



**PREMIER  
PROPERTIES**  
COMMERCIAL  
REAL ESTATE

# MEDICAL BUILDING FOR SALE

305 SOUTH DRIVE,  
MOUNTAIN VIEW, CALIFORNIA



## OFFERING MEMORANDUM

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## EXECUTIVE SUMMARY

Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire 305 South Drive, Mountain View. The current building, which is a  $\pm 9,398$  sq. ft. medical building, is ideally located across the street from El Camino Hospital. The building has  $\pm 7,612$  sq. ft. of ground floor space with  $\pm 1,786$  sq. ft. of basement space that has been used for back office, amenity areas (break room, kitchen, etc.), and storage. The parcel is  $\pm 30,850$  sq. ft. (per county records) or  $\pm 0.71$  acres. Tenants and clients at this building enjoy  $\pm 37$  parking spaces along with access to free street parking.

The subject property presents an opportunity to acquire an ideally situated medical office building with potential upsides of capturing the entire gross building area and converting all leases to triple net or opening up the offices for an owner-user.

**ADDRESS** | 305 South Drive,  
Mountain View, California

**APN** | 193-27-006

**BUILDING SIZE** |  $\pm 9,398$  Sq. Ft.

**PARCEL SIZE** |  $\pm 30,850$  Sq. Ft. /  $\pm 0.71$  acres

**ZONING** | El Camino Medical Park Precise Plan

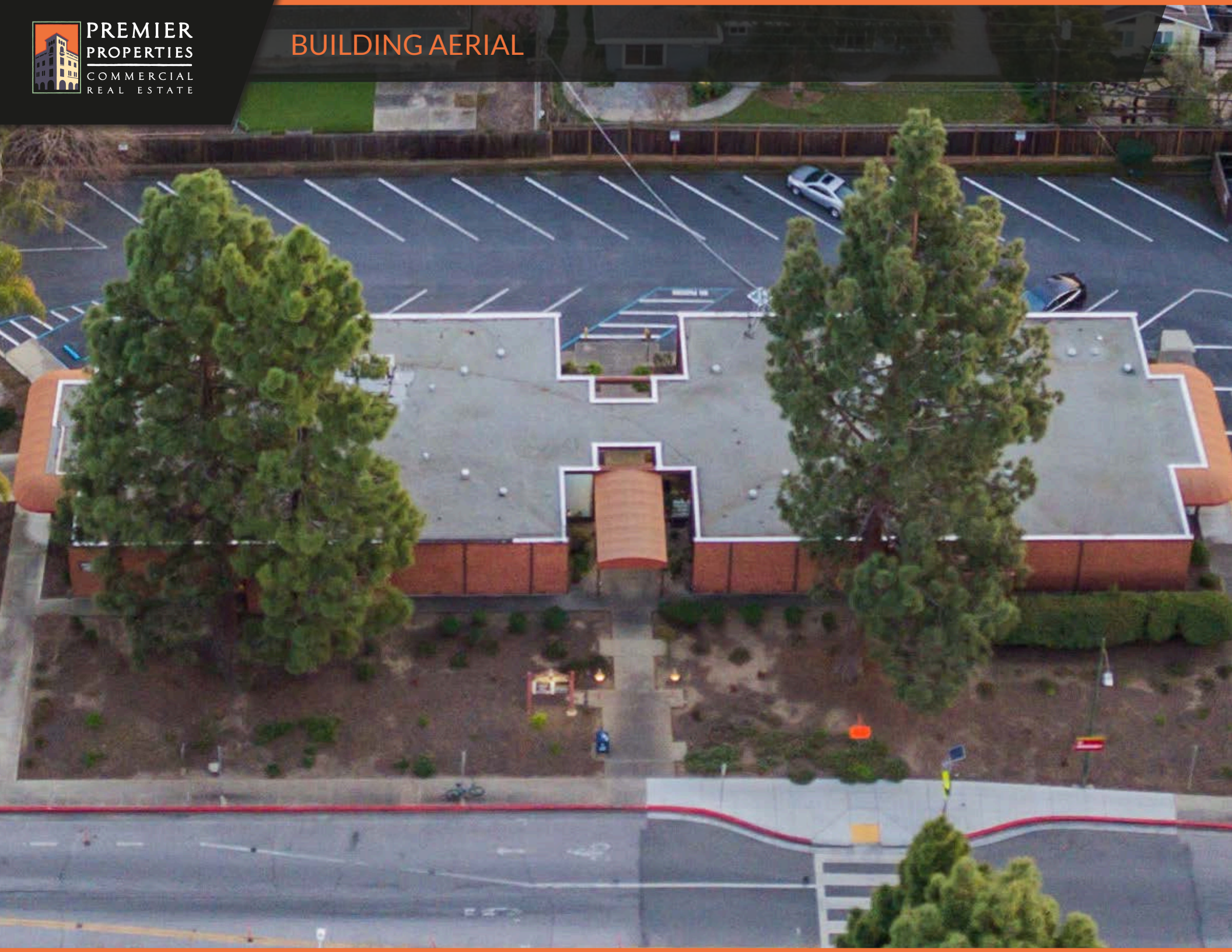
**PRICING** | Unpriced





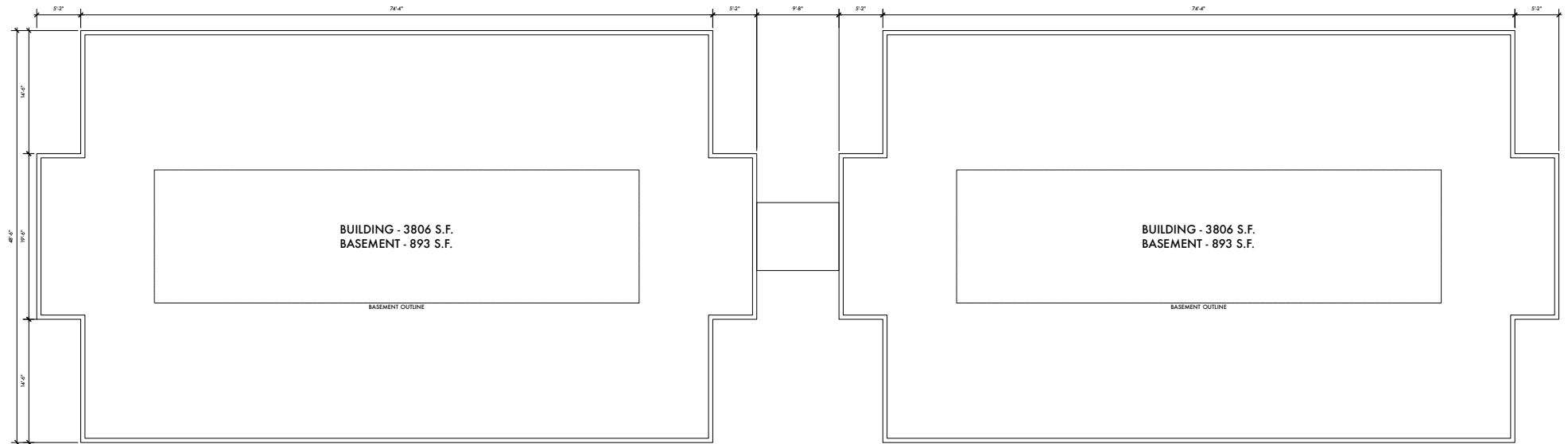
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## BUILDING AERIAL





## BUILDING PLAN



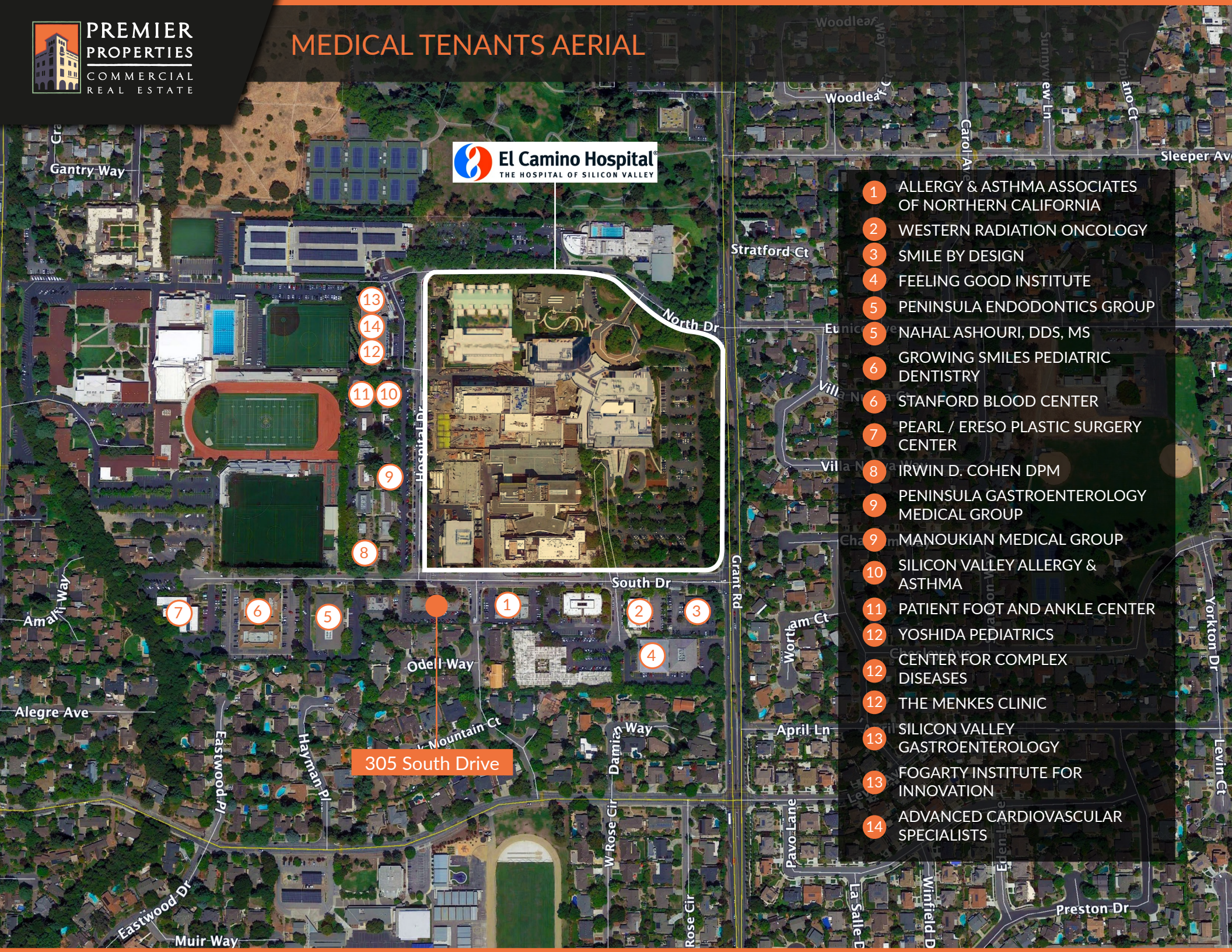
### BUILDING AREA SUMMARY:

BUILDINGS	± 7612 S.F.
BASEMENTS	± 1786 S.F.
TOTAL GROSS:	± 9398 S.F.





# MEDICAL TENANTS AERIAL

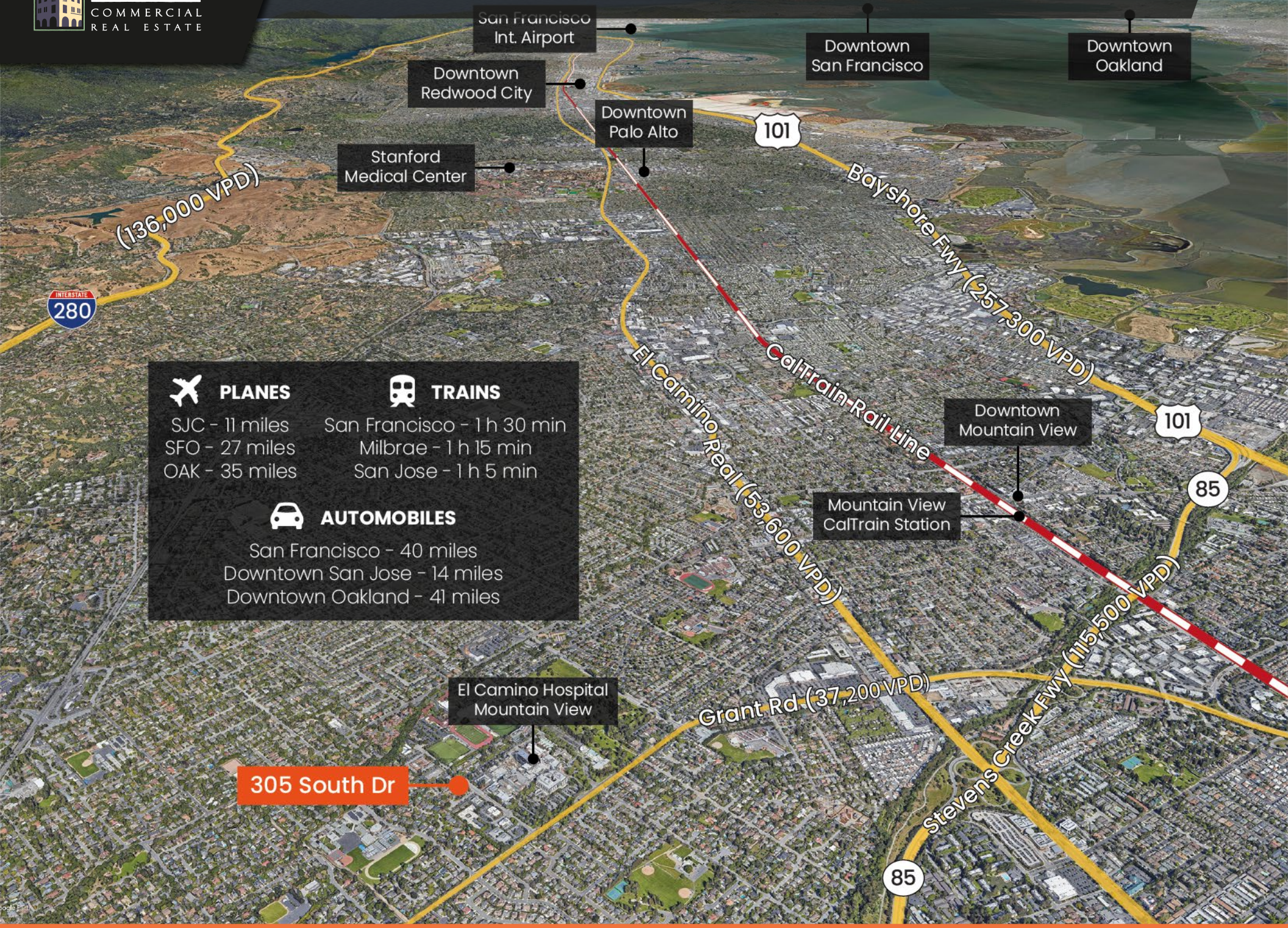


- 1 ALLERGY & ASTHMA ASSOCIATES OF NORTHERN CALIFORNIA
- 2 WESTERN RADIATION ONCOLOGY
- 3 SMILE BY DESIGN
- 4 FEELING GOOD INSTITUTE
- 5 PENINSULA ENDODONTICS GROUP
- 5 NAHAL ASHOURI, DDS, MS
- 6 GROWING SMILES PEDIATRIC DENTISTRY
- 6 STANFORD BLOOD CENTER
- 7 PEARL / ERESO PLASTIC SURGERY CENTER
- 8 IRWIN D. COHEN DPM
- 9 PENINSULA GASTROENTEROLOGY MEDICAL GROUP
- 9 MANOUKIAN MEDICAL GROUP
- 10 SILICON VALLEY ALLERGY & ASTHMA
- 11 PATIENT FOOT AND ANKLE CENTER
- 12 YOSHIDA PEDIATRICS
- 12 CENTER FOR COMPLEX DISEASES
- 12 THE MENKES CLINIC
- 13 SILICON VALLEY GASTROENTEROLOGY
- 13 FOGARTY INSTITUTE FOR INNOVATION
- 14 ADVANCED CARDIOVASCULAR SPECIALISTS





## TRANSPORTATION AERIAL



### PLANES

SJC - 11 miles  
SFO - 27 miles  
OAK - 35 miles



### TRAINS

San Francisco - 1 h 30 min  
Milbrae - 1 h 15 min  
San Jose - 1 h 5 min



### AUTOMOBILES

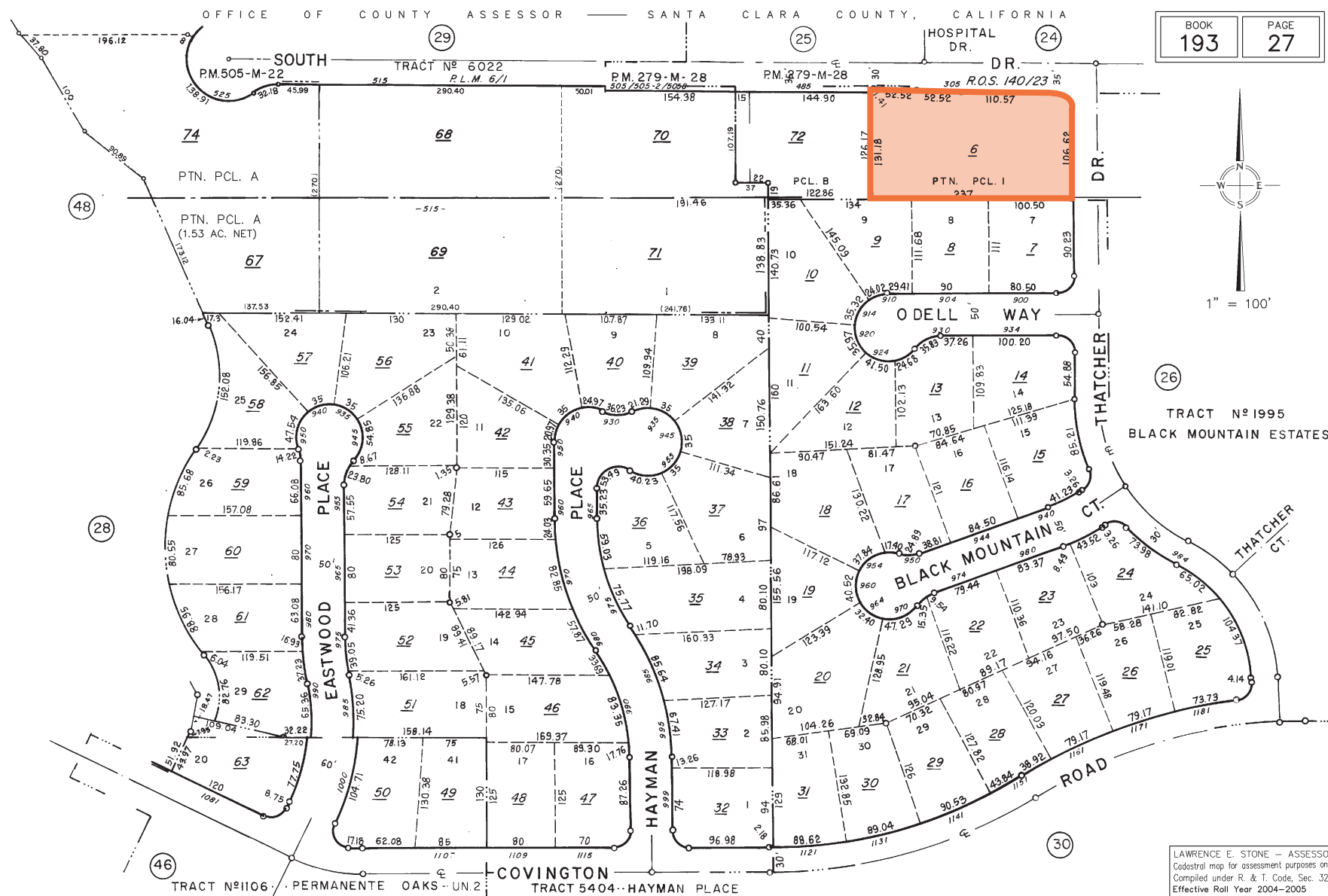
San Francisco - 40 miles  
Downtown San Jose - 14 miles  
Downtown Oakland - 41 miles

**305 South Dr**





# PARCEL MAP







**2019 NOI: \$262,958.15**

*Note: This figure does not include management fees. Ownership manages the building themselves.*

TENANT	MONTHLY RENT	LEASE TYPE	CONTRACT RSF	LEASE EXPIRATION	OPTIONS
Robert Lowen, MD	\$7,261	Modified Full Service	1880	March 31, 2022	None
Maharishi Foundation USA, Inc.	\$3,993	Triple Net	940	July 31, 2023	3 years
Dr. Lakshmi Bangalore Vatsan Sri, MD	\$3,908	Triple Net	1161	March 31, 2026	2 of 3 years each
Bodies In Motion Physical Therapy, Inc.	\$3,032	Triple Net	940	January 31, 2022	None
Brooke Dix, DPM	\$3,300	Modified Full Service	940	November 30, 2023	None
Raymond Shaheen & Maciej Kieturakis	\$3,060	Triple Net	940	September 30, 2022	None
Dr. Daniel Nelson, DDS	\$4,250	Triple Net	1175	September 30, 2022	None
TOTAL AREA (PER LEASES)			7976		

**ARCHITECT'S MEASUREMENT FEBRUARY 2020**

ACTUAL GROUND FLOOR AREA	7612
LOWER LEVEL AMENITIES AND STORAGE	1786
<b>TOTAL AREA</b>	<b>9398</b>

DIFFERENCE BETWEEN CURRENT CONTRACT AREA AND ARCHITECT'S MEASUREMENT

ARCHITECT'S MEASUREMENT FEBRUARY 2020	9398
TOTAL AREA (PER LEASES)	7976
<b>ADDITIONAL AREA TO BE CAPTURED IN FUTURE LEASES</b>	<b>1422</b>





ONE-MILE POPULATION: 26,736

MEDIAN AGE

46.7

HOUSEHOLDS



FAMILIES



FAMILIES

4,793



AVERAGE HOUSEHOLD INCOME

\$267,103

Average Household Size: **2.73** Owner Occupied Housing Units: **4,881** Renter Occupied Housing Units: **1,580** Median Household Income: **\$200,001** Average Household Income: **\$267,103**

## MAJOR EMPLOYERS:

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	678	6,683	14,231
Total Employees:	8,721	77,394	206,274
Total Residential Population:	17,926	170,346	366,251
Employee / Residential Population Ratio (per 100 Residents)	49	45	46



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## About Mountain View, CA

With a population of 80,993 people, Mountain View is an elite city located in the world-famous Silicon Valley that offers a bird's eye view of the majestic Santa Cruz Mountains. The proliferation of high-profile, industry-leading businesses is evident by the fact that the town is home to the headquarters of Google, Intuit, and Symantec along with several other high-technology companies.

Sharing its borders with Palo Alto, Los Altos, and San Francisco Bay, the city is rather posh and is characterized by modern homes with hefty price tags. The citizens enjoy a relatively rich lifestyle with high-paying jobs and a median household income of \$100,028. Some of the world's wealthiest people call Mountain View their home. Giving major urban feels, the city is packed with restaurants, coffee shops, shopping malls, parks, high-rated schools, and hospitals.

One building that stands out in the heart of the city is the El Camino Hospital District. Stretching over 42 acres, it features a team of around 1500 high-caliber doctors to cater to an inpatient volume of approximately 20,000 and outpatient volume of 203,000. Successfully operating since 1965, this entity is proof that Mountain View is an ideal place for medical facilities and that its residents value quality healthcare services.





## Googleplex

The Googleplex is the corporate headquarters complex of Google and its parent company Alphabet Inc. It is located at 1600 Amphitheatre Parkway in Mountain View, California.



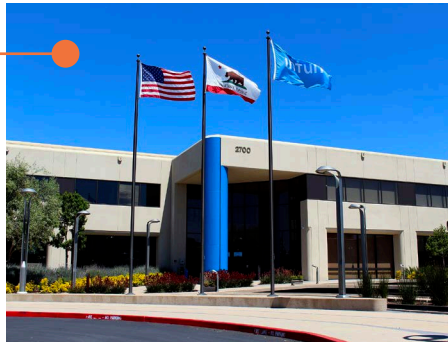
## LinkedIn

LinkedIn is headquartered in Sunnyvale, California, with 33 global offices. In January 2016, the company had around 9,200 employees.



## Intuit

Intuit Inc. is an American business and financial software company that develops and sells financial, accounting, and tax preparation software and related services for small businesses, accountants, and individuals. The company is headquartered in Mountain View, California.



## Mountain View: A Community of Innovation

Located at the center of the technology industry between San Francisco and San Jose, Mountain View remains unparalleled in innovation and business success. As part of that success, Mountain View is home to world class businesses such as 23 and Me, Google, Intuit, LinkedIn, Microsoft and VeriSign as well as a variety of small businesses, restaurants and non-profit organizations that thrive in the City's supportive climate.

The City of Mountain View understands the needs of a vibrant local economy and fosters relationships with the business community. Because of its progressive and proactive programs, Mountain View is able to adjust to the ever-changing business climate, keeping it well-positioned for success in the 21st century.

Mountain View prides itself on the spirit of cooperation that continues to foster a remarkable concentration of entrepreneurial spirit, innovative thinking, technical creativity and intellectual energy.





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