

1275

EL CAMINO REAL

MENLO PARK, CA



- **MIXED-USE OFFICE & RESIDENTIAL OFFERING**
- New Construction | Trophy Downtown Location | High End Office + Luxury Condominiums

THE OFFERING

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire 1275 El Camino Real (the “Property”), a newly developed, best-in-class, mixed-use building in downtown Menlo Park, California.

Ideally positioned along El Camino Real in the heart of downtown Menlo Park and just steps from the Caltrain station, the Property offers exceptional walkability to world-class restaurants, lifestyle amenities, and boutique retail. Its location provides seamless access to Palo Alto, Stanford, Sand Hill Road, and the broader Peninsula technology ecosystem.

Completed in 2021, the Property delivers institutional-quality office and retail space with modern architecture, abundant natural light, high-end finishes, and outdoor deck areas. The offering includes three luxury residential condominiums, each featuring contemporary design and premium materials. These residential units can be purchased with or separately from the office component and then sold or leased individually.

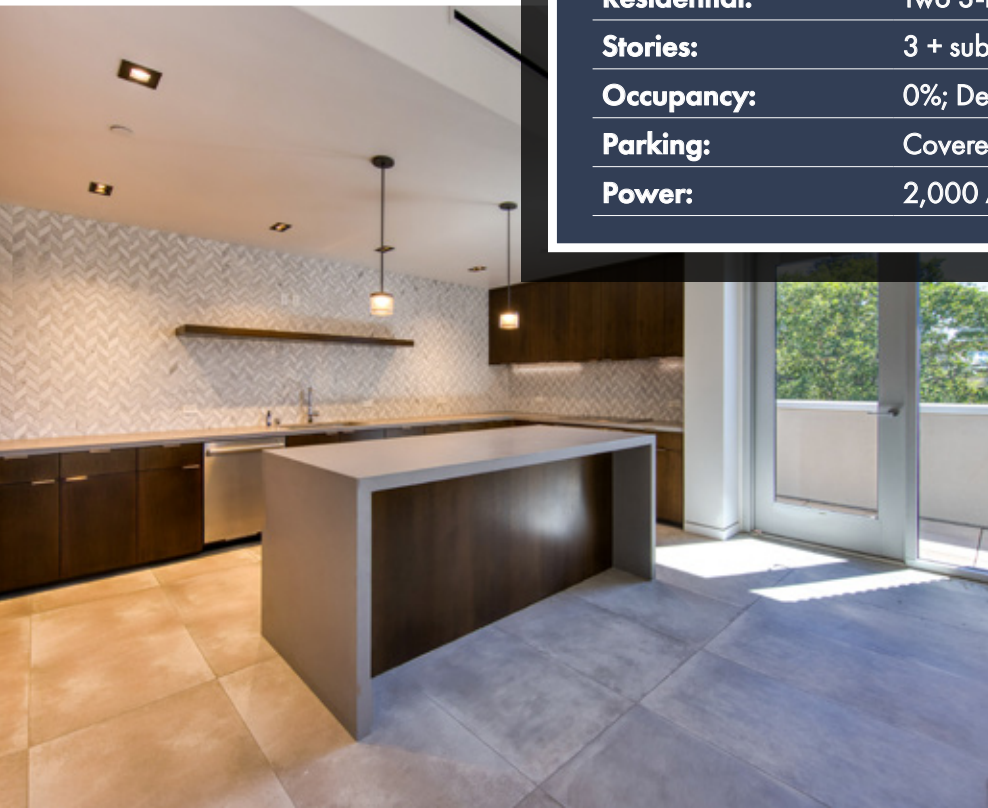
1275 El Camino Real presents a rare opportunity to acquire a premium, newly constructed mixed-use building in the heart of downtown Menlo Park, one of Silicon Valley’s most prestigious and supply-constrained submarkets. Offers will be accepted on the office and residential component, combined or separately.





PROPERTY SUMMARY

Year Built:	2021
Total Building Area:	18,111 SF (excl. 3,823 SF outdoor terrace space)
Office Area:	9,651 SF
Residential:	Two 3-bedroom units, one 2-bedroom unit
Stories:	3 + subterranean parking
Occupancy:	0%; Delivered Vacant
Parking:	Covered & Below Grade; 43 stalls
Power:	2,000 Amps / 480 Volt



INVESTMENT HIGHLIGHTS



NEW CONSTRUCTION, HIGH-END BOUTIQUE OFFICE SPACE

Completed in 2021, the building features a contemporary design, energy-efficient building systems, and modern materials—all minimizing near-term capital expenditure and maximizing long-term durability. The office portion offers premium interiors, abundant natural light, high-quality materials, and desirable features such as private outdoor decks, a strong differentiator in the market and a feature that enhances tenant satisfaction and leasing demand.



PRIME DOWNTOWN MENLO PARK LOCATION, EXCEPTIONAL TRANSIT ACCESS

The Property's downtown setting places it within immediate walking distance to plentiful cafés, restaurants, boutique shops, grocery offerings, and lifestyle amenities that appeal to both office tenants and residents. Just a five-minute walk from the Menlo Park Caltrain Station, the Property provides convenient regional connectivity to Palo Alto, San Francisco, San Jose, and the broader Silicon Valley labor pool—an important factor for today's commuting workforce.





LUXURY RESIDENTIAL CONDOMINIUMS

The offering includes three high-end residential condominiums featuring premium finishes, contemporary layouts, and outdoor decks. These units may be purchased separately from or collectively with the office component, creating optionality for investors seeking a flexible disposition or long-term income potential.



MIXED-USE DEMAND RESILIENCE

The combination of boutique office space and luxury residential product supports strong market resiliency, diversified income potential, and long-term value appreciation in one of Silicon Valley's most stable and high-earning communities.



PRESTIGIOUS PENINSULA SUBMARKET

Menlo Park is home to leading venture capital firms, technology innovators, and high-income households. Proximity to Stanford University, Sand Hill Road, and numerous global technology headquarters elevates the long-term desirability and stability of this location.



Menlo College

Menlo Atherton High School

Sacred Heart Atherton



Springline
6.4-Acre Mixed Use Development

1275
EL CAMINO REAL



Downtown Menlo Park

DEMOGRAPHICS SNAPSHOT

(WITHIN 5 MILES)



264,416
POPULATION



179,961

- DAYTIME EMPLOYMENT
- 32% IN PROFESSIONAL / TECH



61%
BACHELOR'S DEGREE OR HIGHER



\$4.1 B

CONSUMER SPENDING



\$178K
AVG HOUSEHOLD INCOME



\$1.13M

MEDIAN HOME VALUE

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