

±2,986 SF of Highly Visible Retail
Available For Lease (Space is Divisible)

1001

N. Shoreline Blvd.
Mountain View, CA



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Summary

Avelle is an exciting new mixed-use project comprised of 203 new luxury Residential Units and over 112,000 SF of Class-A office fully leased to Google. Located just off Hwy-101 on Shoreline Blvd, this site offers excellent visibility and access to a massive potential customer base.

PROJECT ADDRESS 1001 N. Shoreline Blvd., Mountain View, CA 94043

PREMISES ADDRESS 1170 Spruce Street, Mountain View, CA 94043

SIZE ±2,986 SF (Divisible to 1,586 SF and 1,400 SF)

RENT Contact Leasing Agent

NNN Approx. \$16.95/SF/Year (2025 Estimate)

PARKING 12 Dedicated Retail Parking Stalls

AVAILABLE Q1 2025

SEEKING

A variety of service and amenity uses such as retail sales, fitness, cycling/bike sales and service, personal services, etc. No heavy cooking possible.

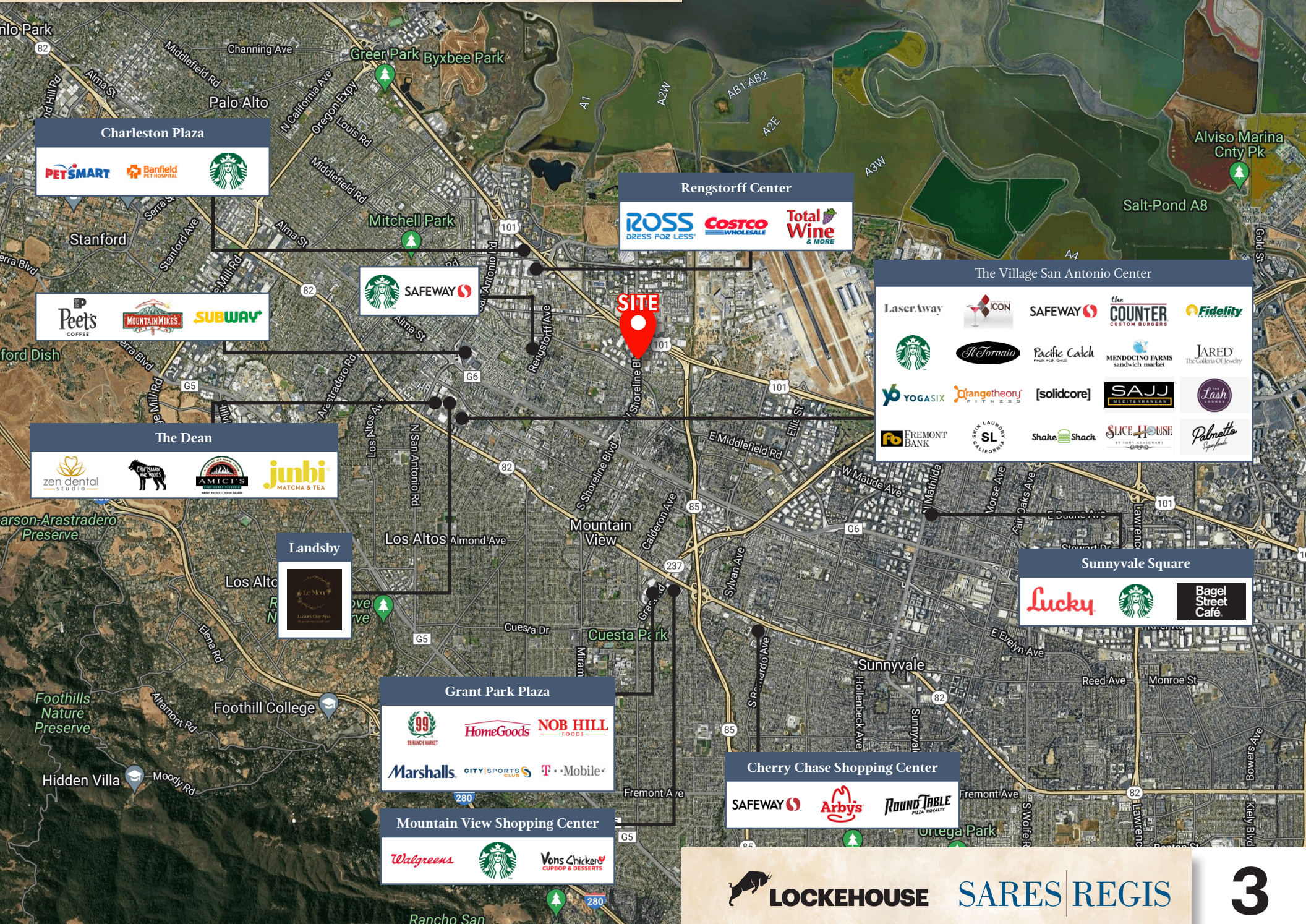


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Market Aerial



Charleston Plaza

PETSMART Banfield PET HOSPITAL Starbucks

Rengstorff Center

ROSS DRESS FOR LESS COSTCO WHOLESALE Total Wine & MORE

Peets COFFEE MOUNTAIN MIKES SUBWAY

Starbucks SAFEWAY

The Village San Antonio Center

LaserAway ICON SAFEWAY the COUNTER CUSTOM BURGERS Fidelity

Starbucks Il Fornaio Pacific Catch MENDOCINO FARMS sandwich market JARED The Galleria Of Jewelry

YO GASIX Orangetheory FITNESS [solidcore] SAJJ MEDITERRANEAN Lash

FREMONT BANK BRYN LAUBACH SL Shake Shack SLICE HOUSE BY TONY'S PIZZANERIA Palmetto

The Dean

zen dental studio PINTO MAN THE BEEHIVE AMIC'S MATHCHA & TEA

Landsby

Le Man

Sunnyvale Square

Lucky Starbucks Bagel Street Cafe

Grant Park Plaza

99 BIRCH MARKET HomeGoods NOB HILL FOODS

Marshalls CITY SPORTS CLUB T-Mobile

Cherry Chase Shopping Center

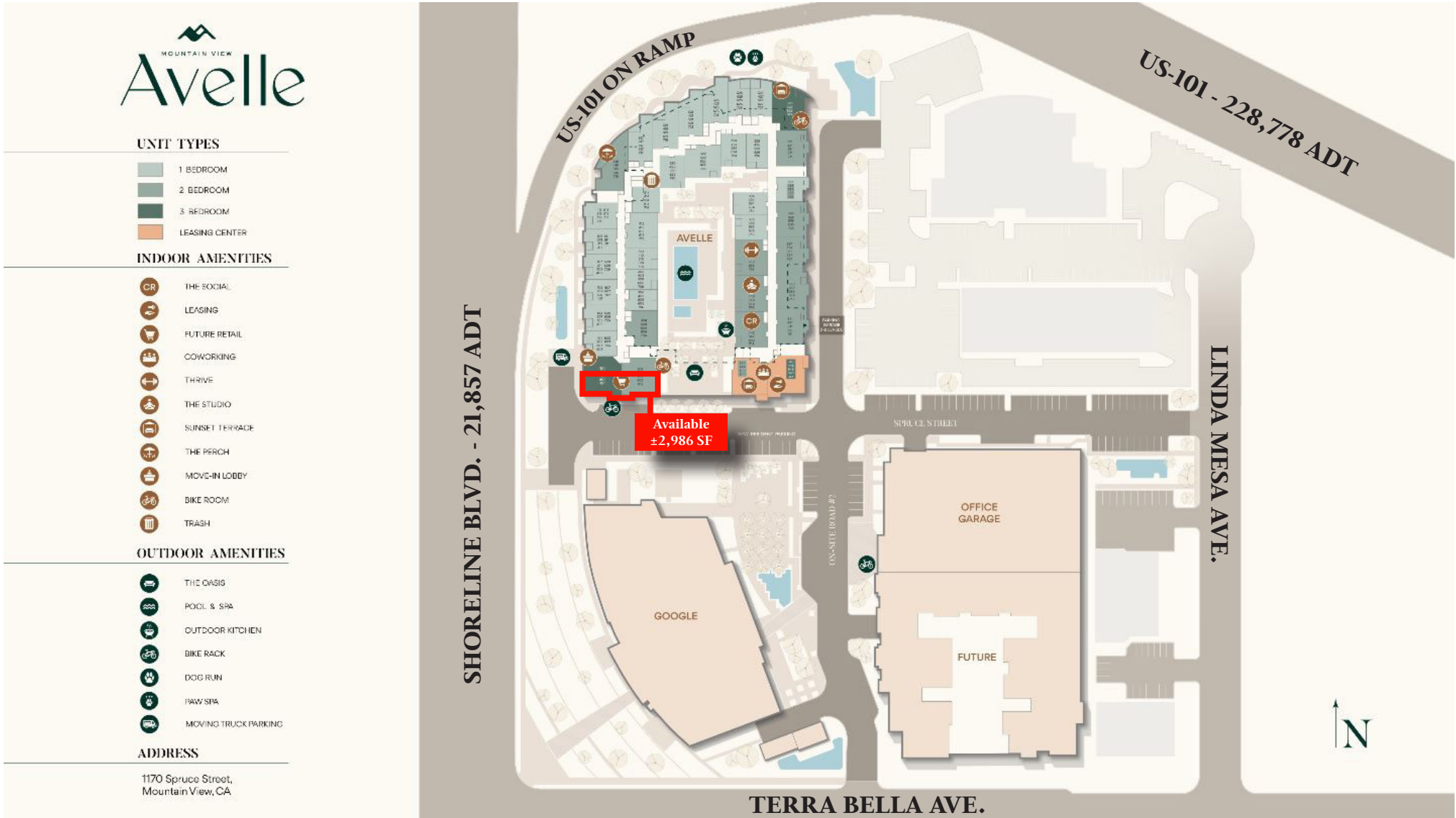
SAFEWAY Arby's ROUND TABLE PIZZA PASTRY

Mountain View Shopping Center

Walgreens Starbucks Vons Chicken CUPBOB & DESSERTS

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Site Plan



Size

2,986 SF (Divisible to 1,586 SF & 1,400 SF)

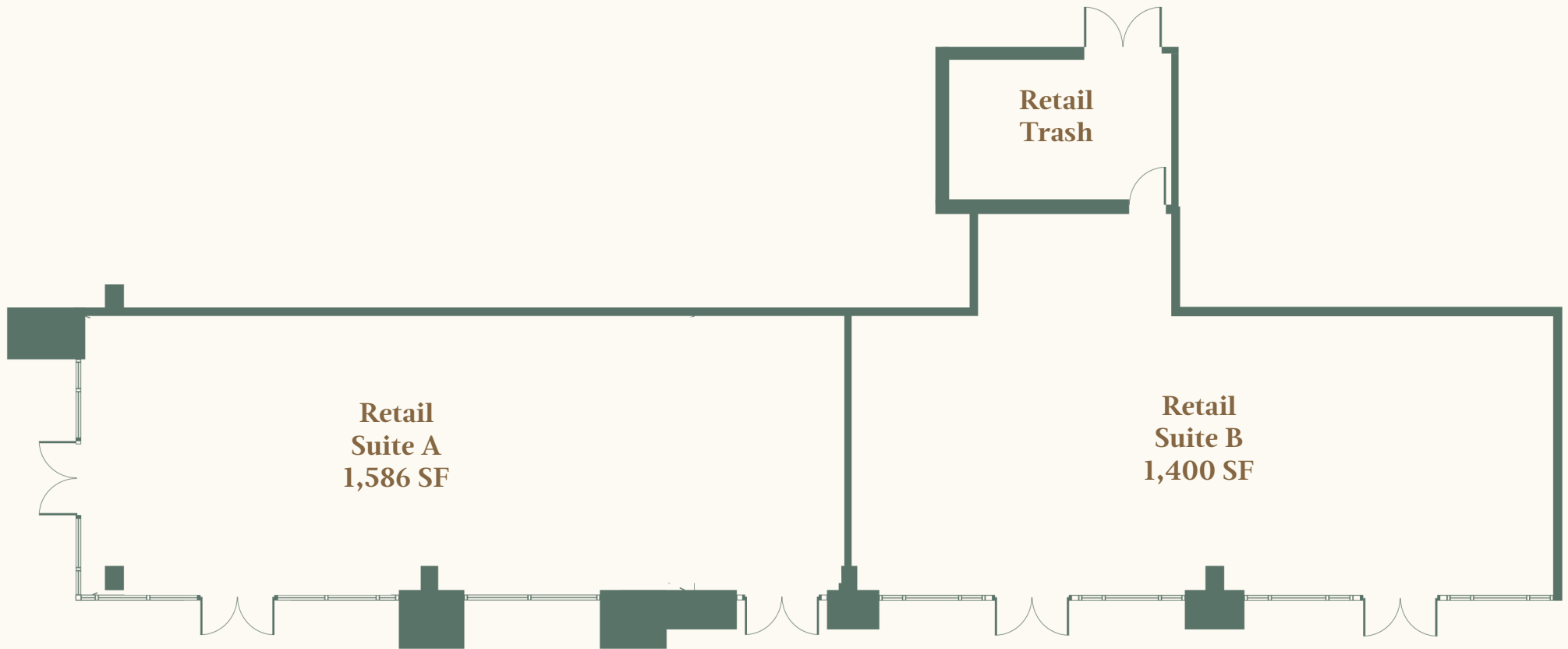
Traffic Counts: Source REGIS USA: 10/23/24



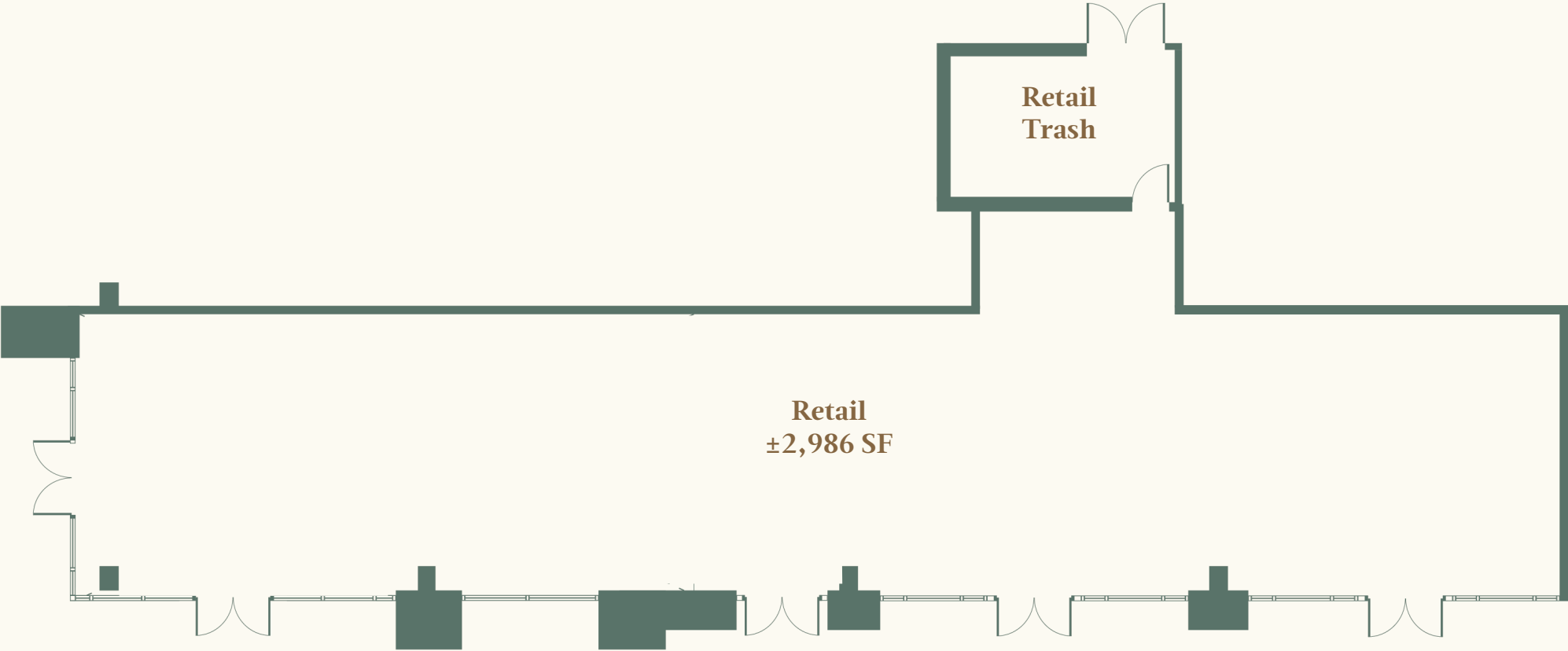
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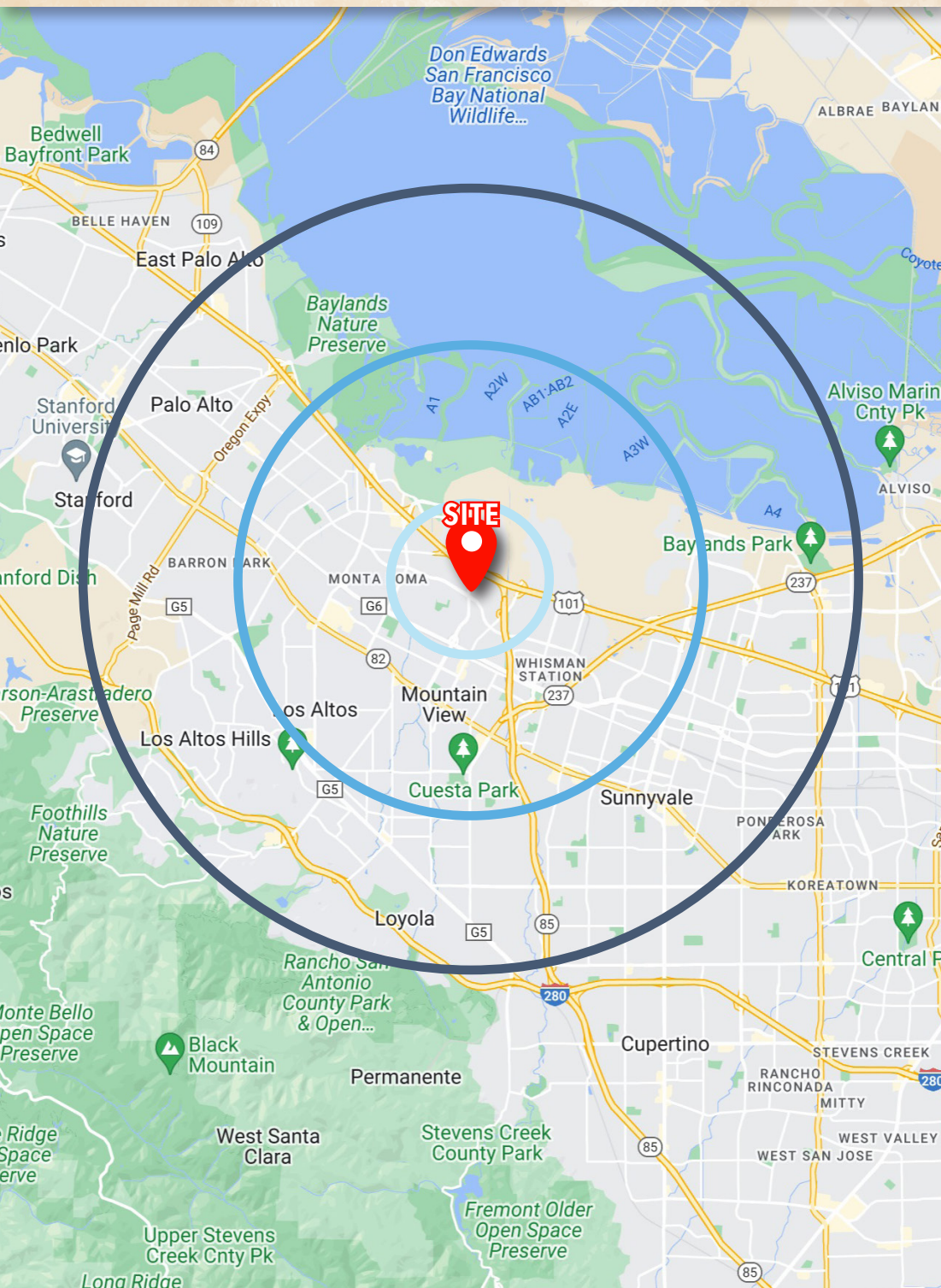
Space Plan (Option 1)



Space Plan (Option 2)



Demographics



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	21,386	141,218	326,390
Daytime Population	14,648	117,534	291,962
Average Household Income	\$247,968	\$279,864	\$292,967
Household Income Distribution \$200,000 or More	4,414	30,038	65,444
Home Value \$1,000,000 or More	3,713	25,566	55,107
College Degree Bachelor Degree or Higher	68.7%	74.4%	73.0%
Total Retail Expenditures	\$614.18 M	\$4.33 B	\$9.81 B

Source: Sites USA Regis 5/17/24