

**DOWNTOWN MOUNTAIN VIEW
RESTAURANT OPPORTUNITY**

±1,868 SF

FREESTANDING RESTAURANT FOR LEASE OR SALE

938 VILLA ST

MOUNTAIN VIEW, CA



CBRE

PROPERTY

HIGHLIGHTS



±1,868 SF Unique Stand-Alone Restaurant (Plus Additional Basement Not Included In SF)



Renovated High End Kitchen with Irreplaceable Restaurant Infrastructure



Large Dedicated Outdoor Seating Patio Area and Garden. Room for Significantly More Seats



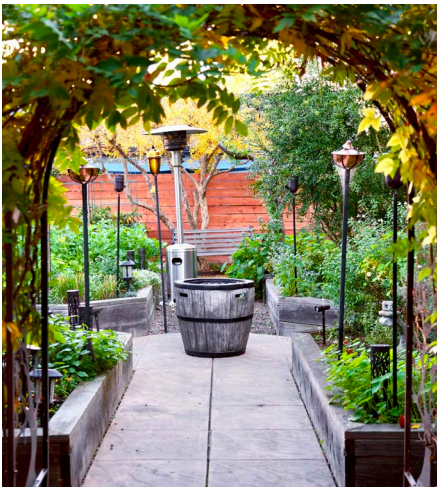
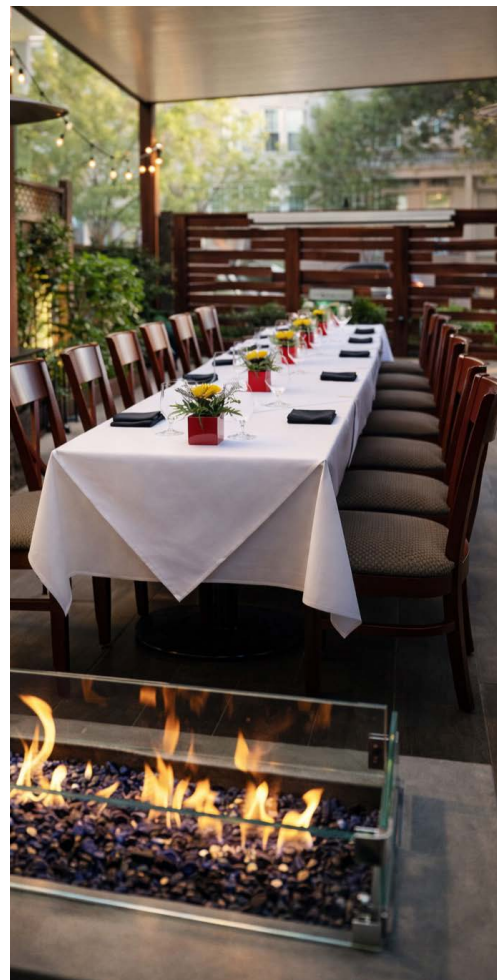
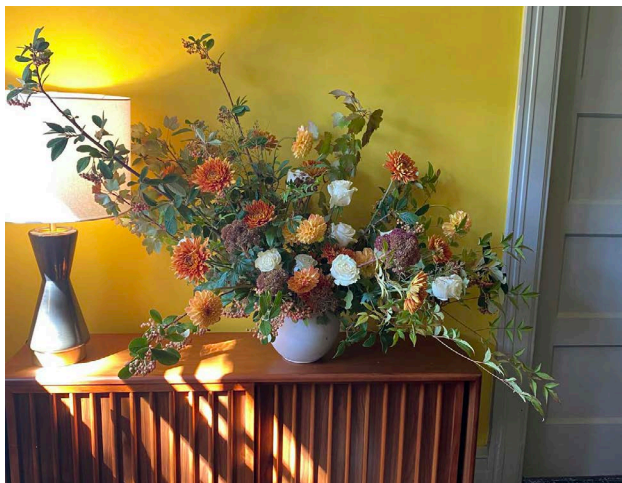
Adjacent to Castro Street in the Heart of Downtown Mountain View



Freestanding ±850 SF 2-bedroom, 1-bath Cottage. Potential Rental Income

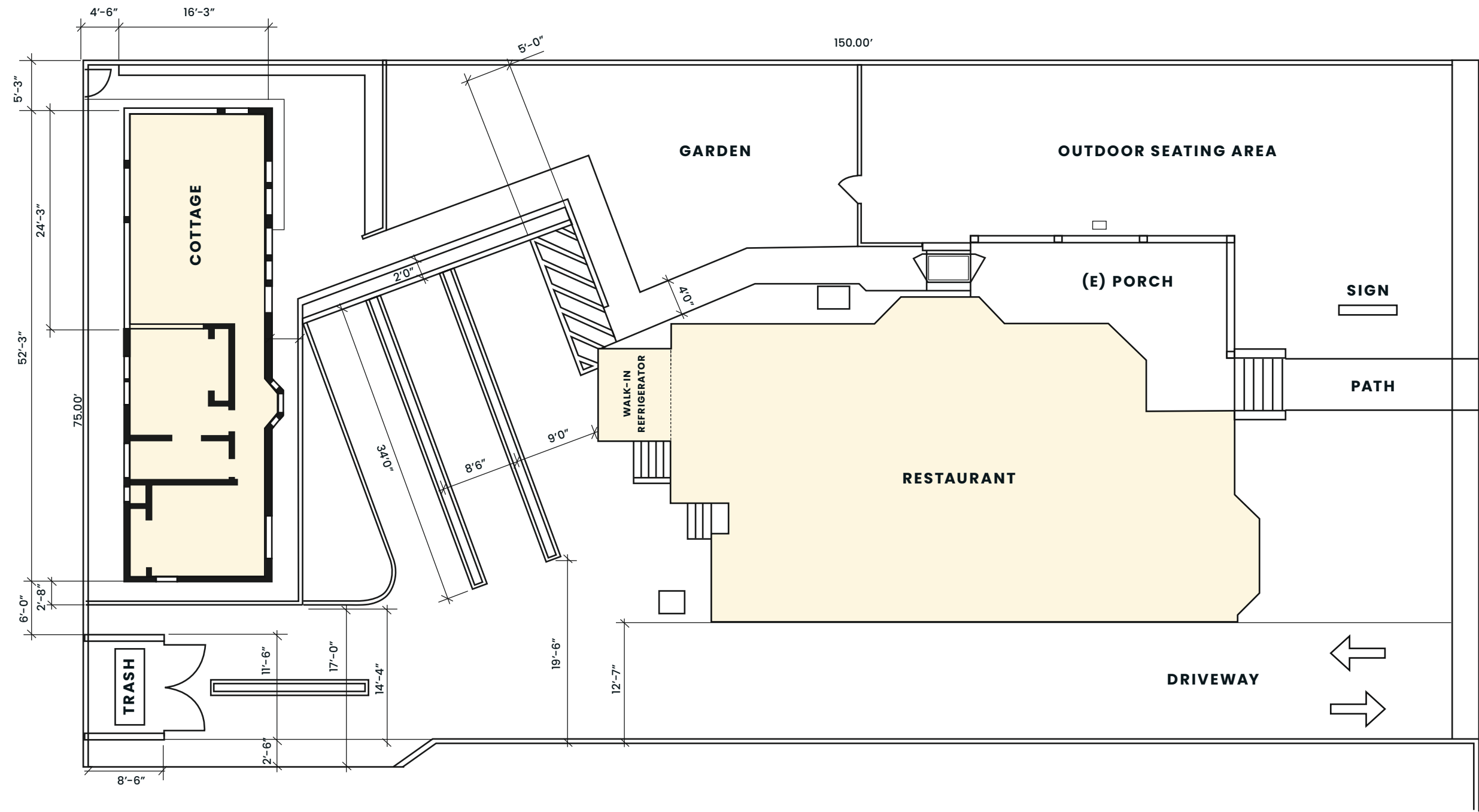
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	36,105	167,395	361,815
DAYTIME POPULATION	41,993	213,661	412,434
AVG. HOUSEHOLD INCOME	\$253,624	\$290,499	\$287,507

TRAFFIC COUNTS	Source: @esri 2025	
CENTRAL EXPRESSWAY	28,100 ADT	
S SHORELINE BOULEVARD	23,000 ADT	
CASTRO STREET	9,000 ADT	



OVERALL

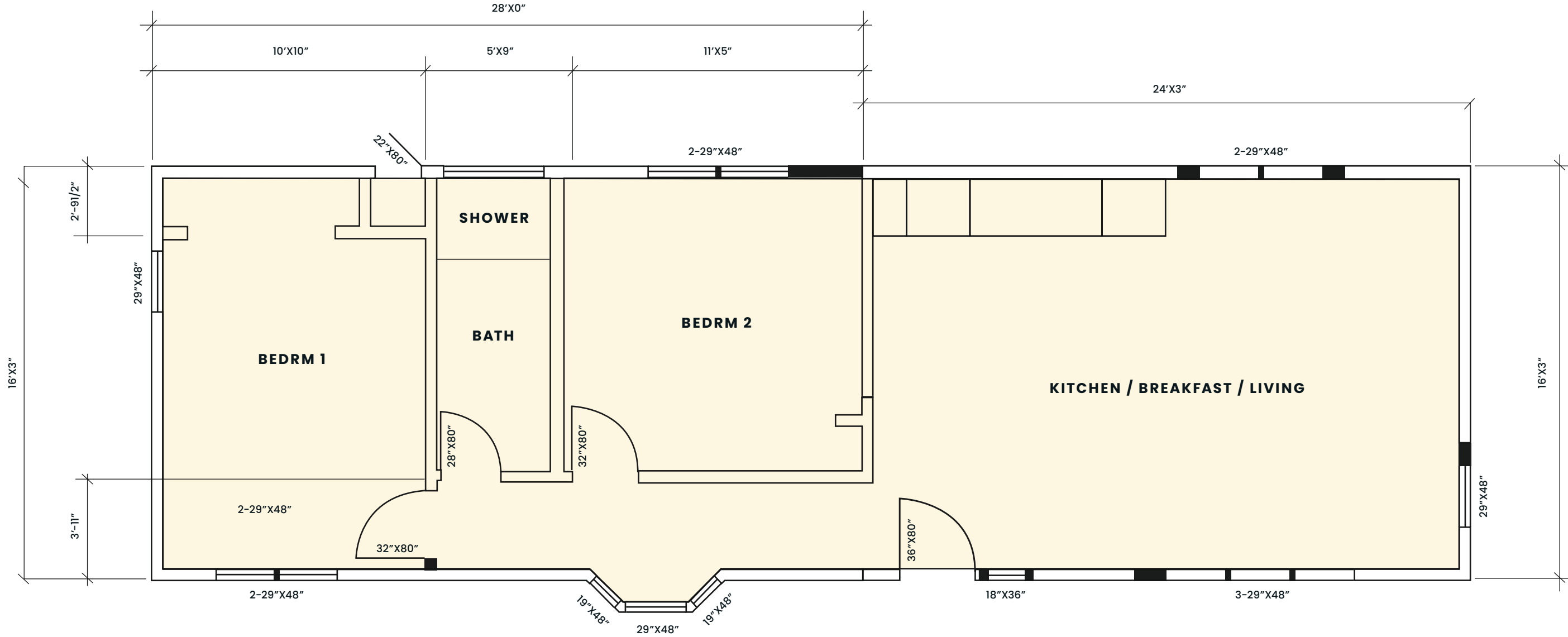
SITE LAYOUT



VILLA STREET

THE COTTAGE

±850 SF



THE HOME

Originally built in 1894, the structure at 938 Villa Street was home to Julius and Fanny Weilheimer. Julius was Vice President of the Mountain View Farmer's and Merchant's Bank as well as a member of the town City Council and, later, the town's Mayor. The home has had many roles in its storied history: in the most recent iteration, George Aviet and Thomas J. McCombie acquired the property in the early 1980's, opening as the restaurant Chez TJ and serving their first dinner on November 26, 1982.

Thomas and George met at Thomas' prior restaurant, Pear William, in Menlo Park, CA. Both dreamt of building a restaurant together and were determined to turn their dreams into something real. The press reviews were glowing with Gourmet exclaiming that it was "worth a detour from San Francisco!" In the height of 1994 the unthinkable happened as Thomas passed away. In honor of Thomas' memory and their longtime friendship, George continued with the restaurant on the same path as they had always envisioned. Chez TJ earned its first Michelin star in 2007 and continues to be the bastion of French cuisine in the South Bay that helped establish San Francisco as America's culinary capital. Under George's guidance, Chez TJ became known as a culinary incubator for a succession of highly regarded Michelin chefs.





THE
DINING AREA





NEIGHBORHOOD
AERIAL



938 VILLA ST
MOUNTAIN VIEW, CA

MOUNTAIN VIEW
ACADEMY

AGAVE MEXICAN BISTRO

Ca Fontaine

UDON MUGIZO

快乐小馆

ASIAN BOX STREET FOOD

DOPPIO ZERO

VOCO AZZURRO

BLUE LINE PIZZA

OREN'S HUMMUS



Bonchon

Sushi Arashi

Umie

THE BAKERY STORES

QBB

happyjerron

HUMMUS

Eureka!

OLYMPUS CAFE & BAKERY

AMARIN

CVS

LIMÓN

CREPEVINE RESTAURANT

PONEBAR

DANA STREET Roasting Company

Red Rock

Gelato Classico

Molly Magees

Tea Σηλ

Pokeworks

ALEXANDER'S PATISserie

Peet's COFFEE

sweetgreen

casca

TRANSFORM FITNESS STUDIO

Cafe BAKLAVA Mediterranean Grill

Sakoon

Kakuroto Japanese Restaurant

B

ups

LeBoulanger

VITALITYBOWLS

Mediterranean Grill House

MASA SUSHI JAPAN

KPOT

KIRIN CHINESE RESTAURANT

CASA LUPE RESTAURANT

STARBUCKS

KAISER PERMANENTE

ST. JOSEPH SCHOOL
MOUNTAIN VIEW

LANDELS ELEMENTARY
SCHOOL

**DOWNTOWN MOUNTAIN VIEW
RESTAURANT OPPORTUNITY**

FREESTANDING RESTAURANT FOR LEASE OR SALE

938 VILLA ST

MOUNTAIN VIEW, CA



CBRE

MATT SWEENEY

msweeney@theeconiccompany.com
(408) 863-1444 | LIC#01746896

JOSH SHUMSKY

jshumsky@theeconiccompany.com
(408) 863-1445 | LIC#01883266

JESSE MILLMAN

jesse.millman@cbre.com
(408) 453-7400 | LIC#01734742

© 2026 the econic company. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.