



915

RALSTON AVE
BELMONT

PRIME RETAIL SPACE FOR LEASE

Possible Pre-School Facility For Up To Approximately 70 Children

NEWMARK

**COMPASS
COMMERCIAL**

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Sections

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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	VC - Village Core

The Highlights



Excellent Belmont
Location on
Ralston Avenue



Highly Desirable
Location



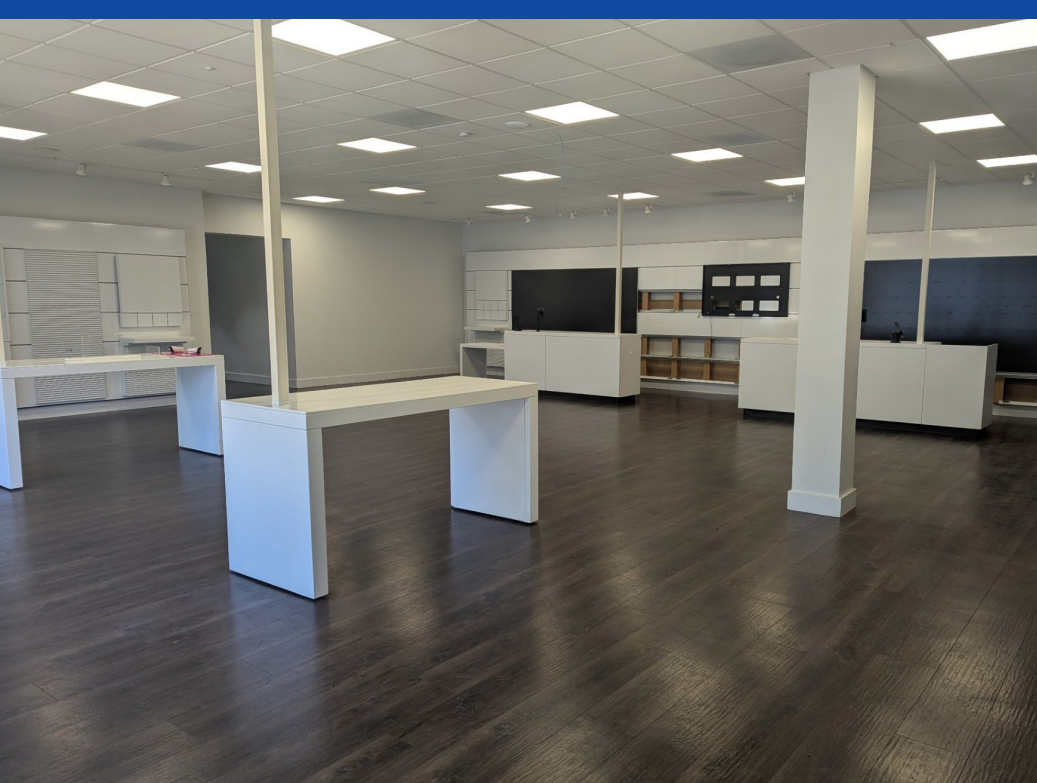
Strong Demographics &
High Demand for
Child Care / Pre-Schools



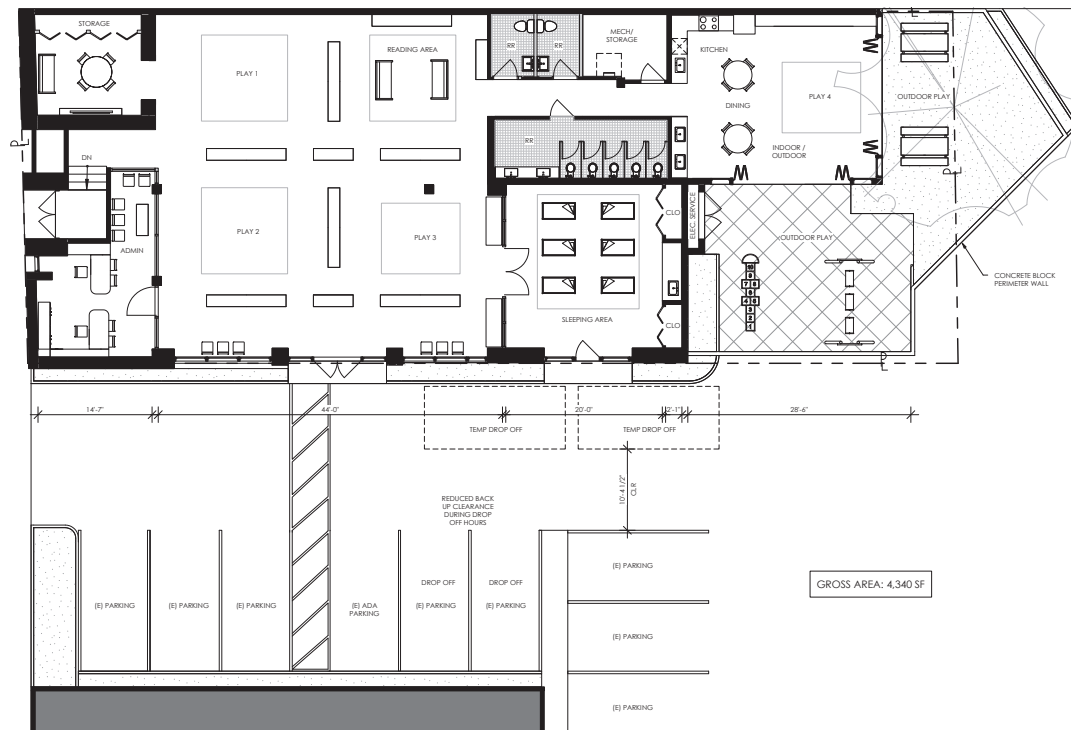
Potential for
Day Care Facility

* User to Verify/CUP Needed per Belmont Planning





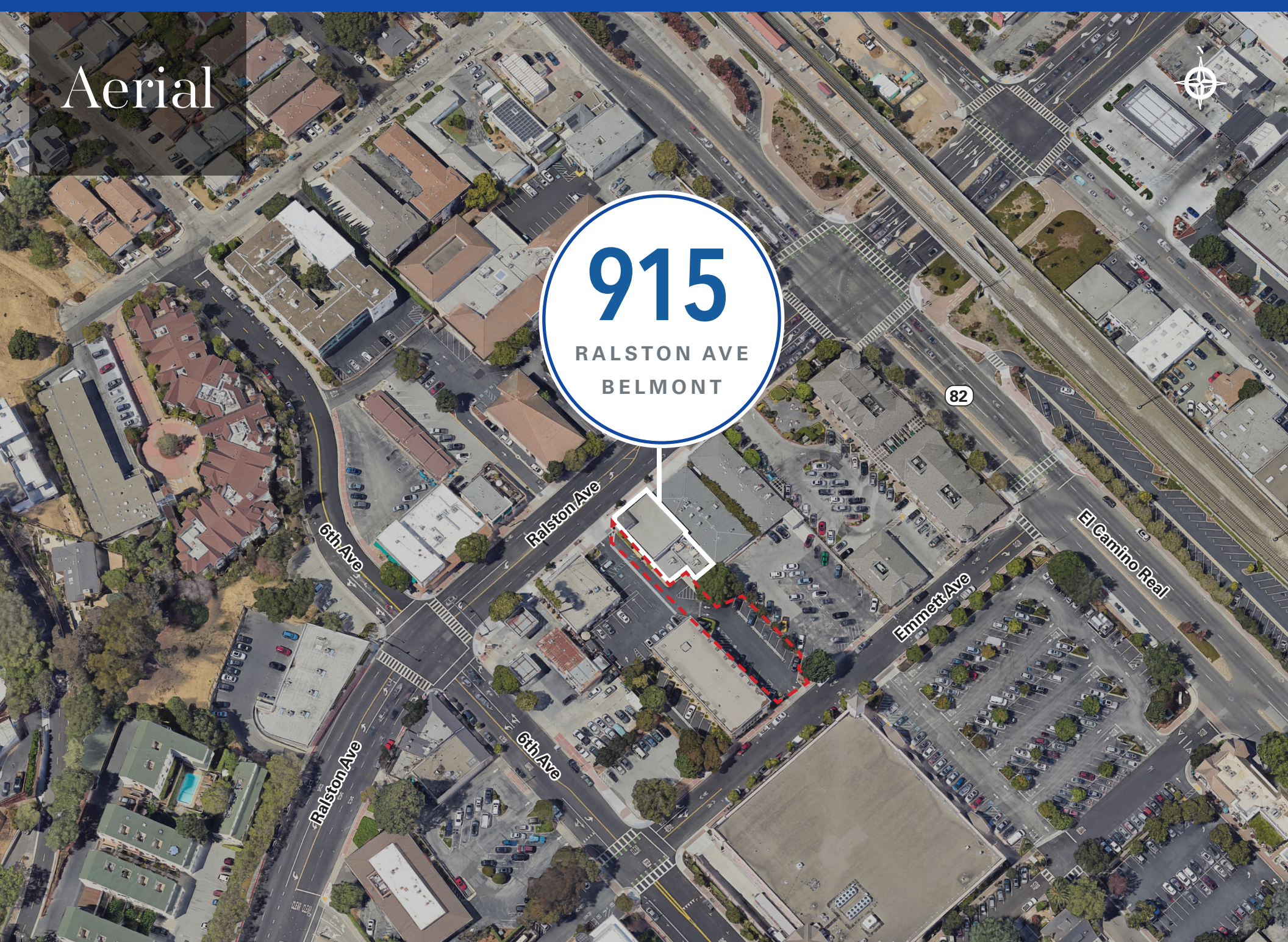
Hypothetical Floor Plan/ Parking Area



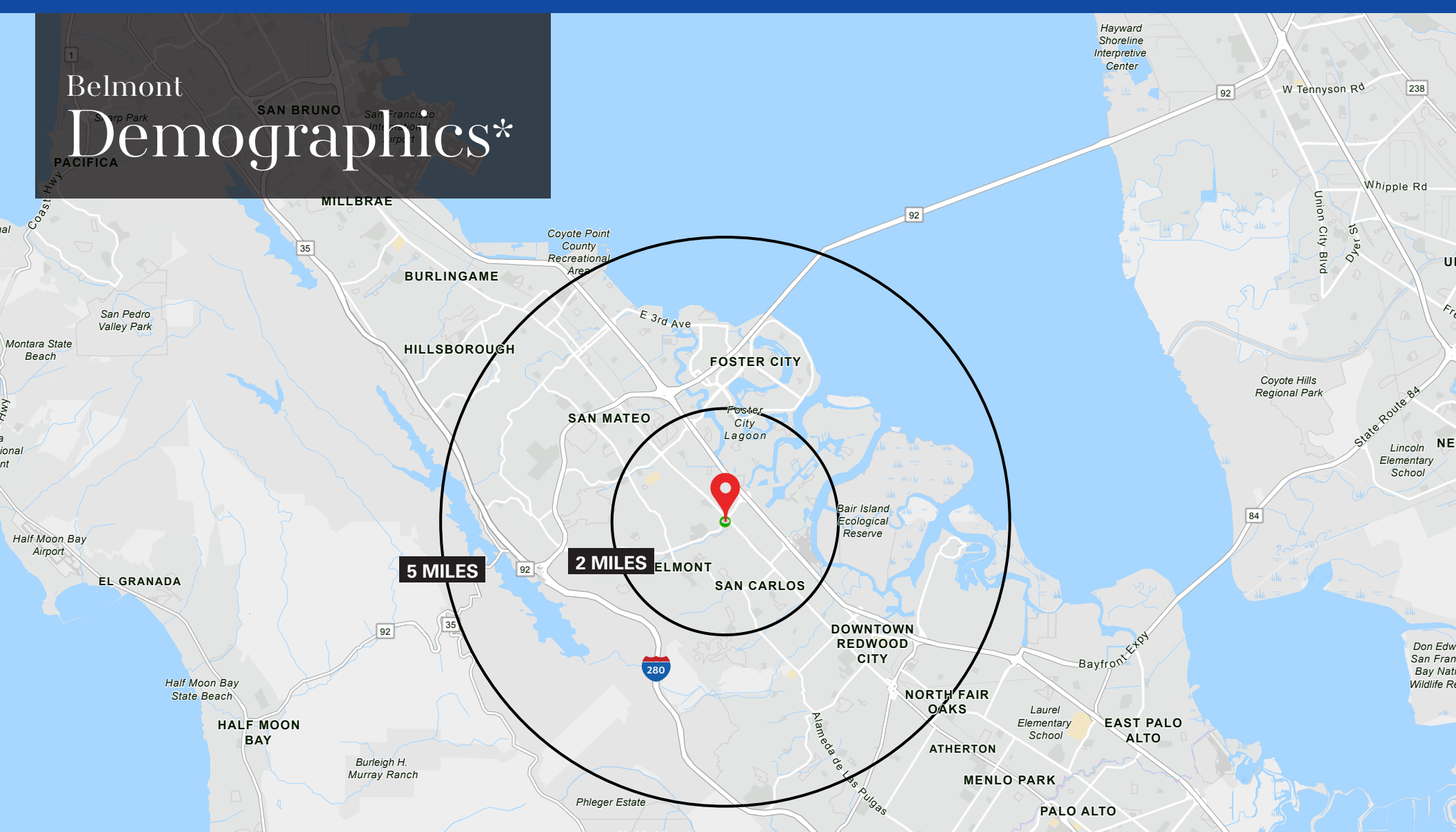
Aerial



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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)

*Source: Costar; Data is based on a 2 mile radius



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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.

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