHTS

- **Premier Silicon Valley Location:** Centrally located in Santa Clara County with convenient access to US-101, State Route 85, Interstate 280, Caltrain, and Mineta San José International Airport.
- **Innovation Hub:** Home to leading global technology companies, including Google
- **Affluent Demographics:** above-average household incomes, highly educated residents, and a strong consumer base
- **Vibrant Downtown:** Castro Street serves as one of the Bay Area's premier dining and retail destinations
- **Quality of Life:** Highly rated schools, abundant parks and open space, extensive bicycle infrastructure



951-975

951-975 W DANA ST | MOUNTAIN VIEW, CA 94041

YUAN CHANG

Vice President

408.417.0099

YChang@AiCREPartners.com

DRE 01352021

JASON KIM

Investment Advisor

650.823.9115

JKim@AiCREPartners.com

DRE 02097627

1981 N Broadway, Suite 250
Walnut Creek, CA 94596

ÀCRE
— PARTNERS

