



915

RALSTON AVE  
BELMONT

PRIME RETAIL SPACE FOR LEASE

Possible Pre-School Facility For Up To Approximately 70 Children

NEWMARK

COMPASS  
COMMERCIAL

Roger Oser | Senior Managing Director | M 650.358.5262 | roger.oser@nmrk.com | CA RE Lic #00826289

Juan de Leon | Managing Director | M 415.305.6275 | juan.deleon@compass.com | CA RE Lic #01383120

# Sections

---

01 Property Highlights

---

02 Photos

---

03 Hypothetical Floor Plan

---

04 Aerial

---

05 Demographics

---



# Property Details

LOCATION	915 Ralston Ave, Belmont
ASKING RENT/MO	\$4.75/SF NNN (Est. Expenses: \$.59/SF/MO)
BUILDING SIZE	±4,340 SF Facility
LOT	±5,422 SF Lot, Plus Common Area Parking Surrounding Building
	Outdoor Play Area Available Additional Parking & Drop-off Area Available
CROSS STREETS	El Camino Real
CAPACITY	Possible Day-Care Center For Up To Approximately 70 Children*
ZONING	<u>VC - Village Core</u>

## The Highlights



Excellent Belmont  
Location on  
Ralston Avenue



Highly Desirable  
Location

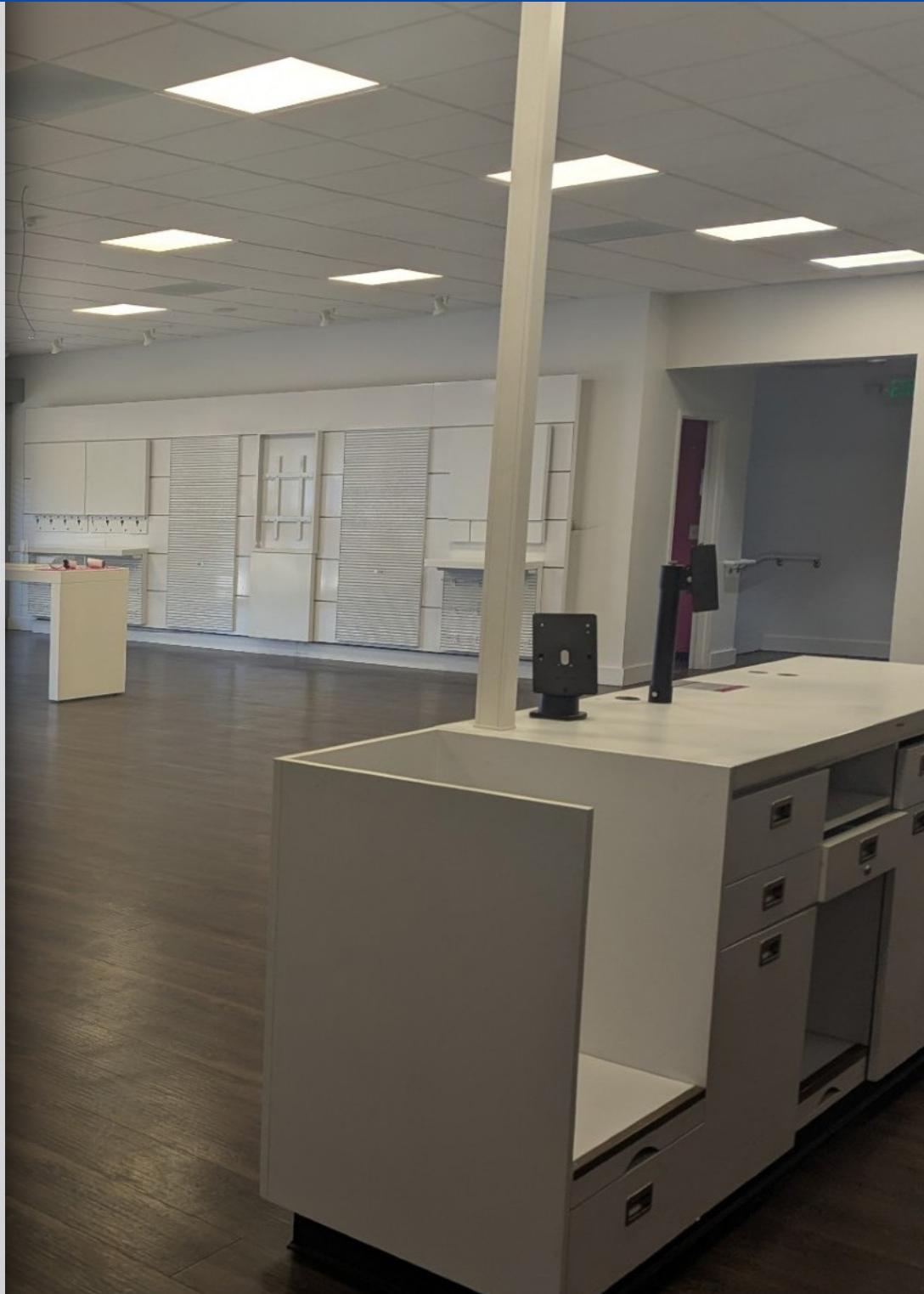


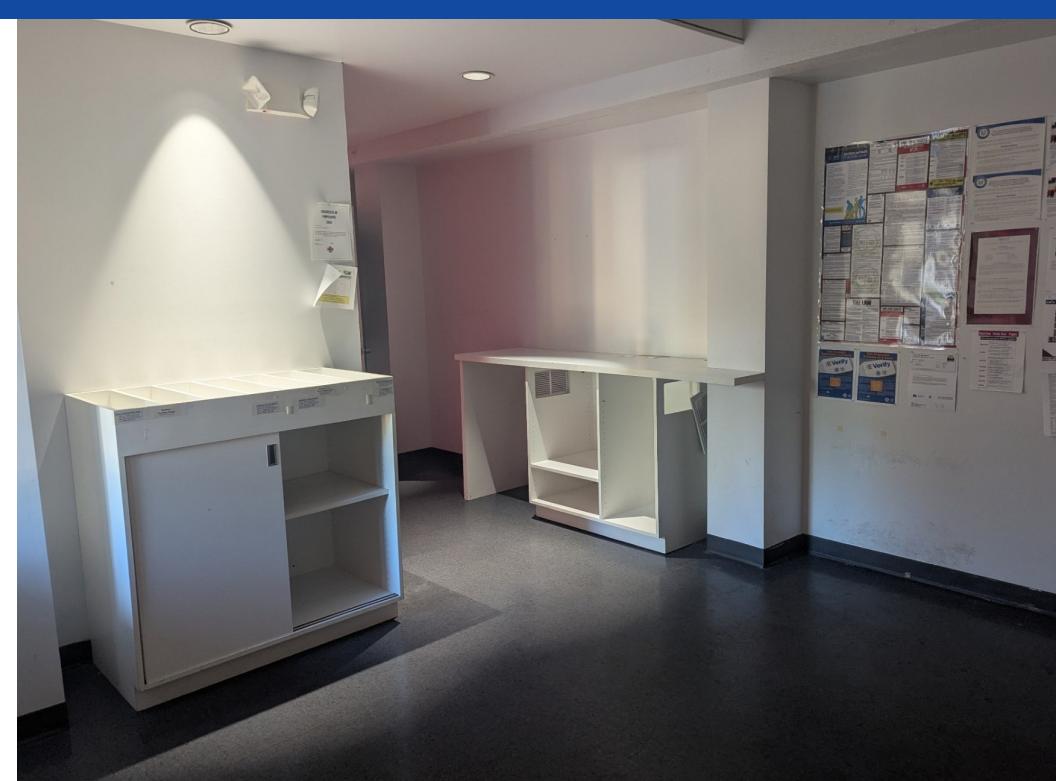
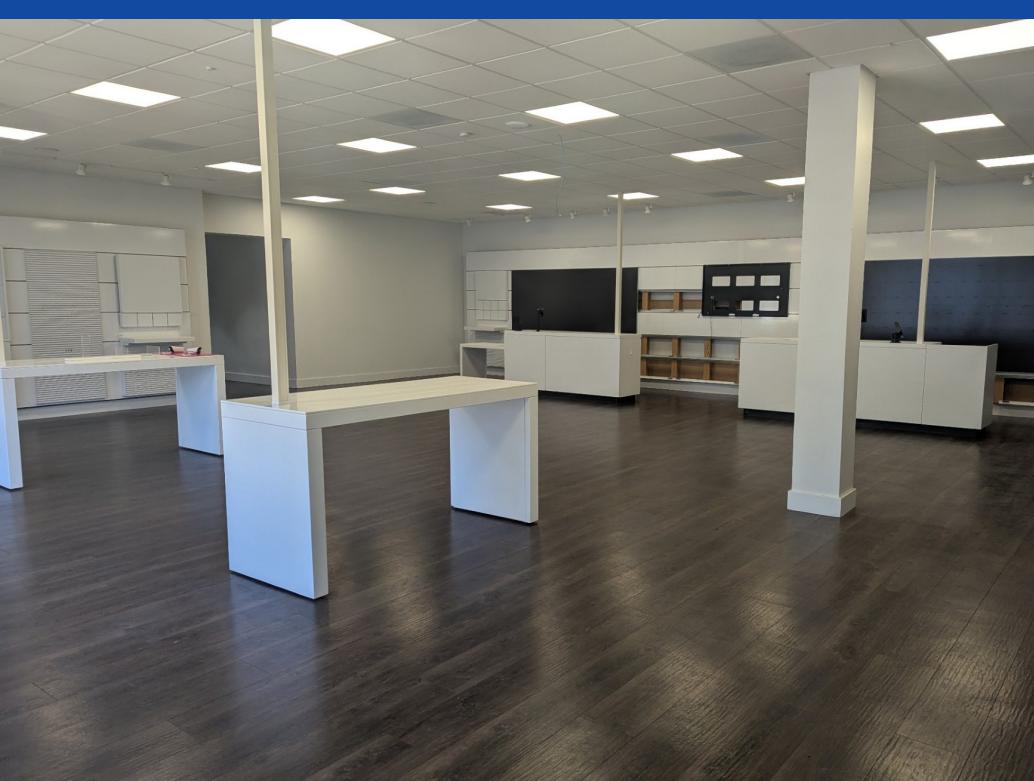
Strong Demographics &  
High Demand for  
Child Care / Pre-Schools



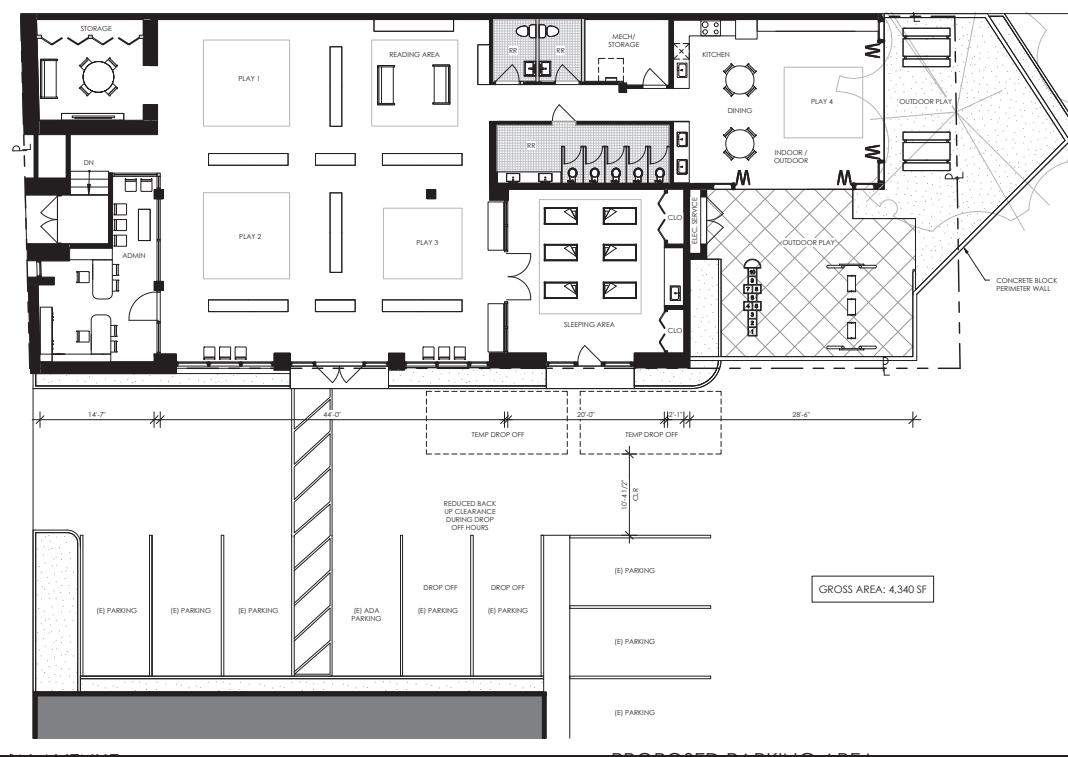
Potential for  
Day Care Facility

\* User to Verify/CUP Needed per Belmont Planning





# Hypothetical Floor Plan/ Parking Area



Aerial

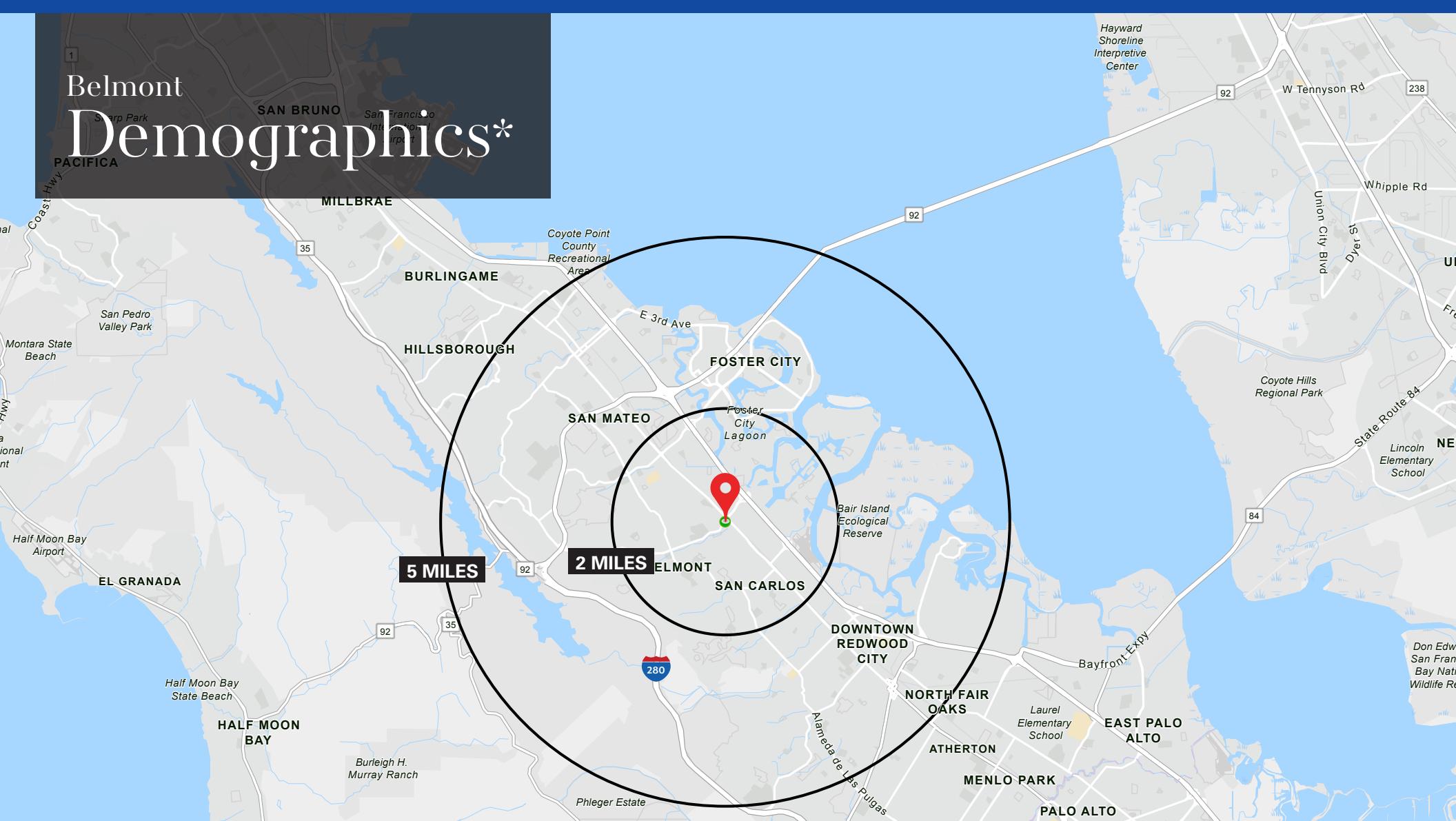


915

RALSTON AVE  
BELMONT



# Belmont Demographics\*



Population: 74,888



Median Income: \$170,057



Median Home Value:  
\$1,135,022



Population with  
College Degree: 58%  
(5 mile radius)



Unemployment Rate: 4.2%  
(BestPlaces.net)



915

RALSTON AVE  
BELMONT

PRIME RETAIL SPACE FOR LEASE

#### DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent. **23-0068**

**NEWMARK**

**COMPASS  
COMMERCIAL**

Roger Oser | Senior Managing Director | M 650.358.5262 | roger.oser@nmrk.com | CA RE Lic #00826289

Juan de Leon | Managing Director | M 415.305.6275 | juan.deleon@compass.com | CA RE Lic #01383120