

MENLO SQUARE

*±7,463 RSF Restaurant
For Sale Located in
Downtown Menlo Park*

1165-1195 MERRILL ST
MENLO PARK, CA

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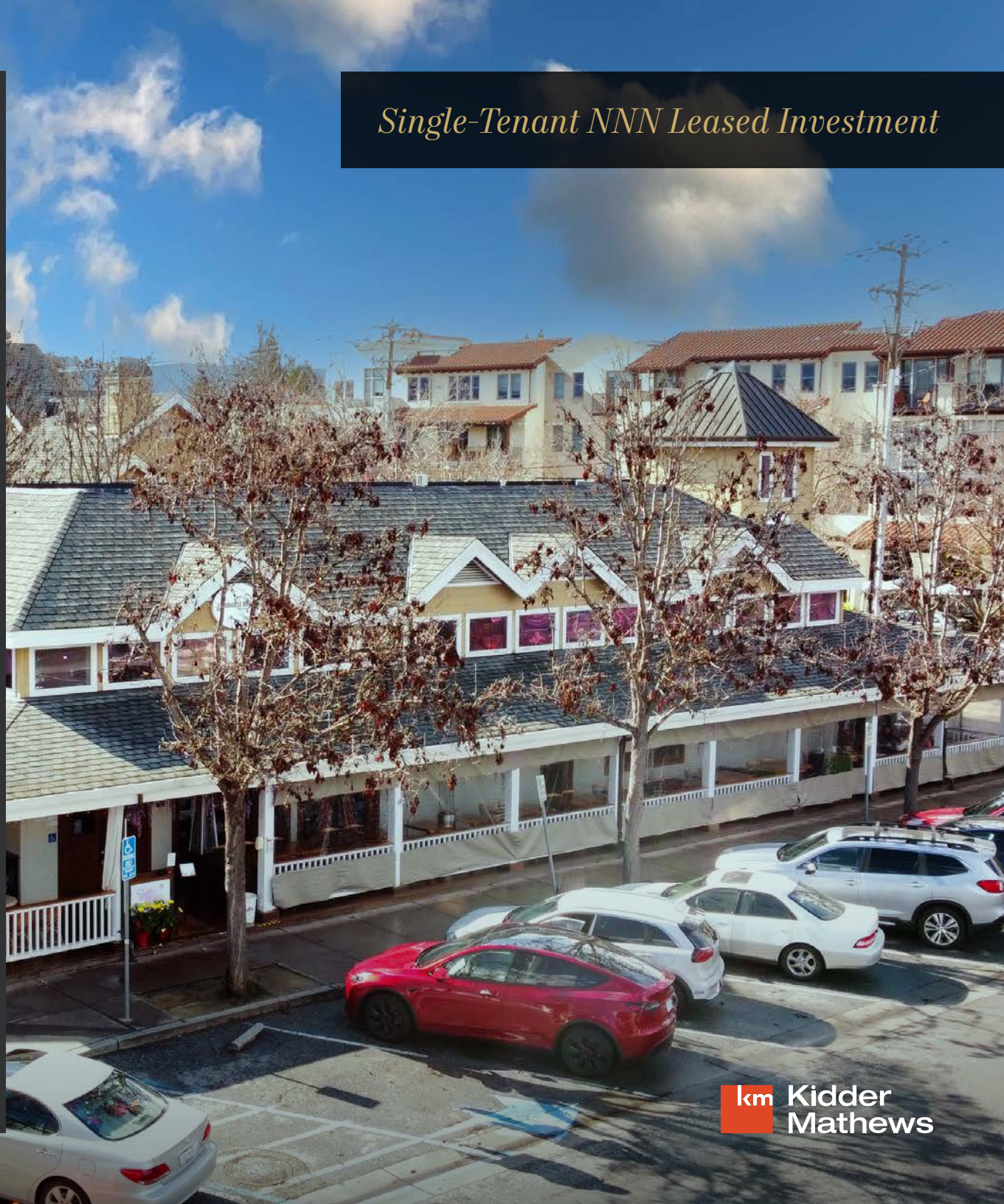
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Single-Tenant NNN Leased Investment



Property Highlights

Fully leased restaurant with indoor and outdoor dining

Walk to downtown, entertainment and Caltrain Station (across the street)

Abundant and secure below-grade parking and Caltrain parking

Excellent Silicon Valley location in the heart of downtown Menlo Park

Adjacent to transformative Station 1300 development and steps from Santa Cruz Avenue

\$8.6M

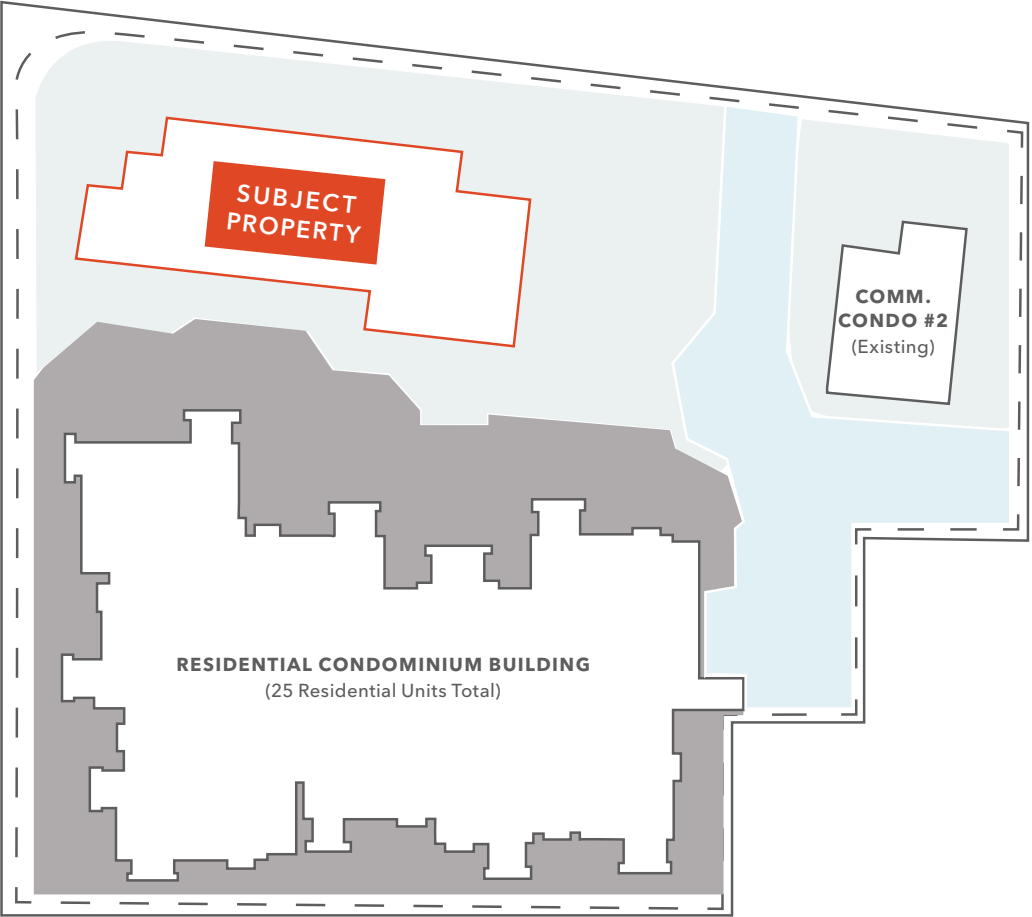
ASKING PRICE

4.95%

CAP RATE



SITE PLAN



LEGEND

- Residential Association Common Area
- Commercial Association Common Area
- Association Common Area

BUILDING OVERVIEW

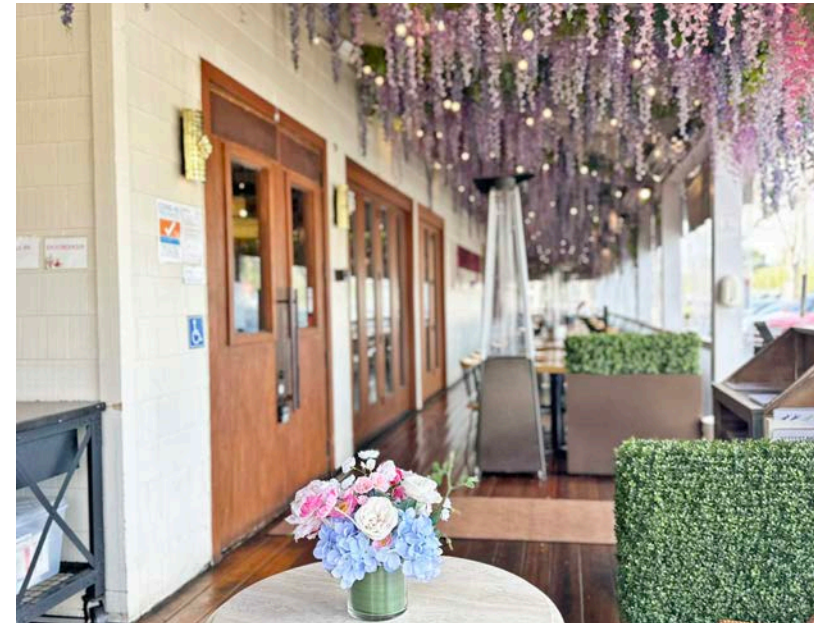
BUILDING SIZE	±7,463 SF
APN	114-090-260
STORIES	Single-story
# OF BUILDINGS	Two (2)
EXISTING USE	Restaurant (Retail)

EXISTING LEASE STATUS

TENANT	Credit tenant
LEASE EXPIRATION	January 31, 2030
OPTIONS	Two (2) Five (5) year options with 100% fair market value
GUARANTY	Yes
CURRENT RENT	\$35,453.53 NNN/Mo (As of February 1, 2025)

- [→ ZONING MAP](#)
- [→ SPECIFIC PLAN](#)
- [→ SEC. 4 CC&R'S](#)
- [→ ASSOC. BYLAWS](#)





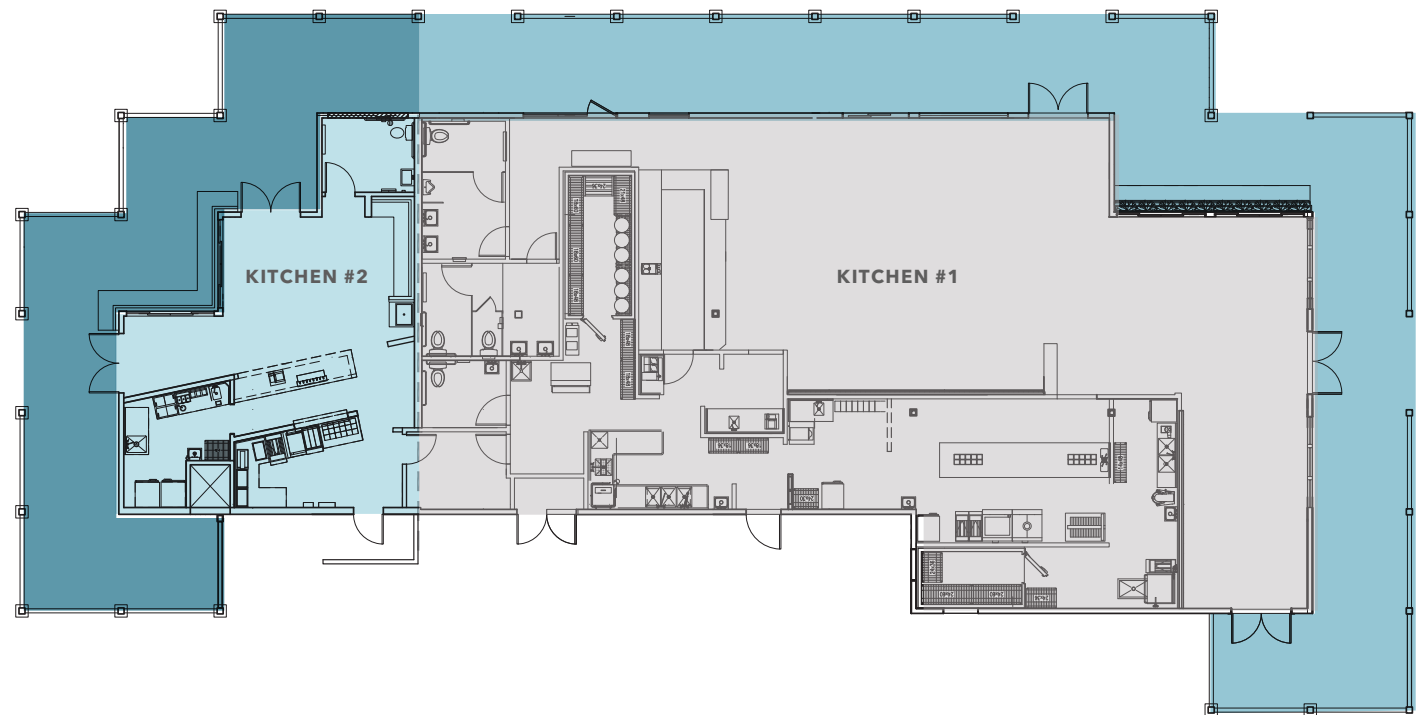
FLOOR PLAN

1995 MERRILL ST

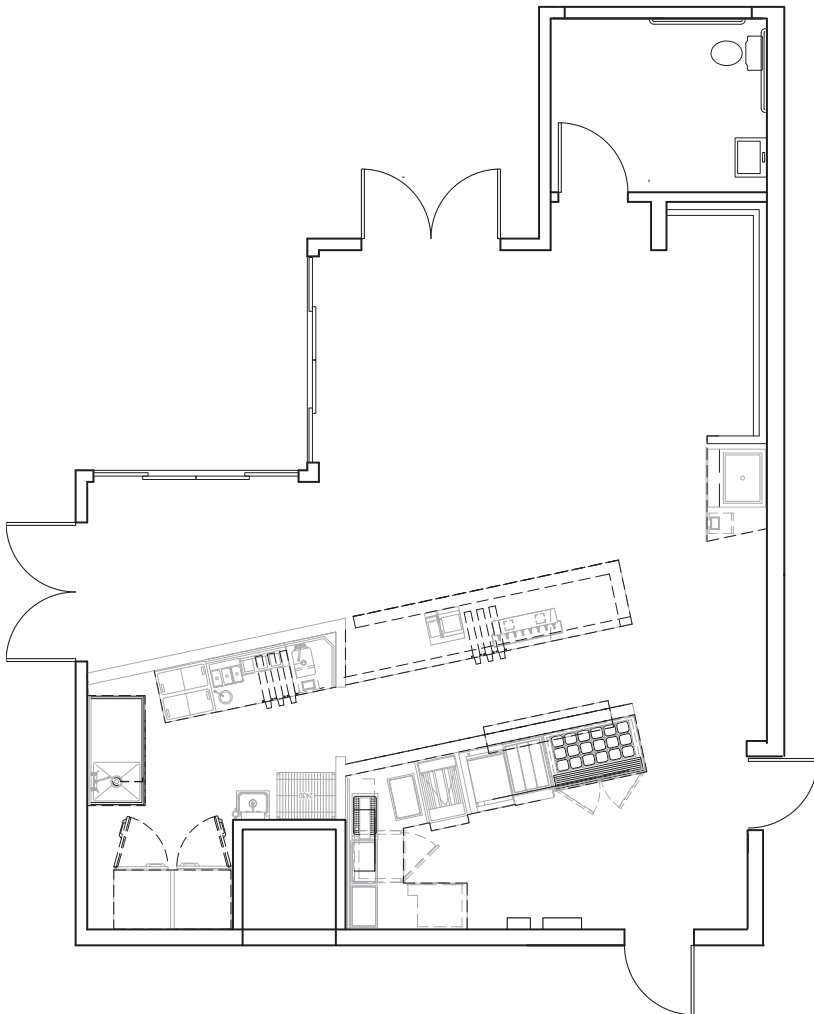
Part of Bldg	SF
Interior	±925 SF
Covered Patio	±1,050 SF
Total	±1,975 SF

1165 MERRILL ST

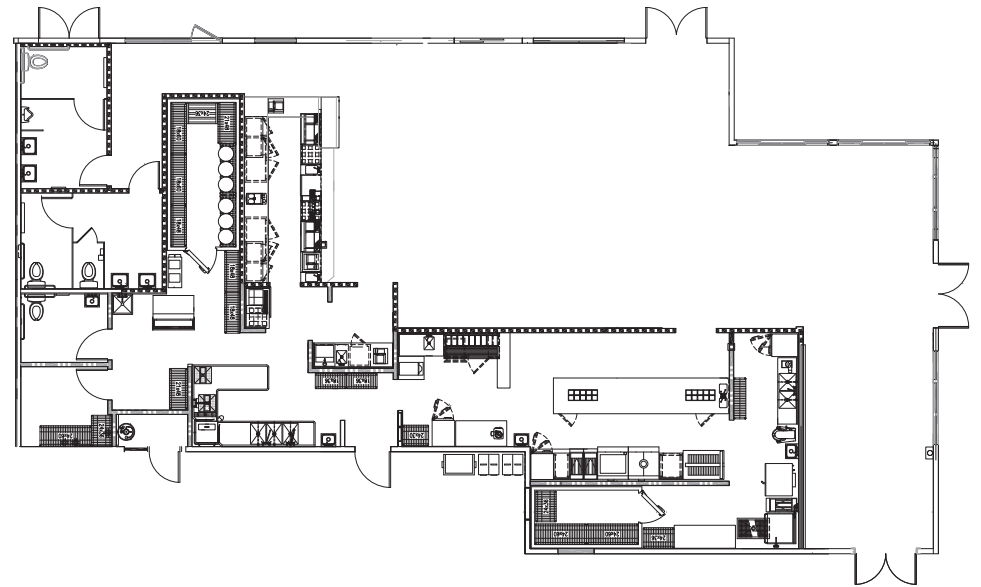
Interior	±3,838 SF
Covered Patio	±1,650 SF
Total	±5,488 SF
Total Interior	±4,763 SF
Total Covered Patio	±2,700 SF
Total	±7,463 SF



1195 MERRILL ST INTERIOR DETAIL



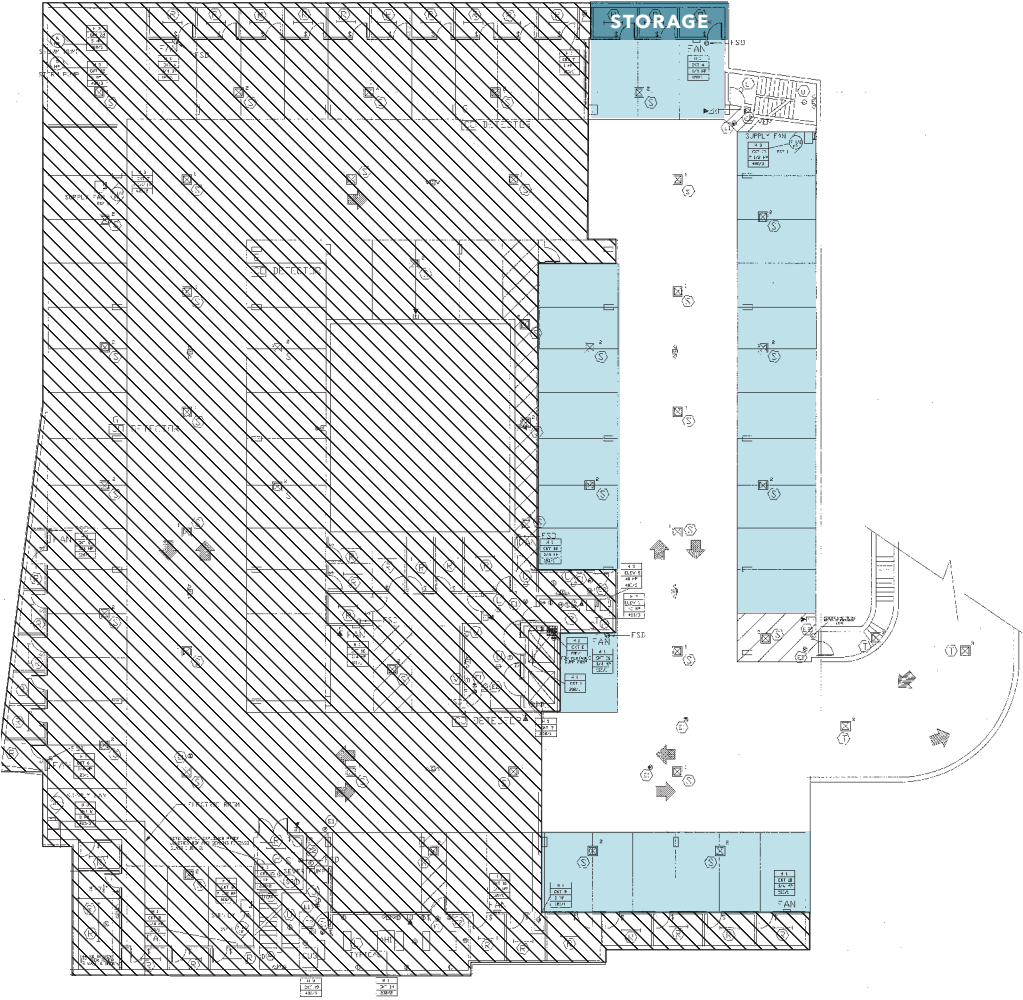
1165 MERRILL ST INTERIOR DETAIL



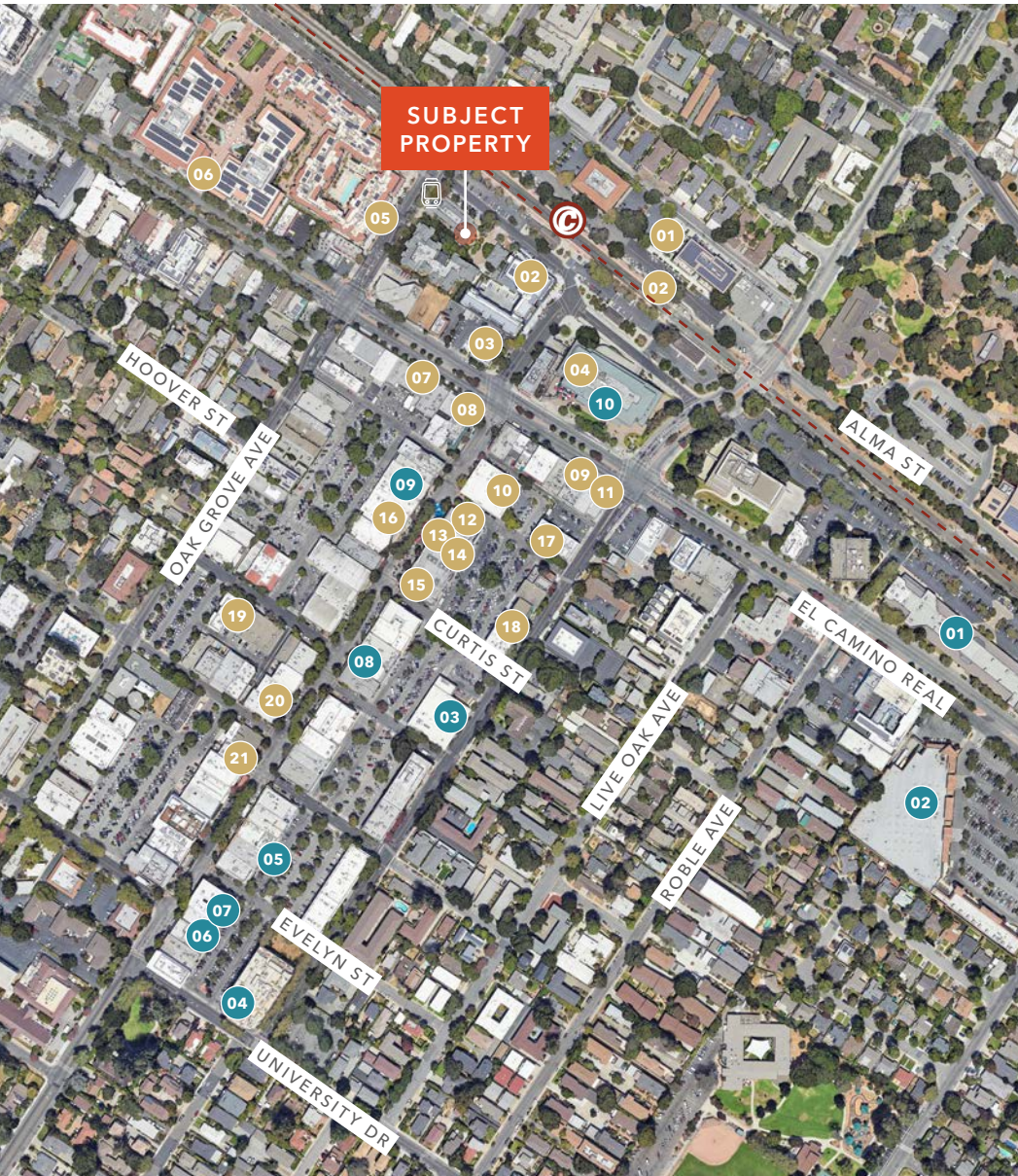
PROPERTY NAME _____

PARKING PLAN

28 SHARED BELOW-GRADE PARKING SPACES







NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Saint Frank Coffee
- 02 Philz Coffee
- 03 Mc Donald's
- 04 Cafe Borrone
- 05 Rarebottle Brewing Co.
- 06 Andytown Coffee Roasters
- 07 Sultana Mediterranean
- 08 STACKS
- 09 Yum Cha Palace
- 10 Cold Stone Creamery
- 11 Mountain Mike's Pizza
- 12 Left Bank
- 13 Bar Loretta
- 14 Bistro Vida
- 15 Starbucks
- 16 Susie Cakes
- 17 Cafe Del Sol Restaurant
- 18 Varner Wine
- 10 Cold Stone Creamery
- 19 Coffeebar
- 20 Bagel Street Cafe
- 21 Mademoiselle Colette

GROCERY & RETAIL

- 01 Staples
- 02 Safeway
- 03 Trader Joe's
- 04 Draeger's Market
- 05 Fleet Fleet Sports
- 06 Red Lantern Cycles
- 07 Neil Dahl Jewelers
- 08 The Shopp
- 09 Cheeky Monkey Toys
- 13 Kepler's Books



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	12,670	157,807	250,231
2020 CENSUS	12,484	171,191	273,309
2024 ESTIMATED	14,156	169,682	268,761
2029 PROJECTED	15,170	170,938	269,006

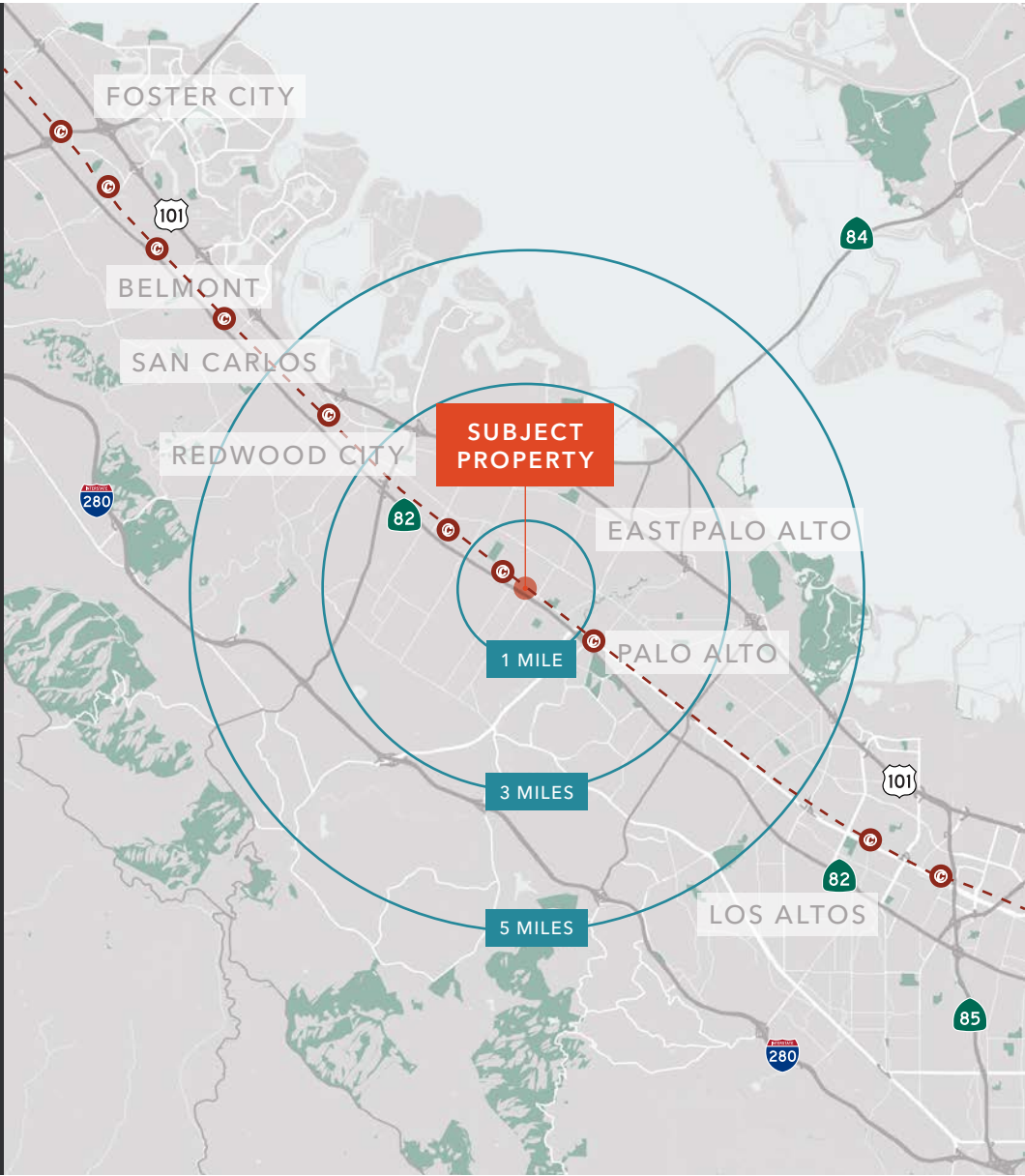
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	6,008	56,284	93,062
2029 PROJECTED	6,406	56,386	92,557
MEDIAN AGE	39.9	37.5	39.2

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$193,758	\$167,613	\$185,923
2029 MEDIAN PROJECTED	\$198,024	\$172,703	\$191,611
2024 AVERAGE	\$343,134	\$277,109	\$290,779
2029 AVERAGE PROJECTED	\$358,385	\$291,486	\$306,287

Data Source: ©2025, Sites USA





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*For more information on
this property, please contact*

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