

FOR LEASE

616 MOUNTAIN VIEW AVE, BELMONT

±3,958 SQ. FT. LIGHT INDUSTRIAL



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

JACK SPALLINO

Associate Broker

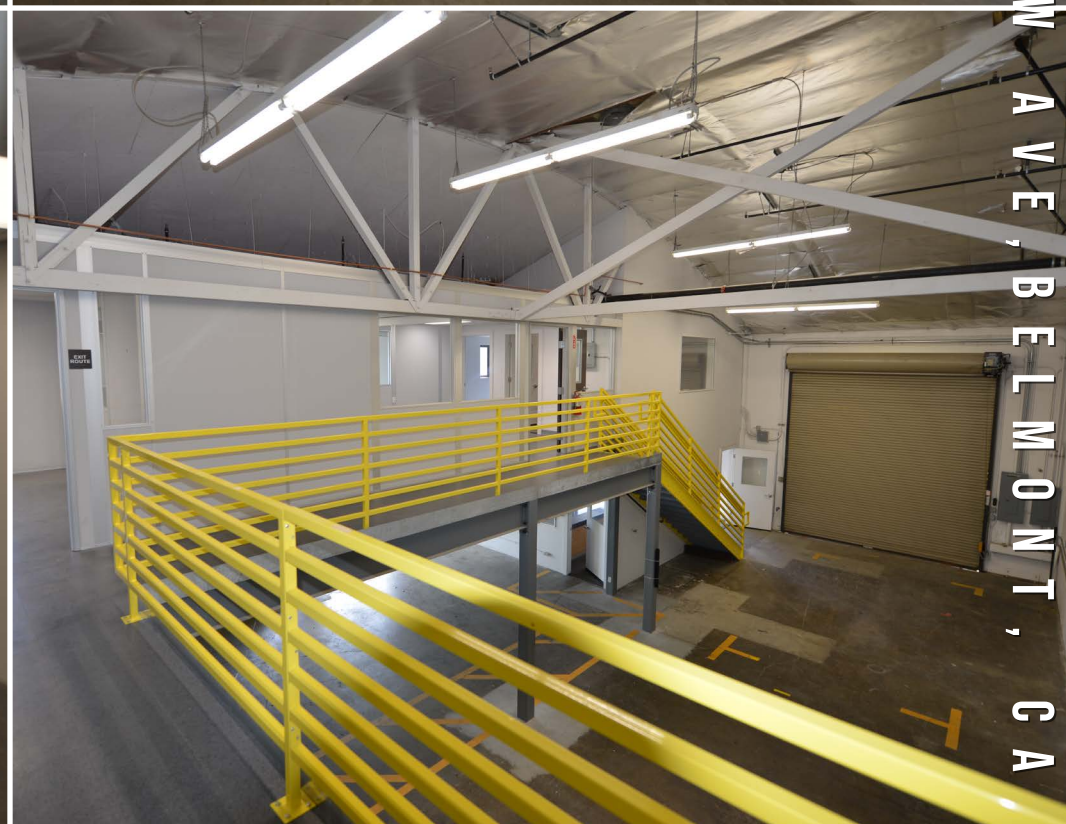
dre license #00893230

| 650.400.2527

| jack.spallino@prprop.com

PROPERTY HIGHLIGHTS

- ±3,958 Sq. Ft. Light Industrial Suite
- Includes ±1,779 Sq. Ft. Office Space on Second Level
- 7 On-Site Parking Spaces
- Additional Parking Area on Side of Building
- Grade Level Roll-Up Door
- 300 Amps, 240V, 3-Phase
- Fiber Internet
- Reception Area with Built-In Countertops
- 2 Offices and 1 Conference Room on Second Floor
- Kitchenettes on Each Floor
- 3 Restrooms (1 on First Floor, 2 on Second Floor)
- Easily Accessible via U.S. 101 and El Camino Real
- 0.6 Mi from CalTrain and Downtown Belmont Amenities
- Available Immediately



616 MOUNTAIN VIEW AVE, BELMONT, CA

FIRST FLOOR PLAN



SECOND FLOOR PLAN



AMENITIES MAP

616 MOUNTAIN VIEW AVE BELMONT, CA

616 MOUNTAIN VIEW AVE,
BELMONT, CA

101 253,100 VPD

Three21
@Belmont

HOBEES

HOMESWOOD SUITES
Hilton

Public Storage

ARCO

ampm

Primo
12.0

Wendy's

Hassle Free
BBQ

UNITED STATES
POSTAL SERVICE

INNOVATIVE
MECHANICAL
HEATING & AIR CONDITIONING

Old County Rd (9,738 VPD)

CRESTVIEW
APARTMENTS

KK
KEANE KITCHENS

ELITE

Caltrain

El Camino Real (37,300 VPD)

Caltrain

MOUNTAIN MIKE'S
PIZZA

HOTWORX

1

McDonald's

U-HAUL

Silicon Valley

IBERIA

WEST AUTO
SALES

NAMASTE PLAZA
INDIAN SUPERMARKET

STARBUCKS
PANDA EXPRESS
CHINESE KITCHEN

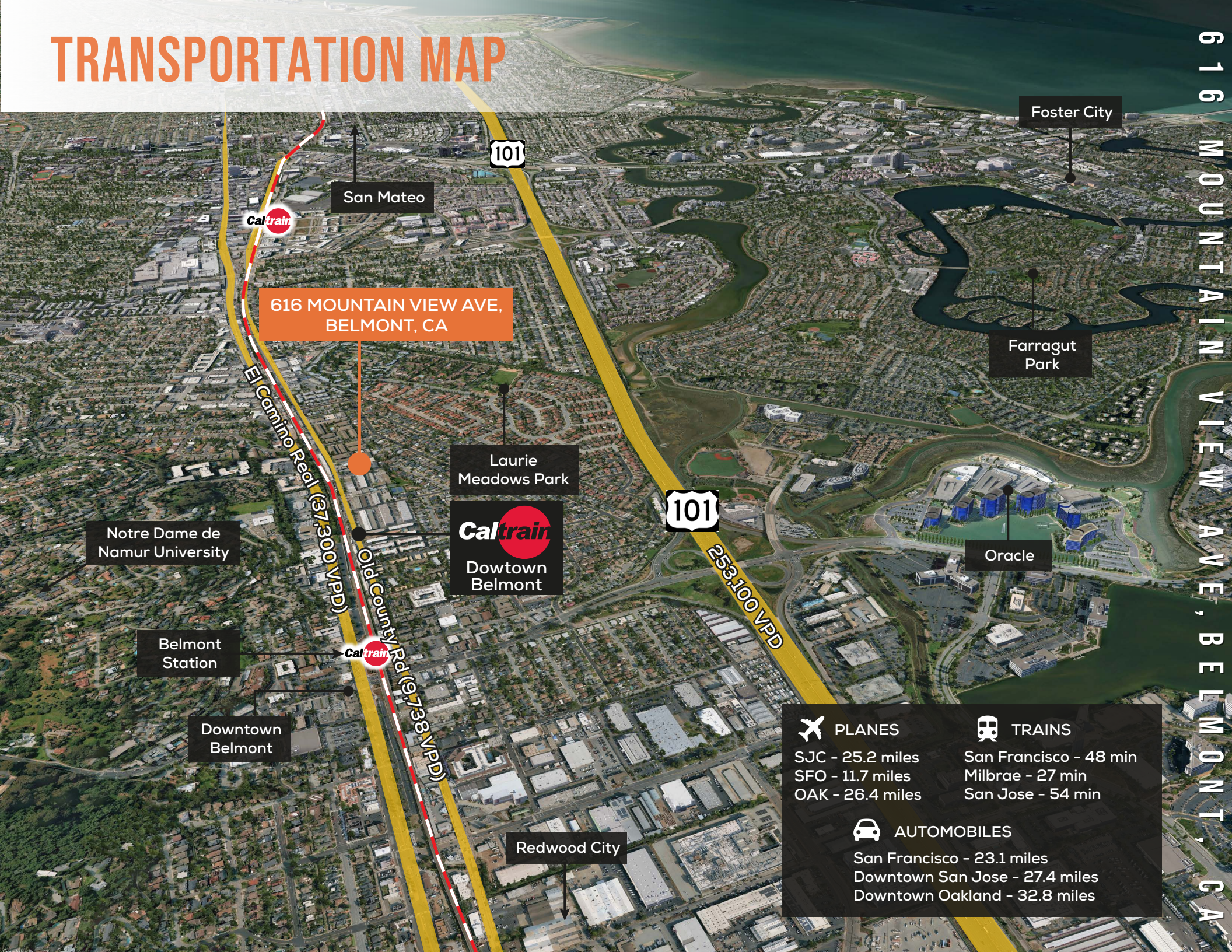
happyjenon

WELLS
FARGO

Ralston Ave

TRANSPORTATION MAP

616 MOUNTAIN VIEW AVE, BELMONT, CA



616 MOUNTAIN VIEW AVE,
BELMONT, CA



San Mateo

Foster City

Farragut Park

Oracle

Redwood City

Notre Dame de
Namur University


Belmont
Station

Downtown
Belmont

Laurie
Meadows Park

101
253,100 VPD

El Camino Real (37,300 VPD)
Old County Rd (9,738 VPD)

 PLANES	 TRAINS
SJC - 25.2 miles	San Francisco - 48 min
SFO - 11.7 miles	Milbrae - 27 min
OAK - 26.4 miles	San Jose - 54 min
 AUTOMOBILES	
San Francisco - 23.1 miles	
Downtown San Jose - 27.4 miles	
Downtown Oakland - 32.8 miles	

DEMOGRAPHICS



ONE-MILE POPULATION: 26,803

MEDIAN AGE

39.5

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

6,374



Average Household Income

\$234,229

Average Household Size: **2.7** | Owner Occupied Housing Units: **5,155** | Renter Occupied Housing Units: **4,554** | Median Household Income: **\$170,288** | Average Household Income: **\$234,229**

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	978
Total Employees:	9,095
Total Residential Population:	26,803
Employee/Residential Population Ratio (per 100 Residents)	85



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