

**HIGH VISIBILITY LOCATION**  
**±7,524 SF FORMER FREESTANDING RESTAURANT SPACE**

**CBRE**

# 2116 el camino real

MOUNTAIN VIEW, CA

**prime restaurant space for lease**





# PROPERTY HIGHLIGHTS



## Size

±7,524 SF freestanding restaurant building



## Location

Premier frontage on El Camino Real in the heart of Mountain View



## Former Use

Chevys Fresh Mex — built for high-volume dining



## Parking

Ample on-site parking with easy ingress/egress



## Signage

Prominent pylon signage available



## Zoning

Retail/restaurant— ideal for full-service dining, fast casual, or ghost kitchen conversion



## Built

1995— built for high-volume restaurant use

# WHY 2116 W EL CAMINO REAL?

The area around 2116 W El Camino Real is experiencing significant redevelopment, driven by the need for more housing and the city's focus on creating mixed-use environments along El Camino Real. This trend indicates a shift towards a denser and more integrated urban fabric in this part of Mountain View.

**Nearby Development:** There is a new 6-story, mixed-use development at 749 W. El Camino Real, featuring 299 residential apartment units. This indicates a trend towards increasing residential density along El Camino Real through mixed-use projects.

## High Traffic Counts

El Camino Real is one of the busiest commercial corridors in Silicon Valley

## Affluent Demographics

Surrounded by tech professionals and high-income households

## Proximity to Major Employers

Google, LinkedIn, Microsoft, and more

## Dense Residential & Commercial Mix

Strong lunch and dinner crowd potential

## Established Restaurant Corridor

Join a thriving food scene with national and local brands nearby

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	
2024 Population - Current Year Estimate	38,298	153,206	311,607	2024 Households	16,356	60,735	116,700	
2020-2024 Annual Population Growth Rate	1.94%	0.32%	0.01%	Under \$15,000	799	4.9%	5,654	4.8%
2024-2029 Annual Population Growth Rate	0.70%	0.52%	0.35%	\$15,000-\$24,999	611	3.7%	3,107	2.7%
				\$25,000-\$34,999	496	3.0%	2,740	2.4%
				\$35,000-\$49,999	737	4.5%	4,383	3.8%
				\$50,000-\$74,999	924	5.7%	7,522	6.5%
				\$75,000-\$99,999	1,022	6.3%	6,933	5.9%
				\$100,000-\$149,999	2,349	14.4%	14,754	12.6%
				\$150,000-\$199,999	2,091	12.8%	13,463	11.5%
				\$200,000 and Over	7,327	44.8%	58,145	49.8%
				2024 Average Household Income	\$233,216	\$259,730	\$251,543	
				2024 Median Household Income	\$176,339	\$200,001	\$199,028	
				2024 Per Capita Income	\$99,642	\$102,808	\$94,562	

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households - Current Year Estimate	16,356	60,735	116,700
2020-2024 Compound Annual Household Growth Rate	2.25%	0.44%	0.10%
2024-2029 Annual Household Growth Rate	0.90%	0.77%	0.61%
2024 Average Household Size	2.33	2.50	2.54



## IDEAL FOR



Full-service  
restaurants



Upscale  
casual dining



Ethnic cuisine  
concepts



Brewpubs or  
taprooms



Multi-concept  
food halls



Delivery first or  
ghost kitchens



# SITE PLAN

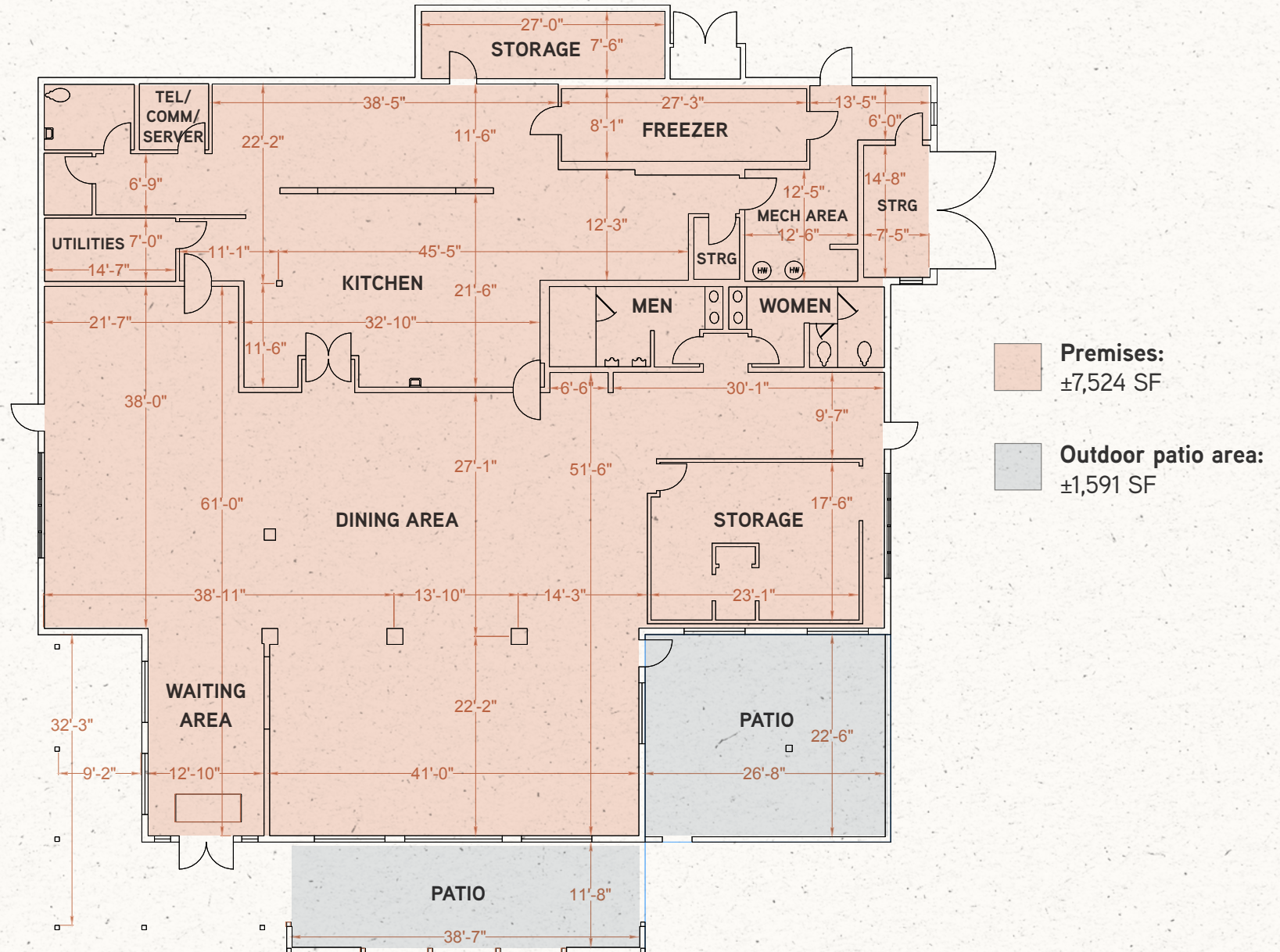
2116 W EL CAMINO REAL



2116 w el camino real

# FLOOR PLAN

2116 W EL CAMINO REAL



# AMENITY MAP

2116 W EL CAMINO REAL

San Antonio Center

**KOHL'S** **Walmart**

**SPROUTS** FARMERS MARKET

**TRADER JOE'S**

**24 FITNESS** **UPS**

**Sola** SALAD & BEVERAGES

**Sourdough & Co.** Sandwiches • Soups • Salads

**ATHNASIUM** The Math Learning Center

**xfinity**

**GNC** LIVE WELL **SALLY BEAUTY** **GEN** GREAT DNA IDEAS



Subject Site



The Village at San Antonio Center

**Mendocino Farms** **ALAMO** DRAPPHOUSE CINEMA **SAFEWAY**

**Pacific Catch** **veggiegrill** **Paul Martin's** AMERICAN GRILL

**PIZZA STUDIO** **the COUNTER** CUSTOM BURGERS **Fidelity** INVESTMENTS

**Il Fornaio** **nektar** **Palmetto** **Starbucks** **SAJJ** MEDITERRANEAN

**SLICE HOUSE** BY TONY GEMIGNANI **JARED** The Galleria Of Jewelry **LaserAway** **STRETCH**

**[solidcore]** **Orangetheory** FITNESS **HYATT CENTRIC** **LAB** Mattress Store

**YOGASIX** **BODYROK** **SAJJ Falafel place**



Mountain View Community Center



Mountain View Shopping Center

**Smart & Final** **Walgreens** **Starbucks** **BURGER KING**



# LOCATION MAP

2116 W EL CAMINO REAL

STANFORD UNIVERSITY

COLONADE APARTMENTS

AVALON TOWERS ON THE PENINSULA

DOMIZILE CONDOS

SURE STAY PLUS BY BEST WESTERN

NOVO APARTMENTS



5100 EL CAMINO REAL APARTMENTS

2116 w el camino real

NORTH VIEW



# LOCATION MAP

2116 W EL CAMINO REAL

MOFFETT FIELD

DOWNTOWN SUNNYVALE

101

85

237

DOWNTOWN MOUNTAIN VIEW

VERVE APARTMENTS

GEMELLO VILLAGE APARTMENTS

2116 w el camino real

LA ESPERANZA GRANADA APARTMENTS

SOUTH VIEW





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**CBRE**

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