

# FOR LEASE / FOR SALE

1020 O'BRIEN DR, MENLO PARK, CA

±20,000 SQ. FT. R&D BUILDING



**PREMIER  
PROPERTIES**  
COMMERCIAL  
REAL ESTATE

**JAMES MARZONI**  
Senior Vice President  
dre license #01248525  
| 650.787.0798  
| james.marzoni@prprop.com

**CBRE**

**SIMON CLARK**  
Executive Vice President  
dre license #01318652  
| 650.577.2938  
| simon.clark@cbre.com



# 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.

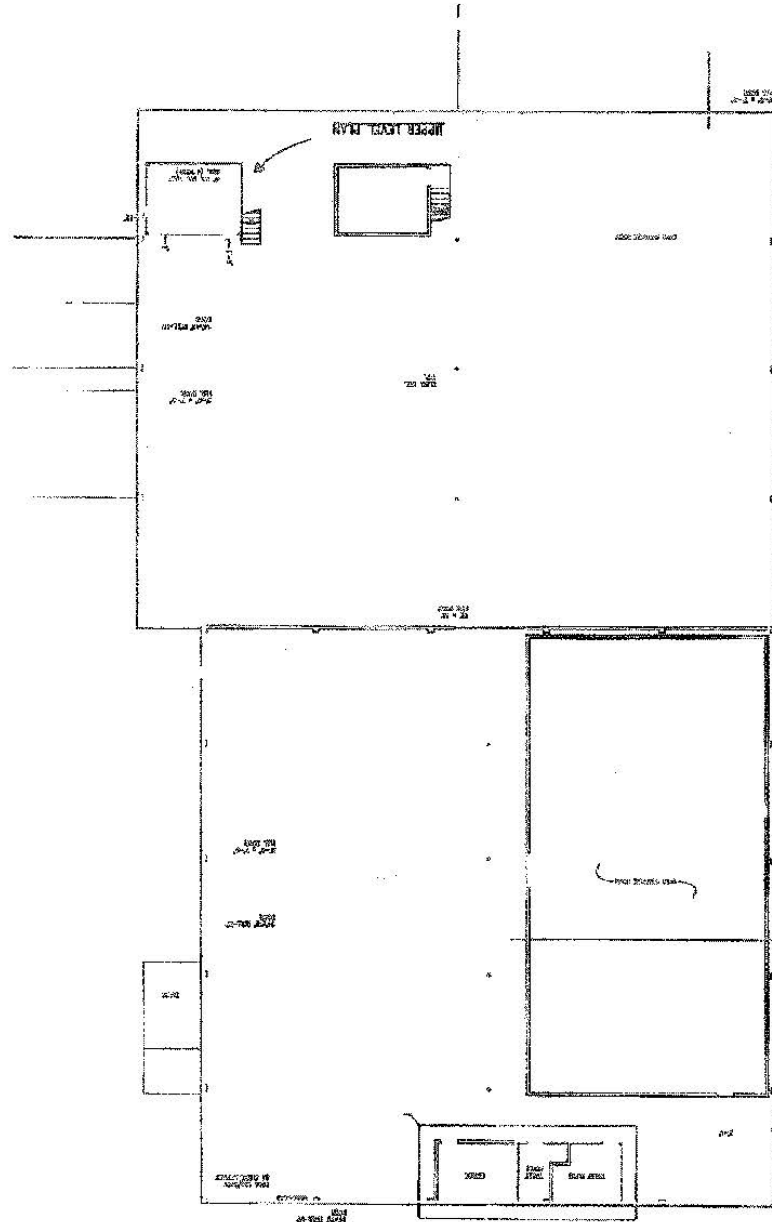
**Parcel Size:** ±48,003 Sq. Ft. / 1.10 Acre

**Zoning:** LS (Life Sciences)

**Parking:** ±60 spaces (3.00/1000)

# 1020 O'BRIEN FLOOR PLAN

1020 O'BRIEN DR, MENLO PARK, CA





# INNOVATIVE NEIGHBORS MAP

1020 O'BRIEN DR, MENLO PARK, CA

1020 O'BRIEN DR,  
MENLO PARK, CA



STANFORD  
RESEARCH  
PARK



# TRANSPORTATION MAP

1020 O'BRIEN DR, MENLO PARK, CA

Downtown  
Redwood City

Downtown  
San Carlos

Bair Island

Kaiser Permanente  
Medical Center



1020 O'BRIEN DR,  
MENLO PARK, CA



## PLANES

OAK - 27 miles  
SJC - 19 miles  
SFO - 17.5 miles



## TRAINS

San Francisco - 1 h 38 min  
San Jose - 1 hr 21 min  
Milbrae - 1 hr 17 min

## AUTOMOBILES

Downtown Oakland - 32.3 miles  
San Francisco - 29.1 miles  
Downtown San Jose - 21.1 miles

82

(26,830 VPD)

(74,000 VPD)

84

101

Bayshore Fwy (168,000 VPD)

84



# DEMOGRAPHICS



MEDIAN AGE  
34.1

AVERAGE HOUSEHOLD SIZE  
3.81

FAMILIES  
4,877

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

# CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Premier Properties and should not be made available to any other person or entity without the written consent of Premier Properties. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Premier Properties has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however Premier Properties has not verified and will not verify any of the information contained herein, nor has Premier Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



# FOR LEASE / FOR SALE

1020 O'BRIEN DR, MENLO PARK, CA

±20,000 SQ. FT. R&D BUILDING



**PREMIER  
PROPERTIES**  
COMMERCIAL  
REAL ESTATE

**JAMES MARZONI**  
Senior Vice President  
dre license #01248525  
| 650.787.0798  
| james.marzoni@prprop.com

**CBRE**

**SIMON CLARK**  
Executive Vice President  
dre license #01318652  
| 650.577.2938  
| simon.clark@cbre.com