



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

RETAIL BUILDING FOR SALE

719 SANTA CRUZ AVE, MENLO PARK, CA



OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

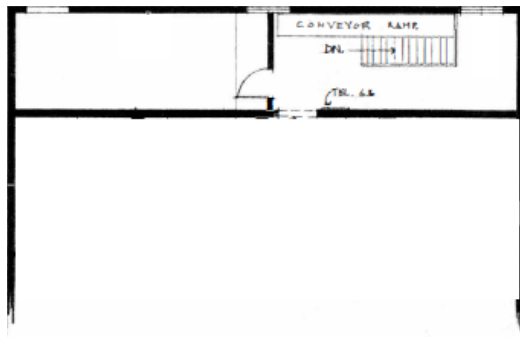
Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire 719 Santa Cruz Ave, Menlo Park. This $\pm 5,208$ Sq. Ft. building with $\pm 4,752$ Sq. Ft. on the ground floor and a 456 Sq. Ft. mezzanine boasts 50' of street frontage on a central block in downtown Menlo Park. The building will be delivered vacant and presents a fantastic owner-user opportunity or chance for an investor to refinish the interiors and re-lease the space to a restaurant or retailer. The exposed ceiling of the barrel-vaulted roof is beautiful and allows for excellent ceiling height. In addition to the public parking lot behind the building, free street parking surrounds the site. The transportation needs of employees and clients are further satisfied by the five-minute walk to the CalTrain station. The zoning of this parcel is dictated by the El Camino Real/Downtown Specific Plan, Downtown/Station Area "Main Street" Overlay. The subject property presents a unique opportunity to acquire a high-visibility building in the heart of downtown Menlo Park.

ADDRESS	719 Santa Cruz Ave Menlo Park, California
APN	071-281-020
BUILDING SIZE	$\pm 5,208$ Sq. Ft.
PARCEL SIZE	$\pm 5,000$ Sq. Ft. / ± 0.11 Acre (Per Public Record)
ZONING	Downtown/Station Area "Main Street" Overlay
PRICING	Unpriced

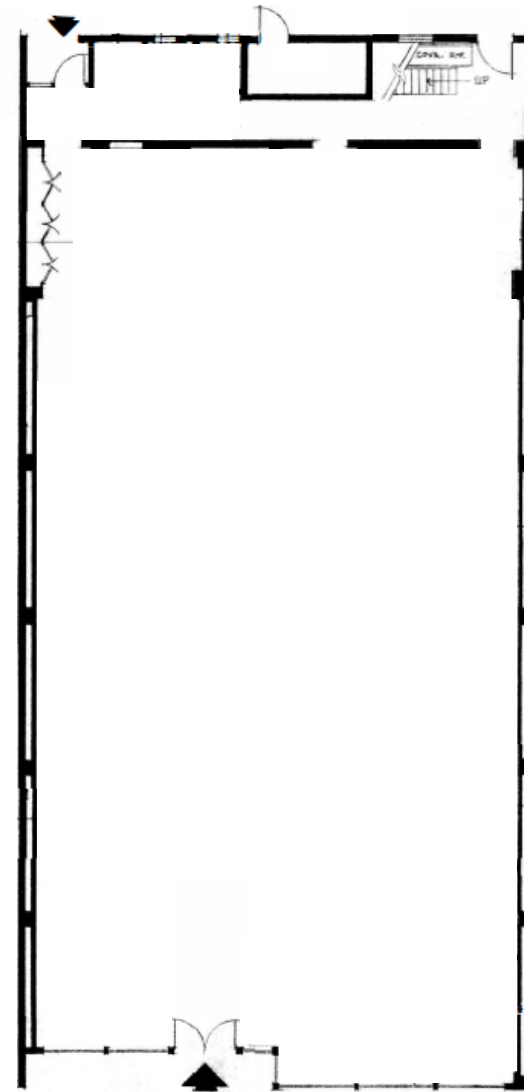


FLOOR PLAN

Mezzanine Level



Main Level



Santa Cruz Ave



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AMENITIES AERIAL



Menlo Park
Station

KEPLER'S
BOOKS &
MAGAZINES

COLD STONE
CREAMERY

SBM FITNESS
customized fitness care for you

Trellis
Restaurant

Yum Cha Palace

CAFE DEL SOL

PK
PHIL'S KITCHEN



LA STANZA
Cucina Italiana

Menlo Park's Academy of Dance



**BRITISH
BANKERS CLUB**

EL CAMINO REAL (32,600 VPD)

Color Me Mine

STACKS
COMFORTABLE FOOD

**Menlo
Cafe**

usbank

UnionBank

San Mateo Carpets

**cheeky monkey
TOYS**

CHASE

SusieCakes

**ACE
Hardware**

BOW WOW meow

LeBoulangier
THE BAKER

**Gray's
Paint Stores**

Heartcore



**COFFEEBAR
Ann's Coffee**

Colette
MADENOISELLE



**AJ Tutoring
Textures**

**STEPHEN
MILLER
GALLERY**

Menlo Optical



CAMPER
ARTVENTURES GALLERY

SANTA CRUZ AVE (15,314 VPD)

**719 SANTA CRUZ AVE
MENLO PARK, CA**



**MIKE'S
CAMERA**
picturize your life!

**BANK OF THE WEST
BNP PARIBAS**

**THE ORIENTAL CARPET
BRUCE GOOD, PROPRIETOR**

**Accent
on Eyewear**

**WELLS
FARGO**

**Penzeys
Spices**

THE PET PLACE

SUBWAY

GALATA BISTRO

**avant
OPTOMETRY**



Pook Bakery

FLEET FEET

**Draeger's
MARKET**
TASTE
FLAVOR
AGAIN

Peet's Coffee



TRANSPORTATION AERIAL



San Francisco

San Francisco
Int. Airport

101

BAYSHORE FWY
(227,900 VPD)

INTERSTATE
280

Downtown
Redwood City

EL CAMINO REAL (32,600 VPD)

Downtown
Menlo Park

Caltrain

SANTA CRUZ AVE (15,314 VPD)

719 SANTA CRUZ AVE
MENLO PARK, CA

✈ PLANES

SJC - 18 miles
SFO - 18 miles
OAK - 28 miles

🚆 TRAINS

San Francisco - 1 hr 4 mins
Milbrae - 36 mins
San Jose - 45 mins

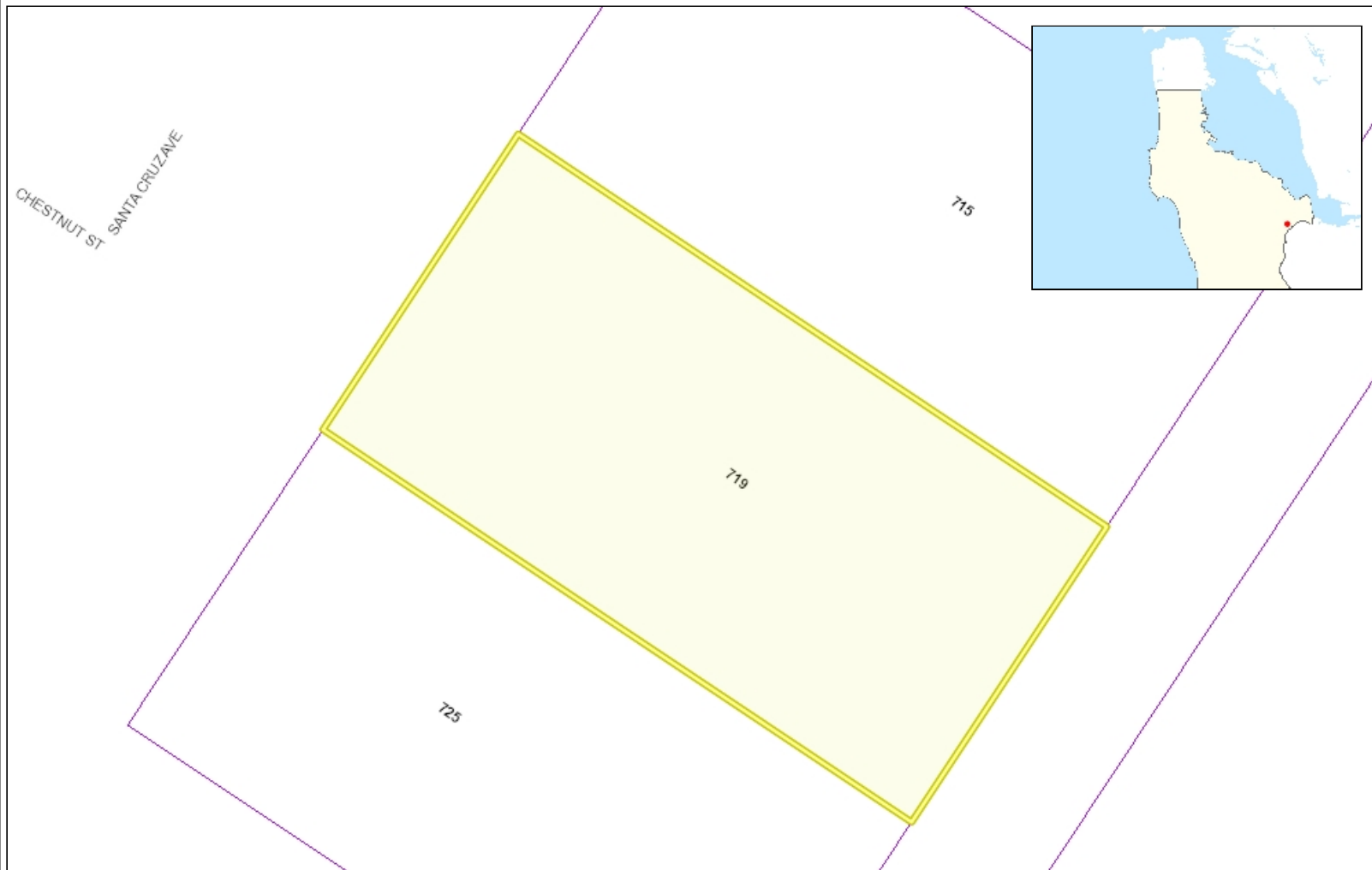
🚗 AUTOMOBILES

San Francisco - 31 miles
Downtown San Jose - 21 miles
Downtown Oakland - 34 miles



San Mateo County

San Mateo map



0.01 0 0.00 0.01 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:282



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



ONE-MILE POPULATION: 14,491

MEDIAN AGE

40.2

HOUSEHOLDS



FAMILIES



FAMILIES

3,373



AVERAGE HOUSEHOLD INCOME

\$234,617

Average Household Size: **2.13** Owner Occupied Housing Units: **2,753** Renter Occupied Housing Units: **3,832** Median Household Income: **\$168,977** Median Household Income: **\$234,617**

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,501	8,608	14,297
Total Employees:	17,071	104,687	204,274
Total Residential Population:	14,491	160,618	268,199
Employee / Residential Population Ratio (per 100 Residents)	118	65	76

Google

moz://a

Omnicell®

SAMSUNG

LinkedIn

Symantec

SYNOPSYS®

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Microsoft

intuit

El Camino Hospital
THE HOSPITAL OF SILICON VALLEY

Mountain View
Whisman
School District



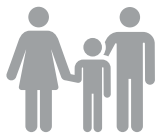
AREA DEMOGRAPHICS

Menlo Park is a city located at the eastern edge of San Mateo County within the San Francisco Bay Area of California in the United States. It is bordered by San Francisco Bay on the north and east; East Palo Alto, Palo Alto, and Stanford to the south; and Atherton, North Fair Oaks, and Redwood City to the west. Menlo Park is one of the most educated cities in California and the United States; nearly 70% of residents over the age of 25 have earned a bachelor's degree or higher.

Menlo Park had 32,026 inhabitants according to the 2010 United States Census, which had grown to an estimated 34,698 inhabitants by 2019. The city is home to the corporate headquarters of Facebook, and is where Google and Round Table Pizza were founded.



MENLO PARK IS ONE OF THE MOST EDUCATED CITIES IN CALIFORNIA AND THE UNITED STATES. IT IS SEATED 31 MILES SOUTH OF SAN FRANCISCO AND 21 MILES NORTH OF SAN JOSE



A YOUNG CITY WITH AN AVERAGE RESIDENT AGE OF 37



AVERAGE COMMUTE 23.5 MINUTES

UNEMPLOYMENT RATE : 4.20%

JOB GROWTH RATE OF 1.30%



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