

# 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
	<ul style="list-style-type: none"><li>• 2 bed / 1 bath single family house</li></ul>
	875-879 Live Oak Avenue
	<ul style="list-style-type: none"><li>• Three 1 bed / 1 bath apartments</li></ul>
TOTAL RENTABLE AREA:	4,168 SF
LOT SIZE:	10,570 SF
AMENITIES:	<ul style="list-style-type: none"><li>• Garage parking / storage for each tenant</li></ul>
	<ul style="list-style-type: none"><li>• Washer &amp; dryer in each unit</li></ul>
	<ul style="list-style-type: none"><li>• Private yard / balcony for each unit</li></ul>
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



830 UNIVERSITY DRIVE & 875-879 LIVE OAK AVENUE

# LOCATION MAP





830 UNIVERSITY DRIVE & 875-879 LIVE OAK AVENUE

# 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  
LeVent Dessert Cafe  
The Posh Bagel  
Mademoiselle Colette  
Cafe Vivant  
Starbucks  
Chase Bank  
Bank of America  
U.S. Bank



**830 UNIVERSITY DRIVE & 875-879 LIVE OAK AVENUE**



## **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**

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.