

Menlo Park Downtown
Mixed Use Development Site



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NEWMARK

101
EVELYN STREET
MENLO PARK

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1021 EVELYN STREET MENLO PARK

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The Seller expressly reserves the right, at its sole discretion, to reject any or all proposals or expressions of interest in the subject property and to terminate discussions with any party at any time with or without notice.

Office & Residential Development Opportunity

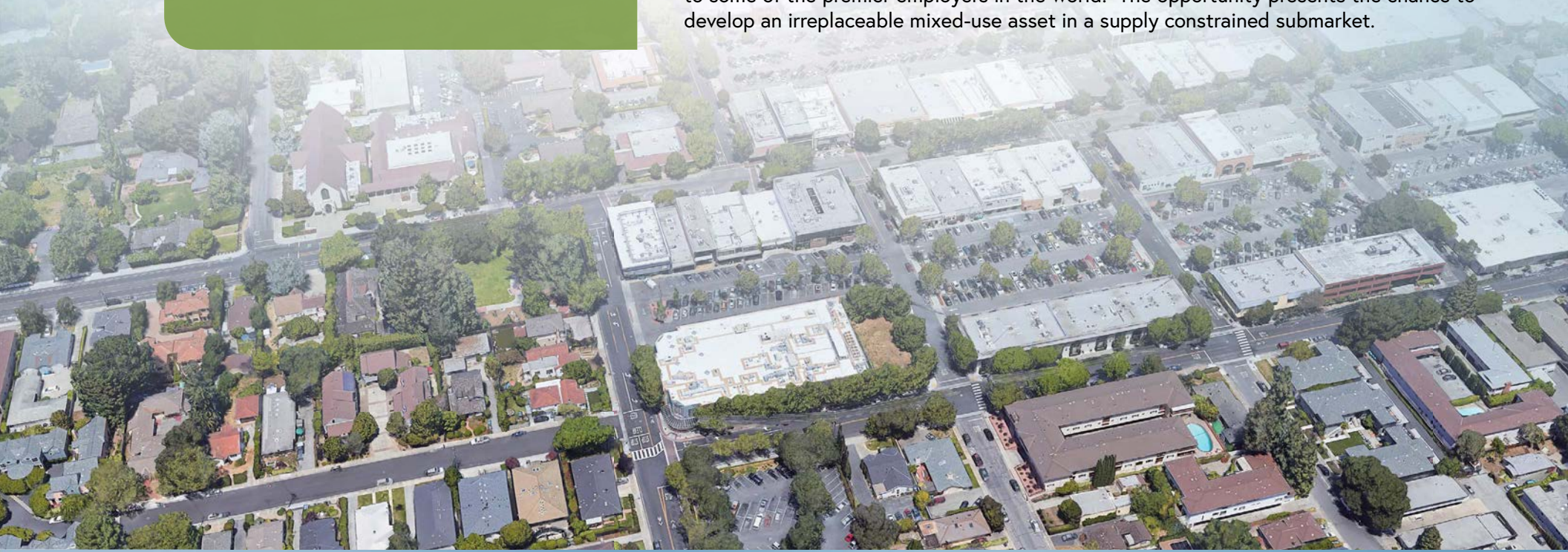


Core Downtown Location

Newmark, as exclusive marketing advisors, are pleased to present the opportunity to acquire 1021 Evelyn Street, Menlo Park, CA (the "Property"), an entitled mixed use development opportunity located in the heart of downtown Menlo Park. The property is comprised of two components – an office suite on the 2nd floor, and 3 residential luxury condominiums on the 3rd floor. The property has 13 street level parking spaces and 11 bicycle spaces. The 2nd floor is a Class A office unit totaling $\pm 6,250$ square feet, and 3 residential condominiums on the 3rd floor that are $\pm 1,326$ square feet, $\pm 1,155$ square feet, and $\pm 1,144$ square feet respectively, totaling $\pm 3,625$ square feet of residential units. All the residential units are 2 bedroom / 2 bathroom units. Exterior decks not included in the residential square footage.

Designed by the Hayes Group, the property is located in the prime submarket of downtown Menlo Park for both residential and office. The location offers easy access to Interstate 280 (Sand Hill Road exit), as well as Highway 101 (Marsh Road or Willow Road exits).

Downtown Menlo Park is a premier location for job creation and Menlo Park as a city is home to some of the premier employers in the world. The opportunity presents the chance to develop an irreplaceable mixed-use asset in a supply constrained submarket.



PROJECT SUMMARY

Address	1021 Evelyn Street, Menlo Park, CA
APN	071-273-070
Architect	The Hayes Group
Parcel Size	±6,938 Square Feet
Office Sq. Ft.	±6,250 Square Feet (Including 50% of the lobby, elevator and stairs)
Residential Condos	3 Units Unit A: ±1,326 SF Unit B: ±1,155 SF Unit C: ±1,144 SF <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> } Total ±3,625 SF </div>
Gross Building Area Including the Garage	±18,990 SF
Gross Area with Garage Subcontracted Out	±14,109 SF
Retail	None
Total Proposed Floor Area	±11,461 SF
Number of Stories/ Construction	2 Stories Above Street Level Parking
Elevators	Yes
Car Parking	13 Spaces
Bicycle Spots	11 Spaces
Price	\$5,250,000

*Note: First floor lobby, stairs and elevator square footage is ±618 SF





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AMENITIES AERIAL

M Menlo College



Caltrain

somcellars
COMING SOON

Colette

Roma
ITALIAN CUISINE

AMIGOS

CAMPER

Peet's
COFFEE

Daeger's
MARKET

The
Bagel

Galata
Bistro

Coffeebar

Carpaccio

clark's

WELLS
FARGO

CHASE

ACE
Hardware

Walgreens

STARBUCKS

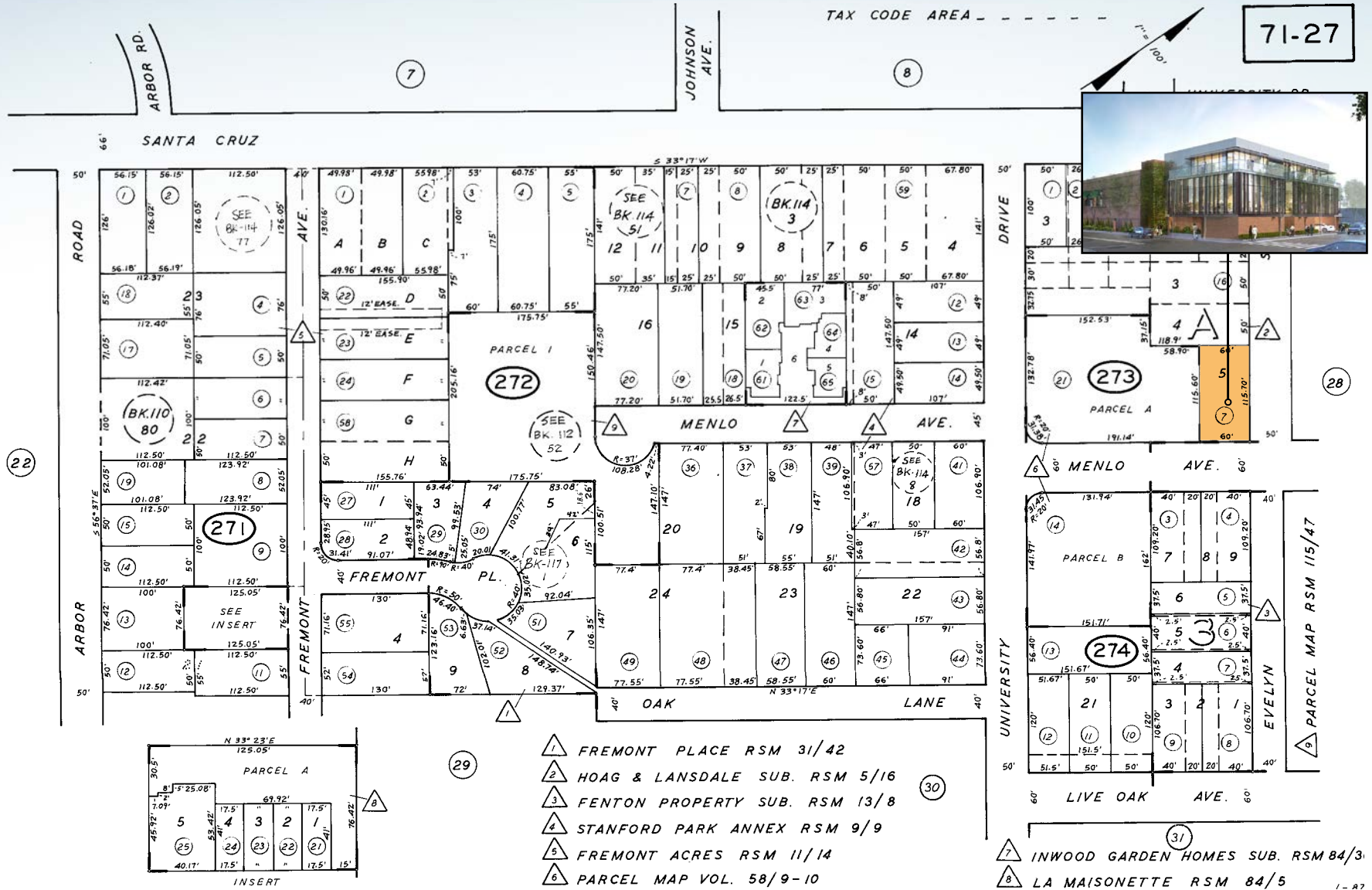
STACKS

U.S. BANK

Bistro Vida

1021
EVELYN STREET







Menlo Park is one of the most educated cities in the state of California and the United States; nearly 77% of residents over the age of 25 has earned a bachelor's degree or higher. Menlo Park is the site of numerous of the worlds most prestigious companies and venture capitalists.

West Menlo Park is one of the most desirable locations in which to live. The median home value in Menlo Park is \$2,000,000. Several new developments in Palo Alto and Menlo Park will continue to fuel tenant demand for high quality housing.

Rank	Company	Est. # of Employees	Industry
1	Meta	16,586 (2023 data)	Social Media/Technology
2	Snowflake	1,500 (estimated for 2025)	Cloud Computing/Technology
3	SRI International	710 (2023 data)	Research and Development
4	Grail	497 (2023 data)	Biotechnology/Healthcare
5	Pacific Biosciences	320 (2023 data)	Biotechnology/Genomics



Population
35,529



Median Age
38.3



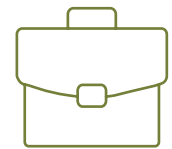
Median Household
Income
\$198,296



Median Home
Value
\$2,000,001

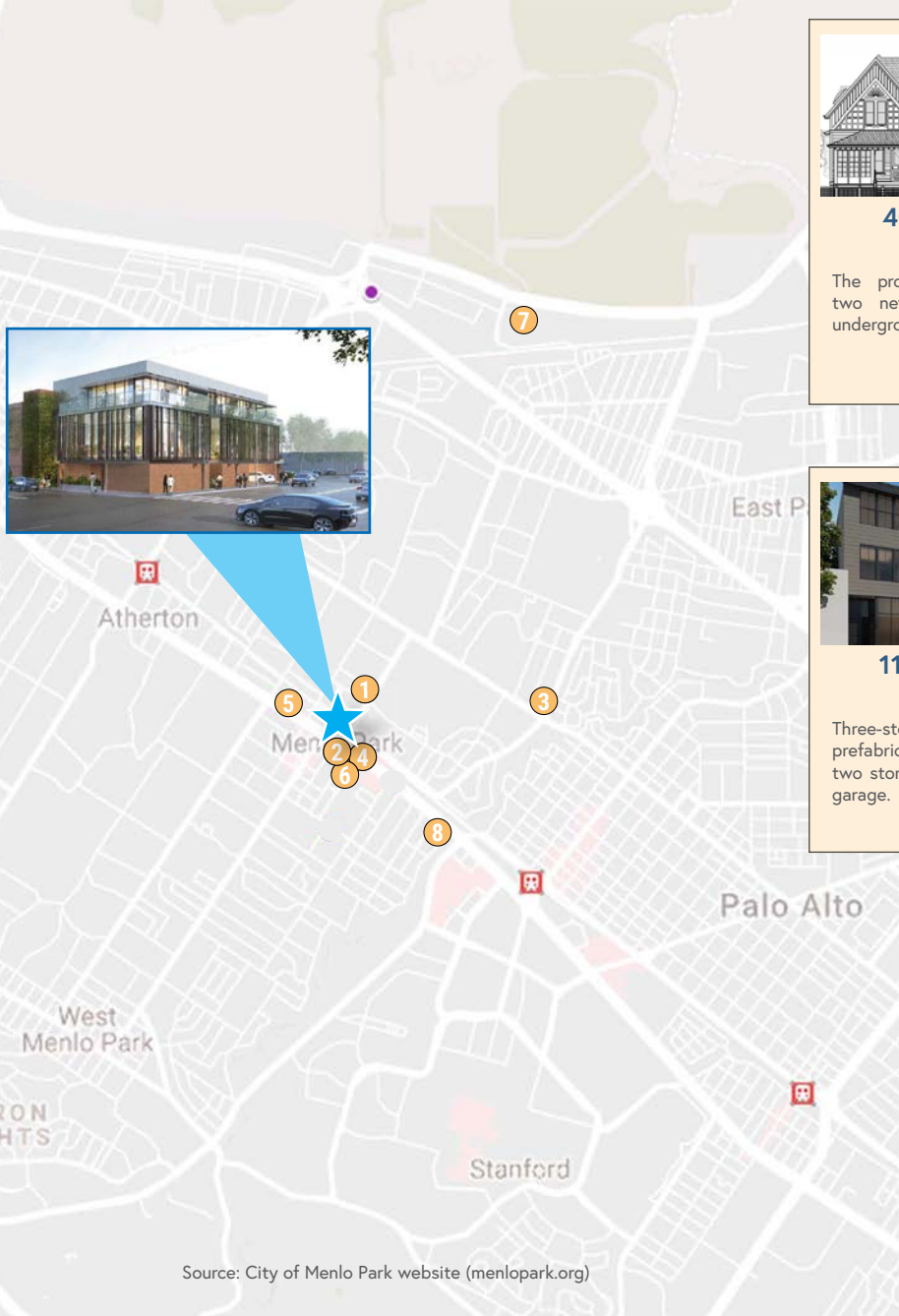


Education Attainment
(Bachelor's Degree or Higher)
77.1%



Labor Force
19,423

Source: Esri forecasts for 2024 and 2029. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Source: City of Menlo Park website (menlopark.org)

1



409 Glenwood Ave. RESIDENTIAL

The project includes construction of two new multi-family buildings with underground parking.

2



706-716 Santa Cruz Ave. MIXED USE

Three-story, mixed-use building consisting of 12,035 SF of retail space, 23,454 SF of non-medical office space, and four residential units totaling 11,414 SF.

3



40 Middlefield Rd. COMMERCIAL

New single-story, 3,681 square-foot non-medical office building.

4



1162 El Camino Real RESIDENTIAL

Three-story building consisting of nine prefabricated modular apartment units in two stories set over a one-story parking garage.

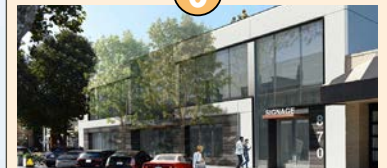
5



1550 El Camino Real RESIDENTIAL

A new three-story residential building with eight townhouse-style units.

6



870 Santa Cruz Ave. COMMERCIAL

The project consists of an exterior modernization of the former Flegel's building.

7



Chilco St. & Bayfront Expy. (CitizenM Hotel) HOTEL

The approximately 90,868 square foot, five-story hotel consists of 240 hotel rooms, a restaurant, and hotel amenities.

8



201 El Camino Real MIXED USED

Restaurant and retail uses on the first floor and 12 dwelling units on the second and third floors. Along with the two detached townhouses, a total of 14 dwelling units

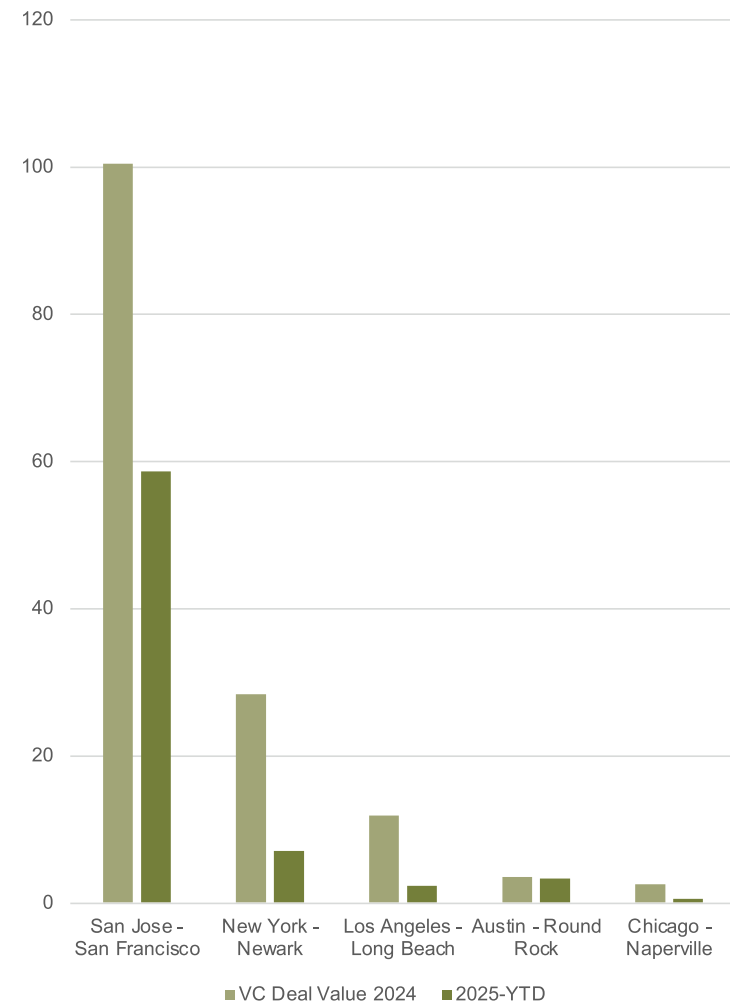
Bay Area vs Major US Cities

The San Francisco Bay Area maintains its commanding position as America's venture capital powerhouse, attracting \$58.7 billion in startup investments in 2025 YTD significantly outperforming all other innovation hubs across the nation. As you can see, the Bay Area has received more capital investment than the 4 selected cities in the graph combined.

This extraordinary funding advantage highlights the region's unique innovation culture, where breakthrough technologies consistently emerge from an unrivaled concentration of technical talent, research institutions, and financial backers who continue to bet on the Bay Area's capacity to produce world-changing companies.

Region	VC Deal Value 2024	2025 YTD
San Jose – San Francisco	100.5 Billion	58.7 Billion
New York - Newark	28.4 Billion	7.1 Billion
Los Angeles – Long Beach	11.9 Billion	2.4 Billion
Austin – Round Rock	3.6 Billion	3.4 Billion
Chicago - Naperville	2.6 Billion	0.6 Billion

VC Major City Comparison

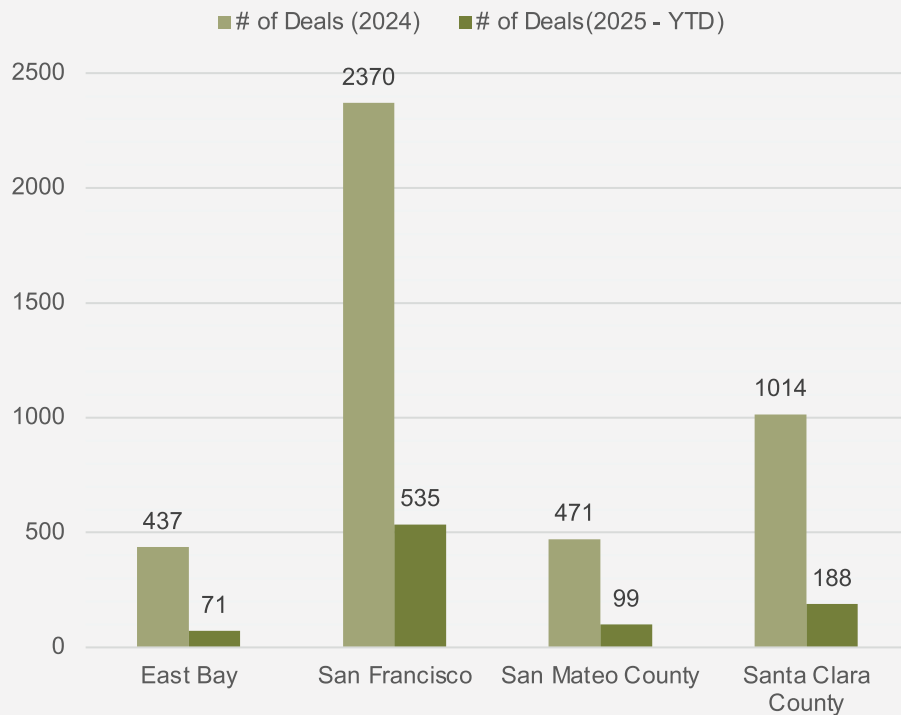


Venture Capital Fuels the Bay Area Innovation Machine

Number of Deals

Bay Area is the Premier Location for Investment

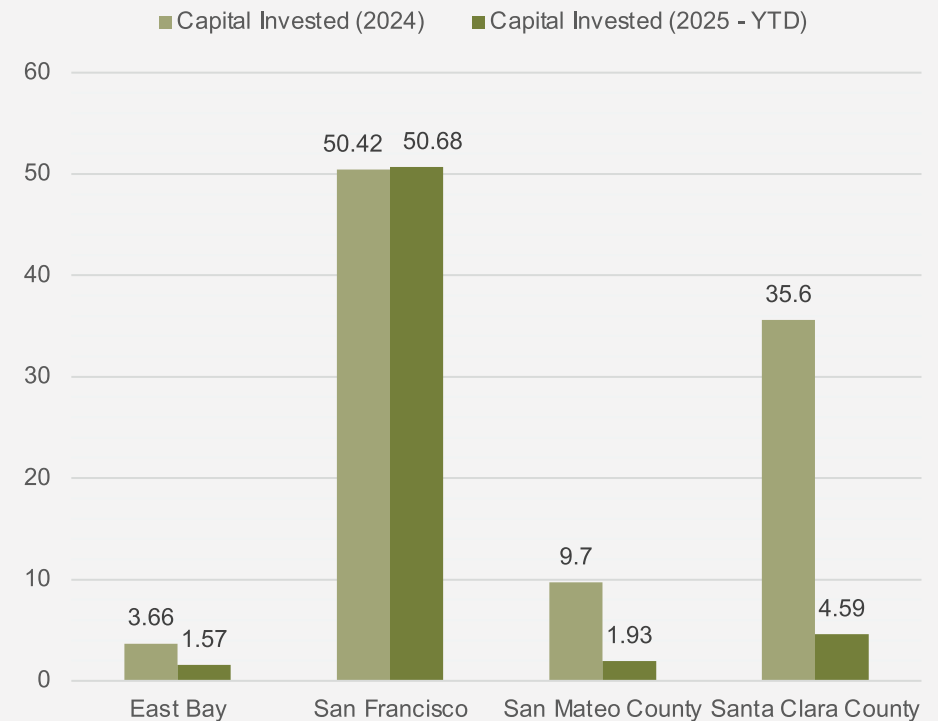
Despite global economic uncertainties, Santa Clara county has maintained its magnetic appeal for investors, with over 1000+ venture capital deals throughout 2024. Along with a strong start in Q1 of 2025.

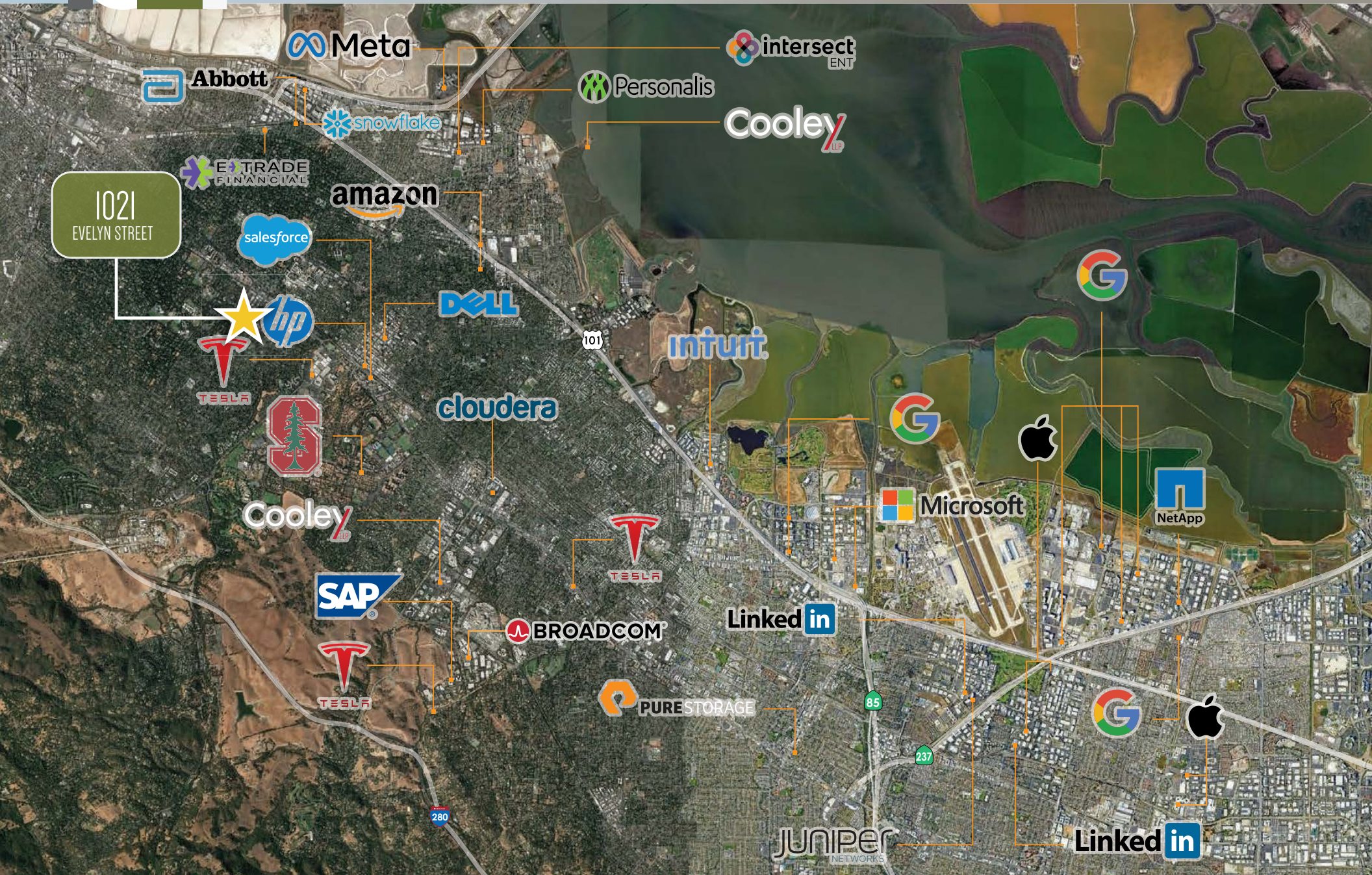


Capital Investment \$ (billions)

High Capital Investment Continues in 1Q2025

The remarkable investment momentum continues to build into 2025, where total capital investments of the bay area is already 58.77 Billion YTD. Demonstrating Palo Alto's enduring status as Silicon Valley's premier destination for funding breakthrough technologies and disruptive startups.







DOMINANT ECONOMY AND JOB GROWTH

Silicon Valley is a global economic leader recognized for its significant concentration of cutting-edge companies in high-tech including computers and software, mobile, biotechnology, green technology, manufacturing, and research and development. At the end of 2015, Silicon Valley was once again ranked as the strongest job market in the nation. Employment grew by 5.5% from the previous year as the tech sector continued to fuel the region's exceptional growth, accounting for more than half of the jobs created. Over the past 40 years, Silicon Valley has achieved nearly continuous growth – since 1979, more than 80% of the quarters have seen positive increases in the region's GDP. Unemployment in the region currently stands at just 3.8%, one of the lowest in the nation, and is expected to continue declining to low-3% over the next few years.



WORLD-CLASS RESEARCH AND TALENT

The region's success is also aided by the wealth of educational resources available in the area, including Stanford University, Santa Clara University, UC Berkeley, UC San Francisco, UC Davis, UC Santa Cruz, and San Jose State. Bay Area academic institutions have been catalysts for growth in numerous industries including software, internet, energy, and biotechnology. As of 2015, the San Jose and San Francisco metros were ranked second and fourth for regions with the most college-educated residents in the country. Companies are attracted to the exceptional talent that graduate from the region's high caliber universities and continue to fuel innovation in Silicon Valley.



STRONG POPULATION GROWTH AND INCOME

The San Jose metro is home to nearly 2 million residents and has enjoyed strong population growth as of late. Silicon Valley's reputation as a tech and innovation mecca is projected to continue attracting more businesses and residents in the coming years, with population growth rates expected to outpace state and national numbers. Due to the region's status as a home to investors, entrepreneurs and highly-skilled tech industry workers, the average household income in the San Jose area far exceeds the US average. The average household income stands at \$124,513 per year, more than 43% higher than the state. Additionally, nearly 50% of all households earn in excess of \$100,000 per year. With a strong economic base rooted in a highly skilled workforce, the San Jose metro is expected to continue as a one of the top performing economies in the country.



COMPANY	CITY	SECTOR	LOCAL EMPLOYEE COUNT	TOTAL EMPLOYEE COUNT	MARKET CAP
Alphabet Inc.	Mountain View	Computer & Software	25,000	185,719	\$2.07 trillion
Cisco Systems	San Jose	Networking	15,700	90,400	\$255.7 billion
Meta Platforms	Menlo Park	Software	15,407	76,834	\$1.73 trillion
Oracle Corp.	Redwood City	Software	12,000	159,000	\$255 billion
Apple	Cupertino	Computer & Software	10,936	164,000	\$479.8 billion
Broadcom Inc.	San Jose	Semiconductors	7,500	37,000	\$1.23 trillion
Intuit Inc.	Mountain View	Financial Services &	6,000	18,800	\$213.6 billion
NVIDIA Corp	Santa Clara	Semiconductors	5,500	36,000	\$3.43 trillion
Netflix Inc.	Los Gatos	Software	4,500	14,000	\$530.7 billion
AMD	Santa Clara	Semiconductors	3,000	28,000	\$188.9 billion

MECCA OF TECHNOLOGY AND INNOVATION

Silicon Valley, long recognized as one of the strongest economic regions in the world, is home to the world's greatest assemblage of technology firms. Local academic and research institutions have long spurred the development of new tech companies, leading to one of the densest concentrations of high-tech, biotech, and software firms in the world. Some of the most influential companies in recent history such as Google, Apple, Intel, and Facebook began as startups in

Silicon Valley and have matured into tech giants with thousands of employees at their global headquarters. The high concentration of technology in Silicon Valley is the direct result of the need for these companies to interact and innovate together. San Jose has consistently ranked as the most innovative city in the country, taking the top spot in number of technology, science, and creative jobs, number of patents, and venture capital invested.





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