

COMMERCIAL BUILDING / MIXED-USE DEVELOPMENT POTENTIAL

FOR SALE

821 W El Camino Real
Mountain View, CA



SALE PRICE
\$1,650,000
(\$942/SF)



BUILDING SIZE
± 1,751 SF



LOT SIZE
± 2,450 SF
(± 0.056 acres)



VALUE ADD
Potential residential
expansion on upper floors



YEAR BUILT
1924 / 2008



ZONING
P(38)

THE IVY GROUP
Commercial Properties, Above & Beyond

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CONFIDENTIALITY AGREEMENT

FREESTANDING, HIGH VISIBILITY
FLEXIBLE USE PROPERTY
FOR SALE

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 821 W El Camino Real, Mountain View, CA ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners' obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

HIGHLIGHTS

FREESTANDING, HIGH VISIBILITY
FLEXIBLE USE PROPERTY
FOR SALE

THE IVY GROUP IS PLEASED TO OFFER A RARE MIXED-USE OPPORTUNITY IN THE HEART OF MOUNTAIN VIEW, CALIFORNIA.

This single-story, freestanding commercial building is prominently positioned along the highly traveled El Camino Real, delivering exceptional visibility, access, and long-term relevance in one of Silicon Valley's most desirable submarkets.

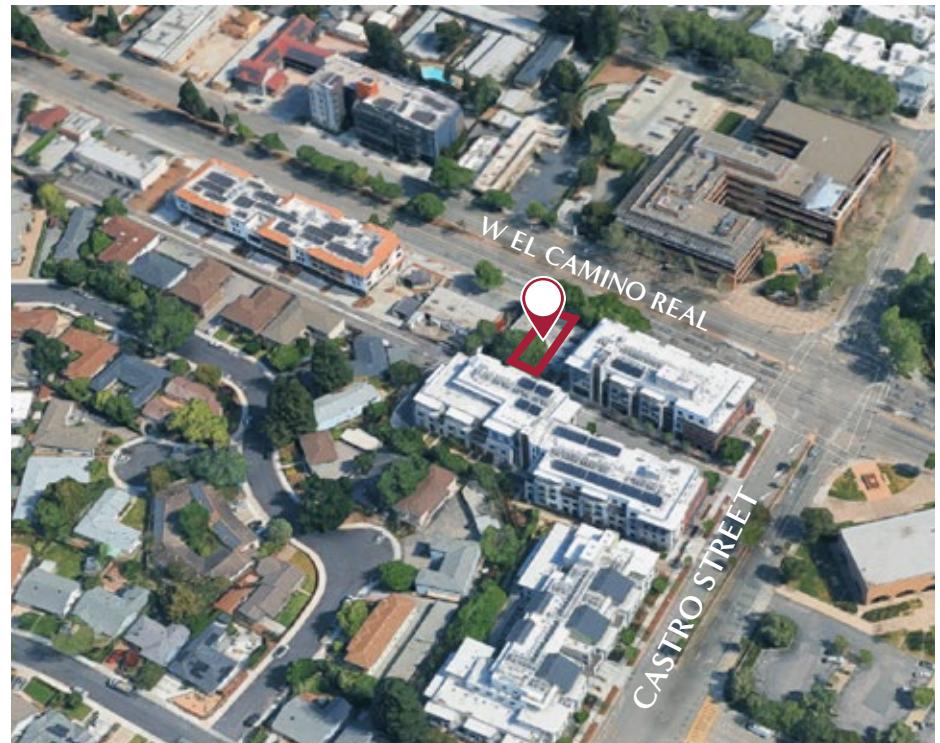
Zoned P(38) – El Camino Real Precise Plan, it is steps away from downtown Mountain View and allows for a broad range of uses, including residential and live/work concepts, retail, professional and personal services, education, recreation, senior care, public assembly, and other compatible uses—providing flexibility rarely found in this corridor.

The offering presents a compelling opportunity for owner-users seeking a flagship presence, investors pursuing stable or value-add returns, or developers envisioning a thoughtfully enhanced mixed-use or residential project aligned with the area's continued demand for housing and neighborhood-serving commercial space.

With strong fundamentals, flexible zoning, and an irreplaceable Mountain View location, this property is well-positioned to evolve into a dynamic asset serving both the community and the market.

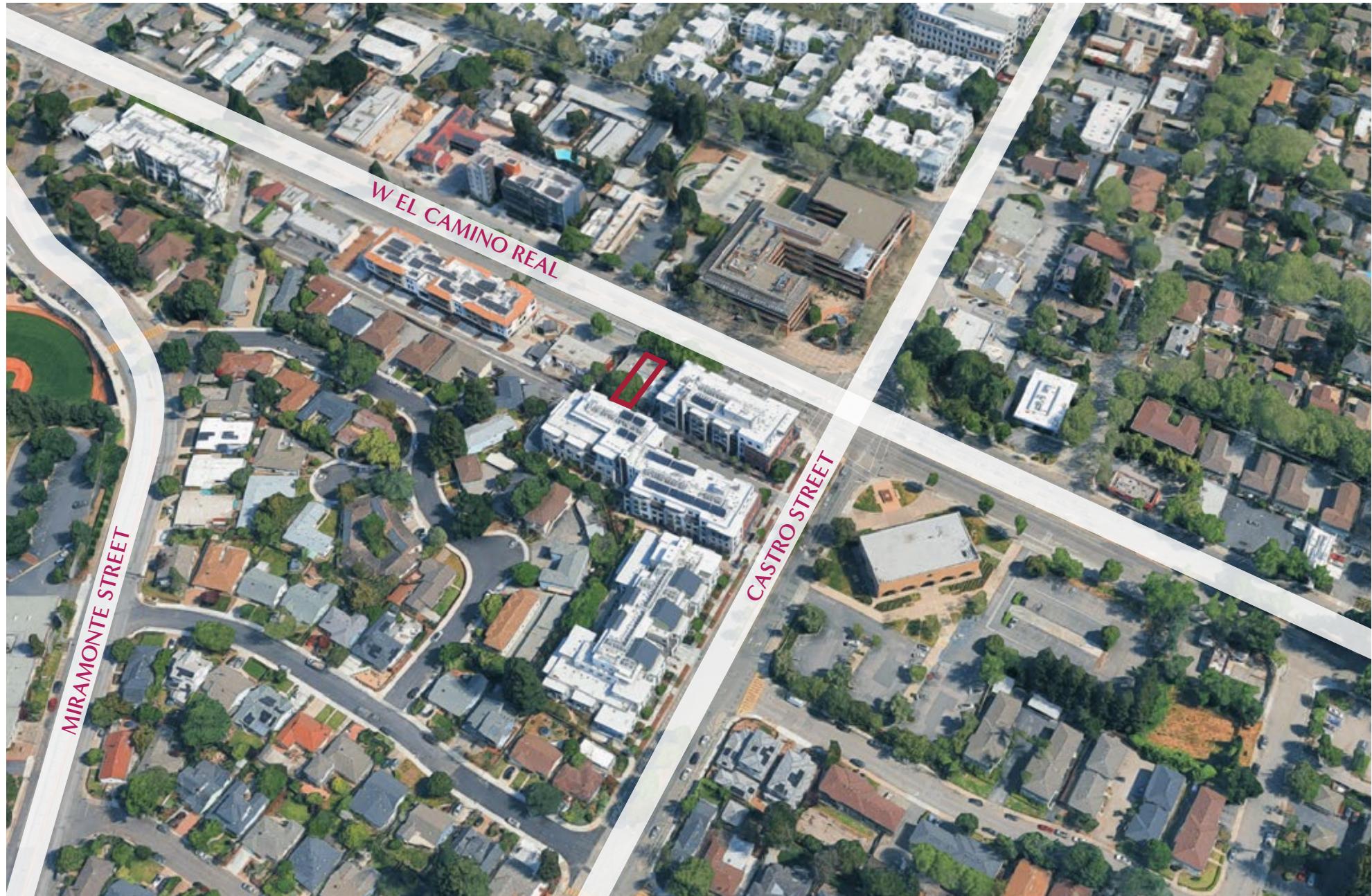
Contact The Ivy Group today for additional details or to schedule a private tour.

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|----------------------|---|
| Building Size | ± 1,751 SF |
| Lot Size | ± 2,450 SF (± 0.056 acres) |
| Use | Commercial Building / Mixed-use Development Potential |
| Zoning | P(38) - El Camino Precise Plan |
| Year Built | 1924 / 2008 |
| Power | 200 A, 120/240 V, 3 Ø (buyer to verify) |
| Parking | 2 reserved spaces, plus abundant public parking |
| APN | 189-01-154 |



PROPERTY AERIAL

FREESTANDING, HIGH VISIBILITY
FLEXIBLE USE PROPERTY
FOR SALE



PROPERTY PHOTOS

FREESTANDING, HIGH VISIBILITY
FLEXIBLE USE PROPERTY
FOR SALE



PROPERTY PHOTOS

FREESTANDING, HIGH VISIBILITY
FLEXIBLE USE PROPERTY
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PROPERTY PHOTOS

FREESTANDING, HIGH VISIBILITY
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AMENITY MAP

FREESTANDING, HIGH VISIBILITY
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CONTACT EXCLUSIVE AGENT FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing