

FOR LEASE / FOR SALE

1020 O'BRIEN DR, MENLO PARK, CA

±20,000 SQ. FT. R&D BUILDING



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PROPERTY OVERVIEWS

Premier Properties and CBRE present a prime opportunity to lease or acquire a versatile industrial property in Menlo Park, CA. 1020 O'Brien Drive is suitable for industrial, lab, R&D, or office applications. The ±20,000 SF building is available immediately and features a 16.5-foot clear height, one roll-up door, and 400 amps of power. This is a great site for investors, developers, or owner-users seeking immediate occupancy or redevelopment opportunities. The property is positioned near Meta's planned Willow Village--a 59-acre mixed-use development featuring offices, homes, and retail spaces--and surrounded by approximately 534,000 square feet of planned office / R&D projects along O'Brien Drive, placing it at the heart of a thriving innovation hub.

1020 O'Brien Drive represents a great opportunity to purchase or lease an ideally situated warehouse available for immediate occupancy and with redevelopment potential.

Address: 1020 O'Brien Dr, Menlo Park, CA 94025

APN: 055-422-060

Building Size: ±20,000 Sq. Ft.

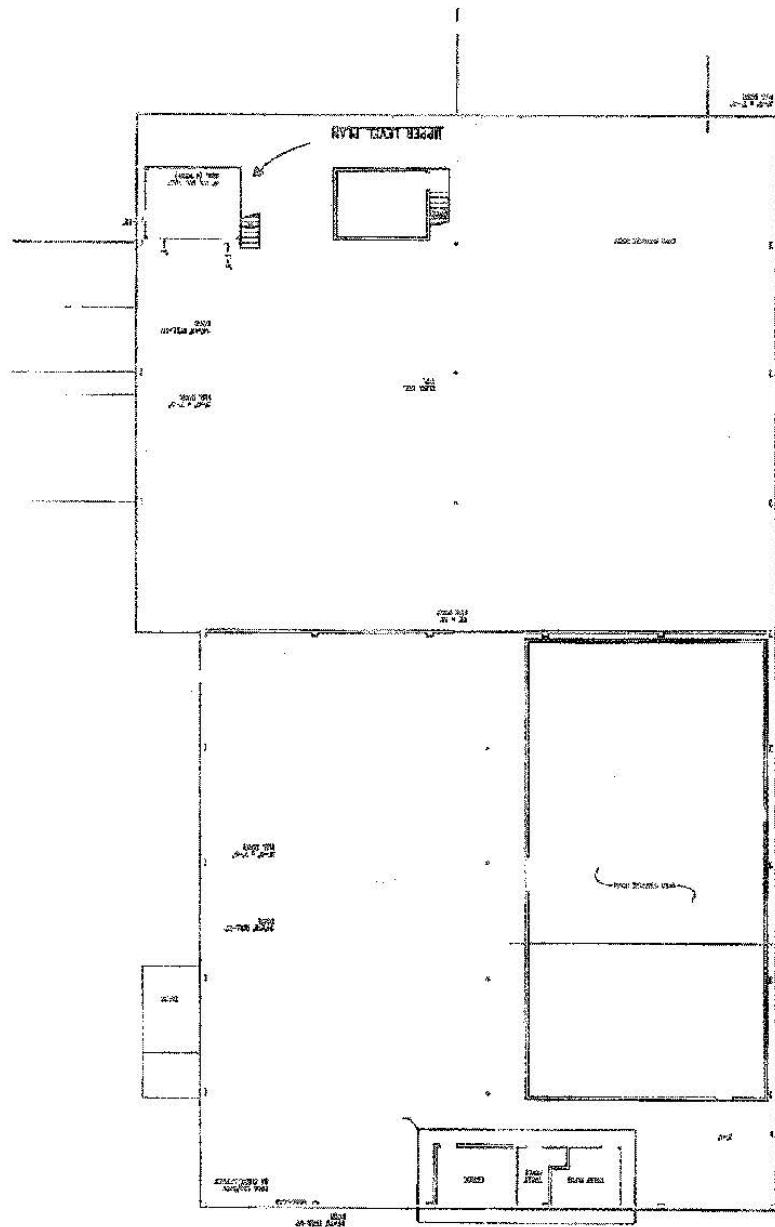
Parcel Size: ±48,003 Sq. Ft. / 1.10 Acre

Zoning: LS (Life Sciences)

Parking: ±60 spaces (3.00/1000)

1020 O'BRIEN FLOOR PLAN

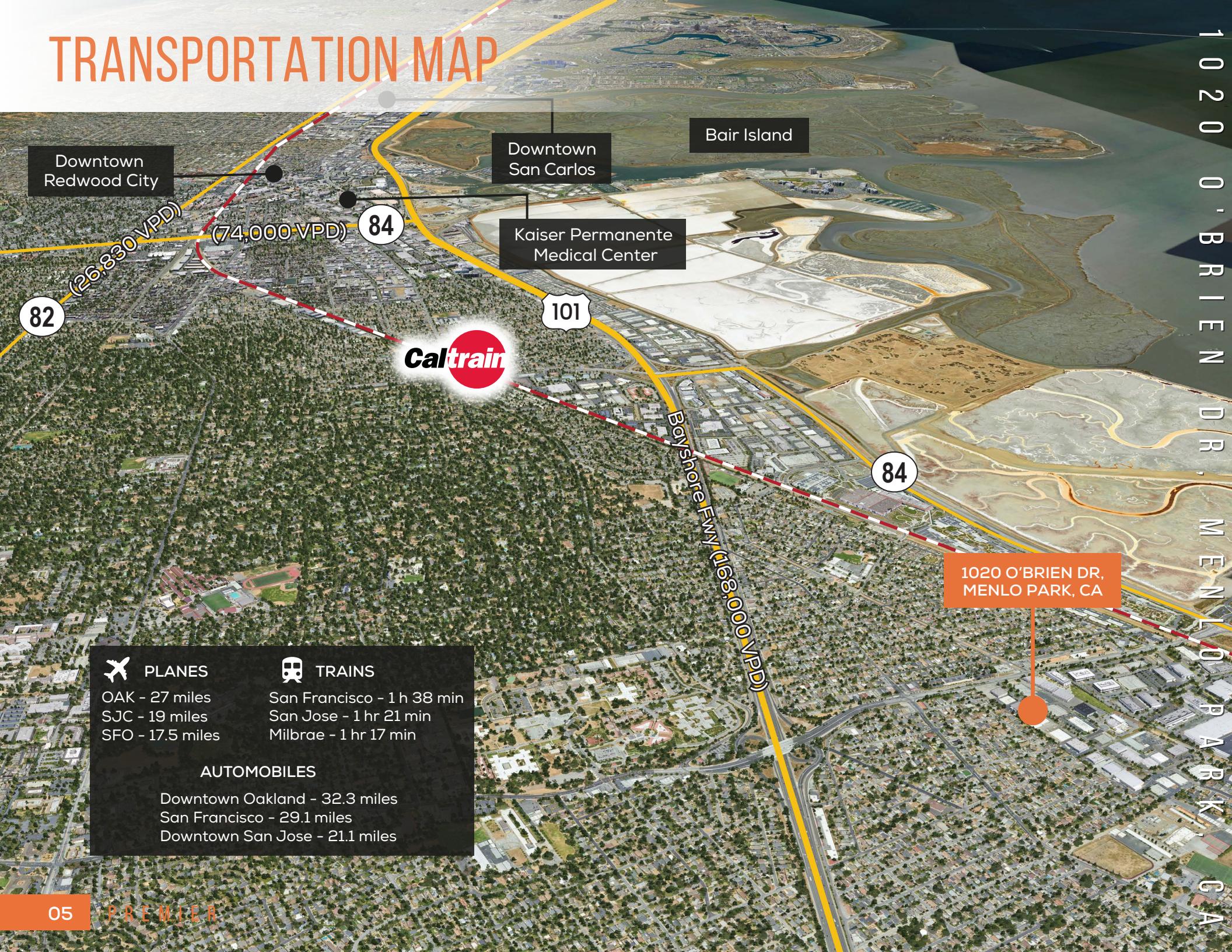
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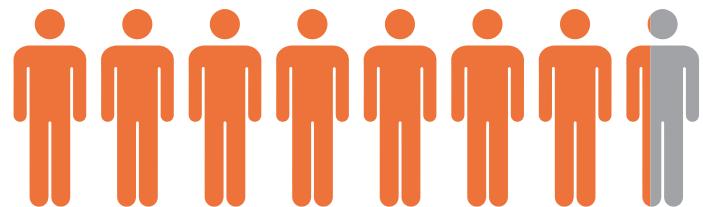
INNOVATIVE NEIGHBORS MAP



TRANSPORTATION MAP



DEMOGRAPHICS



ONE-MILE POPULATION: 25,507

MEDIAN AGE

34.1

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

4,877

Average Household Income

\$173,921

Average Household Size: 3.81

Owner Occupied Housing Units:

3,079

Renter Occupied Housing Units

3,577

Median Household Income

\$119,615

Average Household Income

\$173,921

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	480	5,861	13,185
Total Employees:	7,399	85,759	181,926
Total Residential Population:	25,507	102,966	239,639
Average Household Size:	3.8	3.0	2.8



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