

For Sale

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Multifamily Property

236 Higdon Avenue | Mountain View, CA

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Property Description

Introducing an exceptional investment opportunity in Mountain View, CA. This multifamily property offers a meticulously renovated 2,778 SF building with 4 units, ideal for the savvy investor. Built in 1950 and thoughtfully updated in 2023 and 2026 this property boasts a prime location in the desirable Mountain View area. With 100% occupancy at market rents, Zoned R3-2, this property presents a compelling opportunity to capitalize on the robust demand for quality multifamily dwellings in this sought-after location. Don't miss the chance to add this promising asset to your investment portfolio.

Total Building Area:

±2,778 SF

of Units:

4

Property Address:

236 Higdon Avenue
Mountain View, CA 94041

Zoning:

R3-2

Lot Size:

±10,227 SF

Occupancy:

100%

Year Built:

1950 (Renovated in 2023 & 2026)

Parking:

4 Covered Stalls & 4 Open Stalls

Financial Summary

Investment Overview

Price	\$2,260,000
Price PSF	\$814
CAP Rate	5.8%

Operating Data

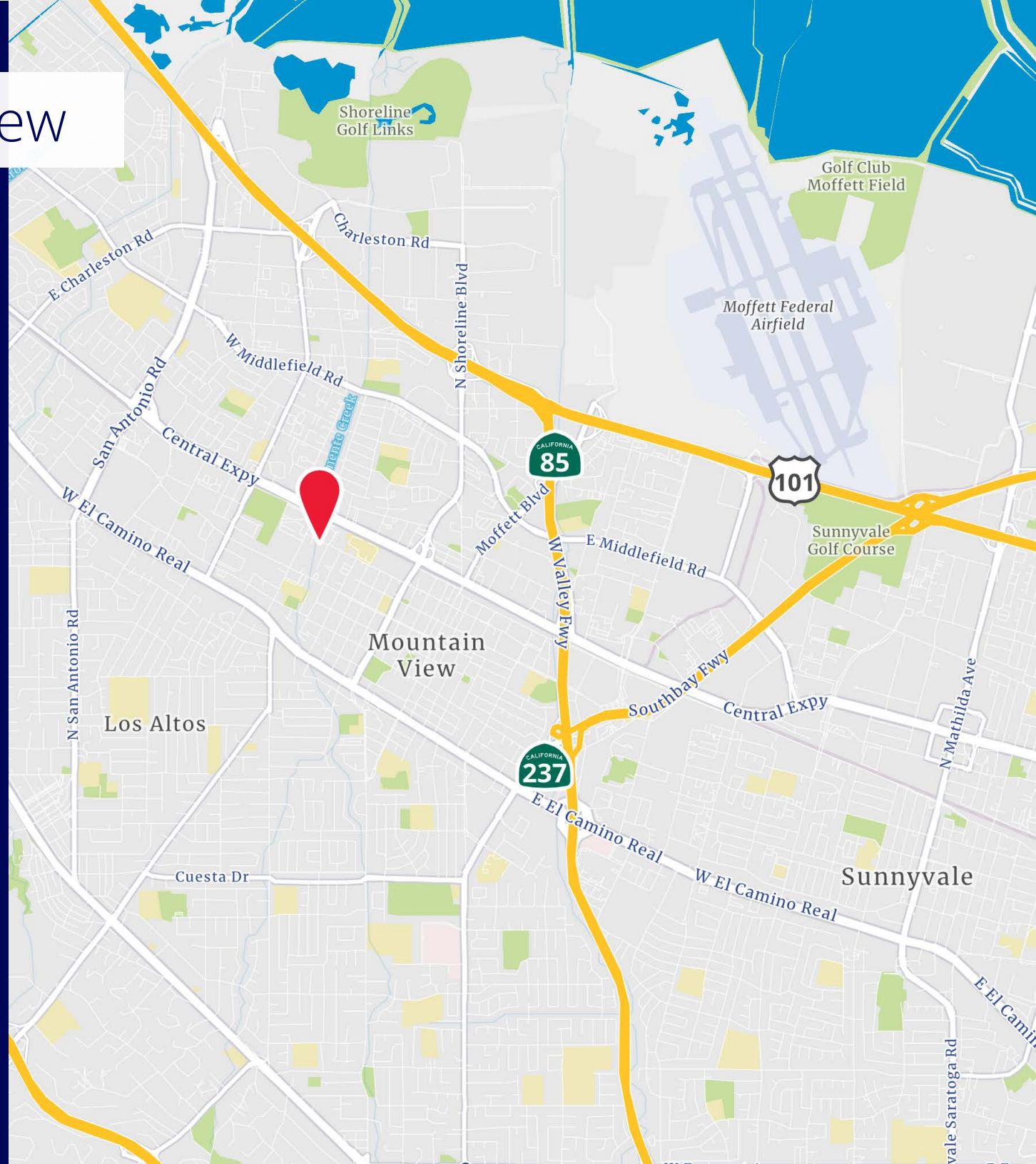
Net Operating Income	\$130,200
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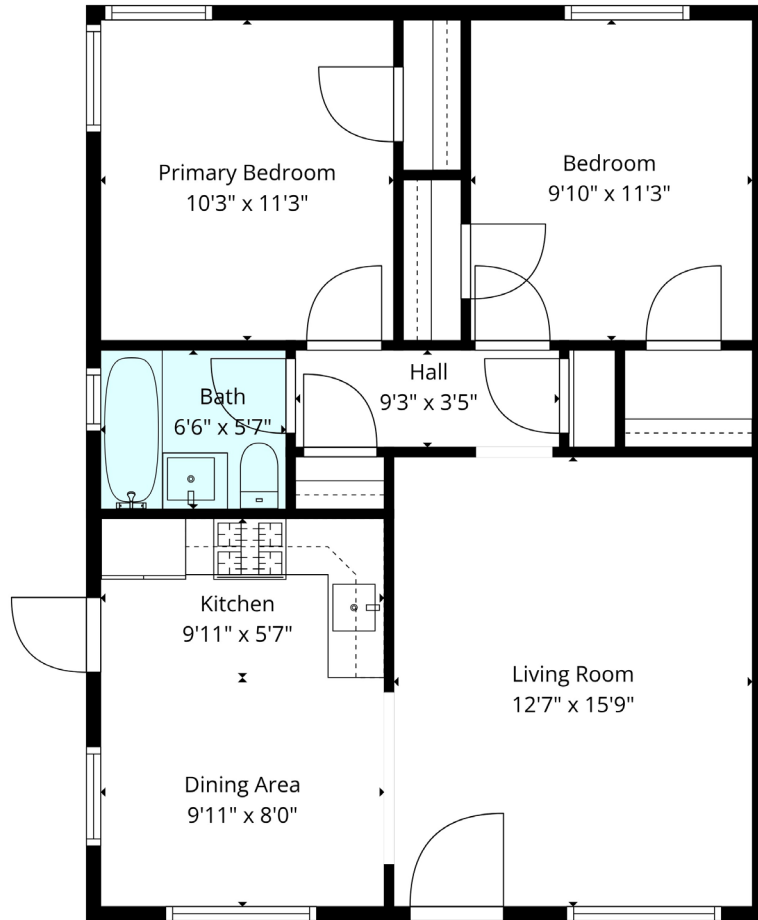
Location Overview

Highlights:

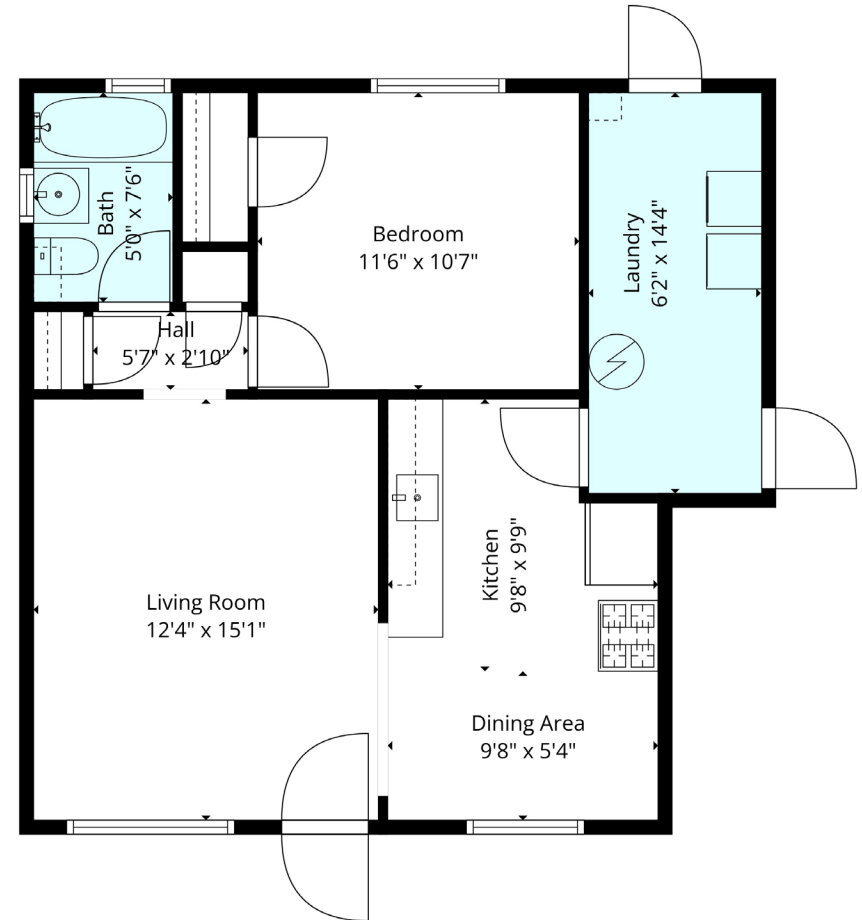
- Prime Silicon Valley location in the heart of Mountain View, one of the most sought-after tech hubs in the country
- Immediate proximity to major employers including Google, Microsoft, LinkedIn, and Intuit
- Easy access to U.S. Route 101, State Route 85, and Interstate 280, providing excellent regional connectivity throughout Silicon Valley and the Peninsula
- Minutes from vibrant downtown Mountain View along Castro Street, featuring a wide range of restaurants, retail, and amenities
- Close proximity to Caltrain (Mountain View Station), offering direct transit to San Francisco and San Jose
- Strong surrounding demographics with high household incomes and a highly educated workforce base
- Nearby outdoor amenities including Shoreline Park, offering trails, open space, and recreational activities
- Located within a well-established residential and commercial neighborhood with a strong tenant and buyer demand profile
- Access to top-rated schools and community infrastructure, enhancing long-term desirability



Floor plans



Measurements Are Deemed Highly Reliable But Not Guaranteed.

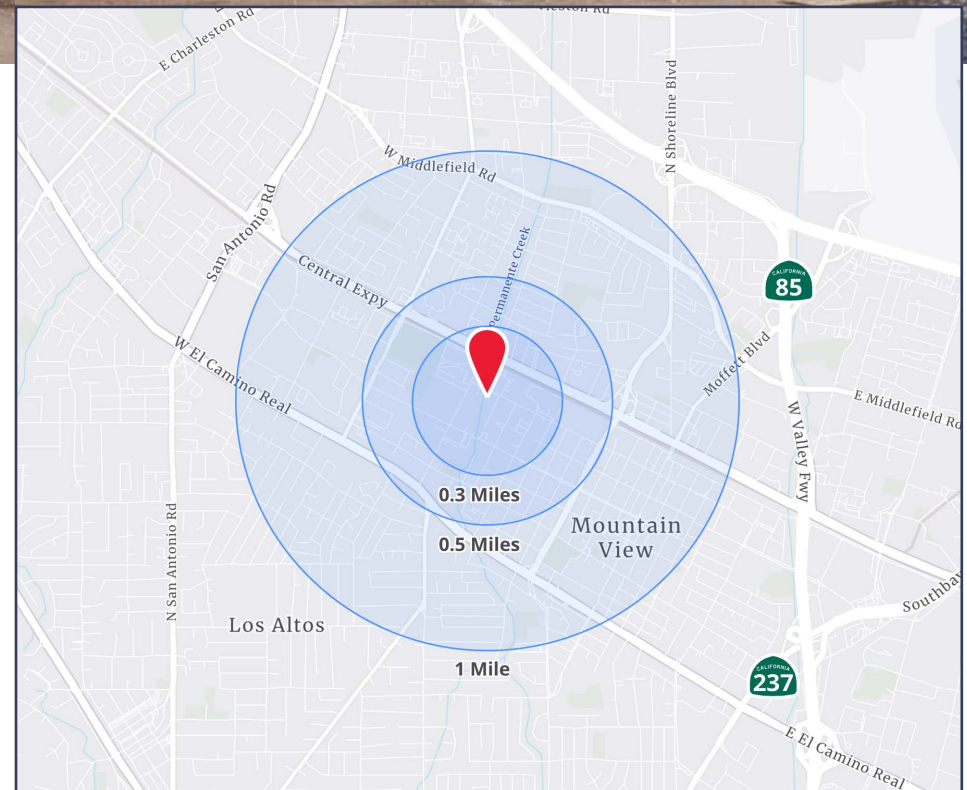


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Demographics

	0.3 Miles	0.5 Miles	1 Mile
Current Total Population	5,230	12,650	37,215
Current Total Households	2,189	5,498	16,122
Average Household Income	\$220,669	\$211,050	\$237,926
Average House Value	\$1,762,294	\$1,780,306	\$1,798,135
# of persons per HH	2.4	2.3	2.3



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