

## PRIME DOWNTOWN COMMERCIAL | 705 OAK GROVE AVE #B MENLO PARK, CA 94025

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	+/-1,600 SF
Lease Rate:	\$6.50 SF/month (MG)
APN:	071-102-040
Year Built:	1970
Building Size:	+/-5,472 SF
Renovated:	2025

## PROPERTY OVERVIEW

Great subleasing opportunity for professional, personal or medical services in a prime downtown location. Entrance from a large public parking lot, reception/check-in, 5-6 private rooms, two bathrooms with a shower all in a compact/efficient space plan.

High visibility location in a busy downtown complete with bustling daytime and nighttime foot traffic.

## PROPERTY HIGHLIGHTS

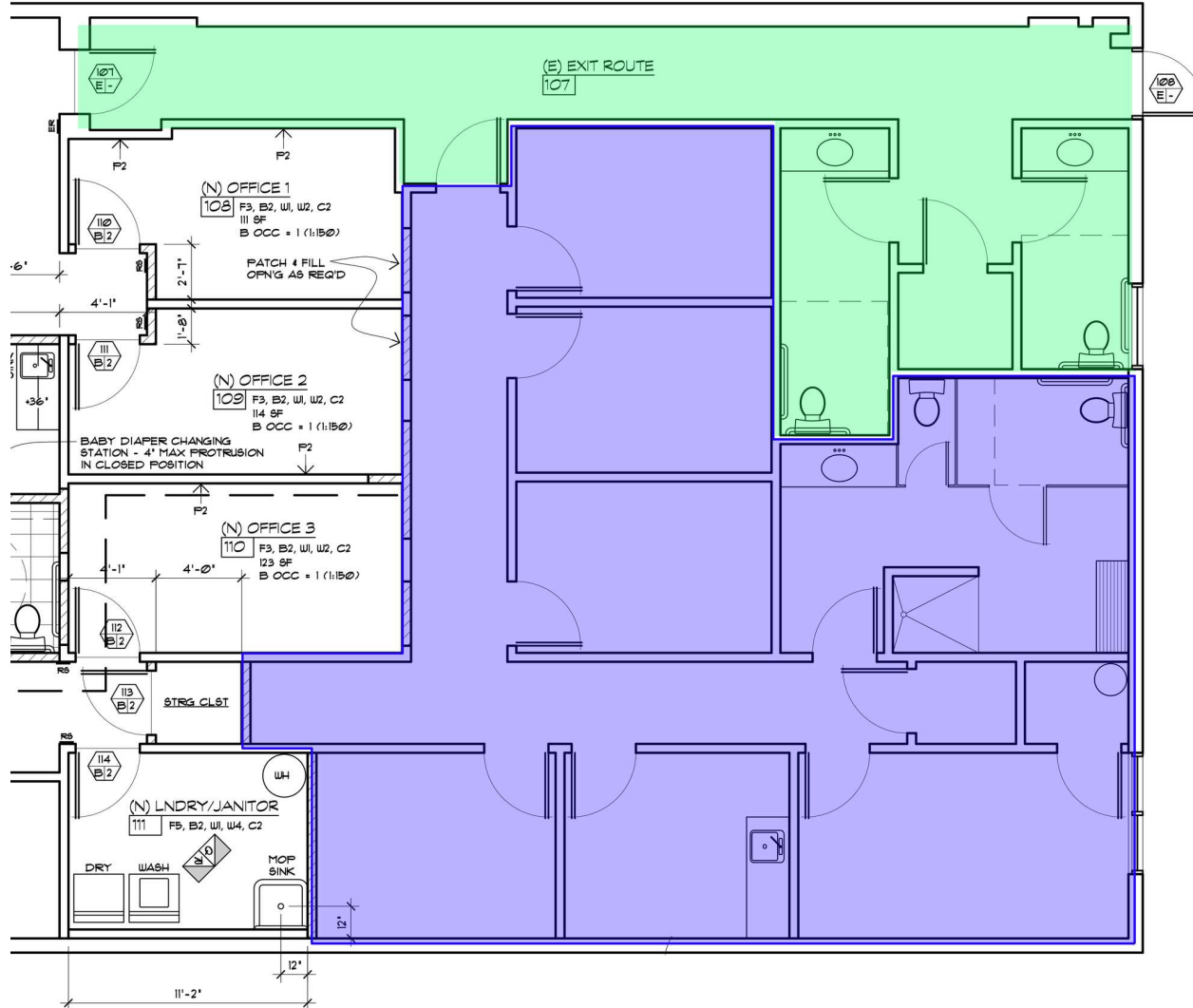
- Prime Downtown Location
- High Income Demographics
- Versatile Buildout With 5-6 Privates, 2 Bathroom and a Shower
- High Image Interior Finishes
- Medical Aesthetics Co-Tenant
- Adjacent to Large Public Parking Lot
- Surrounded by Restaurants, Medical, Retail, Nightlife
- 5 Minute Walk from Caltrain

## RANDY KINGHORN

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ADDITIONAL PHOTOS



Blue: Sublease Space Available

Green: Common Area

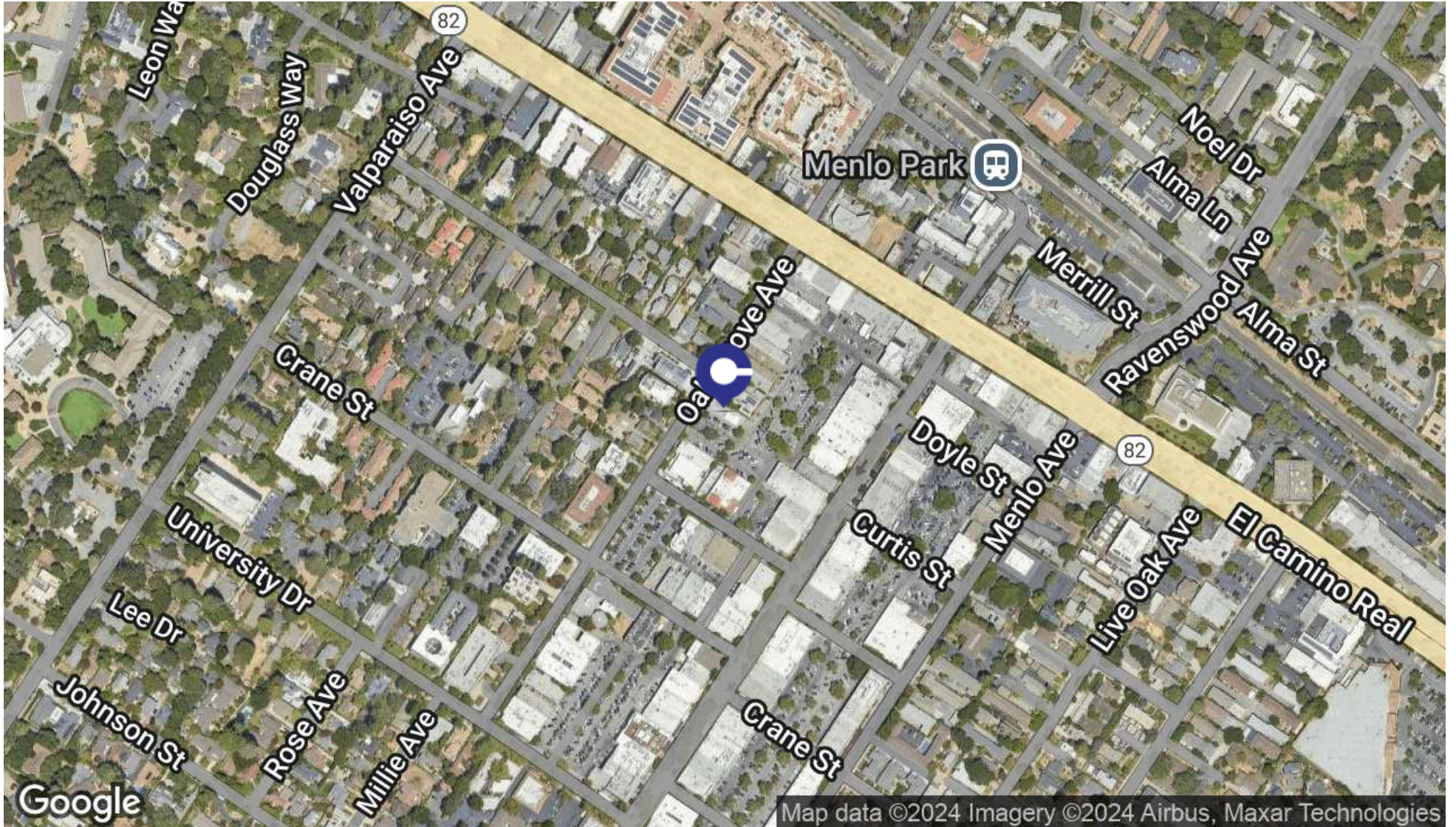
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RETAILER MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,294	154,466	266,106
Average Age	41	38	40
Average Age (Male)	39	37	39
Average Age (Female)	42	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,691	50,843	91,214
# of Persons per HH	2.5	3	2.9
Average HH Income	\$264,990	\$215,412	\$235,424
Average House Value	\$2,105,042	\$1,680,891	\$1,751,034

Demographics data derived from AlphaMap

