

FOR SALE

3603 HAVEN AVENUE, MENLO PARK, CA

R&D BUILDING



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

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EXECUTIVE SUMMARY

Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire a fully-leased R&D building in Menlo Park. 3603 Haven Avenue is one of two standalone buildings located in the Menlo Business Center. The building boasts nearly 60 on-site parking spaces and a high-voltage transformer providing the building with 4160 Amps and 480 Volts. There are several grade level doors, and each of the two suites is separately metered. Mainspring Energy currently occupies both suites with a lease expiring August 2027. The interiors feature a partial drop ceiling combined with high-ceilinged lab space.

3603 Haven Avenue presents a great opportunity to purchase a fully-leased R&D building in the life science centric market of east Menlo Park.

Address: 3603 Haven Ave, Menlo Park, CA 94025

APN: 112-571-620

Building Size: ±21,162 Sq. Ft.

Parcel Size: ±55,321 Sq. Ft. / 1.27 Acre

Zoning: M2 - General Industrial District

Parking: ±59 Spaces

Current NOI: \$850,712

3603 HAVEN AVENUE, MENLO PARK

RENT PROJECTION

Unit(s)	Lease	Area	Lease To	Aug 2024	Aug 2025	Aug 2026	Aug 2027	Total
				Jul 2025	Jul 2026	Jul 2027	Jul 2028	
3603 - 3603 Haven, Menlo Park								
A	Mainspring Energy, Inc(etagen2)	6,598.00	8/31/2027	325,098.17	269,558.05	277,644.79	23,536.97	895,837.98
C-F	Mainspring Energy, Inc(etagen1)	14,564.00	8/31/2027	700,026.44	591,788.25	609,541.92	51,673.10	1,953,029.71
Total		21,162.00		1,025,124.61	861,346.30	887,186.71	75,210.07	2,848,867.69



AMENITIES MAP

3603 HAVEN AVENUE,
MENLO PARK, CA



SQUASH ZONE

Bayshore Fwy (168,000 VPD)



corepower YOGA
LAVENDER 'N' CREAM PATISSERIE
STUDIO K-FIT
FREEWHEEL BREWING COMPANY
Los Gallos Taqueria
SALT & LIGHT AVEDA SALON
State of Mind
SQUEEZE IN BREAKFAST & LUNCH



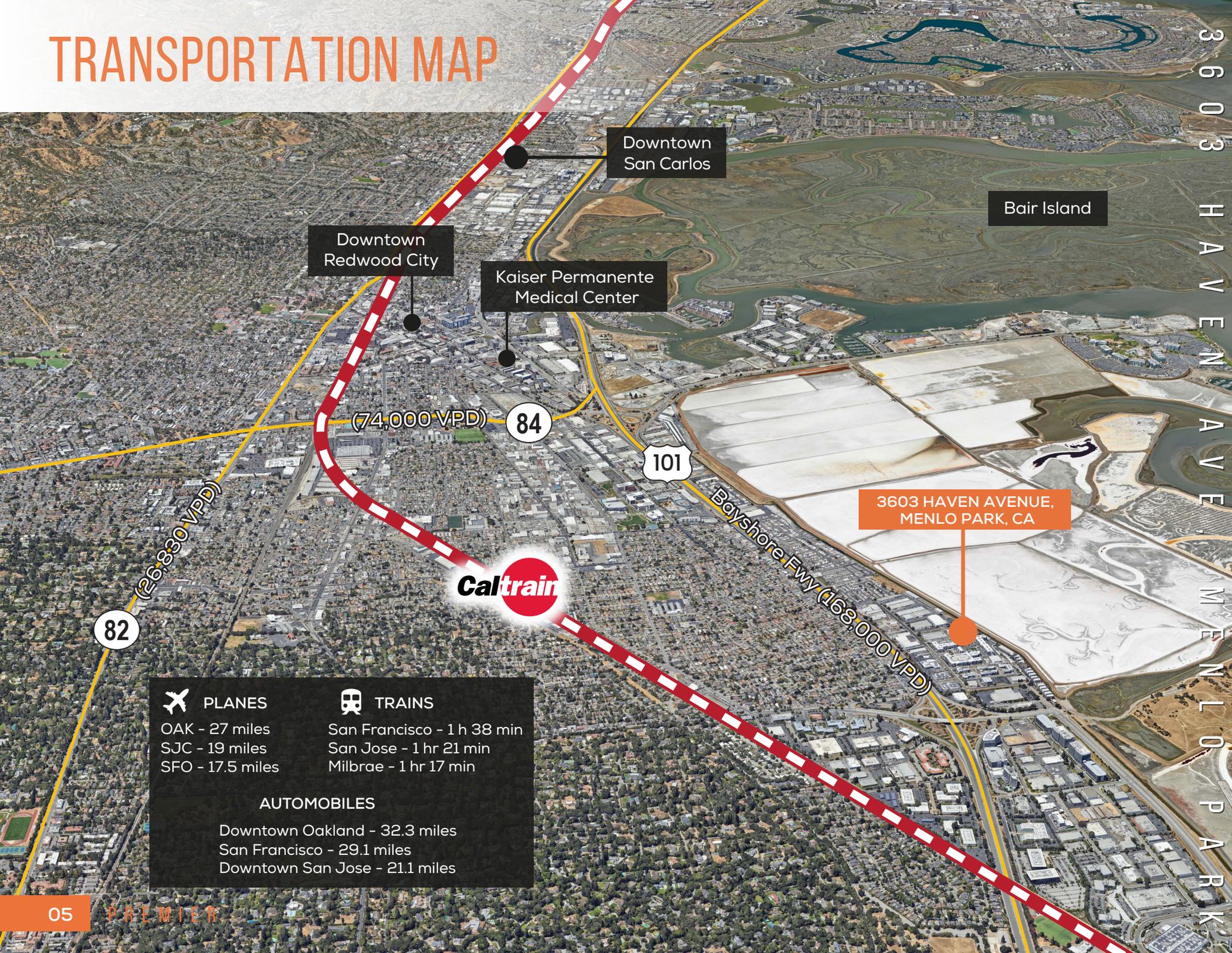
Marsh Rd



3603 HAVEN AVENUE, MENLO PARK, CA

TRANSPORTATION MAP

3603 HAVEN AVENUE MENLO PARK



Downtown Redwood City

Downtown San Carlos

Bair Island

Kaiser Permanente Medical Center

(74,000 VPD) 84

101

Bayshore Fwy (168,000 VPD)

3603 HAVEN AVENUE, MENLO PARK, CA

82

(26,830 VPD)

Caltrain

 PLANES	 TRAINS
OAK - 27 miles	San Francisco - 1 h 38 min
SJC - 19 miles	San Jose - 1 hr 21 min
SFO - 17.5 miles	Milbrae - 1 hr 17 min
AUTOMOBILES	
Downtown Oakland - 32.3 miles	
San Francisco - 29.1 miles	
Downtown San Jose - 21.1 miles	

DEMOGRAPHICS



ONE-MILE POPULATION: 13,384

MEDIAN AGE

36.3

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

2,729



Average Household Income

\$158,635

Average Household Size: **3.07** | Owner Occupied Housing Units: **2,136** | Renter Occupied Housing Units: **1,993** | Median Household Income: **\$110,619** | Average Household Income: **\$158,635**

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	723	6,067	14,832
Total Employees:	14,976	79,120	208,066
Total Residential Population:	13,384	117,683	266,710
Average Household Size:	3.1	3.0	2.8



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