

BACK ON THE MARKET!



UNIQUE WEST MENLO PARK VALUE ADD OPPORTUNITY FOR SALE
INCOME PRODUCING SINGLE FAMILY HOME & 3 APARTMENT UNITS ON 1 LOT



830 UNIVERSITY DRIVE & 875-879 LIVE OAK AVENUE

MENLO PARK, CA

PROPERTY OVERVIEW

LOCATION:	830 University Drive • 2 bed / 1 bath single family house
	875-879 Live Oak Avenue • Three 1 bed / 1 bath apartments
TOTAL RENTABLE AREA:	4,168 SF
LOT SIZE:	10,570 SF
AMENITIES:	<ul style="list-style-type: none">Garage parking / storage for each tenantWasher & dryer in each unitPrivate yard / balcony for each unit
OCCUPANCY:	100%
CURRENT GROSS INCOME (ANNUAL):	\$142,200
MARKET GROSS INCOME (ANNUAL):	\$171,600

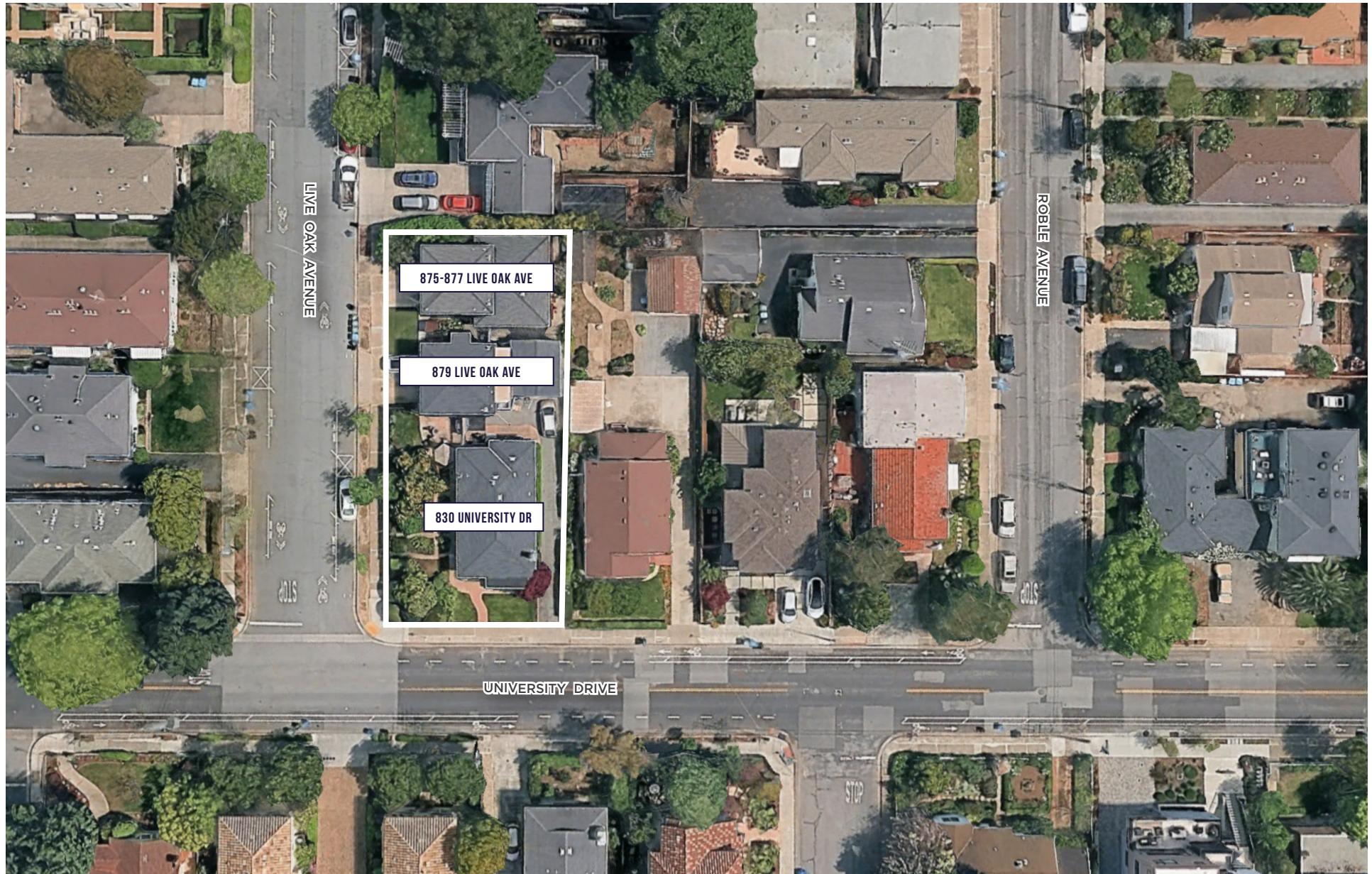
CALL FOR PRICING

FEATURES

- Prime West Menlo Park corner lot
- Proximity to Downtown amenities
- Beautiful garden setting with lush fruit trees
- Individual private gardens and/or decks
- Great street identity for all units
- Short-term below market leases
- Value add potential on property and cash flow
- Professionally managed
- Potential for redevelopment

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LOCATION MAP



AMENITIES MAP



8 MIN

WALK TO DOWNTOWN
MENLO PARK

13 MIN

TO MENLO PARK
CALTRAIN STATION

NEARBY AMENITIES

Draegers Market
Peet's Coffee
Camper
Amici's East Coast Pizzeria
Red Lantern Cycles
Fleet Feet
LeVant Dessert Cafe
The Posh Bagel
Mademoiselle Colette
Cafe Vivant
Starbucks
Chase Bank
Bank of America
U.S. Bank



CONTACT INFORMATION

STEVE BOURET

Executive Managing Director
+1 650 533 7300
steve.bouret@cushwake.com
LIC #01304628

TYRUS COBB

Senior Associate
+1 650 464 4463
tyrus.cobb@cushwake.com
LIC #02016254

525 University Avenue, Suite 220
Palo Alto, California 94301
T +1 650 852 1200
F +1 650 618 8560



cushmanwakefield.com