E X E C U T I V E   S U M M A R Y

568 Glenwood Avenue

CBRE

Premier 100% Vacant Mixed-Use Investment Property Located in the Heart of Downtown Menlo Park

568 GLENWOOD AVE, MENLO PARK, CA 94025

AFFILIATED BUSINESS DISCLOSURE

CONFIDENTIALITY AGREEMENT

DISCLAIMER

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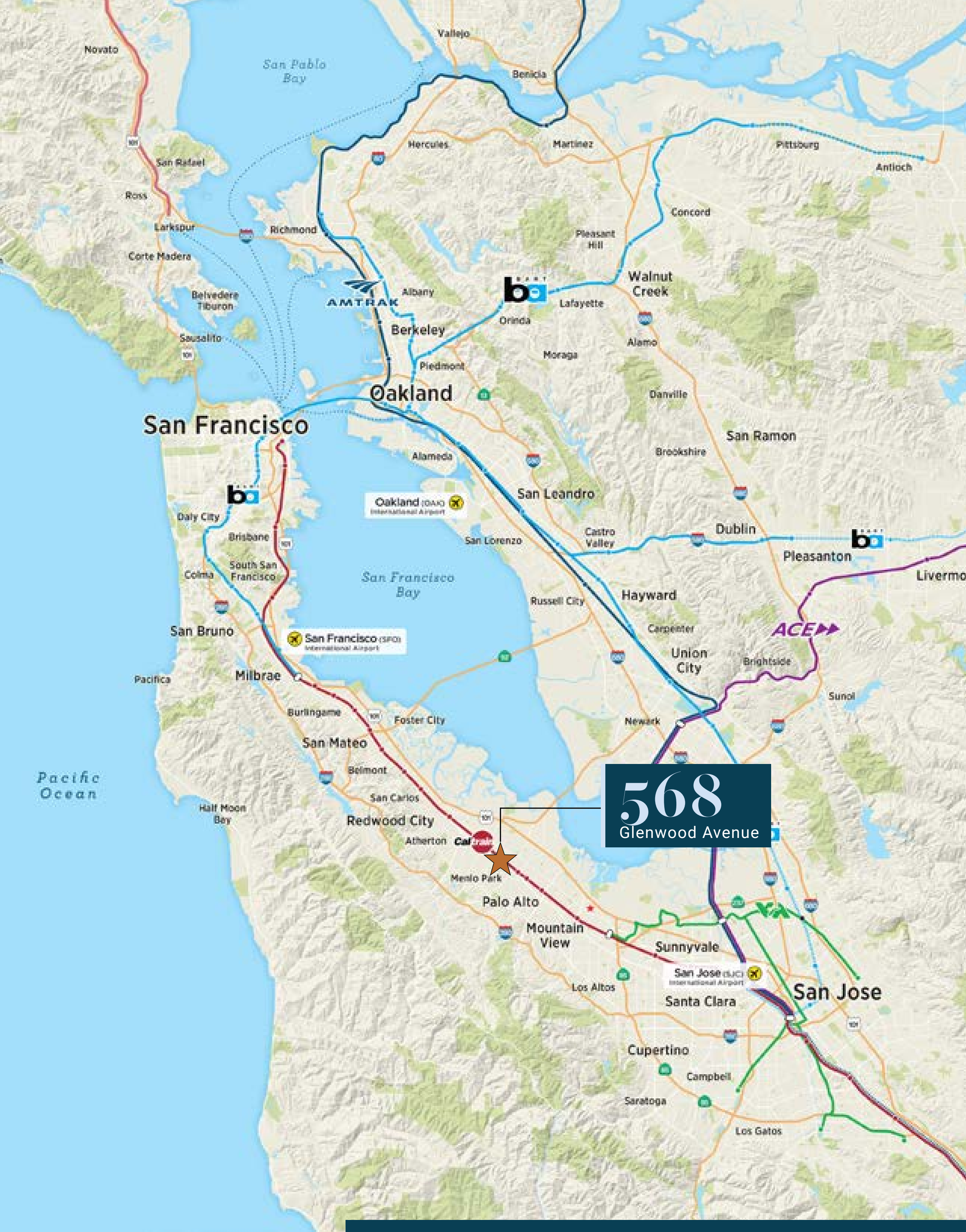

568
Glenwood Ave

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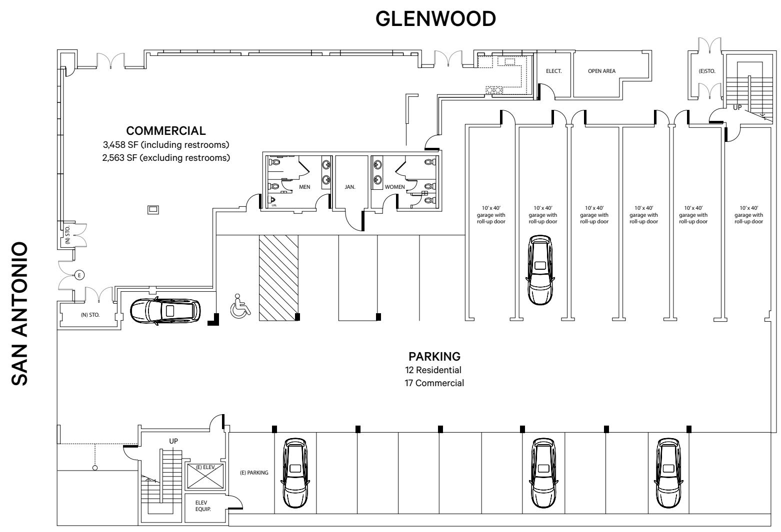
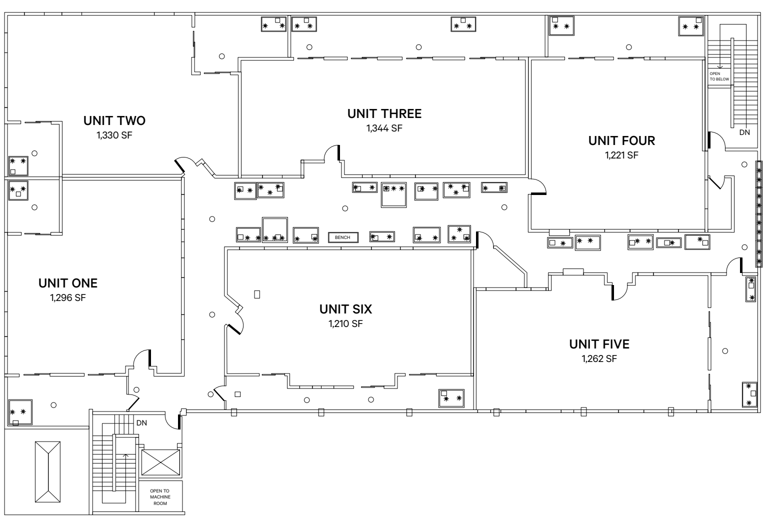
EXECUTIVE SUMMARY 01

FIRST FLOOR SITE PLAN



SECOND FLOOR SITE PLAN



T H E   O F F E R I N G

CBRE is pleased to offer to qualified investors the opportunity to acquire 568 Glenwood Avenue, Menlo Park, California ("The Property"), an +/-11,121 sq. ft. mixed-use investment property located in the heart of downtown Menlo Park. The Property is comprised of +/-3,458 sq. ft. of ground-floor commercial space and six luxurious three-bedroom, two-bath residential units on the second floor. Built in 1999, the Property features ample parking with 29 surface stalls located in a secure gated garage and offers separate entrances for the commercial and residential spaces.

The six residential units offer impressively large floorplans averaging 1,277 sq. ft. and feature above-standard 9+ foot ceiling heights, skylights, fireplaces, walk-in closets, large bathrooms and expansive private patios. The ground-floor commercial space offers an open concept layout with multiple entrances leading to downtown Menlo Park.

The A+ location offers future tenants immediate access to downtown Menlo Park restaurants, shopping and amenities, as well as the Menlo Park Caltrain Station. The Property is located adjacent to the transformative Springline mixed-use development with features market-leading residential rental rates.

PROPERTY OVERVIEW

BUILDING SF
11,121 SF

ACRES
0.34

BUILT
1999

RESIDENTIAL SF
7,663 SF

RESIDENTIAL UNITS
6

AVG. SF / UNIT
1,277 SF

COMMERCIAL SF
3,458 SF

PARKING STALLS
17 Surface Stalls
12 Garage Stalls

FLOORS
2

P R O P E R T Y   O V E R V I E W

HIGHLIGHTS

$7,395,000
Asking Price

$665 PSF
Price Per SF

7.76%
Yield on Cost

¼ MILE
Mile from Menlo Park Caltrain

100%
Vacant

RENOVATION UPSIDE

OFFERING SUMMARY	
ASKING PRICE	$7,395,000
ADDRESS	568 Glenwood Avenue
CITY, STATE, ZIP	Menlo Park, CA 94025
APN	061-422-410
BUILDING SQUARE FEET	11,121 Sq. Ft.
YEAR BUILT	1999
PARKING	29 Stalls
ACRES	0.34 Acres
OCCUPANCY	0%
FIRST FLOOR COMMERCIAL	3,458 Sq. Ft.
SECOND FLOOR RESIDENTIAL	7,663 Sq. Ft. Six units, all 3 Bedroom x 2 Bathroom floor plans

IN THE PATH OF GROWTH


MENLO SQUARE
7,400 SF Retail
Built 2002
MENLO SQUARE CONDOS
9 UNITS
BUILT 2002
506 SANTA CRUZ AVE
27,500 SF Office
Built 2021
MENLO CENTER
53,800 SF Office
Opened 1989
Caltrain
MENLO PARK
CALTRAIN STATION
OAK GROVE AVE
EL CAMINO REAL
McDonald's
SPRINGLINE
183 UNITS I BUILT 2022
236,000 SF OFFICE
29,000 SF RETAIL
15 HOTEL ROOMS
DOWNTOWN MENLO PARK
AMICI'S
EAST COAST PIZZERIA
Draeger's
MARKET
LEFT BANK
Walgreens
Colette
Peet's
COFFEE
the Posh Bagel
BASKIN ROBBINS
TRADER JOE'S

PROPERTY OVERVIEW 02

FIRST FLOOR COMMERCIAL HIGHLIGHTS

The first-floor of 568 Glenwood Avenue features a +/-3,458 Sq. Ft. commercial suite with ample 4.9/1000 parking ratio, two primary entrances that lead to Glenwood Avenue and downtown Menlo Park, as well as a third private entrance from the gated parking garage. The interior is currently built-out with an open floorplan featuring a concierge desk, two kitchenettes, two private restrooms and a private back office. The space is 100% vacant and can be permitted for a wide range of uses including professional office, medical office, food service and retail service.

HIGHLIGHTS

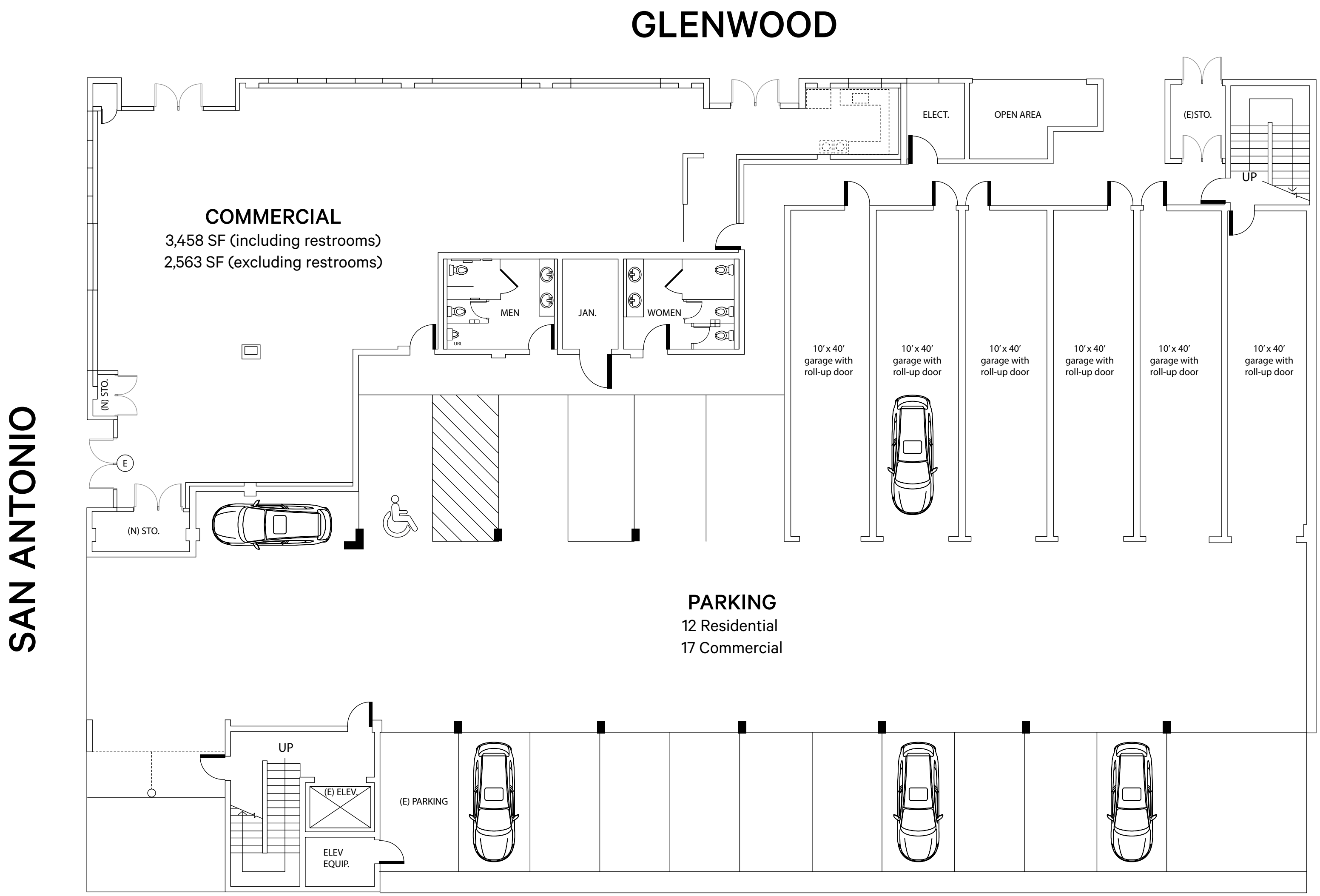
- 3,458 Sq. Ft. of flexible commercial space
- Up to 17 parking spaces (4.9 per 1,000 SF)
- Secure gated parking garage
- Dedicated Men's & Women's restrooms
- Open floorplan
- Two kitchenettes
- Private back office space
- Controlled access
- Flexible Land Use permits a wide range of uses, including:
    - Offices, Business and Professional
    - Medical and Dental Office
    - Business Services
    - Banks and Financial Institutions
    - Restaurants
    - General Retail Sales

SECOND FLOOR RESIDENTIAL HIGHLIGHTS

The second-floor of 568 Glenwood Avenue features six (6) large three-bed, two-bath residential apartments totaling +/- 7,663 Sq. Ft. Each apartment is built with above standard 9+ foot ceilings, multiple skylights, fire suppression sprinkler systems, large bathrooms, walk-in closets, in-unit washer and dryers, and expansive private outdoor patios that overlook downtown Menlo Park. The interiors can be further upgraded with granite or marble counter-tops, stainless-steel appliances, and faux hardwood flooring to attract well qualified future tenants. The residences are 100% vacant and can be leased, condo-mapped and sold, or preserved for an owner-user.

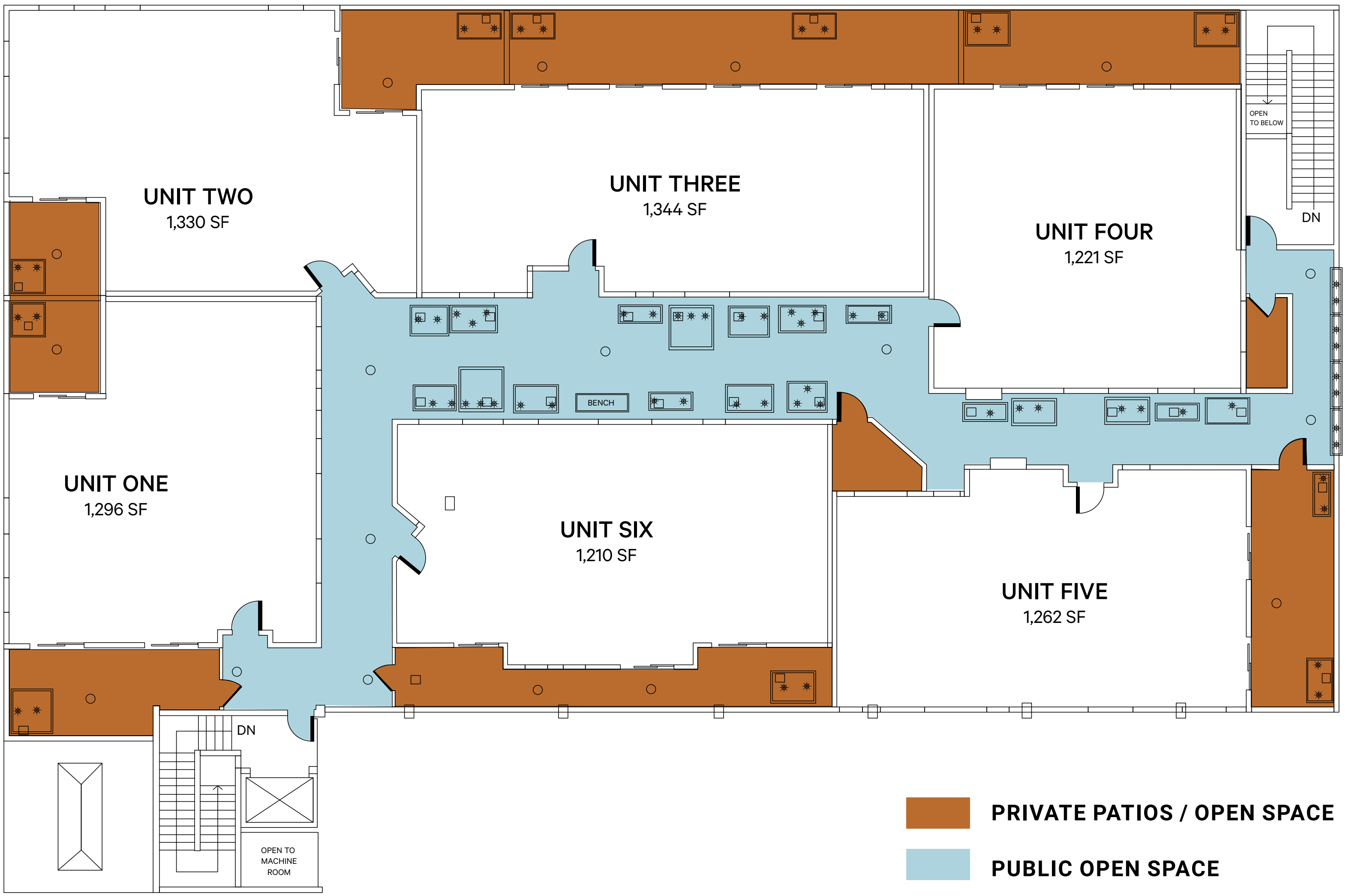
HIGHLIGHTS

- Spacious three-bedroom floorplans averaging 1,277 Sq. Ft.
- Above standard 9+ foot ceilings with skylights
- Expansive private patios overlooking Downtown Menlo Park
- Fully sprinklered interiors
- Living room fireplaces
- Walk-in closets
- Large bathrooms featuring double vanities
- In-unit washer & dryers
- Separate access from commercial space
- Secure gated parking garage
- Flexible Revenue models include:
  - For-Rent Luxury Apartments
  - For-Sale Condos
  - Owner-User Residences


GLENWOOD
SAN ANTONIO
COMMERCIAL
3,458 SF (including restrooms)
2,563 SF (excluding restrooms)
ELECT.
OPEN AREA
(E)STO.
UP
MEN
JAN.
WOMEN
(N) STO.
E
(N) STO.
10' x 40' garage with roll-up door
10' x 40' garage with roll-up door
10' x 40' garage with roll-up door
10' x 40' garage with roll-up door
10' x 40' garage with roll-up door
10' x 40' garage with roll-up door
PARKING
12 Residential
17 Commercial
UP
(E) ELEV.
ELEV EQUIP.
(E) PARKING

FIRST FLOOR COMMERCIAL PHOTOS

SECOND FLOOR RESIDENTIAL FLOORPLAN



SECOND FLOOR RESIDENTIAL PHOTOS

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