

# FOR SALE

725-729 SANTA CRUZ AVE, MENLO PARK, CA

OFFICE/RETAIL BUILDING



**PREMIER  
PROPERTIES**  
COMMERCIAL  
REAL ESTATE

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# EXECUTIVE SUMMARY

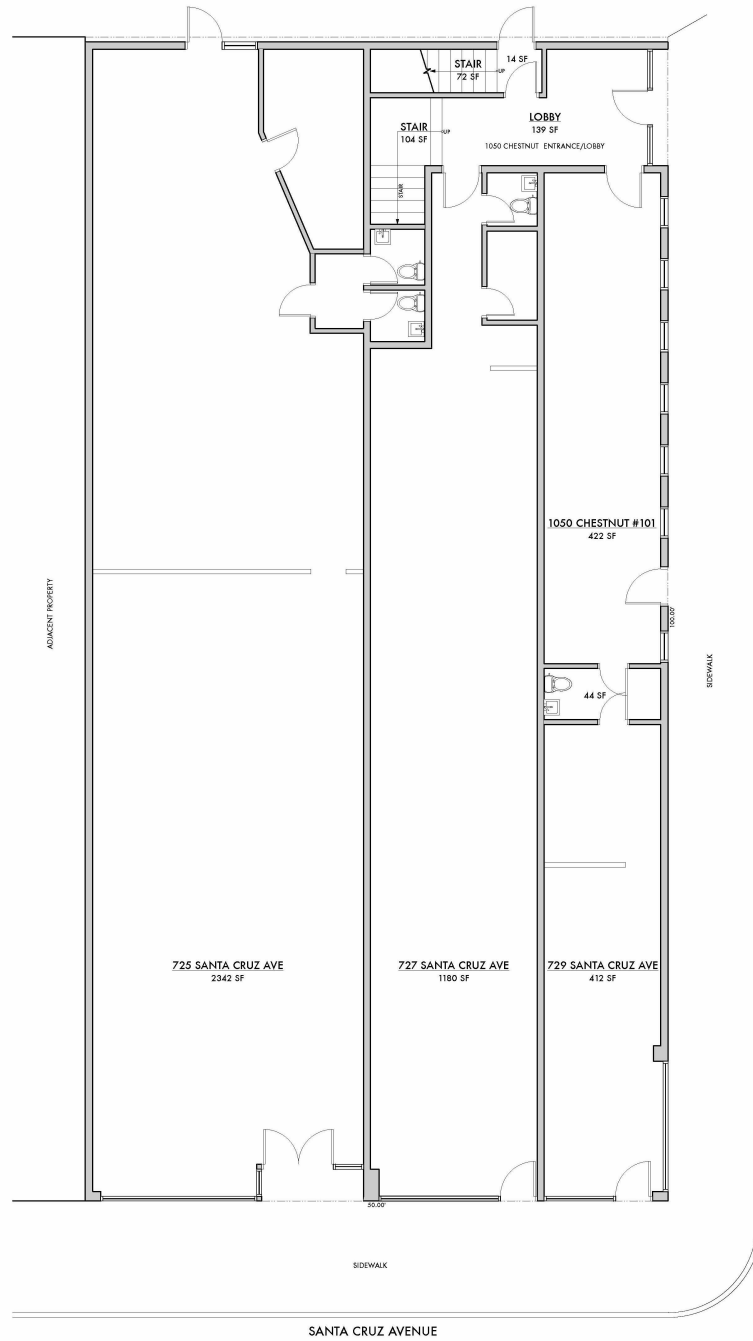
Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire the mixed-use building located at 725-729 Santa Cruz Ave, Menlo Park. This property is ideally situated on a high-visibility corner in the heart of downtown. It features four ground floor retail suites and eight second floor office suites. Excellent window lines give great visibility to the retail tenants and bring excellent natural light to the offices upstairs. Public street and surface lot parking surround the building.

725-729 Santa Cruz Ave presents a unique opportunity for an investor to purchase a building in a prime downtown location with upside.

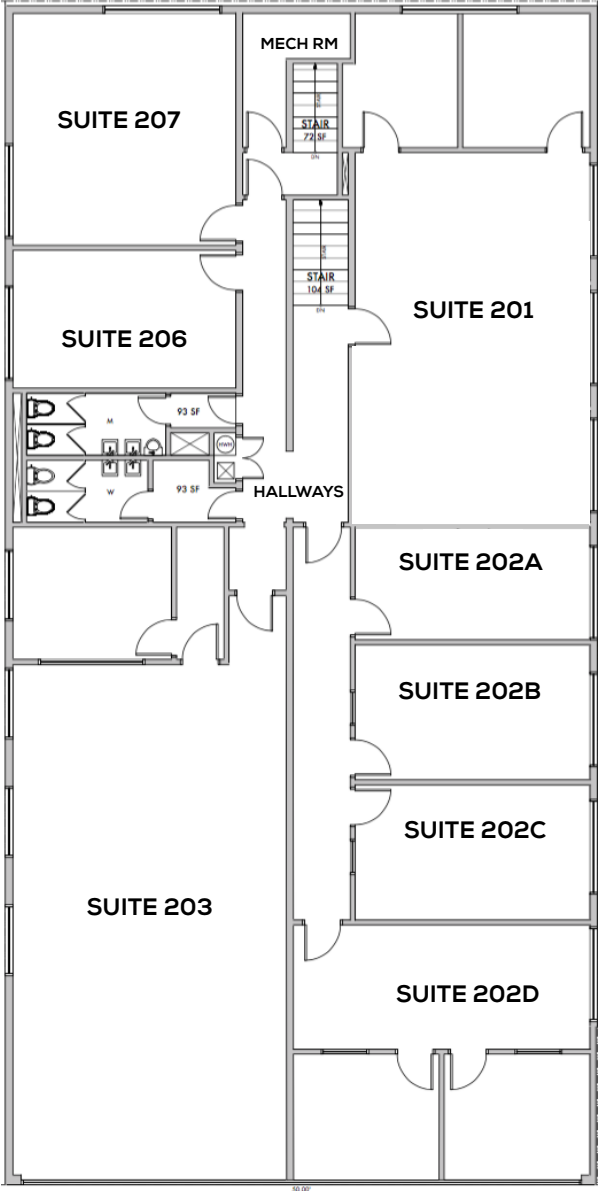
<b>Address:</b>	725-729 Santa Cruz Ave, Menlo Park, CA 94025
<b>APN:</b>	071-284-010
<b>Building Size:</b>	±9,464 SF
<b>Parcel Size:</b>	±5,000 Sq. Ft. / 0.11 Acre (Per Public Record)
<b>Zoning:</b>	Downtown/Station Area "Main Street" Overlay - El Camino Real and Downtown Specific Plan
<b>Price:</b>	Unpriced

# FIRST FLOOR PLAN

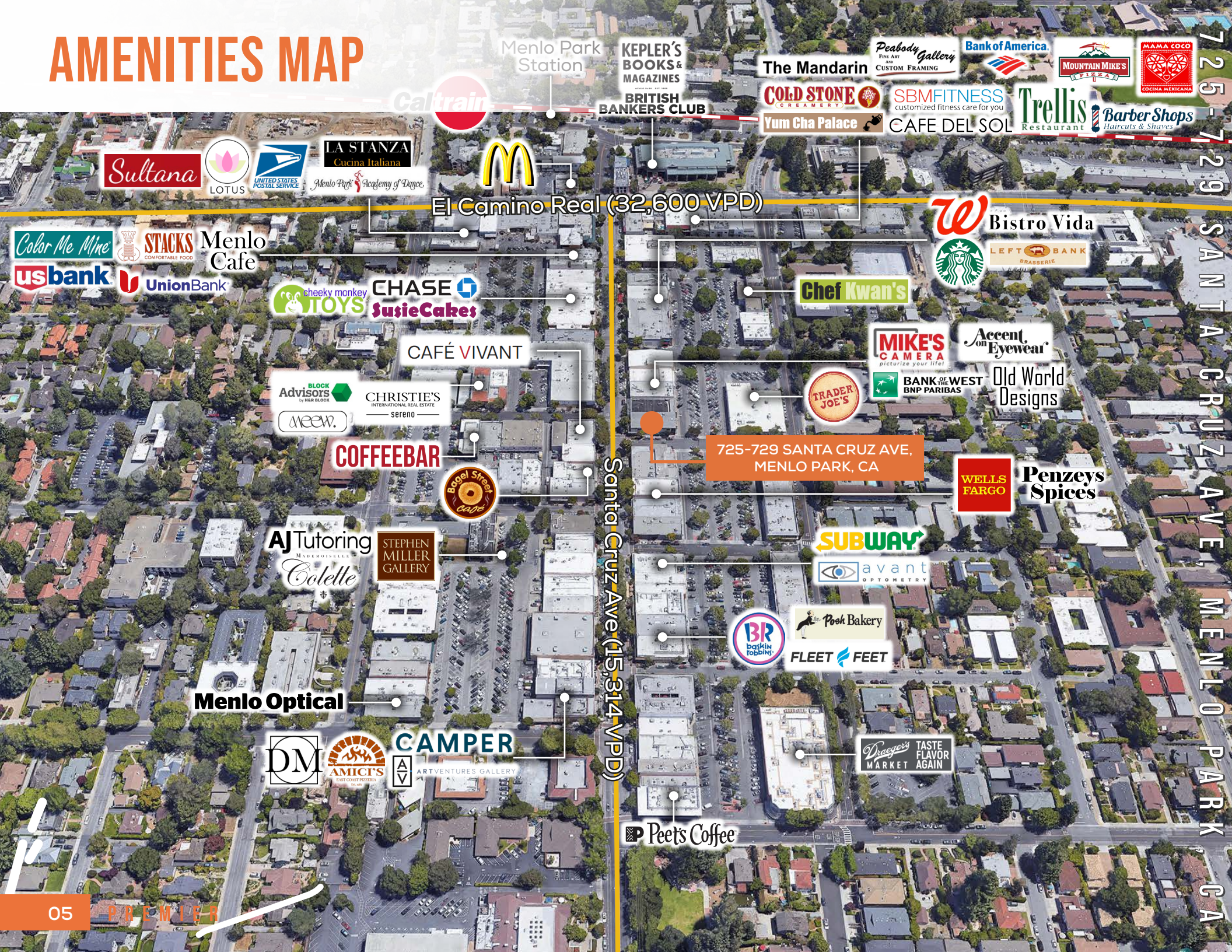
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# SECOND FLOOR PLAN



# AMENITIES MAP



Menlo Park Station  
KEPLER'S BOOKS & MAGAZINES  
BRITISH BANKERS CLUB  
The Mandarin  
COLD STONE CREAMERY  
Yum Cha Palace  
Peabody Gallery  
Bank of America  
MOUNTAIN MIKE'S PIZZA  
MAMA COCO COCINA MEXICANA  
SBM FITNESS  
CAFE DEL SOL  
Trellis Restaurant  
Barber Shops

Sultana  
LOTUS  
UNITED STATES POSTAL SERVICE  
LA STANZA Cucina Italiana  
Menlo Park Academy of Dance

McDonald's  
El Camino Real (32,600 VPD)

Bistro Vida

Color Me Mine  
STACKS COMFORTABLE FOOD  
Menlo Cafe  
usbank  
UnionBank

cheeky monkey TOYS  
CHASE  
SusieCakes

Chef Kwan's

Starbucks  
LEFT BANK BRASSERIE

CAFÉ VIVANT  
BLOCK Advisors  
CHRISTIE'S INTERNATIONAL REAL ESTATE sereno  
meow.

MIKE'S CAMERA  
BANK OF WEST BNP PARIBAS  
Accent on Eyewear  
Old World Designs

COFFEEBAR

725-729 SANTA CRUZ AVE, MENLO PARK, CA

WELLS FARGO  
Penzeys Spices

AJ Tutoring  
Colette

STEPHEN MILLER GALLERY

SUBWAY  
avant OPTOMETRY

Menlo Optical

DM  
AMICFS  
CAMPER ARTVENTURES GALLERY

BR BAKIN TOBBIN'S  
FLEET FEET  
Pook Bakery

Dragger's MARKET  
TASTE FLAVOR AGAIN

Peets Coffee

725-729 SANTA CRUZ AVE, MENLO PARK, CA

# TRANSPORTATION MAP

725-729 SANTA CRUZ AVE, MENLO PARK, CA



San Francisco  
Int. Airport

Downtown  
San Francisco

Downtown  
Redwood City



Bayshore Fwy  
(227,900 VPD)

PLANES  
SJC - 18 miles    San Francisco - 1 h 4 min  
SFO - 18 miles    Milbrae - 36 min  
OAK - 28 miles    San Jose - 45 min

TRAINS

AUTOMOBILES  
San Francisco - 31 miles  
Downtown San Jose - 21 miles  
Downtown Oakland - 34 miles

El Camino Real (32,600 VPD)

Caltrain Rail-Line

Menlo Park  
Train Station

Downtown  
Menlo Park

Santa Cruz Ave (15,314 VPD)

725-729 SANTA CRUZ AVE,  
MENLO PARK, CA

# DEMOGRAPHICS



ONE-MILE POPULATION: 16,574

MEDIAN AGE

37.8

MEDIAN NET



\$308,111

HOUSEHOLD SIZE



2.4

## INCOME



Per Capita Income

\$99,251



Median Net Worth

\$308,111

White Collar Employees:

94%

Blue Collar Employees:

2%

Services:

4%

Unemployment Rate:

2.8%

Total Employees:

21,178

## MAJOR EMPLOYERS:

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,544	8,735	14,908
Total Employees:	21,178	118,289	220,511
Total Residential Population:	16,574	169,520	278,835
Average Household Size	2.4	2.8	2.8



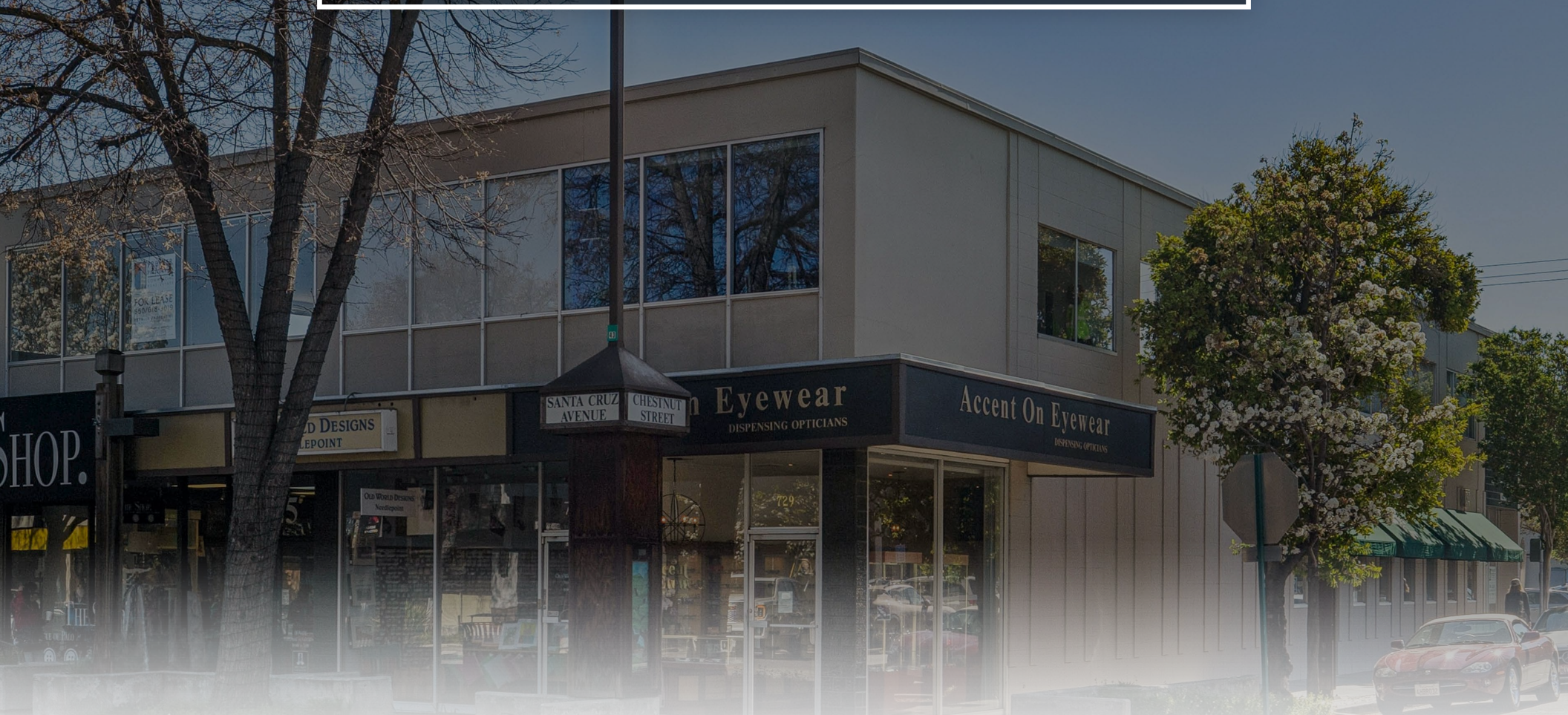
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