



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

Office Building in Menlo Park For Sale

1134 Crane St., Menlo Park, CA 94025

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EXECUTIVE SUMMARY

1134 CRANE ST.,
MENLO PARK, CA 94025

Asking Price

\$8,500,000



TOTAL LEASABLE AREA
± 9,100 SF



PARKING
SHARED LOT



LOCATION
MENLO PARK

Mahoney & Associates is pleased to present 1134 Crane St., Menlo Park, CA, a ±9,100 SF, two-story office building offered for sale. Located just one block from Santa Cruz Avenue, the property sits on a ±5,000 SF lot in the heart of downtown Menlo Park and is well suited for an owner/user or investor. The ±4,850 SF second floor is vacant, featuring three private offices, a large conference room, and an open work area, allowing for immediate occupancy or lease-up. The ground floor is leased to Lindamood-Bell Learning Process through September 30, 2029, with a 1-5 year extension option. Current rent is \$21,097 per month (\$4.35 PSF), modified gross, with 3% annual increases, and the tenant pays utilities and janitorial.

PROPERTY DETAILS

APN	071-094-160
Zoning	Commercial Office
Building Size	± 9,100 SF (2 Stories)
Lot Size	± 5,000 SF

PROPERTY HIGHLIGHTS

- Steps from two City Parking Lots.
- Prime Menlo Park location, one block from Santa Cruz Avenue
- Suited for an owner/user or investor.
- Located in the heart of downtown Menlo Park



VENTURE CAPITAL PRESENCE

Located in the heart of the world's largest concentration of venture capital firms, Silicon Valley captures approximately 1/3 of all U.S. venture capital investment. Menlo Park stands at the epicenter of this ecosystem, serving as the global hub of the venture capital industry.

PREMIER LOCATION

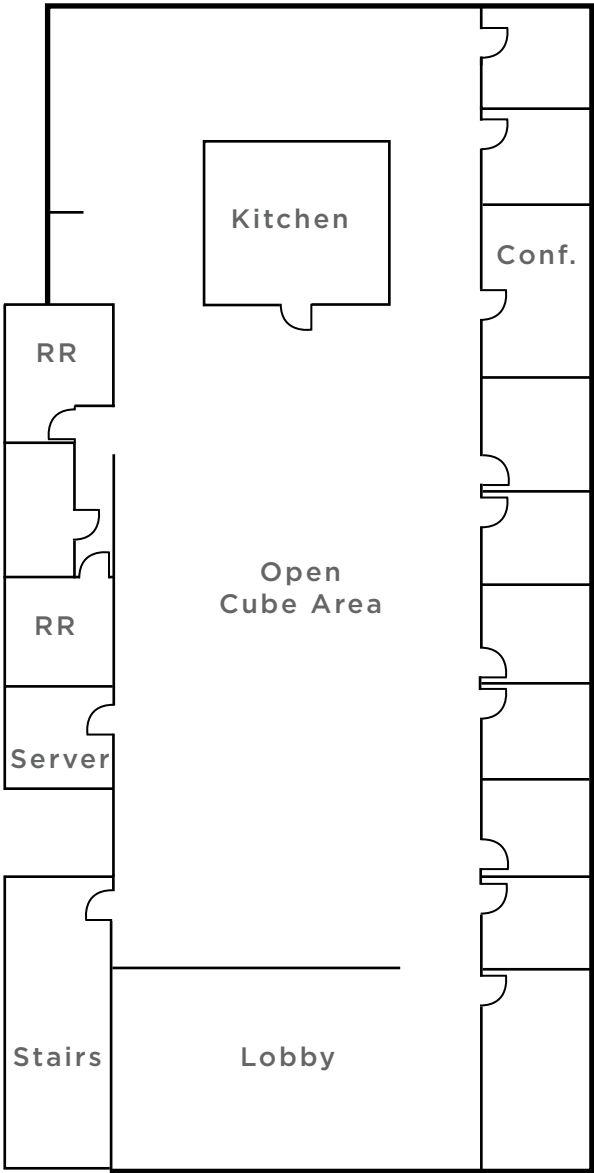
The Property occupies an irreplaceable downtown Menlo Park location with immediate access to U.S. Route 101 and Interstate 280, the Peninsula's primary north-south transportation corridors. 1142 Crane Street is within walking distance of a wide array of restaurants, retail, and nightlife, and is less than 1/8 of a mile from the Menlo Park Caltrain station. The surrounding area is home to many of the world's most prominent venture capital firms and is adjacent to the affluent residential communities of Atherton, Woodside, Portola Valley, and Palo Alto.



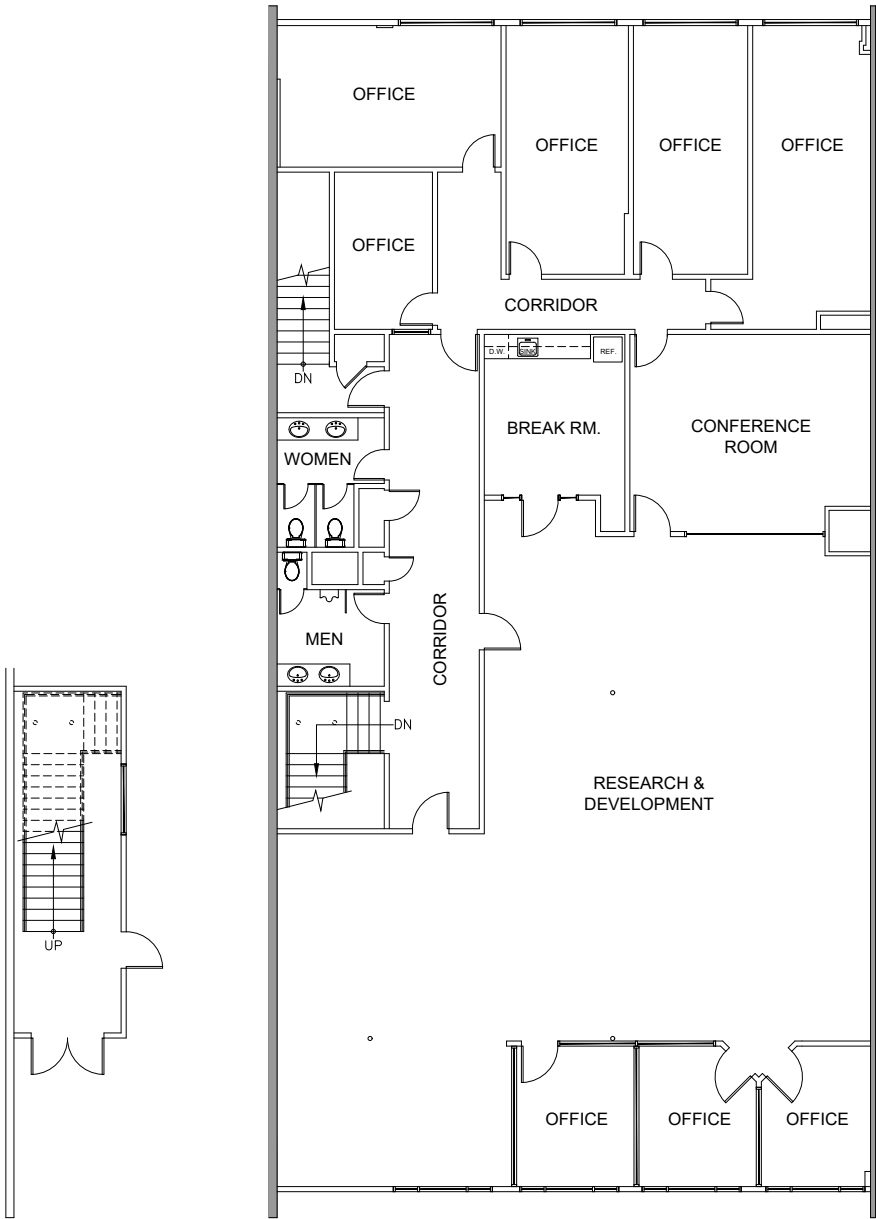


FLOOR PLAN

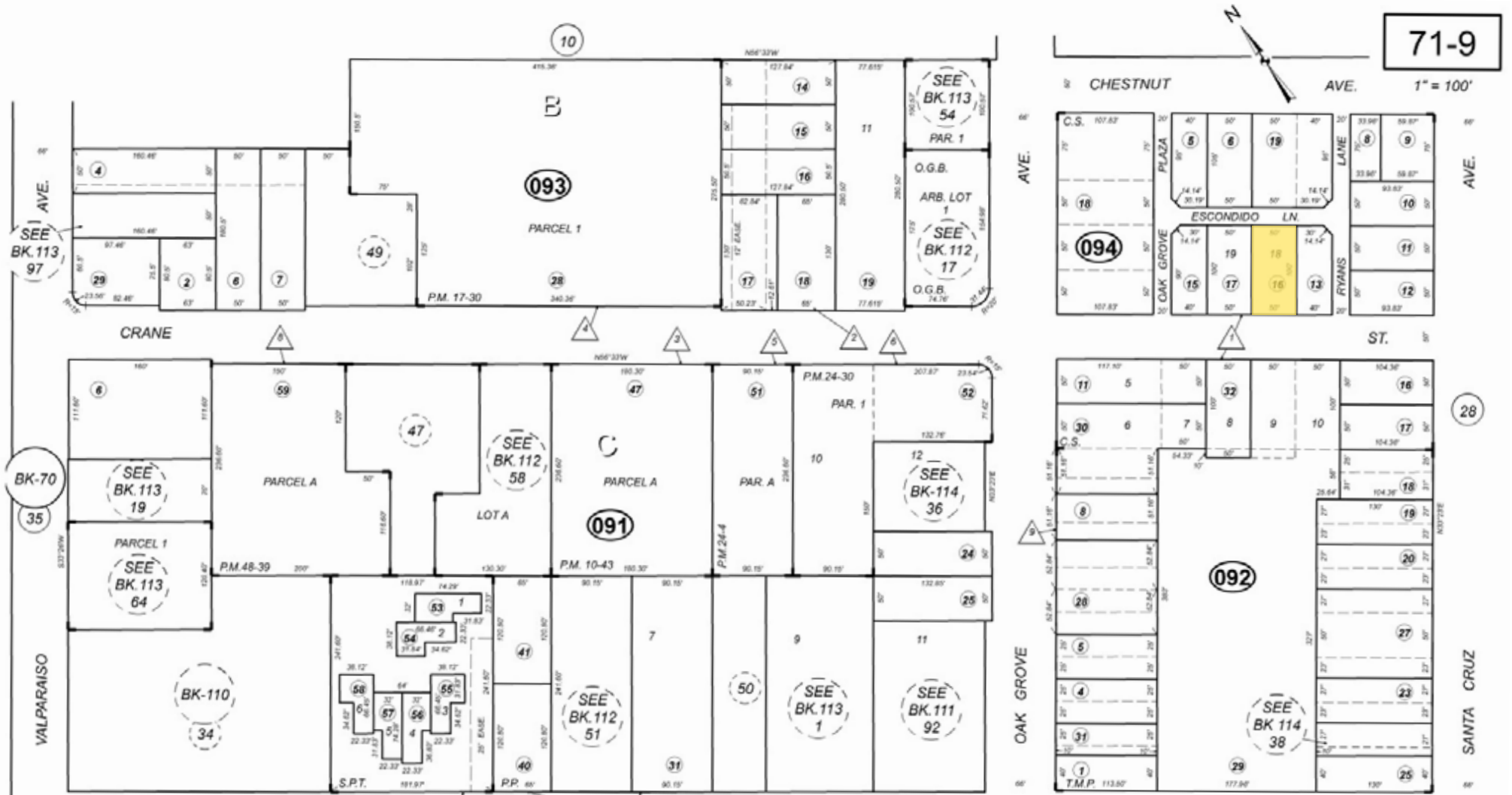
FIRST FLOOR



SECOND FLOOR



TAX MAP



AREA MAP



Hwy 82

DOWNTOWN MENLO PARK

- Café Vivant
- Bagel Street Cafe
- Clark's Oyster Bar
- Mademoiselle Colette
- Amici's East Coast Pizzeria
- Camper
- The Posh Burger
- Subway
- Starbucks
- Mrs. Khan Uyghur Cuisine
- Menlo Cafe
- Bistro Vida
- Mr. Green Bubble
- Bank of America
- BMO Bank
- Walgreens
- ACE Hardware
- Bow Wow Meow
- Menlo Park Farmers Market
- Feldman's Books
- Techloop Electronics
- Vibrant Tea
- The Shop Thrift Store
- Penzeys Spices
- Menlo Park Design
- Rabbit's Foot Art & Craft

Santa Cruz Ave



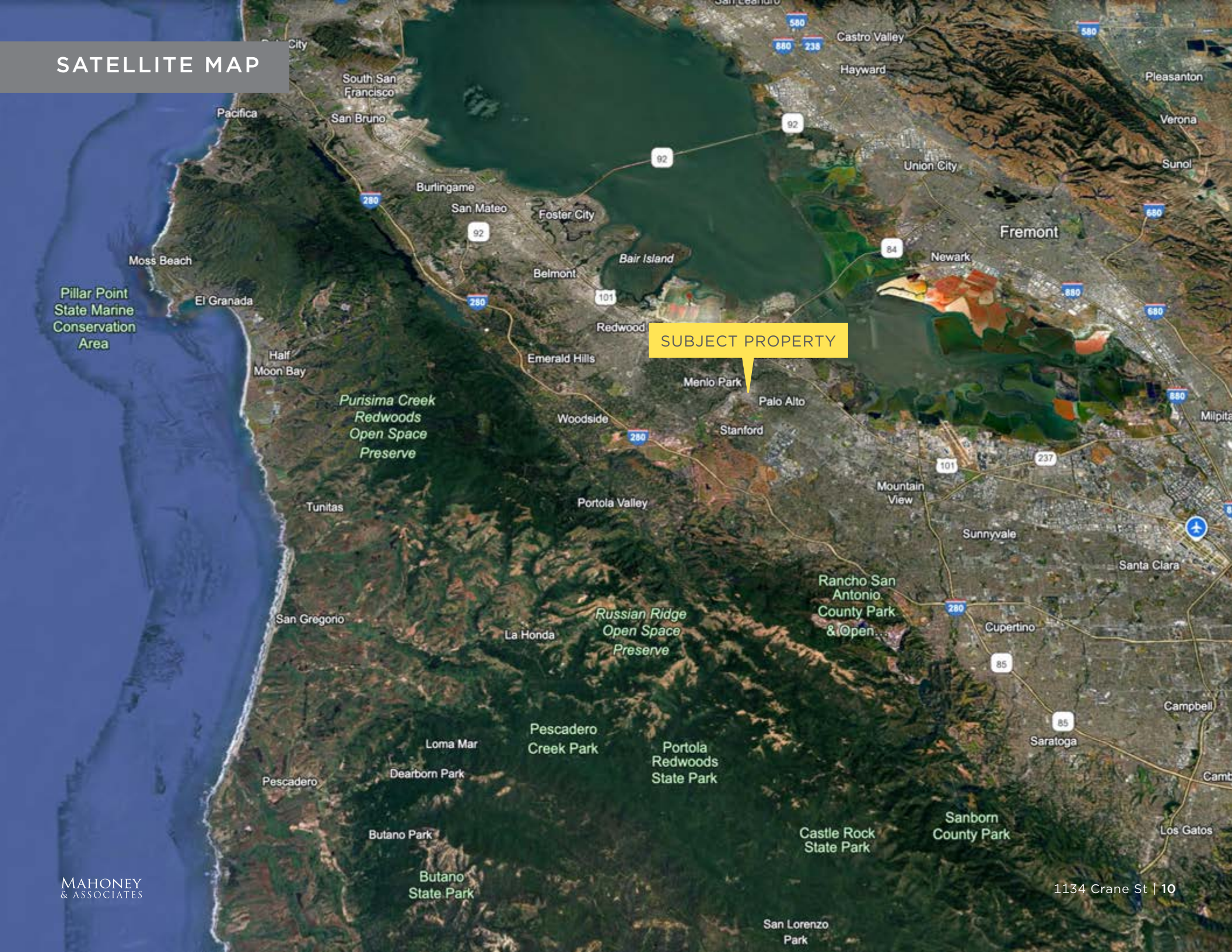
1134 CRANE ST

Crane St



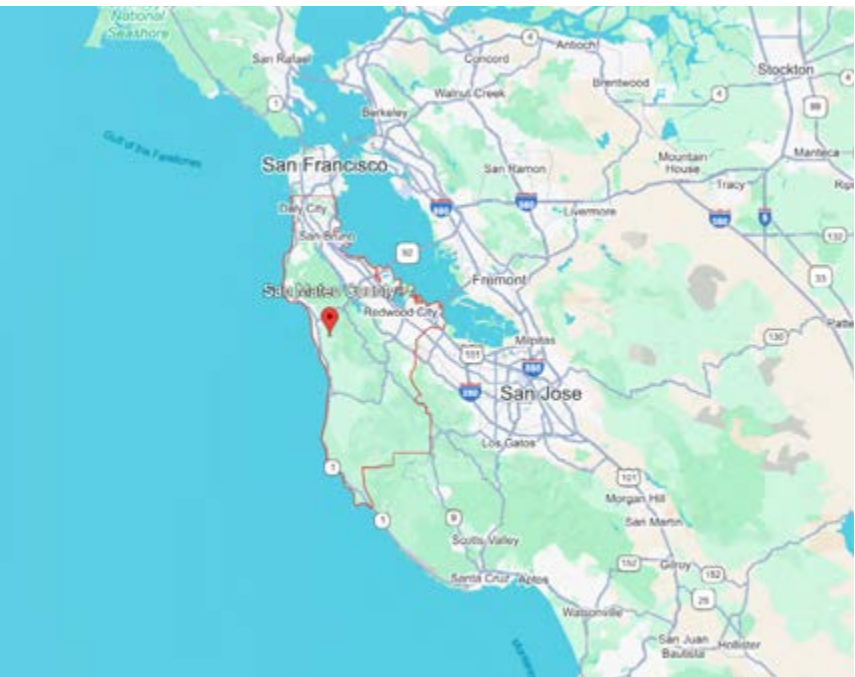
1134 Crane St | 9

SATELLITE MAP



SAN MATEO COUNTY OVERVIEW

San Mateo County is a dynamic and highly desirable region located on the San Francisco Peninsula in the heart of the Bay Area. Stretching from the scenic Pacific coastline to the San Francisco Bay, the county encompasses 20 cities and towns and is known for its strong economy, innovation-driven workforce, quality of life, and proximity to major employment centers in Silicon Valley and San Francisco. Industries thriving here include technology, bioscience, finance, healthcare, transportation, and hospitality, supporting a diverse and prosperous community.



REGIONAL HIGHLIGHTS



**Strategic
Peninsula
Location**



**Innovation
Driven
Economy**



**Exceptional
Quality of
Life**



ECONOMY

- Core part of the Silicon Valley and Bay Area economy, positioned between San Francisco and Santa Clara County
- Home to major technology, life science, biotech, finance, and professional services employers
- Robust demand for office, R&D, and mixed-use commercial space
- Highly skilled and educated workforce supporting innovation and high-value industries



2024 DEMOGRAPHICS



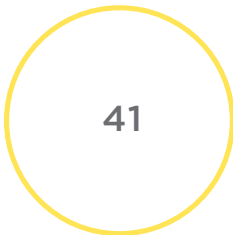
764,000

Population



269,000

Households



41

Median Age



\$152,000

Median Household
Income

MAHONEY & ASSOCIATES

**UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION...
MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE
VALUES.**

With our Collaborative Team of Real Estate Professionals and Consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates has been known as a local and regional trusted industry leader, founded by John Mahoney. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction we enter, beyond the beams and masonry or ROI, one mission alone drives us all and that is representing your interests as if they were our own.

It will be our pleasure and duty to sit with you and listen...so we can understand your motivation, background, needs, challenges and goals in discussing potential solutions for your properties. We have learned that one solution does not fit all situations and look forward to working with you to develop a strategy that encompasses all stakeholders' interests. Nothing is more satisfying than driving by a property with which we have partnered with owners, knowing there is now a new business, a greater stream of income, a legacy honoring a family member, a community treasure restored...the list is endless in how we work with our valued clients to enrich their lives and the community in which their property sits.

SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

\$4 BILLION
IN TRANSACTION VOLUME

2,000+
ASSETS SOLD

6,000,000
SQUARE FEET LEASED

1,750+
LEASE TRANSACTIONS

DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

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