

RETAIL BUILDING FOR SALE

719 SANTA CRUZ AVE, MENLO PARK, CA



OFFERING MEMORANDUM

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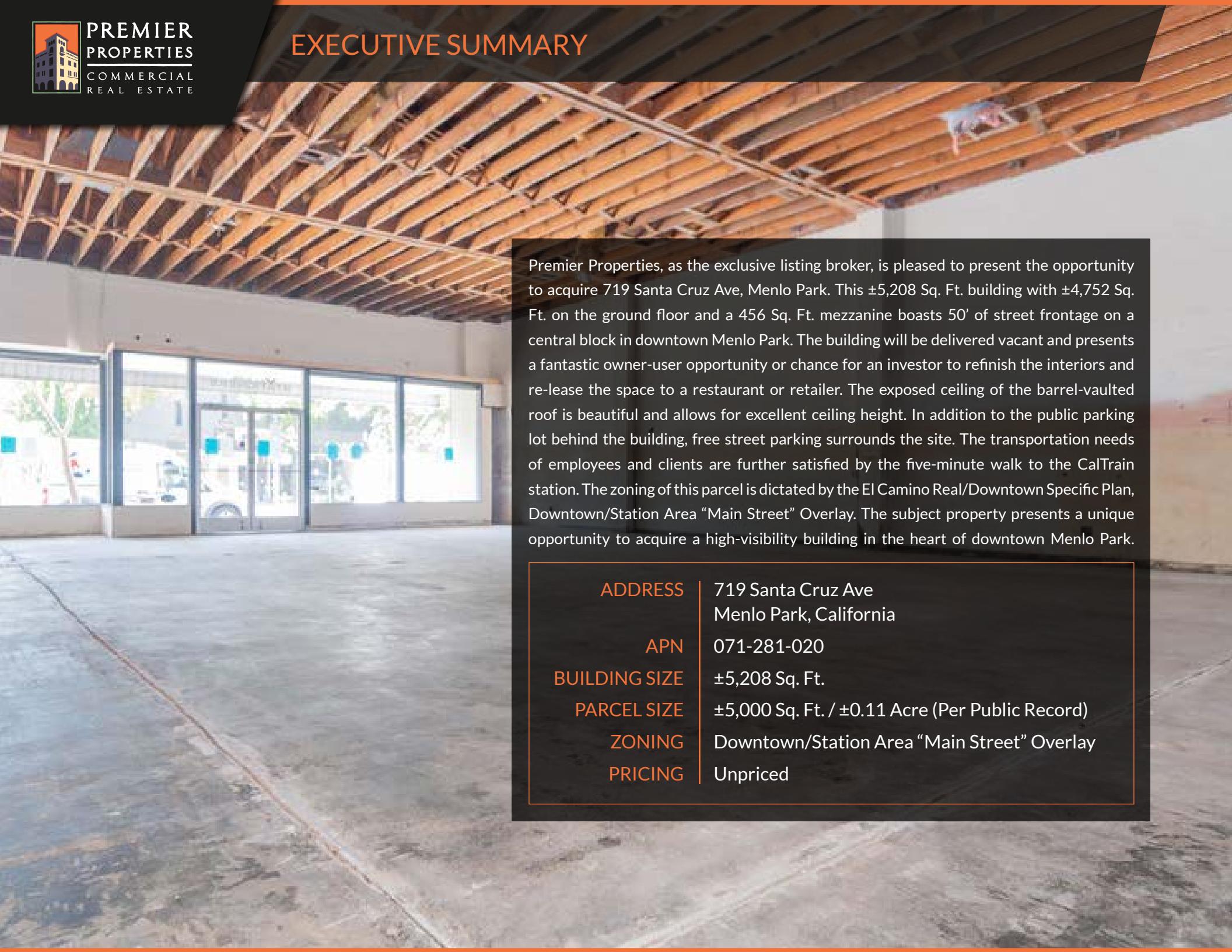
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EXECUTIVE SUMMARY



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

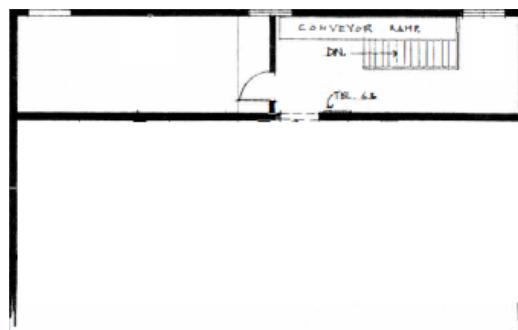
Downtown/Station Area "Main Street" Overlay

PRICING

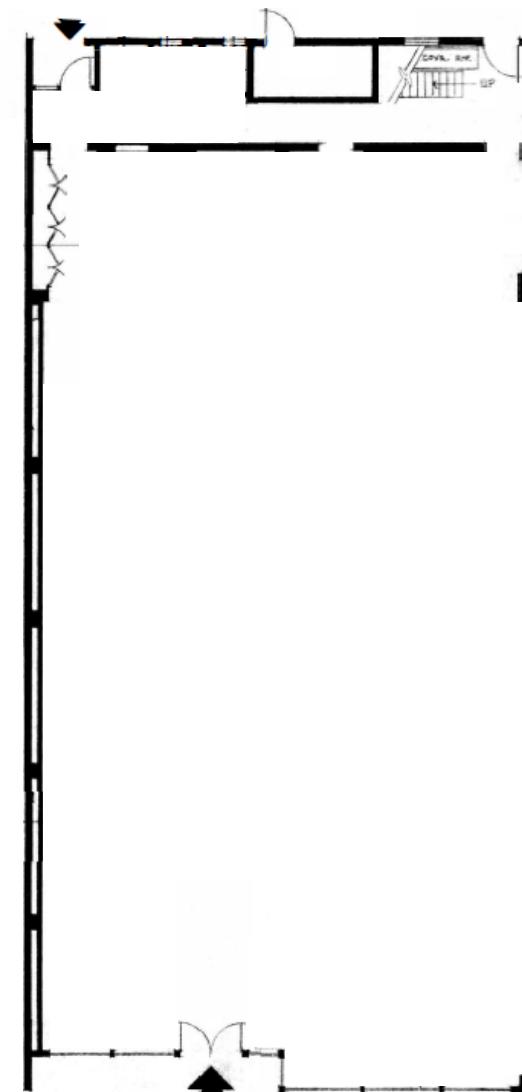
Unpriced



Mezzanine Level



Main Level



Santa Cruz Ave



PREMIER
PROPERTIES
COMMERCIAL
REAL ESTATE

AMENITIES AERIAL



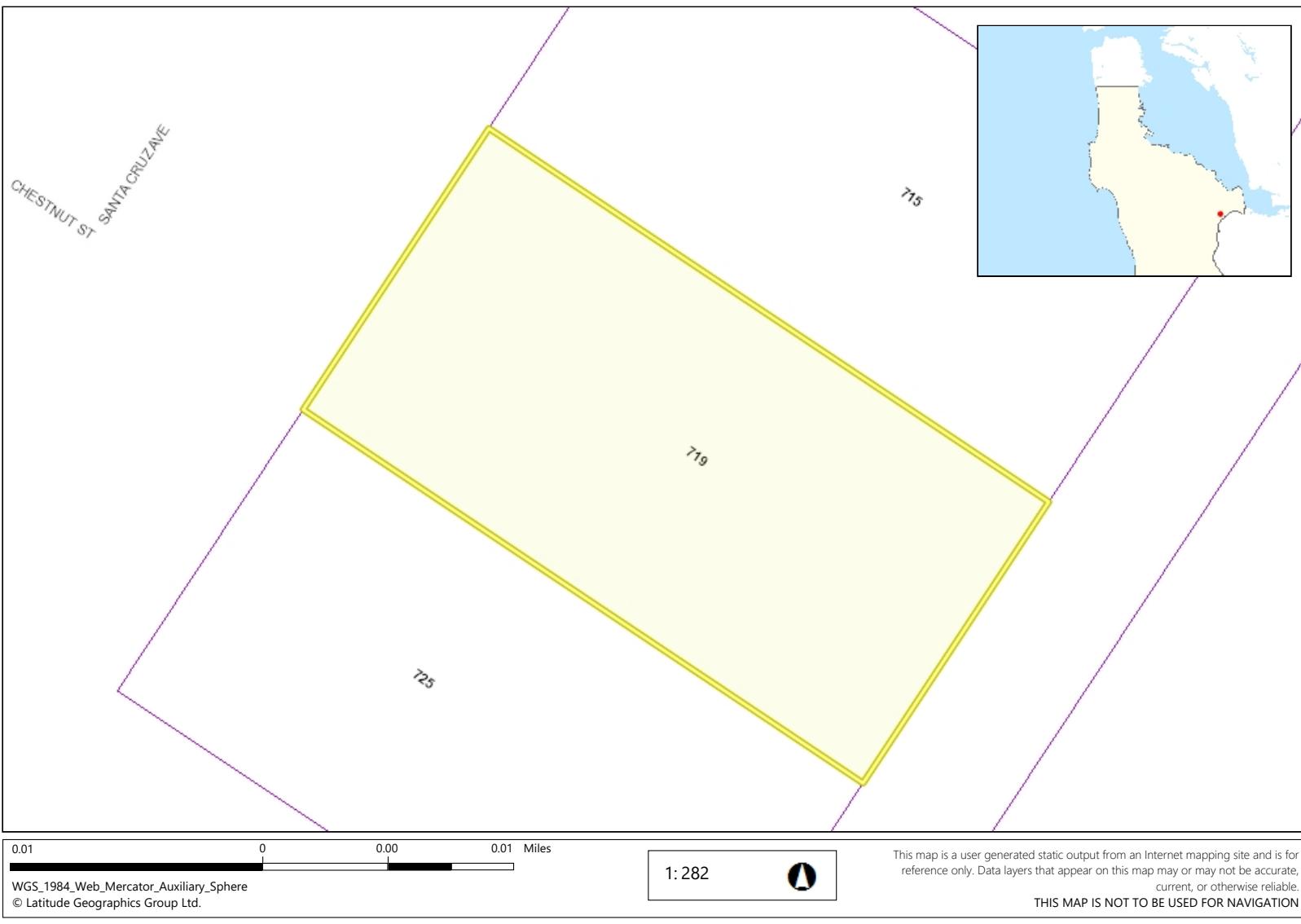
TRANSPORTATION AERIAL



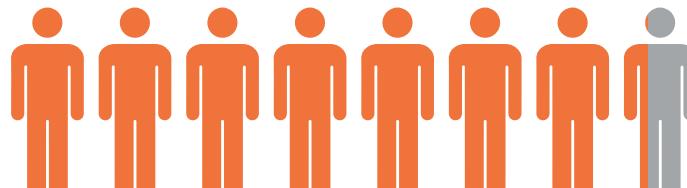


San Mateo County

San Mateo map



DEMOGRAPHICS



ONE-MILE POPULATION: 14,491

MEDIAN AGE

40.2

HOUSEHOLDS



FAMILIES



FAMILIES

3,373

Average Household Size: **2.13**

Owner Occupied Housing Units: **2,753**

Renter Occupied Housing Units **3,832**

Median Household Income

\$168,977

AVERAGE 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



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%





**PREMIER
PROPERTIES**
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