

FOR SALE

**695 Oak Grove Ave
Suite 300
Menlo Park**

**Extremely Rare
Opportunity to
Purchase
Commercial Condo in
Heart of Downtown
Menlo Park**



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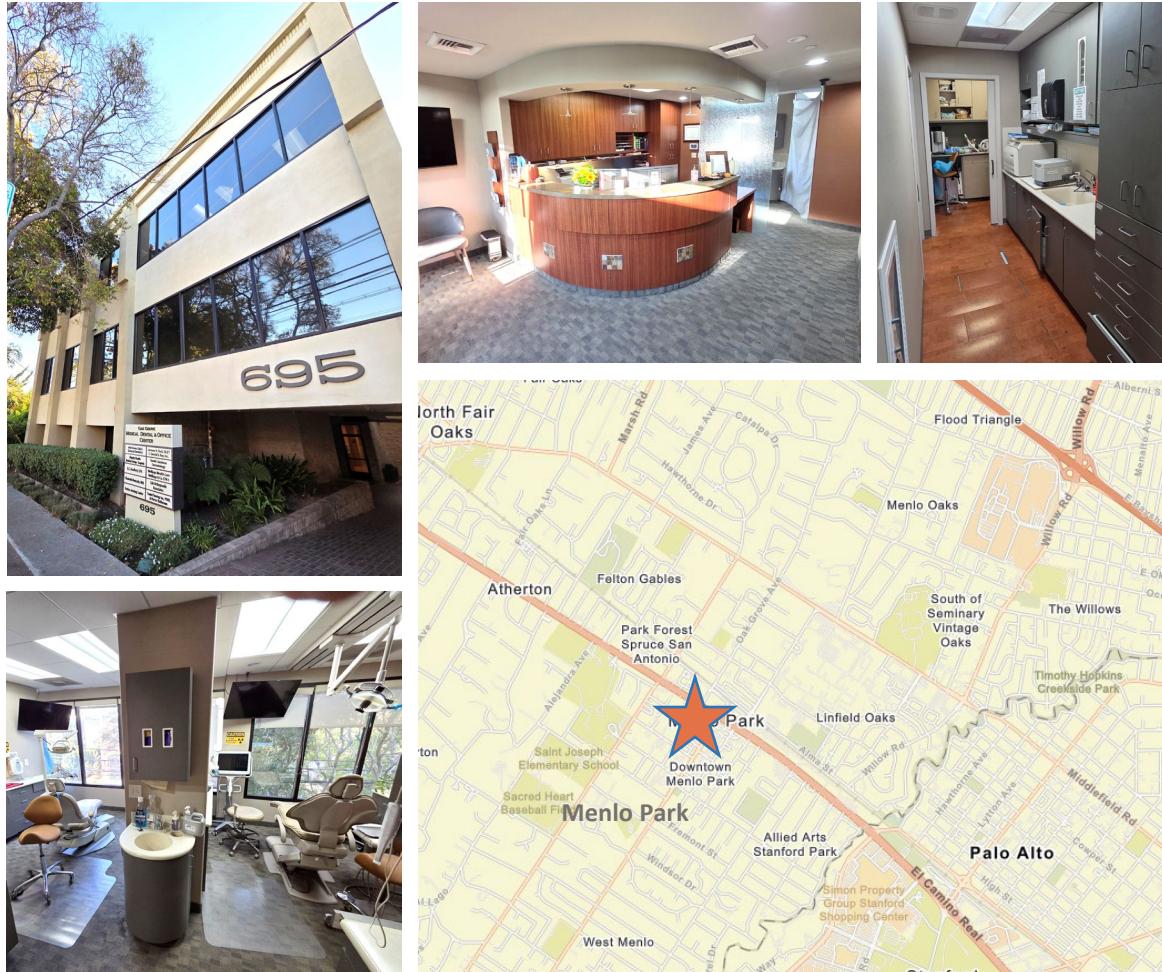
695 Oak Grove Avenue, Suite 300

Menlo Park, California

Executive Summary

Approximately 1,722 rsf commercial condo on top floor fronting Oak Grove Avenue in prestigious 695 Oak Grove Avenue in Downtown Menlo Park.

- Unit is leased to a long-standing dental practice through July 31, 2030. Tenant has been in space for over 10 years**
- Leases structure is NNN, with tenant paying operating expenses in addition to base rent**
- Tenant has one option to extend for 5 years**
- Space has a very modern, efficient dental build out with 5 chairs and substantial natural light**
- Direct access to public parking plaza immediately adjacent to building**
- One block away from the heart of downtown Santa Cruz Avenue**



While we have gathered information from sources we deem reliable, all prospective parties shall verify all information independently

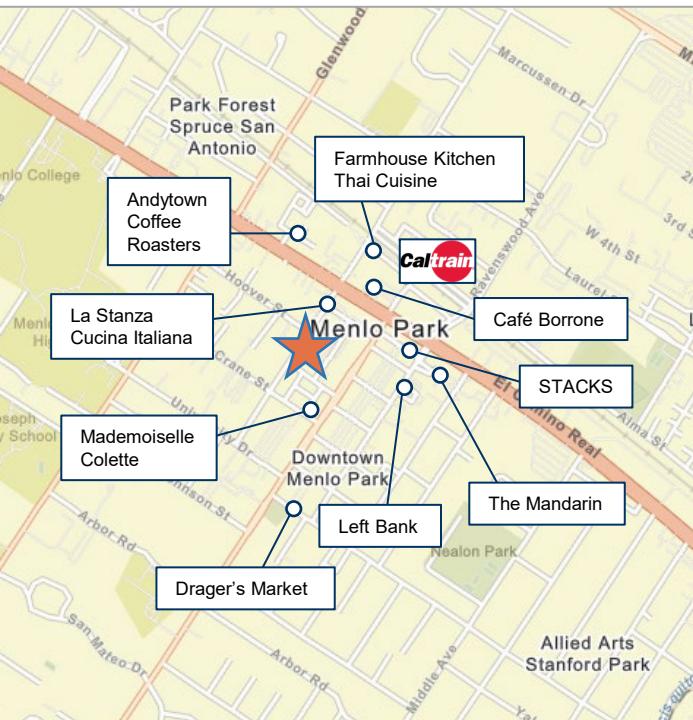
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Location

Located in prime spot in downtown Menlo Park core, with convenient access, parking and short proximity to Menlo Park Caltrain station and El Camino Real

Numerous dining options and retailers within steps



Building

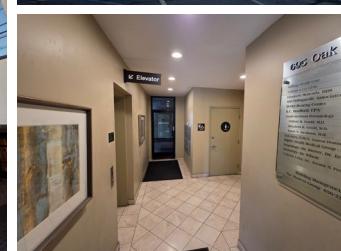
Three-story commercial building fully mapped with individual condominiums

Combination of medical, dental, office uses

Very few buildings in downtown are zoned for medical/dental uses

Elevator served with common area restrooms on each floor

Solar panels on roof



Premises

Very modern and efficient dental build-out with excellent natural light from windows facing Oak Grove Avenue

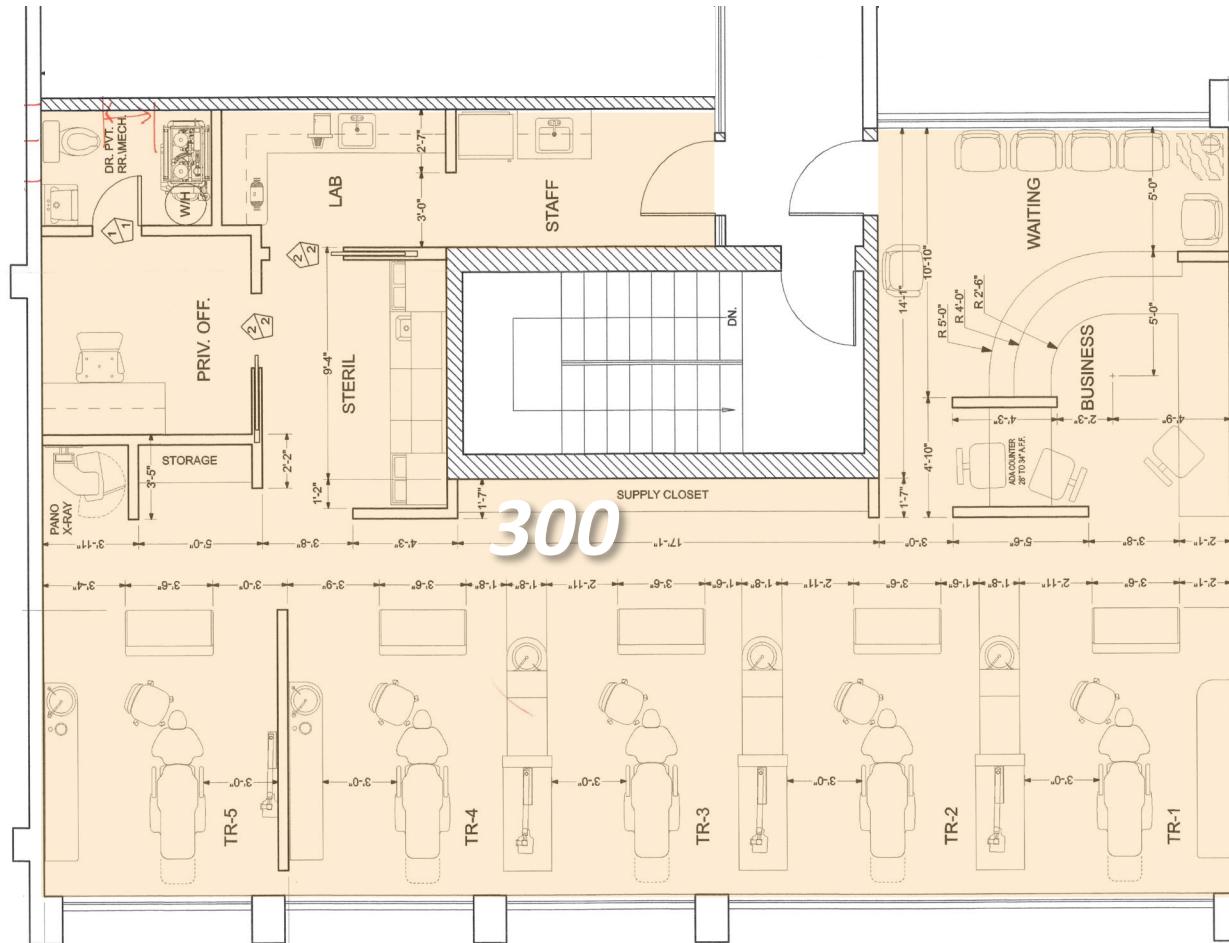
Space includes 5 operatories, waiting room, office, lab, break room, separate exit door and a restroom in suite



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695 Oak Grove Avenue, Suite 300

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Oak Grove Avenue

Suite 300 1,722 rsf

Space includes 5 operatories, waiting room, private office, lab, break room, separate exit door and restroom in suite

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Financial Information

Existing Monthly Income:	\$11,960.82 per month NNN (3% increase in August 2026)
Annualized Monthly Current Income:	\$143,529.84 per year NNN
Projected 2026 Annual Income:	\$145,323.96 per year NNN
Asking Price:	\$2,495,000 all cash
Capitalization Rate on 2026 Base Rent:	5.8%
Current Operating Expenses Reimbursed by Tenant:	\$1,533.09 property taxes per month \$1,941.72 HOA fees per month, which includes utilities \$120.75 insurance per month

Notes: Tenant has Right of First Refusal to Purchase with 5 Days' Response Time

Lease is signed individually by Tenant

Tenant has one 5-year option to extend with 3% annual increases

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Meet Your Expert Team



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DOMINANT. EXPERT. INFLUENTIAL.