



# OFFERING MEMORANDUM

**BULK SALE NEW CONSTRUCTION MIXED-USE CONDOS**  
4115 El Camino Real, Palo Alto, CA 94306

Buy a single suite, combine it with multiple units, or buy the **WHOLE BUILDING** to sell units individually for profit.

**COMPASS**  
COMMERCIAL

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Senior Vice President  
+ 650 . 274. 5227  
bryan.danforth@compass.com  
CA RE License #01789680

FOR RESIDENTIAL UNITS CONTACT:

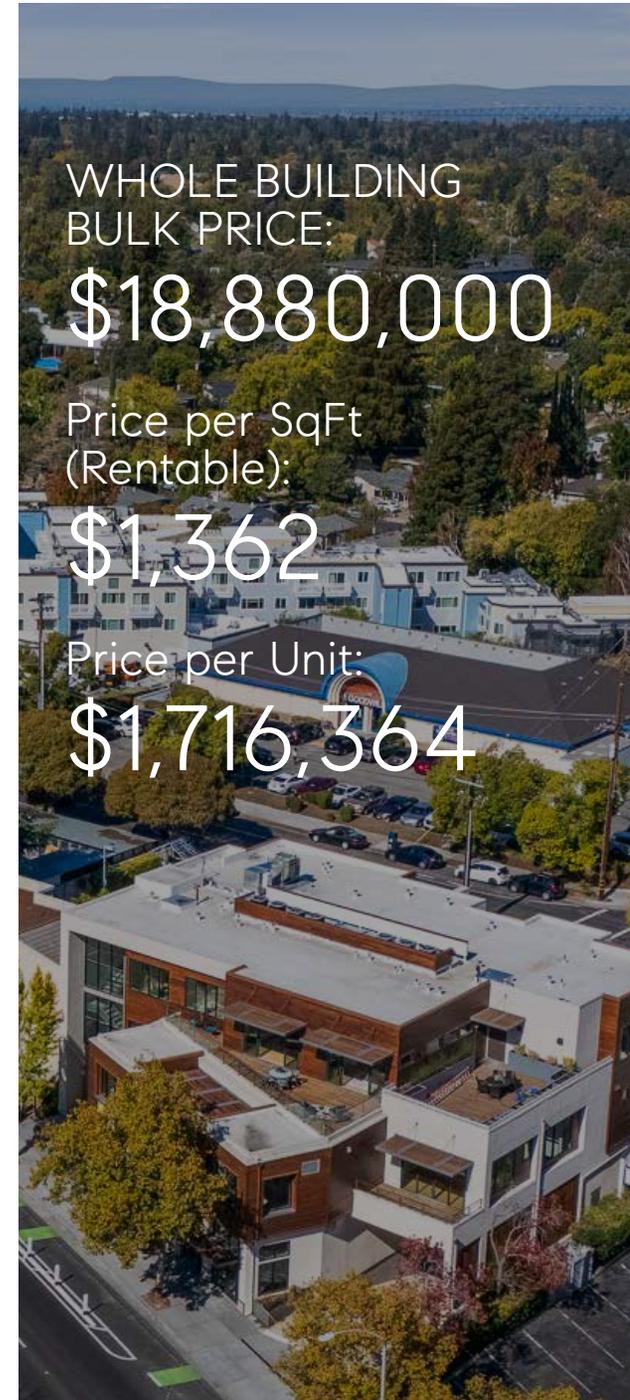
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Ikebe Realty  
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CA RE License #01724025

# INVESTMENT METRICS

## PROPERTY DETAILS

<b>Concept</b>	Mixed-use
<b>Street Address</b>	4115 El Camino Real, Palo Alto, CA 94306
<b>Zoning:</b>	CN - Neighborhood Commercial
<b>Uses:</b>	Residential, Retail and Office Condos
<b>Built:</b>	2025
<b>Development:</b>	Mixed-Use
<b>Total Building:</b>	11 Condos (4 Commercial + 7 Residential)
<b>Tenants:</b>	Vacant
<b>Lot Size:</b>	15,435
<b>Total Building SqFt:</b>	31,459
<b>Total Residential SqFt:</b>	7,411
<b>Total Commercial SqFt:</b>	6,450
<b>Total Rentable SqFt</b>	13,861
<b>Parking</b>	45 Total Spaces - 4 Uncovered (street level) - 4 Garage (street level) - 19 Car Stack (subteranean) - 18 Subteranean Garage

Suite Address	APN	Condo Designation	Unit Mix	Square Feet
#100	132-66-001	Retail 1		2,433
#110	132-66-002	Retail 2		1,824
#200	132-66-003	Office 1		1,174
#210	132-66-004	Office 2		1,019
#221	132-66-005	Residential 1 (BMR)	2-bed, 1-bath	1,030
#222	132-66-006	Residential 2	1-bed, 1-bath	763
#223	132-66-007	Residential 3	1-bed, 1-bath	728
#224	132-66-008	Residential 4	1-bed, 1-bath	713
#331	132-66-009	Residential 5	2-bed, 2-bath	1,030
#332	132-66-010	Residential 6	3-bed, 2.5-bath	1,550
#333	132-66-011	Residential 7	3-bed, 2.5-bath	1,597



WHOLE BUILDING  
BULK PRICE:  
**\$18,880,000**

Price per SqFt  
(Rentable):

**\$1,362**

Price per Unit:

**\$1,716,364**

# STRATEGIC INVESTMENT

## Brand New Commercial Condos For Sale

### PROPERTY FEATURES

Brand-new mixed-use development, built 2025, offering fresh construction and modern amenities

7 Residential Condos featuring various 1-bed, 2-bed, and 3-bed floor plans

2 Ground Floor Retail and 2 Second Floor Office Condos

Commercial Condos are in Empty Shell Condition, Ready for Tenant Improvements

Total of 45 Parking Spaces including private garages, underground parking, street-level, and a 19-car Car Stack in the basement

# HIGHLIGHTS

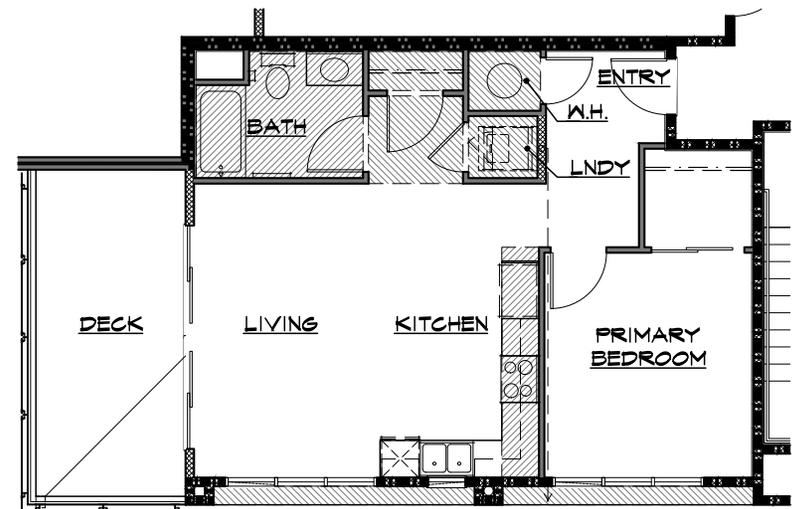
## LOCATION ADVANTAGES

- Heart of Silicon Valley in Palo Alto on the major commercial thoroughfare, positioned on El Camino Real near West Charleston Road in Palo Alto, CA 94306
- Roughly 1 mile from Page Mill Road and approximately 2.8 miles from downtown Palo Alto — giving strong access to both residential and commercial amenities.
- Incredible demographics and population density, captive audience for future potential clients and customers. Demographics in the immediate 1-mile radius are very strong, with household incomes reported in excess of ~\$197,000.
- Surrounded by other local commercial and residential neighborhoods. “Very Walkable” (81) and “Biker’s Paradise” (99)

## INVESTMENT/USE OPPORTUNITY

- Attractive move-in-ready Residential Units
- Wide range of Commercial Retail and Office (including medical office) land uses permitted
- Suitable for both owner-user or leased investment
- Rare offering in Palo Alto of new construction retail condo on a primary corridor (El Camino Real)
- Strong demographic support combined with modern amenities suggest a premium tenant base or high-end owner-user
- Location near tech hubs and high-income residential areas enhance the long-term value/ resilience.

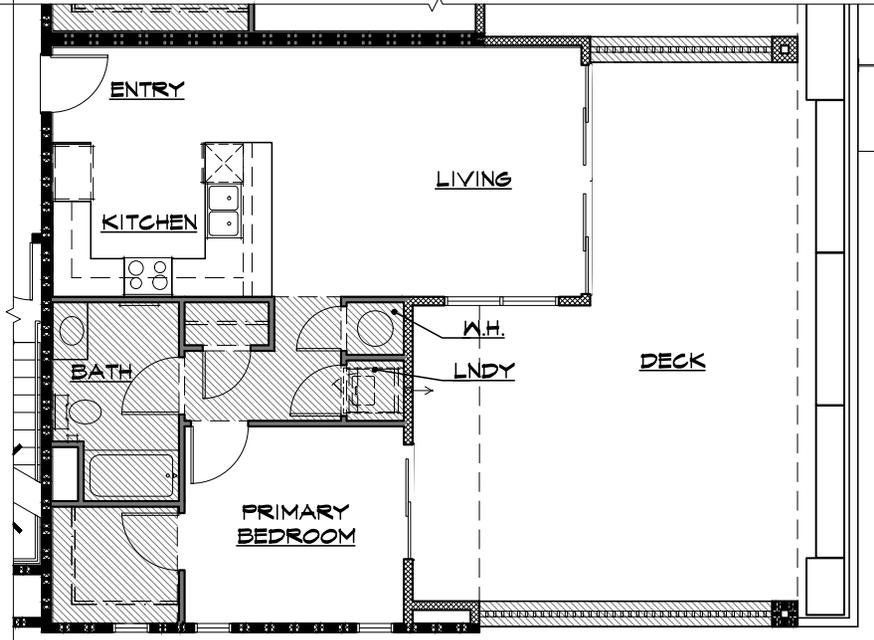
# RESIDENTIAL 1 (BMR) #221 | 2-BED, 1-BATH - 1,030 SQFT



Unit #221 is a BMR unit subject to affordability restrictions. We do not have interior photos of this unit. These pictures are taken from other similar units which reflect the condition and layout of this unit. Inquire with agents to obtain new photos coming soon.

# RESIDENTIAL 2 - #222

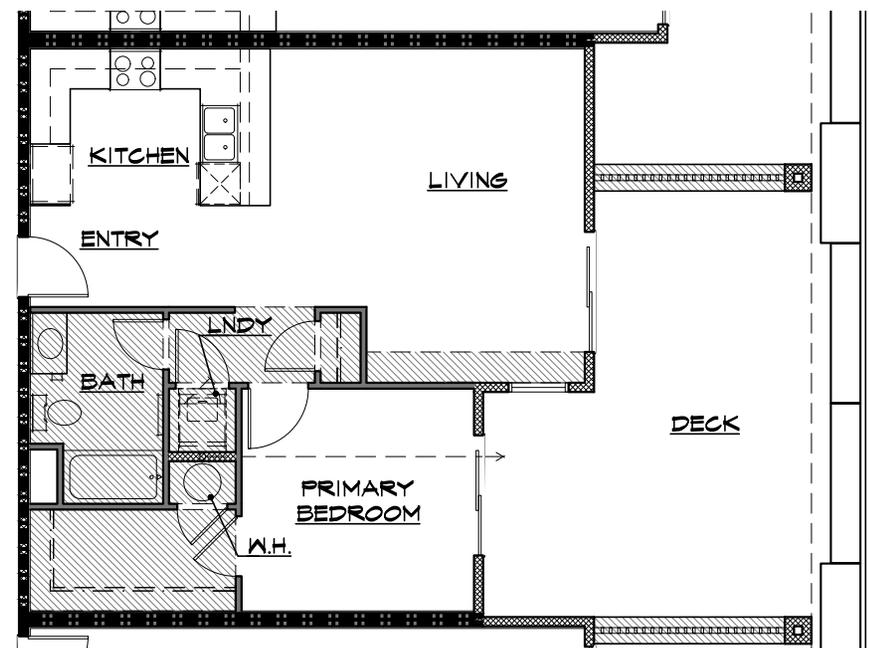
1-BED, 1- BATH - 763 SQFT



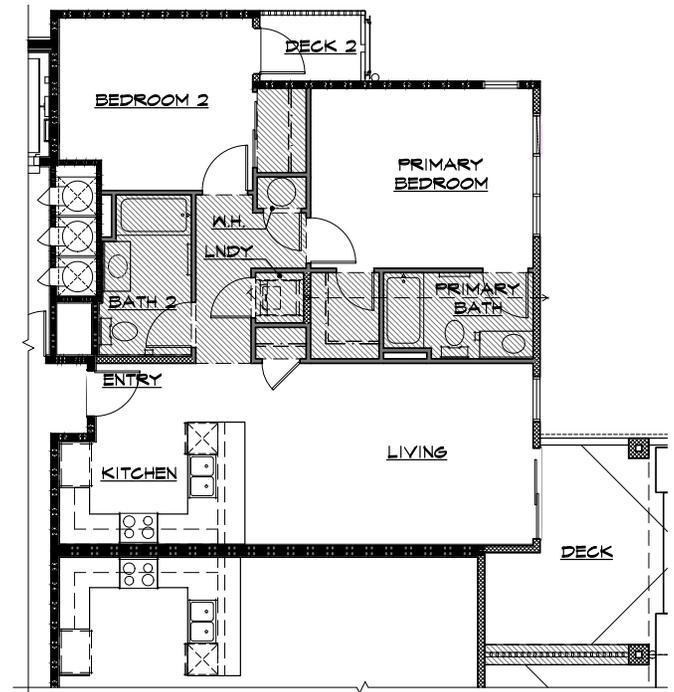
UNIT 2

# RESIDENTIAL 3 - #223

1-BED, 1- BATH - 728 SQFT

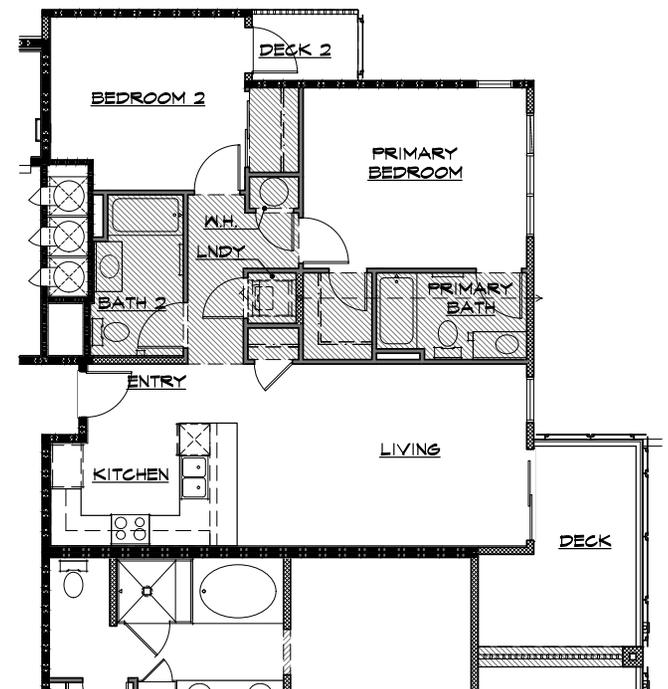


# RESIDENTIAL 4 - #224 | 1-BED, 1- BATH - 713 SQFT

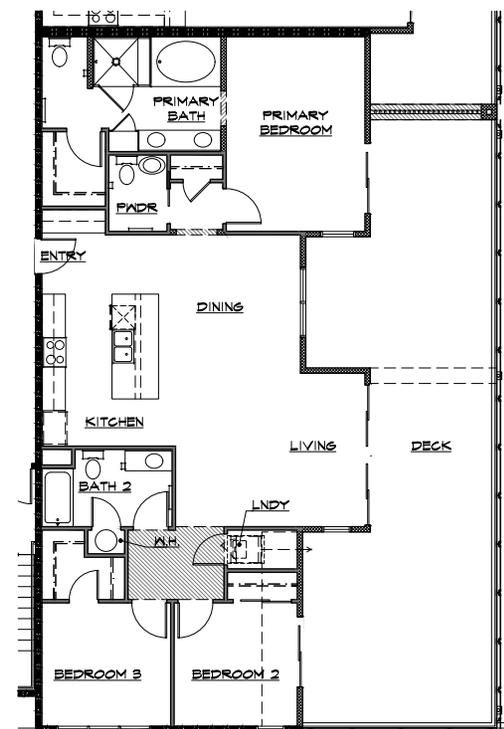
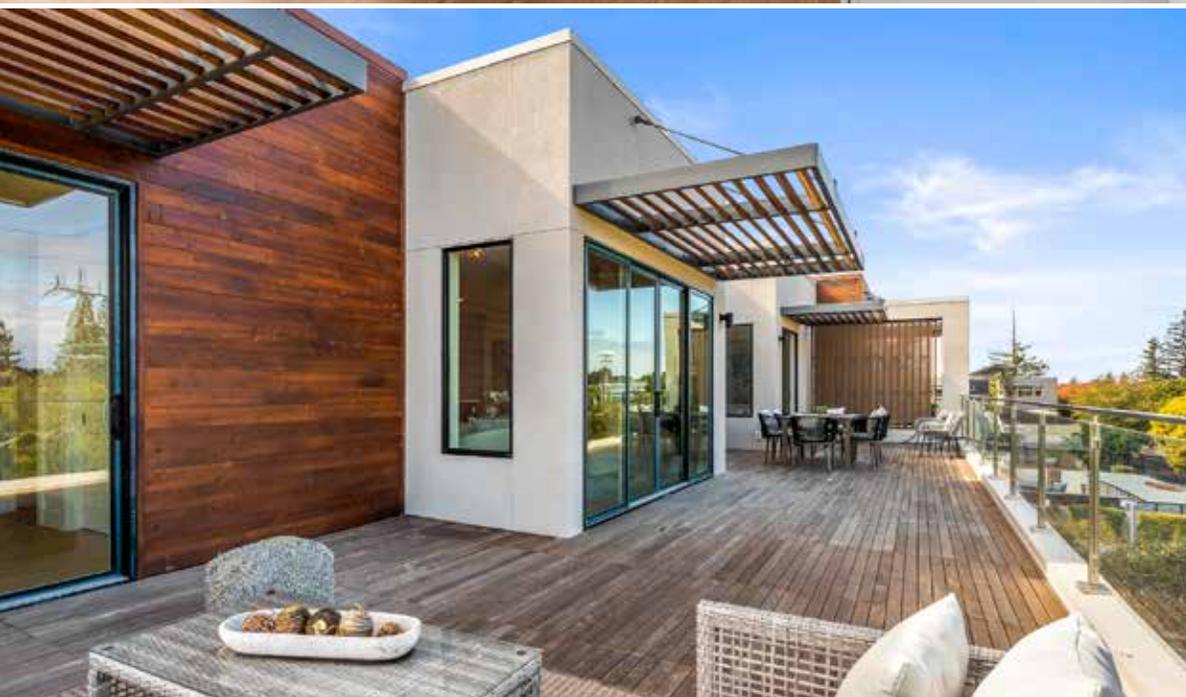


# RESIDENTIAL 5 - #331

2-BED, 1-BATH - 1,030 SQFT

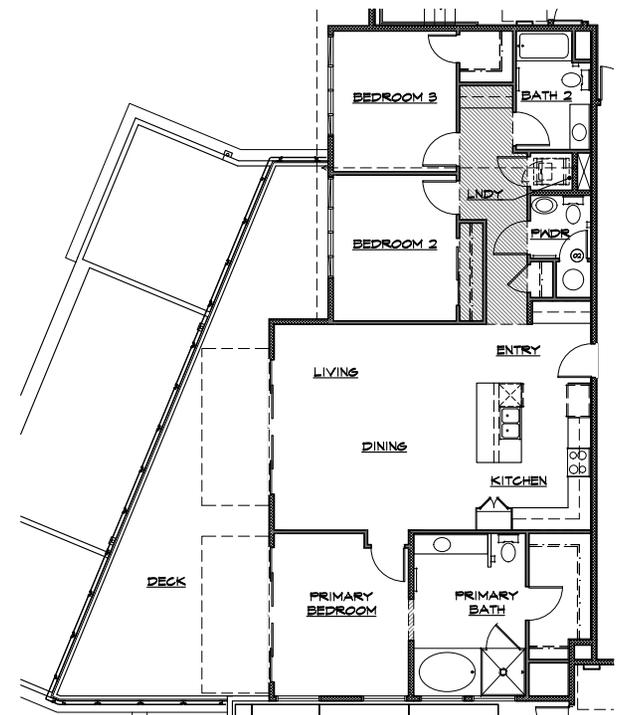


# RESIDENTIAL 6 - #332 | 3-BED, 2.5-BATH - 1,550 SQFT



# RESIDENTIAL 7 - #333

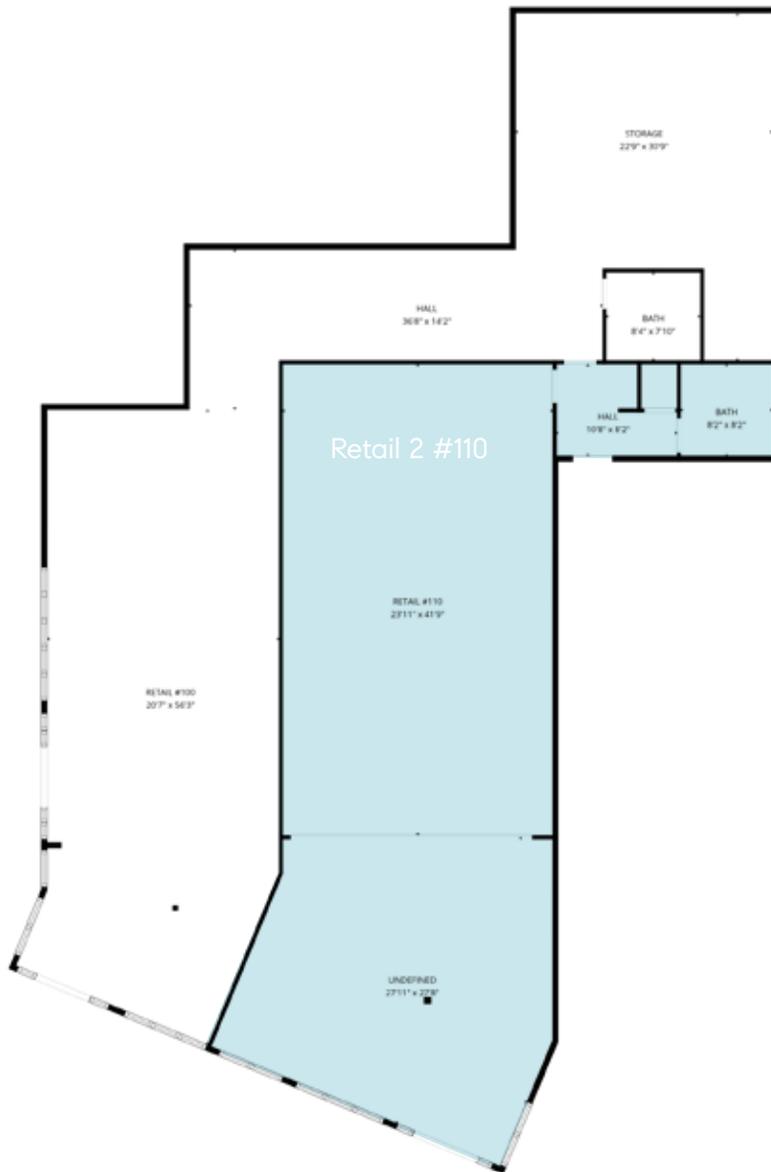
3-BED, 2.5-BATH - 1,597 SQFT



# RETAIL 1 #100 | 2433 SQFT



# RETAIL 2 #110 | 1992 SQFT



# OFFICE 1 #200 | 1174 SQFT



# OFFICE 2 #220 | 1019 SQFT



# 4115 EL CAMINO REAL PHOTOS



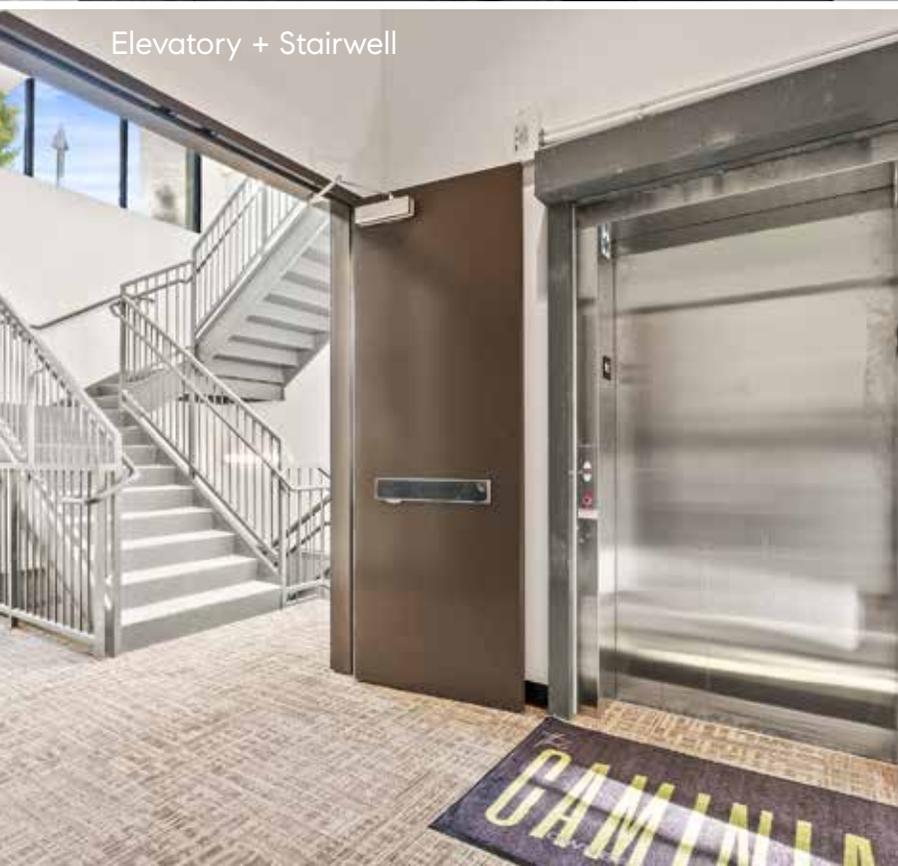
# COMMON AREA PHOTOS



Common Area Shower



Semi-Private Parking Garages



Elevatory + Stairwell



Shared Balcony for Offices

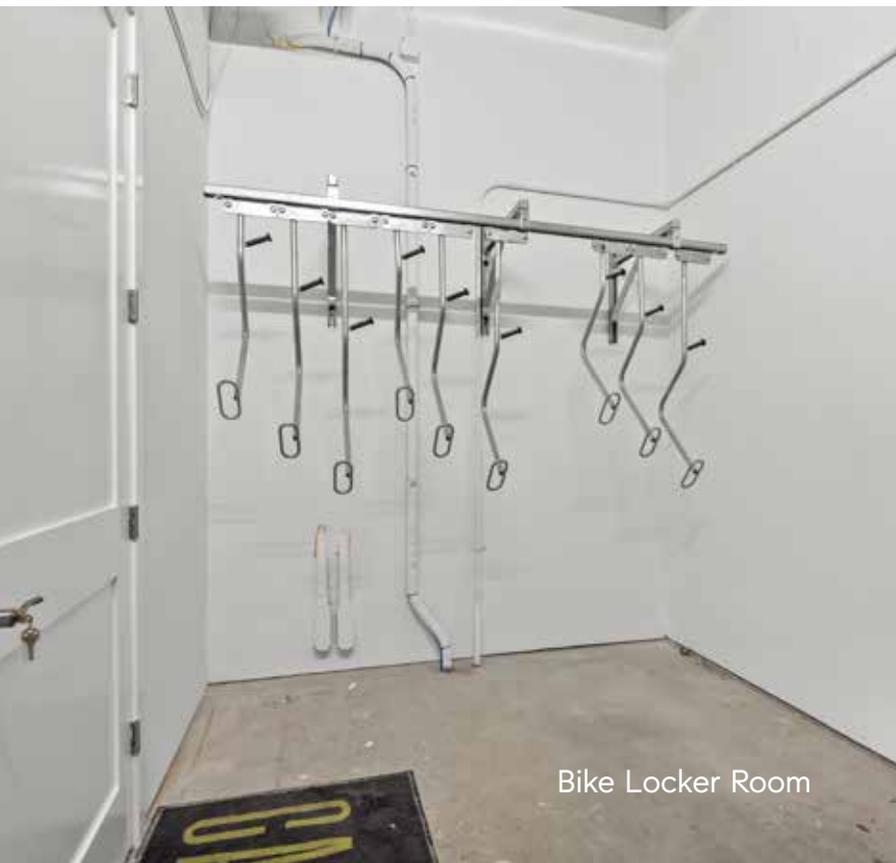
# COMMON AREA PHOTOS



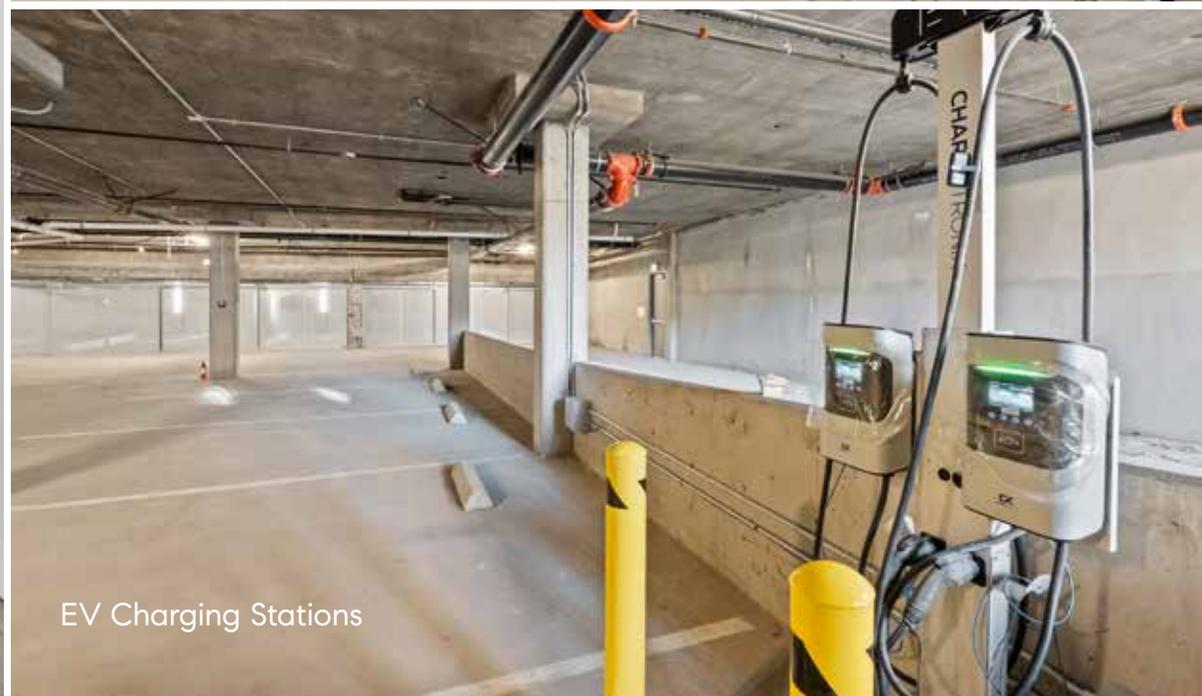
Storage Lockers



Car-Lift Garages



Bike Locker Room



EV Charging Stations









# PERMITTED USES | NEIGHBORHOOD COMMERCIAL

## OCCUPANCY

R-2	Residential condos (upper floors)
M	Ground-floor retail suites
B	Office suites (light medical or general office, 2nd floor)
S-2	Basement / parking garage
U	Accessory structures (trash room, bike room, etc.)

## LOCATION / USE

### RETAIL SUITES: CALIFORNIA BUILDING CODE GROUP M

Mercantile occupancy Group M uses include the display and sale of merchandise, and involves stocks of goods, wares or merchandise where the public has access. Examples include:

- Coffee shop or juice bar (full restaurant would require tenant improvement permit, and health department permit)
- Department stores
- Drug stores
- Markets
- Greenhouses for display and sale of plants that provide public access.
- Motor fuel-dispensing facilities
- Retail or wholesale stores
- Sales rooms

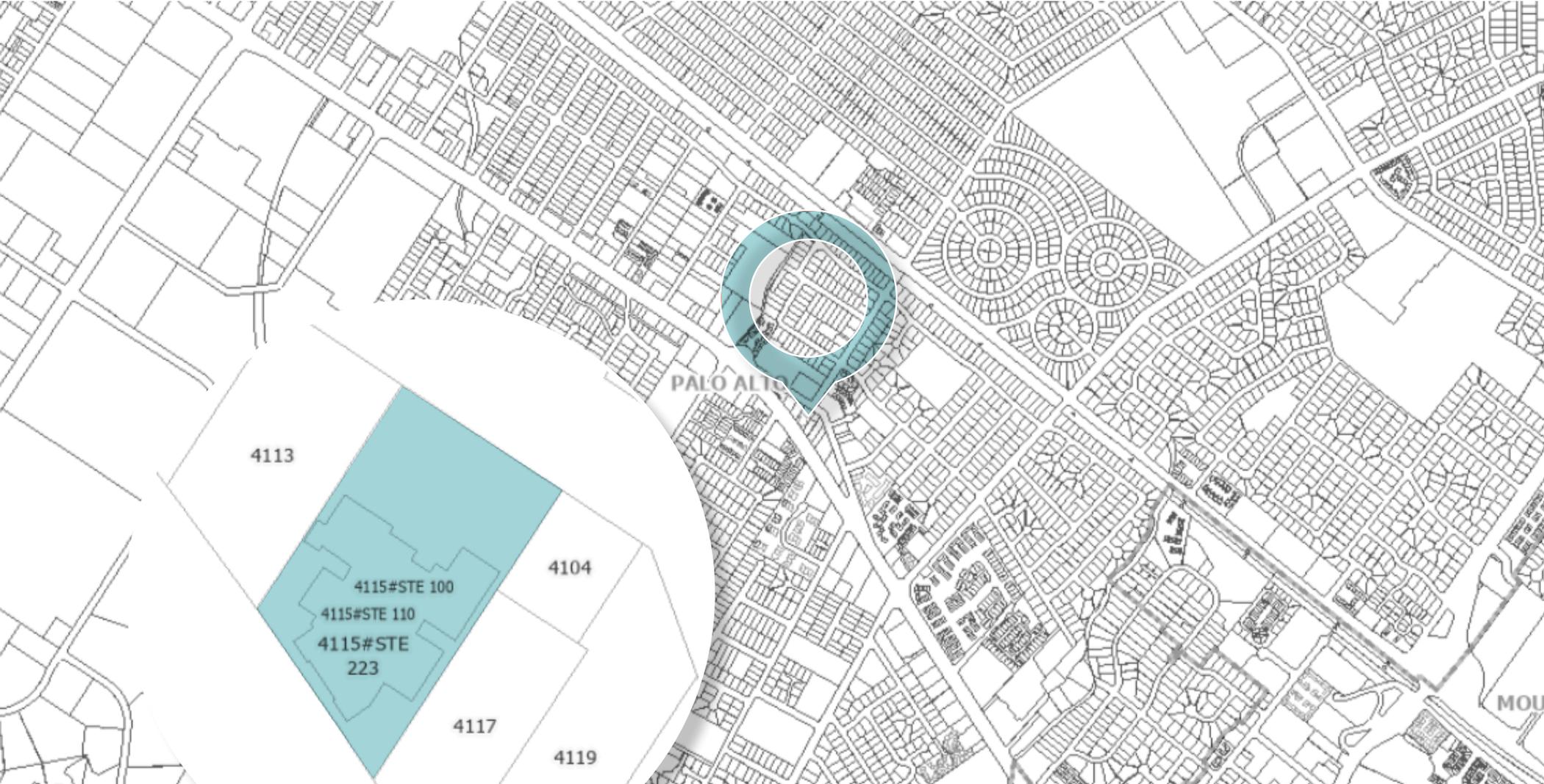
### OFFICE SUITES: CALIFORNIA BUILDING CODE GROUP B

Business Office Group B occupancy uses, include office, professional or service-type transactions and light outpatient and administrative medical occupancies. Examples include:

- Ambulatory care facilities serving six or fewer patients
- Animal hospitals, kennels and pounds
- Banks
- Barber and beauty shops
- Car wash
- Civic administration
- Clinic, outpatient. Including: general medical practitioner, dermatologist, dentist, physical therapist, cosmetic, acupuncture, or consultation clinics
- Dry cleaning and laundries
- Educational occupancies for students above the 12th grade
- Electronic data processing
- Food processing establishments and commercial kitchens
- Laboratories: testing and research
- Motor vehicle showrooms
- Post offices
- Print shops
- Professional services (architects, attorneys, dentists, physicians, engineers, etc.)
- Radio and television stations
- Telephone exchanges
- Training and skill development like: tutoring centers, martial arts studios, gymnastics and similar uses



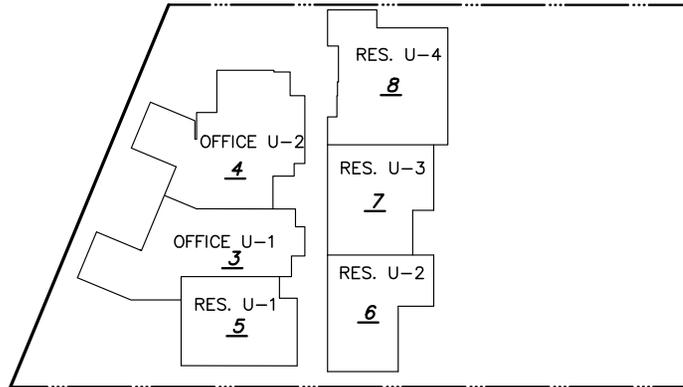
# PARCEL MAP



# PARCEL MAP

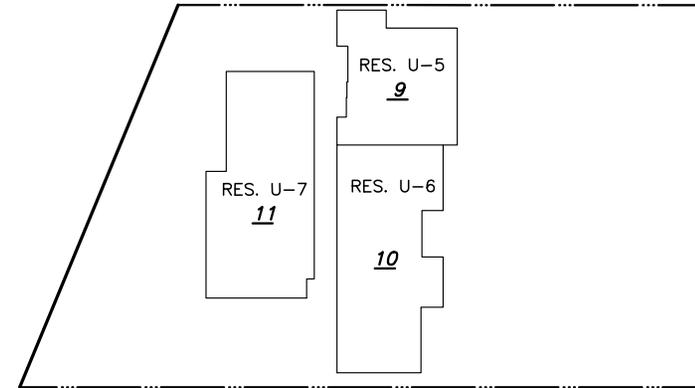
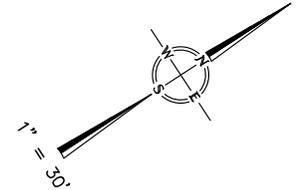
OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK <b>132</b>	PAGE <b>66</b>
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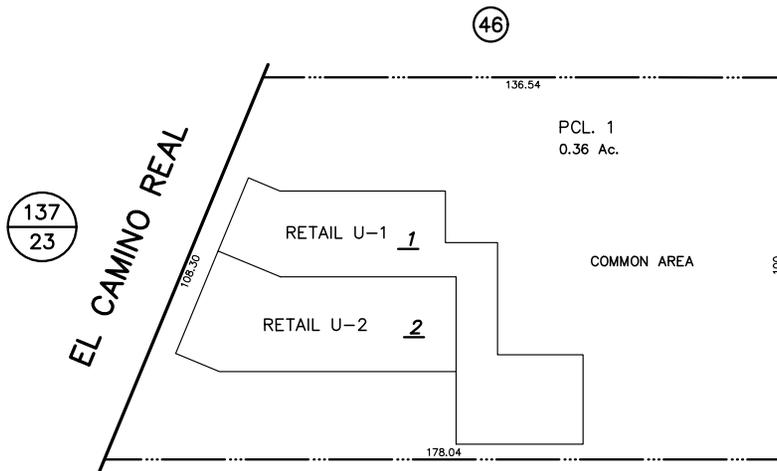


SECOND FLOOR

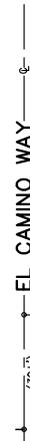
TRACT NO. 10561  
936-M-54  
CD. 25545491



THIRD FLOOR



FIRST FLOOR



TRA DET. MAP 062  
LAWRENCE E. STONE — ASSESSOR  
Cadastral map for assessment purposes only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2025-2026

# AERIAL

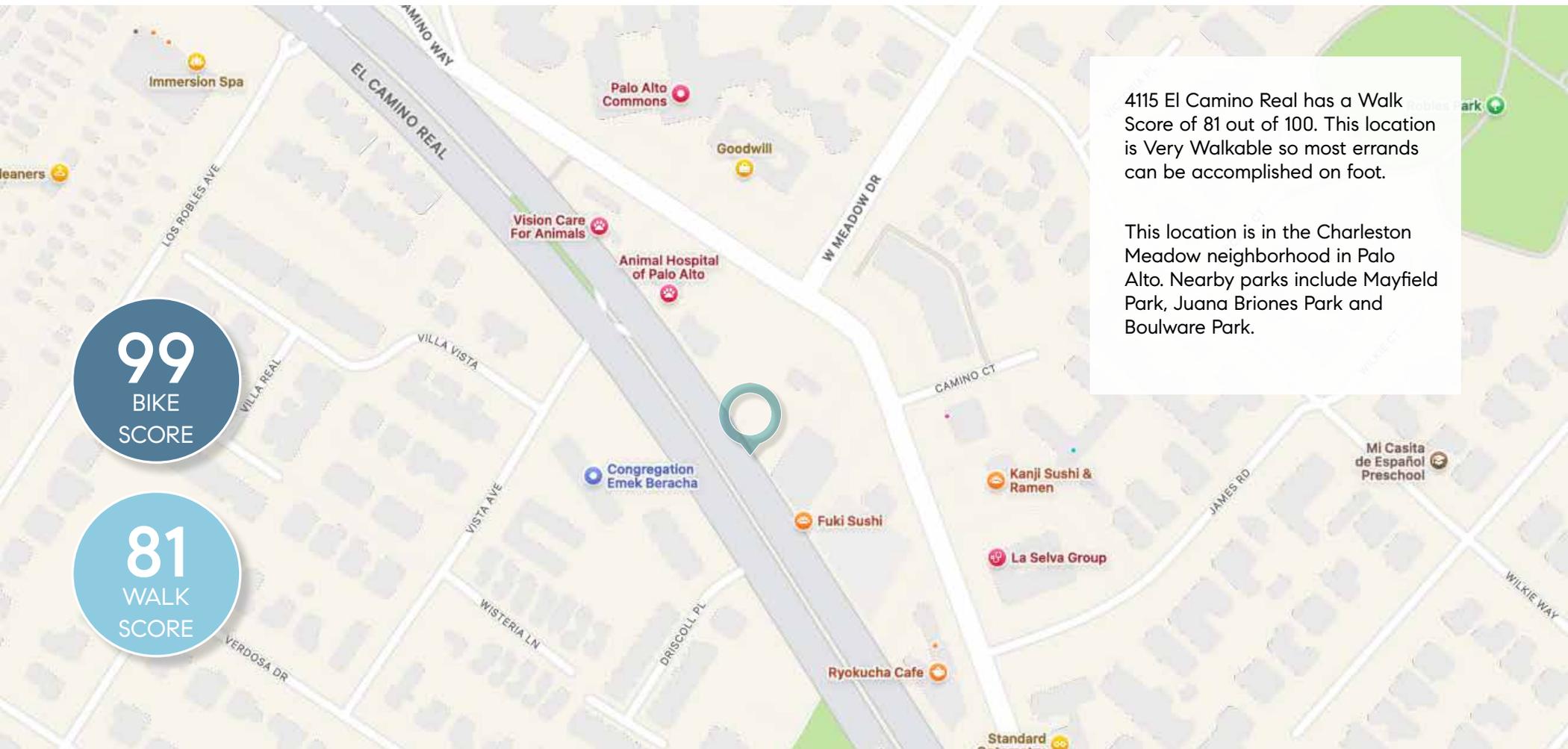


# BIRD'S-EYE VIEW



# LOCATION HIGHLIGHTS

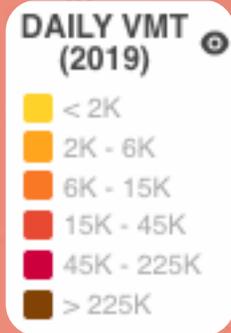
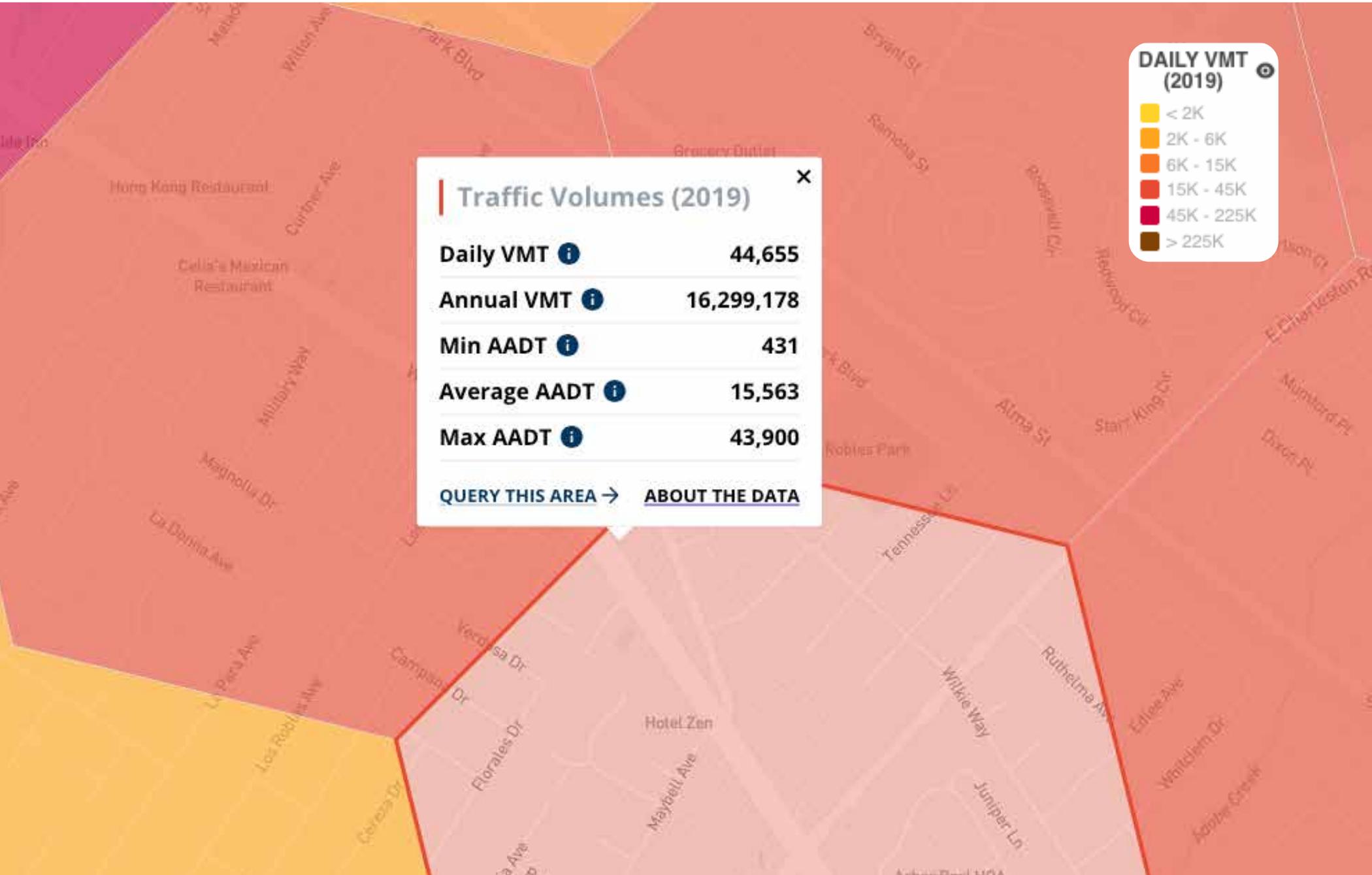
- **A+ location** in Charleston Meadow neighborhood of Palo Alto
- 3 miles to University Avenue
- Palo Alto is the home to the headquarters of **500+** tech companies and startups
- **“Very Walkable”** and **“Biker’s Paradise”**. Walkability score of 88 and Bike Score of 99.
- 1.5 to Alma St. and San Antonio Caltrain Station
- 3 miles to the edge of **Stanford Campus and the Stanford shopping Center**
- 0.9 mile to **Mitchell Park**
- **Excellent Palo Alto school district**
  - Henry M. Gunn High School
  - Fletcher Middle School
  - Ohlone Elementary School



**99**  
BIKE  
SCORE

**81**  
WALK  
SCORE

# TRAFFIC COUNTS

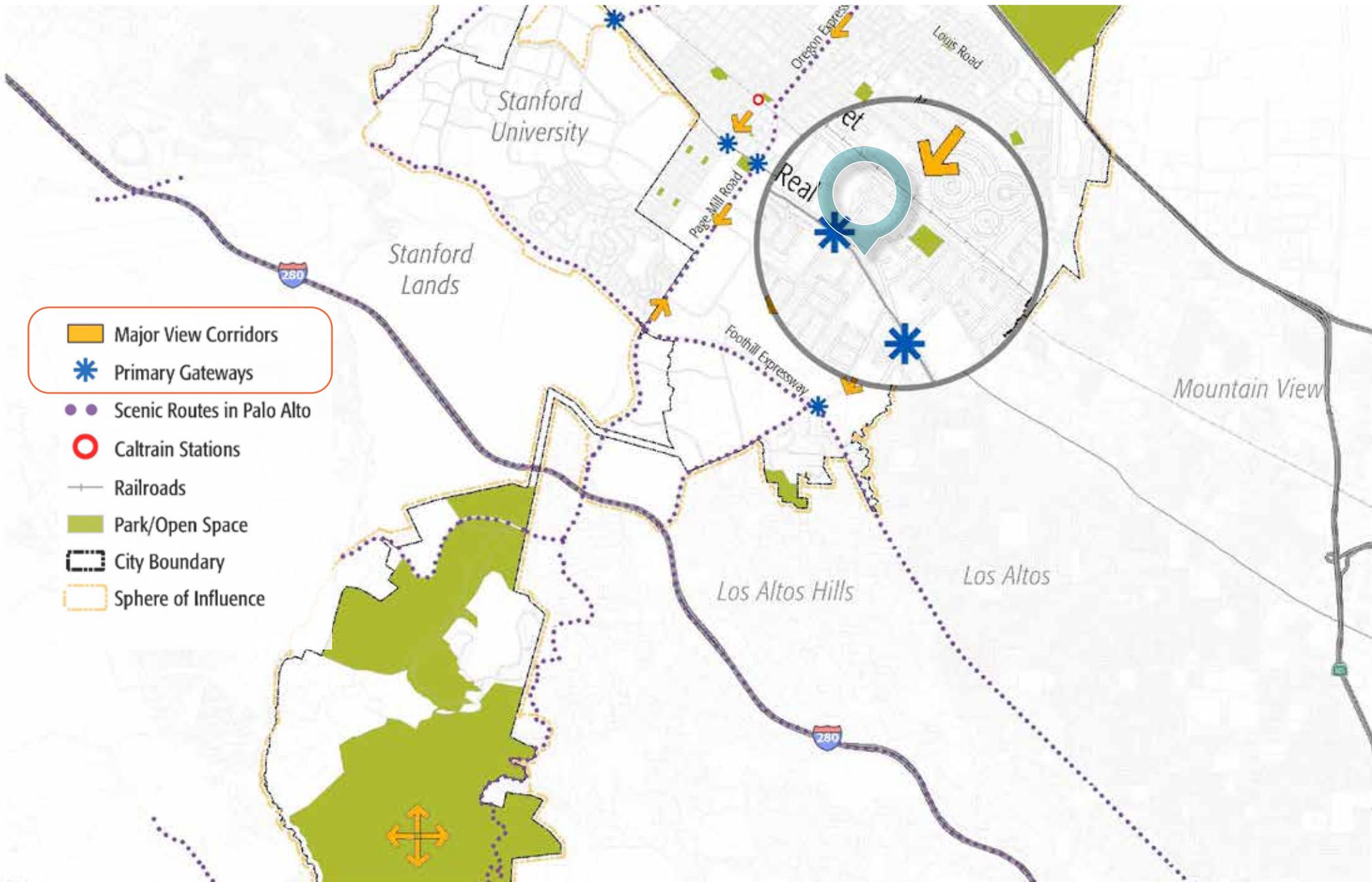


Traffic Volumes (2019)	
Daily VMT	44,655
Annual VMT	16,299,178
Min AADT	431
Average AADT	15,563
Max AADT	43,900

[QUERY THIS AREA](#) → [ABOUT THE DATA](#)

# PALO ALTO GENERAL PLAN UPDATE

## Land Use Element

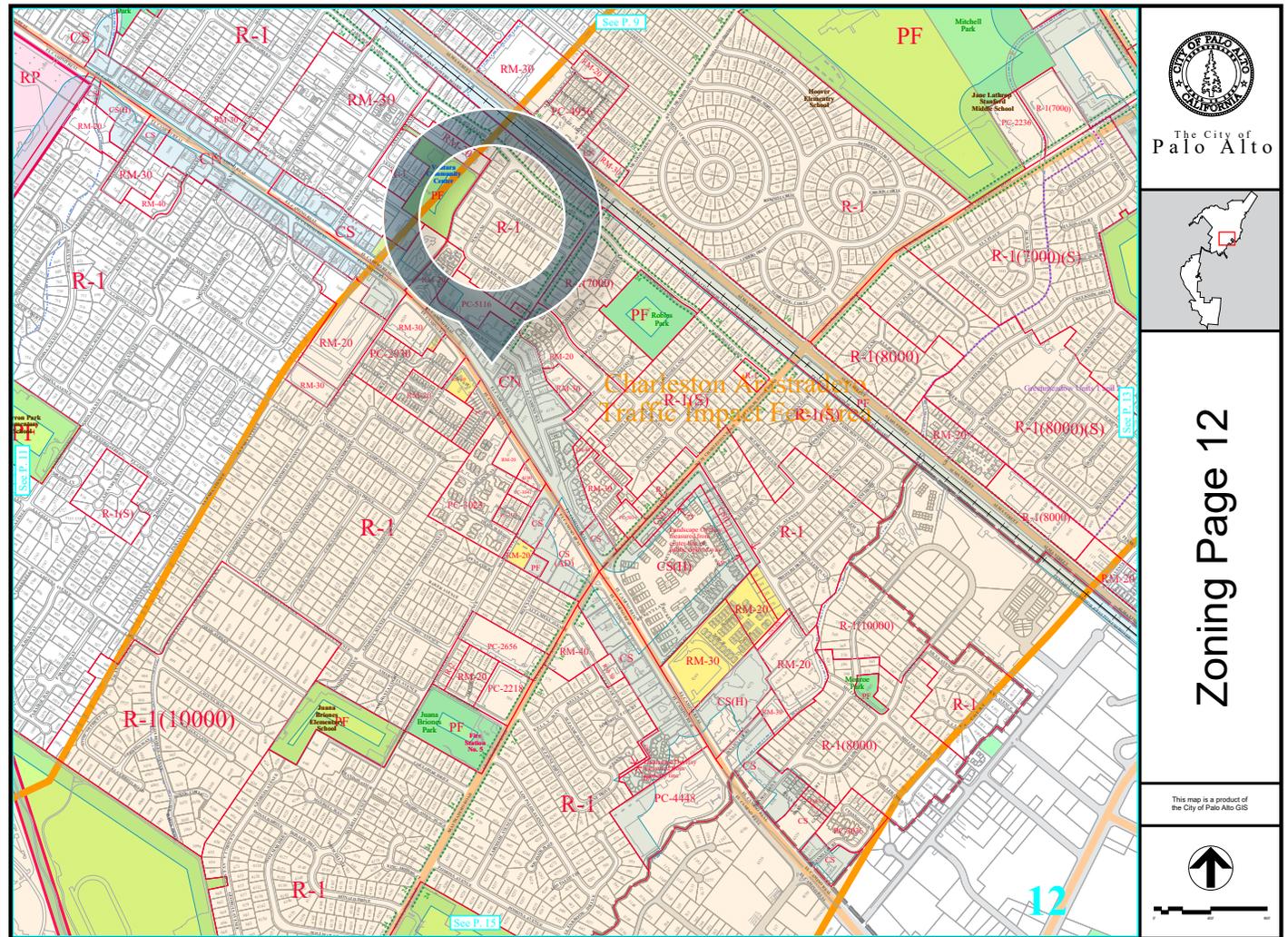


# PALO ALTO ZONING MAP

The commercial zoning districts are intended to create and maintain sites for retail, personal services, eating and drinking establishments, hotels and other business uses in a manner that balances the needs of those uses with the need to minimize impacts to surrounding neighborhoods.

## Neighborhood Commercial [CN]

The CN neighborhood commercial district is intended to create and maintain neighborhood shopping areas primarily accommodating retail sales, personal service, eating and drinking, and office uses of moderate size serving the immediate neighborhood, under regulations that will assure maximum compatibility with surrounding residential areas.

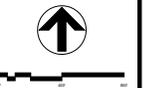


Source: City of Palo Alto

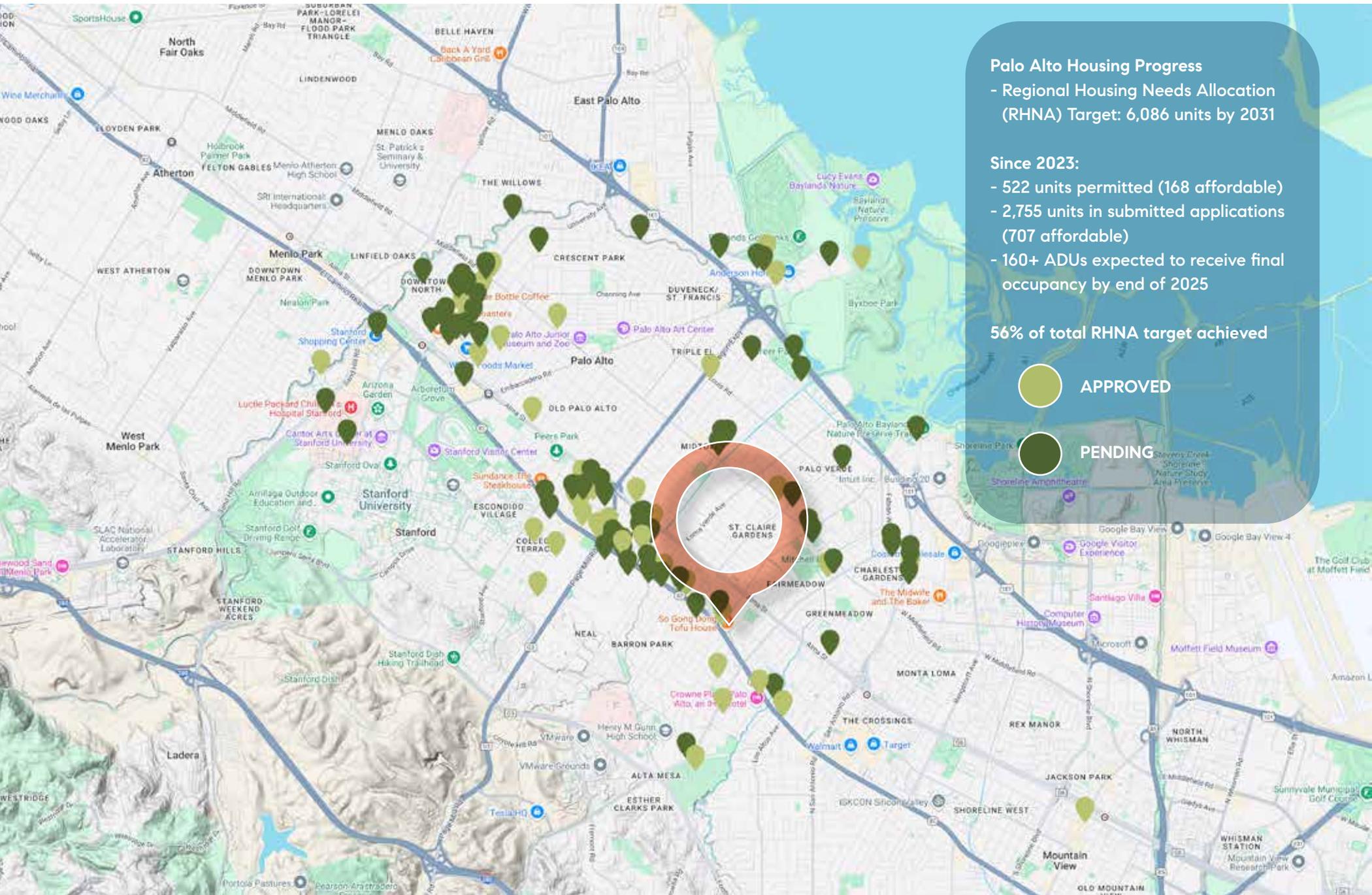


Zoning Page 12

This map is a product of the City of Palo Alto GIS



# APPROVED & PENDING DEVELOPMENT PROJECTS



## Palo Alto Housing Progress

- Regional Housing Needs Allocation (RHNA) Target: 6,086 units by 2031

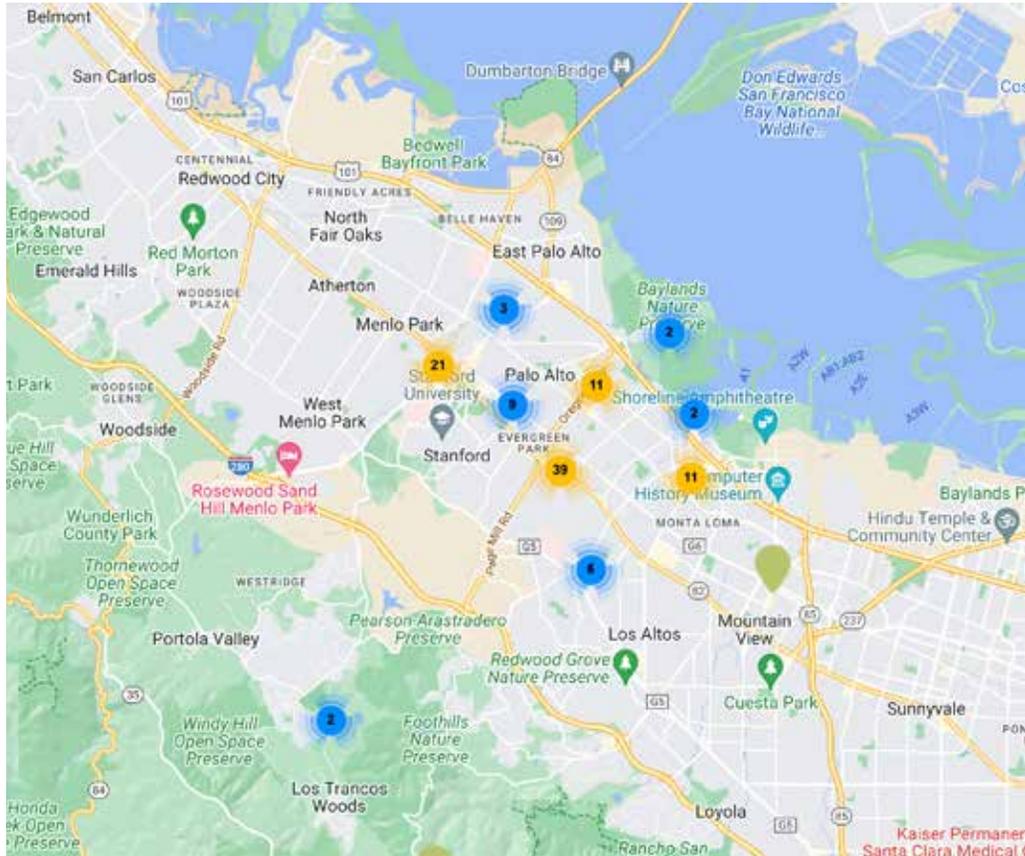
## Since 2023:

- 522 units permitted (168 affordable)
- 2,755 units in submitted applications (707 affordable)
- 160+ ADUs expected to receive final occupancy by end of 2025

56% of total RHNA target achieved

-  APPROVED
-  PENDING

# KEY ECONOMIC DEVELOPMENT PROJECTS



## 3225 El Camino Real

Request by Hayes Group Architects for Architectural Review of a new 29,249 sq. ft. mixed-use project, replacing the existing 7,000 sq. ft. retail building, that includes eight residential units and 11,984 sq. ft. of commercial space.

3225 El Camino Real, Palo Alto, CA,

## 425 Page Mill Rd

Request by Stoecker & Northway Architects Inc. for a Site and Design Review for a 35, 537 sq. ft. 3 story mixed use building.

425 Page Mill Rd, Palo Alto, CA, 94306

## 2609 Alma St

Request for Major Architectural Review to Allow the Demolition of two existing one-story Apartment Buildings containing four (4) units and to construct four (4) new three-story townhome style apartments.

2609 Alma St, Palo Alto, CA, 94306



## 3585 El Camino Real

Request for Architectural Review to allow the demolition of an existing approximately 800 square foot commercial structure and allow for construction of a new three-story approximately 6,790 square foot mixed-use building.



## 3001/3017 El Camino Real

Request for Major Architectural Review to demolish two existing retail buildings and to construct a 129 unit, 100% affordable, five-story, multi-family residential development.

3001 El Camino Real, Palo Alto, CA,



## 3241 Park Boulevard

Request for Major Architectural Review to demolish an existing 4,501 square foot building and construct a new 7,861 square foot office building.

3241 Park Boulevard, Palo Alto, CA, 94306



## 3877 El Camino Real

Request for Final Map to divide an existing 0.75 acre parcel for condominium purposes into 17 residential units and 4,676 square feet of commercial space.

3877 El Camino Real, Palo Alto, CA, 94306

## 2755 El Camino Real

Request by Tod Spieker for a Major Architecture Review and addition of a new overlay at 2755 El Camino Real on the current site of a vacant parking lot formerly used as a Valley Transportation Authority (VTA) Park and Ride facility.

2755 El Camino Real, Palo Alto, CA,

## 2609 Alma St

Request for Major Architectural Review to Allow the Demolition of two existing one-story Apartment Buildings containing four (4) units and to construct four (4) new three-story townhome style apartments.

2609 Alma St, Palo Alto, CA, 94306

# NEIGHBORHOOD

## Charleston Meadows Overview

Palo Alto is a town in California with a population of 67,231. Palo Alto is in Santa Clara County and is one of the best places to live in California. Living in Palo Alto offers residents an urban suburban mix feel and most residents own their homes. In Palo Alto there are a lot of restaurants, coffee shops, and parks. Many young professionals live in Palo Alto and residents tend to lean liberal. The public schools in Palo Alto are highly rated.

**Charleston Meadows** is a neighborhood in Palo Alto, California with a population of 1,002. Charleston Meadows is in Santa Clara County and is one of the best places to live in California. Living in Charleston Meadows offers residents an urban suburban mix feel and most residents own their homes. In Charleston Meadows there are a lot of restaurants, coffee shops, and parks. Many young professionals live in Charleston Meadows and residents tend to be liberal. The public schools in Charleston Meadows are highly rated.

Best Neighborhoods for Young Professionals in Palo Alto

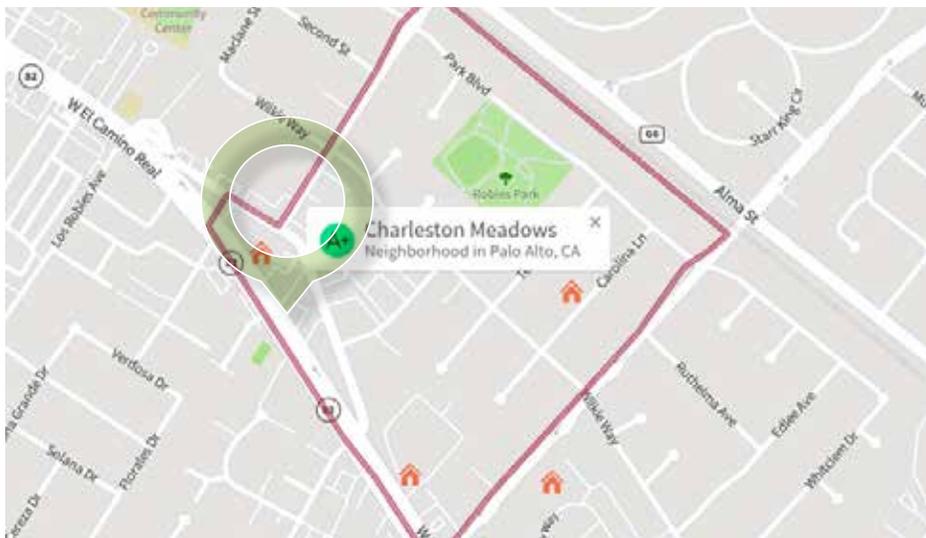
#7 of 22

Best Neighborhoods to Live in Palo Alto

#9 of 22

Best Neighborhoods to Raise a Family in Palo Alto

#9 of 22



## BY THE NUMBERS

POPULATION

1,843

MEDIAN AGE

44.2

MEDIAN HOUSEHOLD INCOME

\$185,156

MEDIAN HOME VALUE

\$2,000,001

MEDIAN RENT

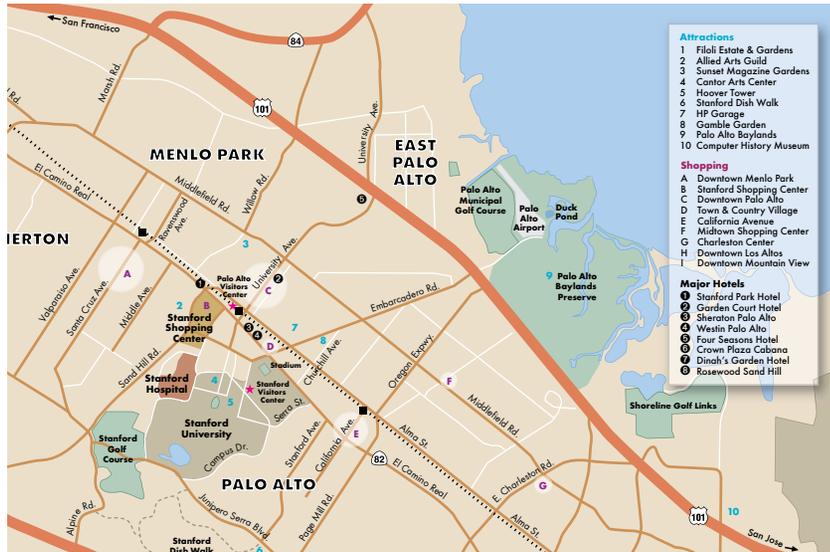
\$2,893

## URBAN



Source: Compass Research

# PALO ALTO ATTRACTIONS

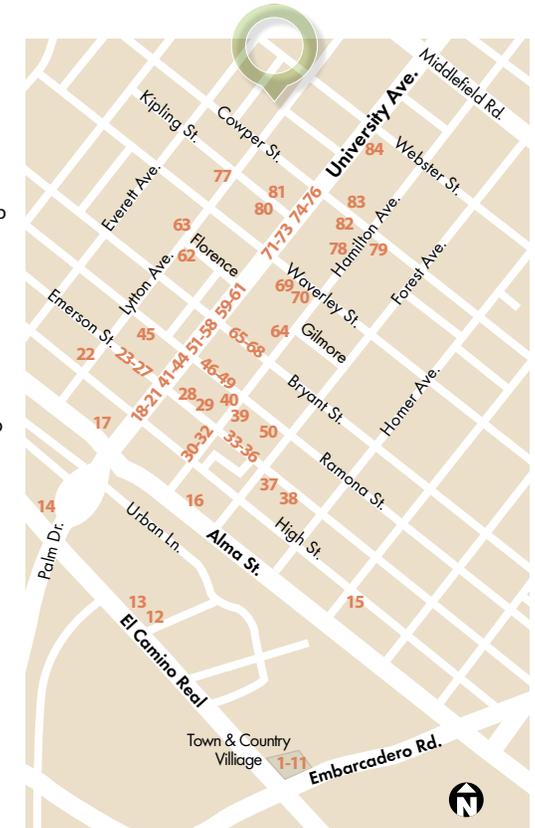


## Downtown Palo Alto Restaurants

- |                                   |                                   |
|-----------------------------------|-----------------------------------|
| 1 Scott's Seafood Grill           | 39 Reposado                       |
| 2 Asian Box                       | 40 Osteria                        |
| 3 LuLu's Town & Country           | 41 Steam                          |
| 4 Howie's Artisan Pizza           | 42 Cafe 220                       |
| 5 Kirk's Steakburgers             | 43 Pizza My Heart                 |
| 6 Korean BBQ                      | 44 The Workshop                   |
| 7 Douce France                    | 45 Oren's Hummus Shop             |
| 8 Mayfield Bakery & Cafe          | 46 University Cafe                |
| 9 Calafia Cafe                    | 47 Mandarin Gourmet               |
| 10 Village Cheese House           | 48 Nola                           |
| 11 Sushi House                    | 49 Coupa Cafe                     |
| 12 Restaurant Soleil              | 50 Old Pro Sports Grill           |
| 13 Poolside Grill                 | 51 Bistro Maxine                  |
| 14 MacArthur Park                 | 52 Coconut                        |
| 15 St. Michael's Alley            | 53 Curry Up Now                   |
| 16 Pampas 529 Alma St.            | 54 Madam Tam Gourmet Asian Bistro |
| 17 Rudy's Pub                     | 55 Slider Bar Cafe                |
| 18 Amber Dhara                    | 56 Figo                           |
| 19 Loving Hut                     | 57 La Strada Ristorante Italiano  |
| 20 Sprout Cafe                    | 58 Siam Royal                     |
| 21 Campo Pizzeria                 | 59 Joya Restaurant & Lounge       |
| 22 Darbar Indian Cuisine          | 60 Crepevine                      |
| 23 Evvia                          | 61 The Cheesecake Factory         |
| 24 Patxi's Chicago Pizza          | 62 Paris Baguette                 |
| 25 Jing Jing                      | 63 Kanpai Sushi                   |
| 26 Rangoon Ruby                   | 64 Janta Indian Cuisine           |
| 27 China Delight                  | 65 Three Seasons Restaurant       |
| 28 Thaiphoon                      | 66 Vero Ristorante                |
| 29 The Rose & Crown Fountain      | 67 Bon Vivant                     |
| 30 Palo Alto Creamery             | 68 RoastShop                      |
| 31 Spot A Pizza                   | 69 Mango Caribbean Restaurant     |
| 32 LYFE Kitchen                   | 70 Siam Orchid Thai               |
| 33 Tacolicious                    | 71 Cafe Epi                       |
| 34 Gordon Biersch Brewing Company | 72 Cafe Venetia                   |
| 35 Buca di Beppo                  | 73 Krung Siam Thai Cuisine        |
| 36 Empire Tap Room                | 74 Thyme to Eat                   |
| 37 La Morenita                    |                                   |
| 38 St. Michael's Alley Annex      |                                   |

## California Avenue Restaurants

- |                            |                             |
|----------------------------|-----------------------------|
| 1 Caffe Riace              | 20 Mediterranean Wraps      |
| 2 Jade Palace              | 21 Cafe Brioche             |
| 3 Peking Duck              | 22 Pastis                   |
| 4 Palo Alto Pizza Co.      | 23 Terrone                  |
| 5 Baume                    | 24 Uzumaki                  |
| 6 Anatolian Kitchen        | 25 La Bodeguita del Medio   |
| 7 Birch Street             | 26 3 G's Cafe               |
| 8 Homma's Brown Rice Sushi | 27 Sundance The Steakhouse  |
| 9 Cafe Pro Bono            | 28 Cardinal Sushi           |
| 10 Printer's Inc Cafe      | 29 Fresh Taste              |
| 11 Antonio's Nut House     | 30 R & B Seafood Restaurant |
| 12 Tandoori Oven           | 31 Freebirds World Burrito  |
| 13 The Counter             | 32 Cheese Steak Shop        |
| 14 Palo Alto Baking Co.    | 33 Olive Garden             |
| 15 Joanie's Cafe           | 34 Chipotle Mexican Grill   |
| 16 Szechwan Cafe           |                             |
| 17 Palo Alto Sol           |                             |
| 18 Spalti Ristorante       |                             |
| 19 Lotus Thai Bistro       |                             |



- |                    |                               |
|--------------------|-------------------------------|
| 75 Pluto's         | 81 Tai Pan                    |
| 76 Gyros Gyros     | 82 Il Fornaio Cucina Italiana |
| 77 Bangkok Cuisine | 83 California Pizza Kitchen   |
| 78 Zibibbo         | 84 Tamarine Restaurant        |
| 79 Vino Locale     |                               |
| 80 Prolific Oven   |                               |



# SAN FRANCISCO BAY AREA OVERVIEW

The San Francisco Bay Area is one of the most dynamic and economically vibrant regions in the world, making it a premier location for real estate investment. Home to over 7.5 million residents across nine counties, the Bay Area is the fifth-largest metropolitan area in the United States. Its GDP exceeds \$500 billion, ranking it among the top global economies, driven by a diverse mix of industries including technology, biotechnology, finance, and education.

## ROBUST ECONOMY

Largest Metro Area In  
The U.s. In Terms Of  
Real GDP

#3

Largest Metro Area In The  
U.s. With A Population Of  
Over 8.8. Million

#5

Largest Economic Market In  
The World With An Annual  
Gdp Of Over \$880 Billion

#19

## REMARKABLE ATTRIBUTES

BAY AREA SHARE OF U.S.  
VENTURE CAPITAL (Q2 2024)

23%

HIGHEST CONCENTRATION OF  
HIGH-TECH WORKERS IN THE U.S.

286:1,000

OF ALL REGISTERED U.S. PATENTS

12.8%

HIGHEST CONCENTRATION  
OF MILLIONAIRES

8.1%

HIGHEST AVERAGE TECH  
SALARIES IN THE U.S.

\$185K

OF SILICON VALLEY RESIDENTS WITH COLLEGE EDUCATION

75.6%

# TOP LOCAL EMPLOYERS MAP

- |                              |  |
|------------------------------|--|
| 23 AND ME                    | INTUIT                                   |
| ALKAHEST                     | INTUITIVE SURGICAL, INC.                 |
| AMAZON                       | IOVANCE BIOTHERAPEUTICS                  |
| ADVANCED MICRO DEVICES, INC. | JUNIPER NETWORKS, INC.                   |
| AKAMAI TECHNOLOGIES, INC.    | KPMG LLP                                 |
| AMPERE COMPUTING LLC         | LINKEDIN                                 |
| ANALOG DEVICES, INC.         | LUMINOUS COMPUTING, INC.                 |
| APPLE                        | LYFT                                     |
| APPLIED MATERIALS            | MARK LOGIC                               |
| ARCHER AVIATION, INC.        | META                                     |
| ASCEND CLINICAL LLC          | NATERA                                   |
| BLOOM ENERGY                 | NATIONAL INSTRUMENT                      |
| ASTRA                        | NIKON                                    |
| BLUE RIVER TECHNOLOGY        | NOKIA INC.                               |
| BOX                          | NURO INC.                                |
| CEPHEID                      | NVIDIA CORP.                             |
| CEREBRAS SYSTEMS             | ORACLE                                   |
| COMMSCOPE TECHNOLOGIES LLC   | PURE STORAGE, INC.                       |
| COUPANG GLOBAL LLC           | RED HAT                                  |
| CROWDSTRIKE                  | RING CENTRAL                             |
| CRUISE LLC                   | SANTA CLARA COUNTY VALLEY TRANSPORTATION |
| DELL INC.                    | SERVICENOW, INC.                         |
| ELECTRIC ARTS                | SHOCKWAVE MEDICAL                        |
| EQUINOX                      | SYNOPTIS                                 |
| FARMERS BUSINESS NETWORK     | TATA CONSULTANCY SERVICES                |
| FUNGIBLE                     | TESLA, INC.                              |
| GENENTECH                    | TOYOTA                                   |
| GIGAMON, LLC                 | UBER                                     |
| GOOGLE                       | VISA                                     |
| HEARTFLOW, INC.              | WALMART                                  |
| INFINERA CORP.               | WAYMO LLC                                |
| INFORMATICA                  | WESTINGHOUSE ELECTRIC CORP.              |
| INTEL                        | YAHOO! INC.                              |





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