



For Sale or Lease

Two Worlds

100 West El Camino Real, Suite 73, Mountain View, CA 94040



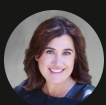
| | |
|-------------------|------------------------|
| SALE PRICE | \$913,200 |
| LEASE RATE | \$4.25 SF/MONTH |

OFFERING SUMMARY

| | |
|----------------------|----------------|
| AVAILABLE SF: | 761 SF |
| LEASE TYPE | Gross |
| YEAR BUILT: | 1981 |
| MARKET: | Silicon Valley |
| SUBMARKET: | Mountain View |

PROPERTY HIGHLIGHTS

- Highly visible ground-floor corner unit within the Two Worlds mixed-use complex
- 761 SF professional office condominium with efficient, flexible layout
- Large bay windows providing excellent natural light
- Open work area plus private glass-enclosed office
- Ideal for professional services including CPA, real estate, insurance, and similar users
- Prominent El Camino Real location in the heart of Mountain View
- Convenient access to Downtown Mountain View, Castro Street, and major Silicon Valley corridors



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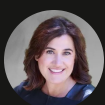




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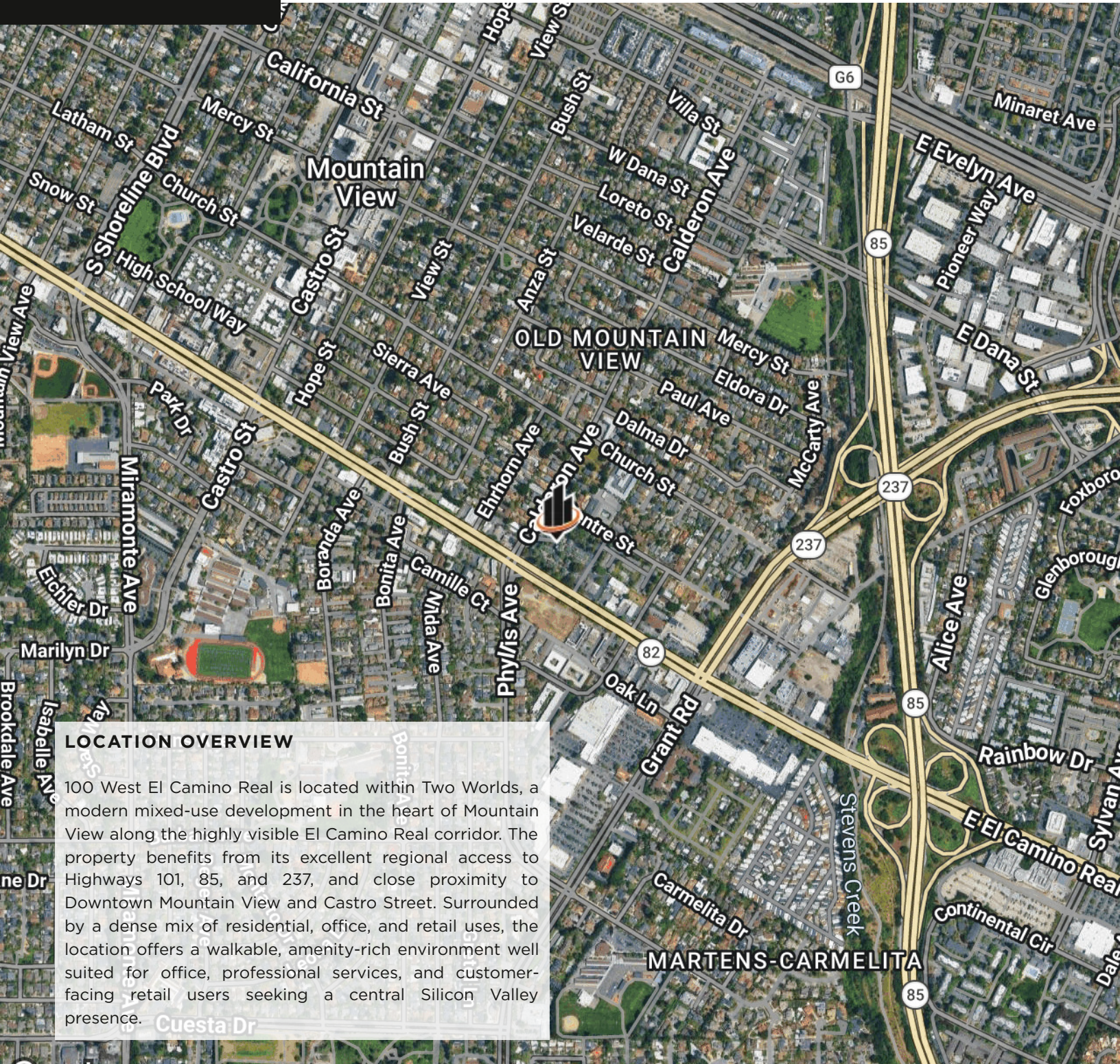




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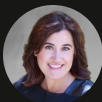


LOCATION OVERVIEW

100 West El Camino Real is located within Two Worlds, a modern mixed-use development in the heart of Mountain View along the highly visible El Camino Real corridor. The property benefits from its excellent regional access to Highways 101, 85, and 237, and close proximity to Downtown Mountain View and Castro Street. Surrounded by a dense mix of residential, office, and retail uses, the location offers a walkable, amenity-rich environment well suited for office, professional services, and customer-facing retail users seeking a central Silicon Valley presence.

Google

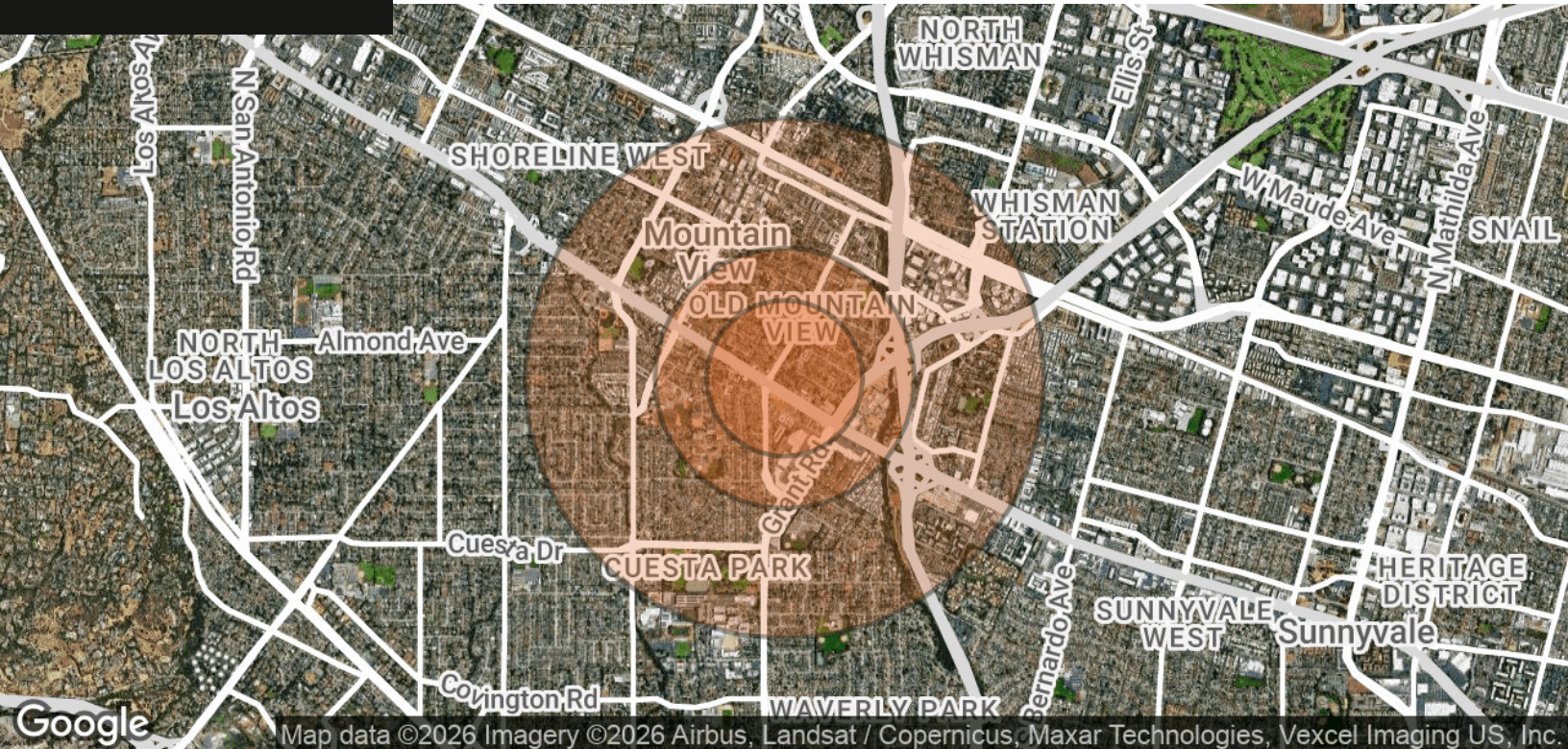
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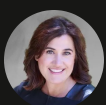


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|-----------------------------|-------------|-------------|-------------|
| TOTAL POPULATION | 2,821 | 6,271 | 26,018 |
| AVERAGE AGE | 40 | 39 | 39 |
| AVERAGE AGE (MALE) | 39 | 38 | 38 |
| AVERAGE AGE (FEMALE) | 40 | 40 | 40 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| TOTAL HOUSEHOLDS | 1,142 | 2,644 | 10,680 |
| # OF PERSONS PER HH | 2.5 | 2.4 | 2.4 |
| AVERAGE HH INCOME | \$259,039 | \$263,587 | \$267,346 |
| AVERAGE HOUSE VALUE | \$1,970,627 | \$1,991,956 | \$1,927,211 |

2020 American Community Survey (ACS)



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