



# OFFERING MEMORANDUM

714 & 714-A Live Oak Avenue , Menlo Park, Ca 94025

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THOMSON • DANFORTH

INVESTMENT SALES & ADVISORY GROUP

# INVESTMENT HIGHLIGHTS

714 and 714-A Live Oak Avenue is an incredible opportunity for an investor or owner-occupier to acquire a pride of ownership Duplex in an irreplaceable location in the heart of downtown Menlo Park. Investors will benefit from best-in-class tenants paying premium rents and owner-occupiers will enjoy living in one of the most sought-after locations in Silicon Valley with highly attractive supplemental income.

## TWO SEPARATE HOMES ON ONE LOT - FIRST TIME ON THE MARKET IN OVER 30 YEARS!

- 714 Live Oak Ave: Two-Bedroom / One-Bath Plus Office
- 714-A Live Oak Ave: One-Bedroom / One-Bath
- 714 Live Oak Ave (front home) is meticulously maintained with charming 1930s architecture (beautiful refinished original oak hardwood floors – currently protected by carpet)
- 714-A Live Oak Ave (back home) is fully renovated including completely remodeled kitchen and bath, electrical, plumbing, flooring, crown molding, recessed LED lighting, vaulted ceiling and sky light in the kitchen
- Wood burning fireplaces in both homes
- In-Unit laundry in both homes
- Private yards with beautiful, mature landscaping; fruit trees
- Private garages for both homes
- Individually metered for all utilities, all paid by tenants: gas, electric, water, sewer, recology

# LOCATION HIGHLIGHTS

714 and 714-A Live Oak offers an incredible investment or owner-user opportunity in one of the best investment real estate locations in the country. In the heart of downtown Menlo Park, an investment property in this A+ location arises rarely and should not be missed.

- 1 block from Menlo Ave and the middle of Downtown Menlo Park, which features a vibrant dining, shopping, social scene, and a Caltrain stop providing access up and down the peninsula. Tenants love the proximity to downtown.
- Located in the heart of Silicon Valley's business community, surrounded by popular social spots, and a rich arts and culture scene.
- Consistent rental market from Stanford and local tech companies.
- Prestigious neighborhood, with a great Walk-Score of 95: "Walker's Paradise" and 94: "Biker's Paradise"
- ¼ mile walk to either Draegers or Trader Joes, innumerable shops and restaurants in downtown Menlo Park, and a wonderful weekend Menlo Farmer's Market.
- Less than ½ mile to the Menlo Park Caltrain Station
- Quick access to Stanford via the San Fransquito Creek Bike Bridge
- Close to Stanford Hospital and Stanford School of Medicine
- Numerous local parks, outdoor activities, and hiking and biking trails, etc.
  - Nealon Park is 4 short blocks away: 9 acres featuring 5 tennis courts, a baseball/softball field, playground, picnic tables, and an off-leash dog area, nursery school, and Little House Activity Center which features fitness & wellness programs, arts; technology classes, and social activities & games for seniors
  - The Menlo Park Library is only 0.3 miles away, followed immediately after by City Hall, the Recreation Center, Children's Center, and Burgess Park which spans 9.31 acres and contains two baseball / softball fields, soccer fields, two swimming pools, two tennis courts, indoor and outdoor basketball courts, a gymnastics center, a gymnasium, a family recreation center including a dance studio, a skatepark, a barbeque area with picnic benches, multiple playgrounds
  - Stanford University is just over 1 mile away (via pedestrian bridge over San Francisquito Creek), featuring the Stanford Shopping Center, stadium and sports fields, golf course and driving range, hiking on the Stanford Dish trails, etc.
- Excellent Menlo Park City School District and nearby schools
  - Oak Knoll Elementary: 1.5 miles away and 10/10 GreatSchools.org Test Scores rating AND 10/10 for Equity.
  - Hillview Middle School: 1.1 miles away, and 10/10 Test Scores rating
  - Menlo-Atherton High: 0.8 miles away, and 9/10 Test Scores rating AND 9/10 College Readiness rating

# CAPITAL IMPROVEMENTS COMPLETED

## 714 Live Oak Avenue (Front Home):

- New Roof – 2016 (35-40 year lifespan)
- Replaced a significant amount of galvanized plumbing with copper (some galvanized still remains)
- Asphalt driveway repaved (for both homes)
- 66,000 BTU Furnace – 2010
- 30-gallon Bradford White Water Heater – 2020
- Refinished Oak Hardwood Floors (currently protected by carpet)
- Foundation supported with concrete underpinning around perimeter
- Installed attic fan with automatic temperature control (tenant loves it)
- Subterranean termite treatment – 2024 (no evidence of termite activity now as shown in Prevention Inspection Services Pest Report dated 1/19/2026)
- New main sewer lateral

## 714-A Live Oak Avenue (Back Home):

- New Roof 2016 (35-40 year lifespan)
- Complete Home Renovation:
  - Fully remodeled kitchen and bath
  - Brand new electrical & copper plumbing
  - LVP flooring, base boards, crown molding
  - Recessed can lighting, vaulted ceilings, skylight in kitchen
- Full tent & fumigation – 2023
- Complete water line replacement using heavy-duty reinforced polypropylene pipe
- Recent upgrade to foundation with 4x6 post & beam support under 2x6 tongue and groove planking
- 40-gallon General Electric water heater
- New landscaping & drip system in backyard
- New two-way sewer cleanout installed and was hydro-jetted and cleared



95  
WALK  
SCORE

Walker's Paradise  
Daily errands do not require a car.

94  
BIKE  
SCORE

Biker's Paradise  
Daily errands can be accomplished on a bike.

# PROPERTY PROFILE

## PROPERTY DETAILS

Address	714, 714-A Live Oak, Menlo Park, CA
County	San Mateo
Apn/Parcel Id	071-288-360
Use	Multi-Family
Neighborhood	Downtown Menlo Park

## PROPERTY ATTRIBUTES

Private Yards	Both Homes
In-Home Washer &	Both Homes
714 Live Oak Ave	Garage & Driveway
714-A Live Oak Ave	Garage & Driveway
714 Live Oak Ave	Furnace - 66,000 BTU - 2010
714-A Live Oak Ave	Gas Wall Heater
Water Heater	Individual Water Heaters

## UTILITY METERS

2 Water Meter	Tenant Pays
2 Gas Meters	Tenant Pays
2 Electric Meters	Tenant Pays

## PROPERTY CONSTRUCTION

Units	2
Gross Building Area	2,309
Land Area (SqFt)	7,056
Year Built	714 Live Oak: 1930 / 714-A Live Oak: 1960s
Foundation	Concrete Slab
Exterior Walls	Stucco, Wood Siding, Brick
Roofs	Pitched Composition Shingle / Spanish Tile / Flat
Windows	Dual-Pane + Some Single Pane
Plumbing	Copper + Some Galvanized
Electrical Panels	Circuit Breaker Systems

# VALUATION SUMMARY

OFFERING DETAILS	
Address	714 & 714-A Live Oak Avenue. MP
Price	\$2,500,000
Units	2
Price/Unit	\$1,250,000
Rentable Square Feet	2,309
Price/Sq Ft	\$1,082
Year Built	1930
Lot Size (SF)	7,056
Current Cap Rate	2.25%
Market Cap Rate	2.85%
Current GRM	26.04
Market GRM	22.52

Note: Building Square Footage is based on CubiCasa measurements to be confirmed by Buyer.

Lot Square Footage is based on San Mateo County Records.

OPERATIONS STATEMENT	CURRENT	MARKET
Scheduled Gross Rent	\$96,000	\$111,000
Vacancy Factor	\$0	\$0
Effective Gross Rent	\$96,000	\$111,000
Laundry Income	\$0	\$0
Total Income	\$96,000	\$111,000
Operating Expenses	\$5,000	\$5,000
Non-Operating Expenses	\$34,645	\$34,645
Total Expenses	\$39,645	\$39,645
Net Operating Income	\$56,355	\$71,355

## FINANCING

Excellent Loan Packages are available and are always dependent on the lender's underwriting, property appraisal, loan program and buyer's qualifications. Available loan amounts and the loan terms are subject to change and are not guaranteed.

# RENT ROLL SUMMARY

	TYPE	SQUARE FOOTAGE	CURRENT RENT	MARKET RENT	LEASE TERM	MOVE-IN DATE
714 Llive Oak Avenue	Two Bedroom + Office / One Bath	1458	\$4,700	\$5,500	Month-to-month	7/16/2020
714-A Live Oak Avenue	One Bedroom / One Bath	851	\$3,300	\$3,750	Month-to-month	2/14/2024
<b>Total</b>		<b>2309</b>	<b>\$8,000</b>	<b>\$9,250</b>		

Notes:

Market Rent is broker assumption and must be verified by Buyer to their satisfaction.

Building Square Footage is based on CubiCasa measurements and must be confirmed by Buyer.

Lot Square Footage is based on San Mateo County Records

# OPERATIONS STATEMENT

OPERATIONS STATEMENT	CURRENT	MARKET
Scheduled Gross Rent	\$96,000	\$111,000
Vacancy Factor	0%	0%
Effective Gross Rent	\$96,000	\$111,000
Laundry Income (In-Home Washers & Dryers)	\$0	\$0
<b>TOTAL INCOME</b>	<b>\$96,000</b>	<b>\$111,000</b>
Repairs & Maintenance (\$1000/unit)*	\$2,000	\$2,000
Landscaping (Actual - \$250/ month)	\$3,000	\$3,000
<b>OPERATING EXPENSES</b>	<b>\$5,000</b>	<b>\$5,000</b>
Real Estate Taxes (1.09580%)	\$27,395	\$27,395
Special Assessments	\$4,714	\$4,714
Insurance (Actual - just renewed Jan 2026)	\$2,536	\$2,536
<b>NON-OPERATING EXPENSES</b>	<b>\$34,645</b>	<b>\$34,645</b>
<b>TOTAL EXPENSES</b>	<b>\$39,645</b>	<b>\$39,645</b>
% Scheduled Gross Rent	41.30%	35.72%
Expenses/Unit	\$6,608	\$6,608
Expenses/Sq Ft	\$17.17	\$17.17
<b>NET OPERATING INCOME</b>	<b>\$56,355</b>	<b>\$71,355</b>

\* Industry Standard Estimates.

Property Taxes, Special Assessments, and insurance are for a new owner based on size and listing price.

Utilities: Tenant pays all utilities: Gas, Electric, Water, Recology.

Landlord Pays: Property Tax, Insurance, Landscaping

Insurance: The current owner just renewed a policy for both homes as of January, 2026. 714 Live Oak is \$1,447.27 & 714-A Live Oak is \$1,089.39. PLEASE NOTE: The current insurance market is extremely volatile and Buyer is responsible for obtaining quotes, which can vary significantly.



714-A BACK HOME





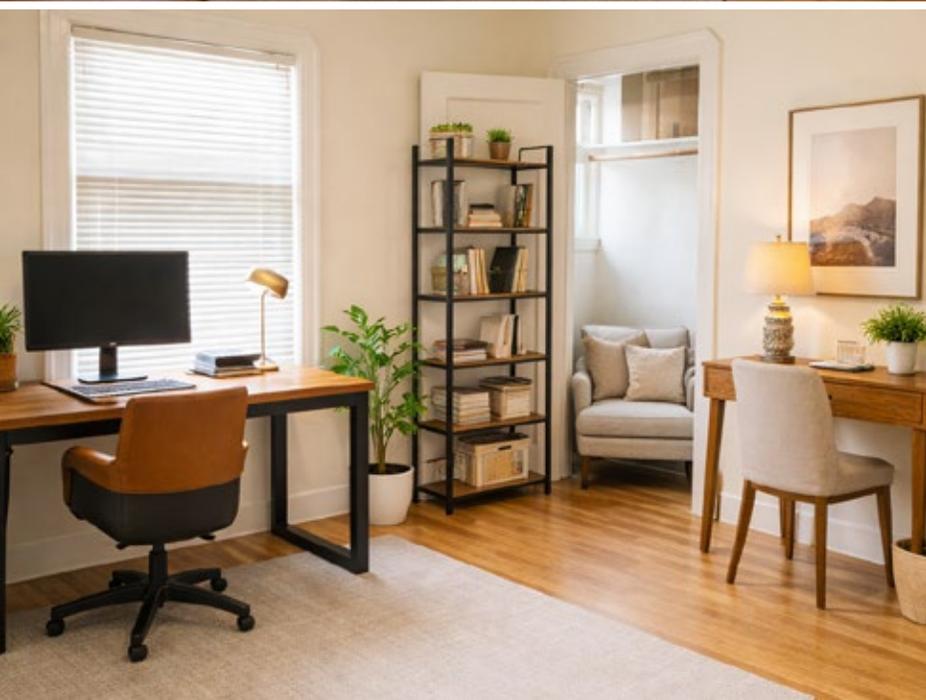
# 714-A INTERIOR



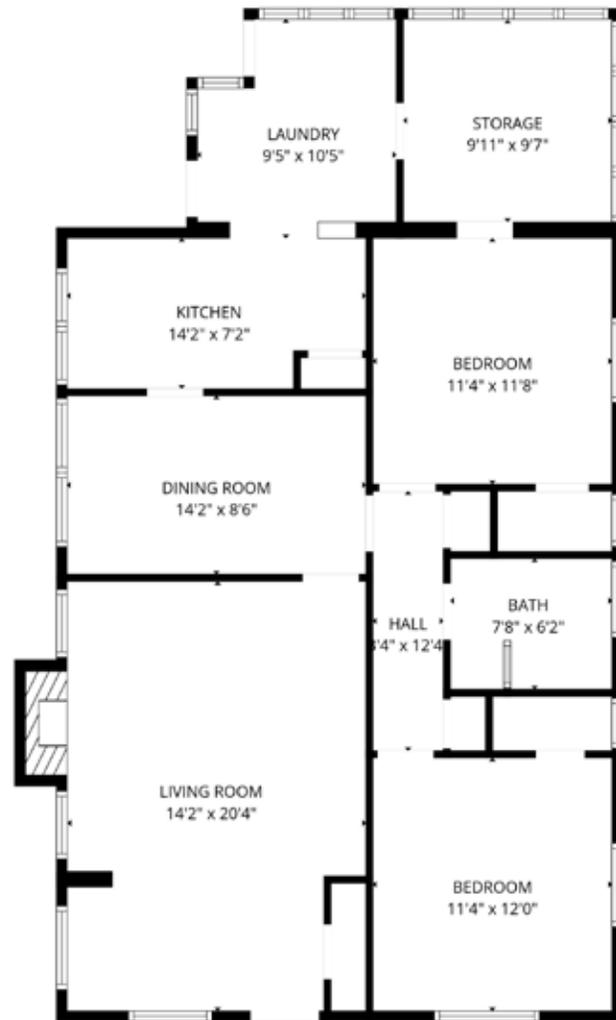
# 714 INTERIOR



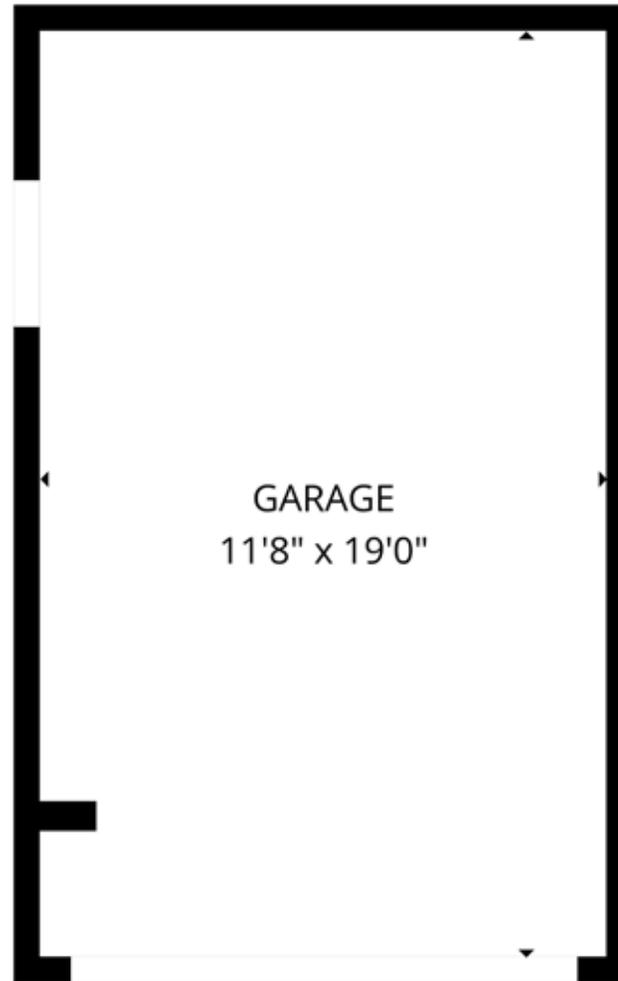
# 714 INTERIOR (VIRTUALLY STAGED)



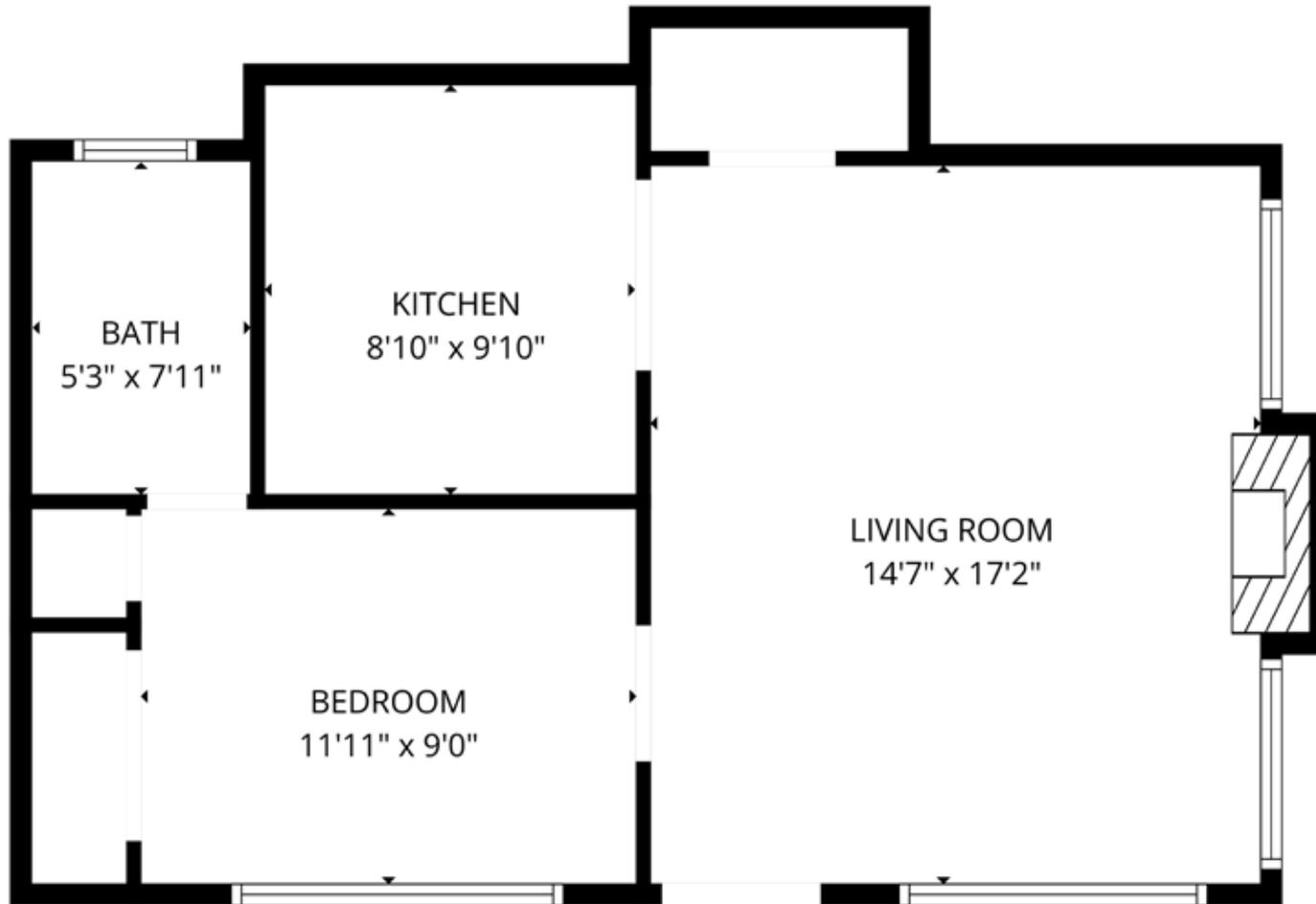
# 714 LIVE OAK FRONT HOME FLOORPLAN



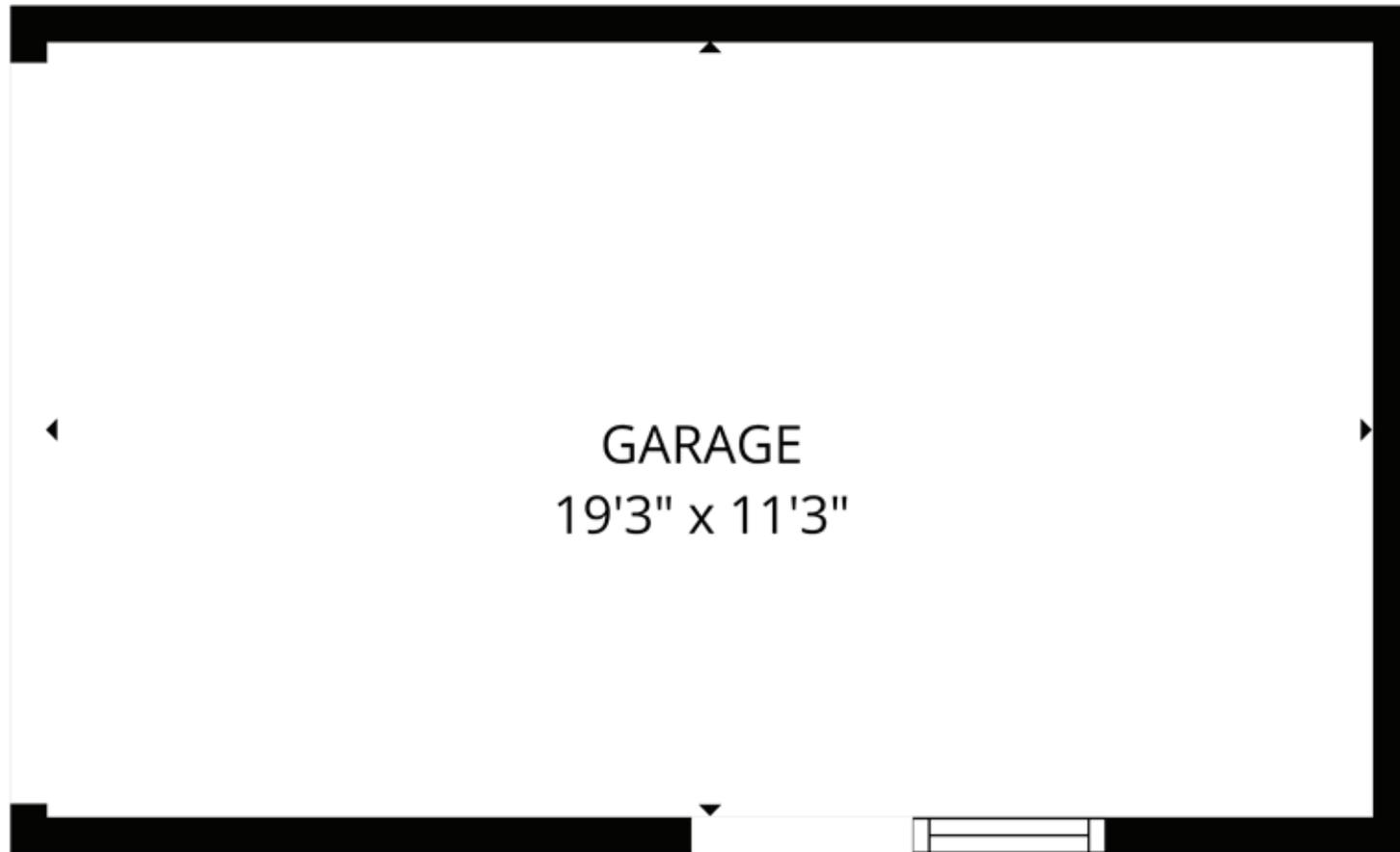
# FRONT HOME GARAGE FLOORPLAN



# 714-A LIVE OAK BACK HOME FLOORPLAN



# BACK HOME GARAGE FLOORPLAN

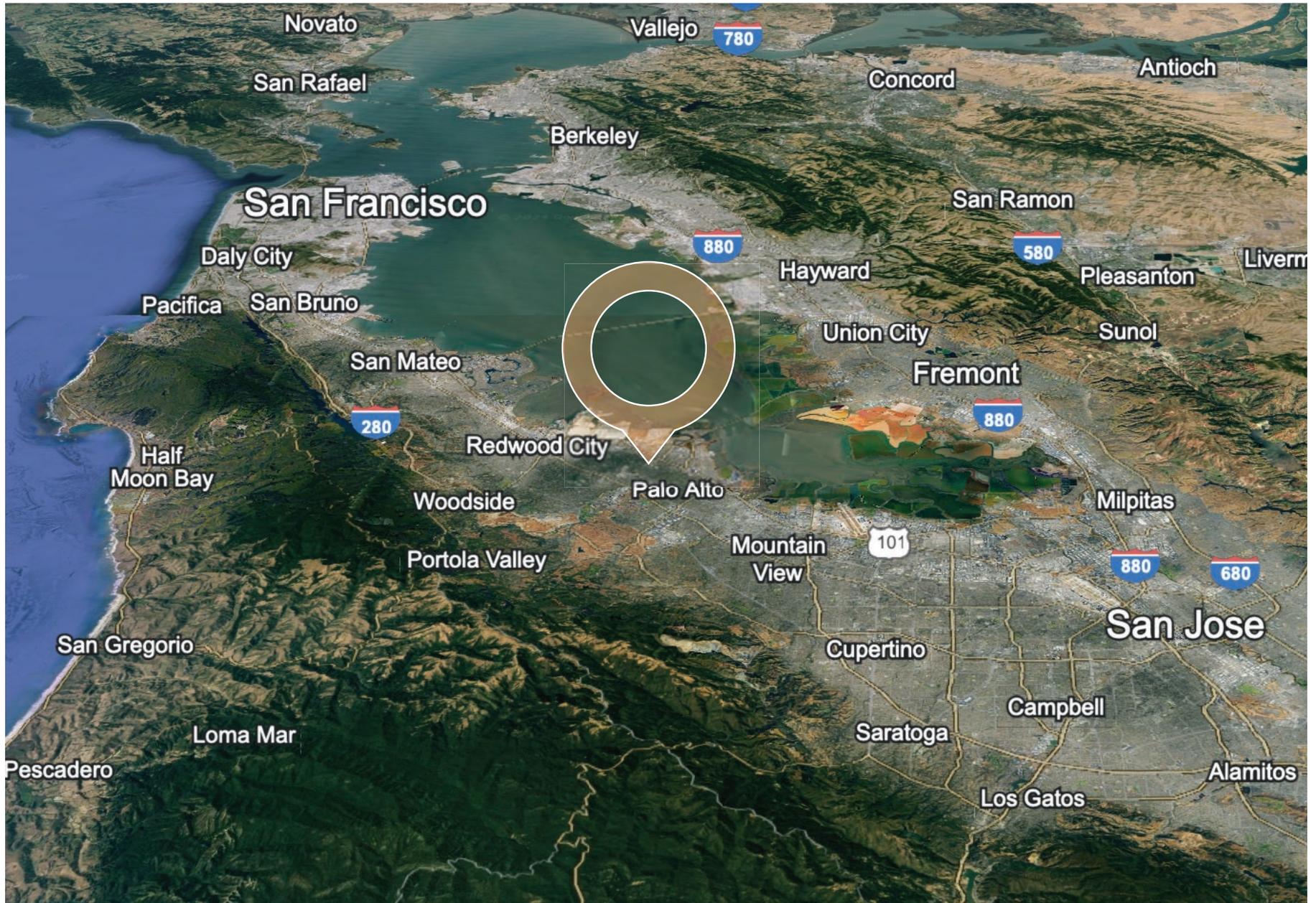


# AERIAL





# AREA MAP



# SAN FRANCISCO BAY AREA OVERVIEW

The San Francisco Bay Area is one of the most dynamic and economically vibrant regions in the world, making it a premier location for real estate investment. Home to over 7.5 million residents across nine counties, the Bay Area is the fifth-largest metropolitan area in the United States. Its GDP exceeds \$500 billion, ranking it among the top global economies, driven by a diverse mix of industries including technology, biotechnology, finance, and education.

## ROBUST ECONOMY

Largest Metro Area In  
The U.s. In Terms Of  
Real GDP

#3

Largest Metro Area In The  
U.s. With A Population Of  
Over 8.8. Million

#5

Largest Economic Market In  
The World With An Annual  
Gdp Of Over \$880 Billion

#19

## REMARKABLE ATTRIBUTES

BAY AREA SHARE OF U.S.  
VENTURE CAPITAL (Q2 2024)

23%

HIGHEST CONCENTRATION OF  
HIGH-TECH WORKERS IN THE U.S.

286:1,000

OF ALL REGISTERED U.S. PATENTS

12.8%

HIGHEST CONCENTRATION  
OF MILLIONAIRES

8.1%

HIGHEST AVERAGE TECH  
SALARIES IN THE U.S.

\$185K

OF SILICON VALLEY RESIDENTS WITH COLLEGE EDUCATION

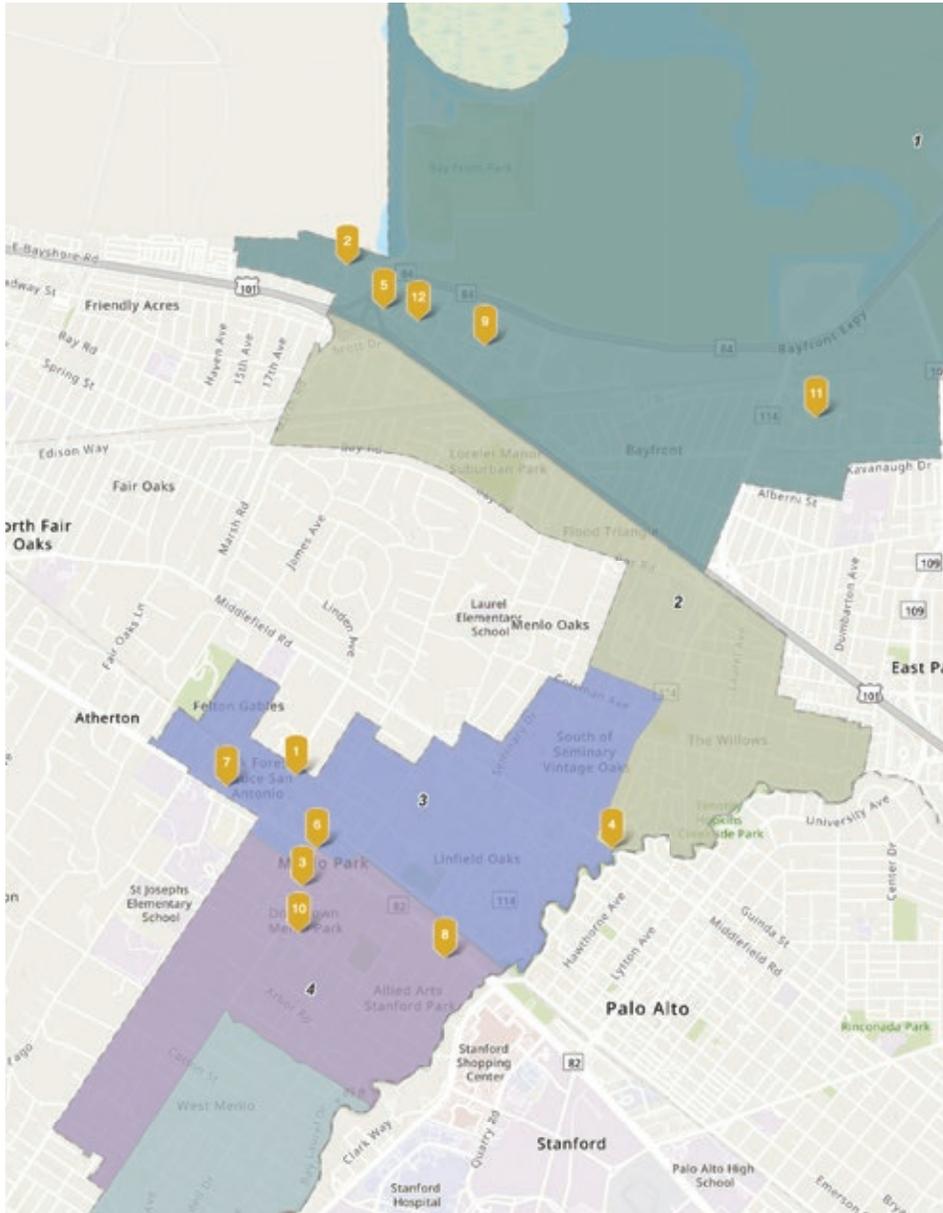
75.6%

# TOP LOCAL EMPLOYERS MAP

- |                              |  |
|------------------------------|--|
| 23 AND ME                    | INTUIT                                   |
| ALKAHEST                     | INTUITIVE SURGICAL, INC.                 |
| AMAZON                       | IOVANCE BIOTHERAPEUTICS                  |
| ADVANCED MICRO DEVICES, INC. | JUNIPER NETWORKS, INC.                   |
| AKAMAI TECHNOLOGIES, INC.    | KPMG LLP                                 |
| AMPERE COMPUTING LLC         | LINKEDIN                                 |
| ANALOG DEVICES, INC.         | LUMINOUS COMPUTING, INC.                 |
| APPLE                        | LYFT                                     |
| APPLIED MATERIALS            | MARK LOGIC                               |
| ARCHER AVIATION, INC.        | META                                     |
| ASCEND CLINICAL LLC          | NATERA                                   |
| BLOOM ENERGY                 | NATIONAL INSTRUMENT                      |
| ASTRA                        | NIKON                                    |
| BLUE RIVER TECHNOLOGY        | NOKIA INC.                               |
| BOX                          | NURO INC.                                |
| CEPHEID                      | NVIDIA CORP.                             |
| CEREBRAS SYSTEMS             | ORACLE                                   |
| COMMSCOPE TECHNOLOGIES LLC   | PURE STORAGE, INC.                       |
| COUPANG GLOBAL LLC           | RED HAT                                  |
| CROWDSTRIKE                  | RING CENTRAL                             |
| CRUISE LLC                   | SANTA CLARA COUNTY VALLEY TRANSPORTATION |
| DELL INC.                    | SERVICENOW, INC.                         |
| ELECTRIC ARTS                | SHOCKWAVE MEDICAL                        |
| EQUINOX                      | SYNOPTIS                                 |
| FARMERS BUSINESS NETWORK     | TATA CONSULTANCY SERVICES                |
| FUNGIBLE                     | TESLA, INC.                              |
| GENENTECH                    | TOYOTA                                   |
| GIGAMON, LLC                 | UBER                                     |
| GOOGLE                       | VISA                                     |
| HEARTFLOW, INC.              | WALMART                                  |
| INFINERA CORP.               | WAYMO LLC                                |
| INFORMATICA                  | WESTINGHOUSE ELECTRIC CORP.              |
| INTEL                        | YAHOO! INC.                              |



# NEW DEVELOPMENT PROJECTS



1 409 Glenwood Ave.



2 3723 Haven Ave. (Hotel Moxy)



3 706-716 Santa Cruz Ave.



4 40 Middlefield Rd.



5 111 Independence Dr.



6 1162 El Camino Real



7 1550 El Camino Real



8 201 El Camino Real



9 165 Jefferson Dr. (Menlo Flats)



10 1021 Evelyn St.



11 1350-1390 Willow Rd.,  
925-1098 Hamilton Av...

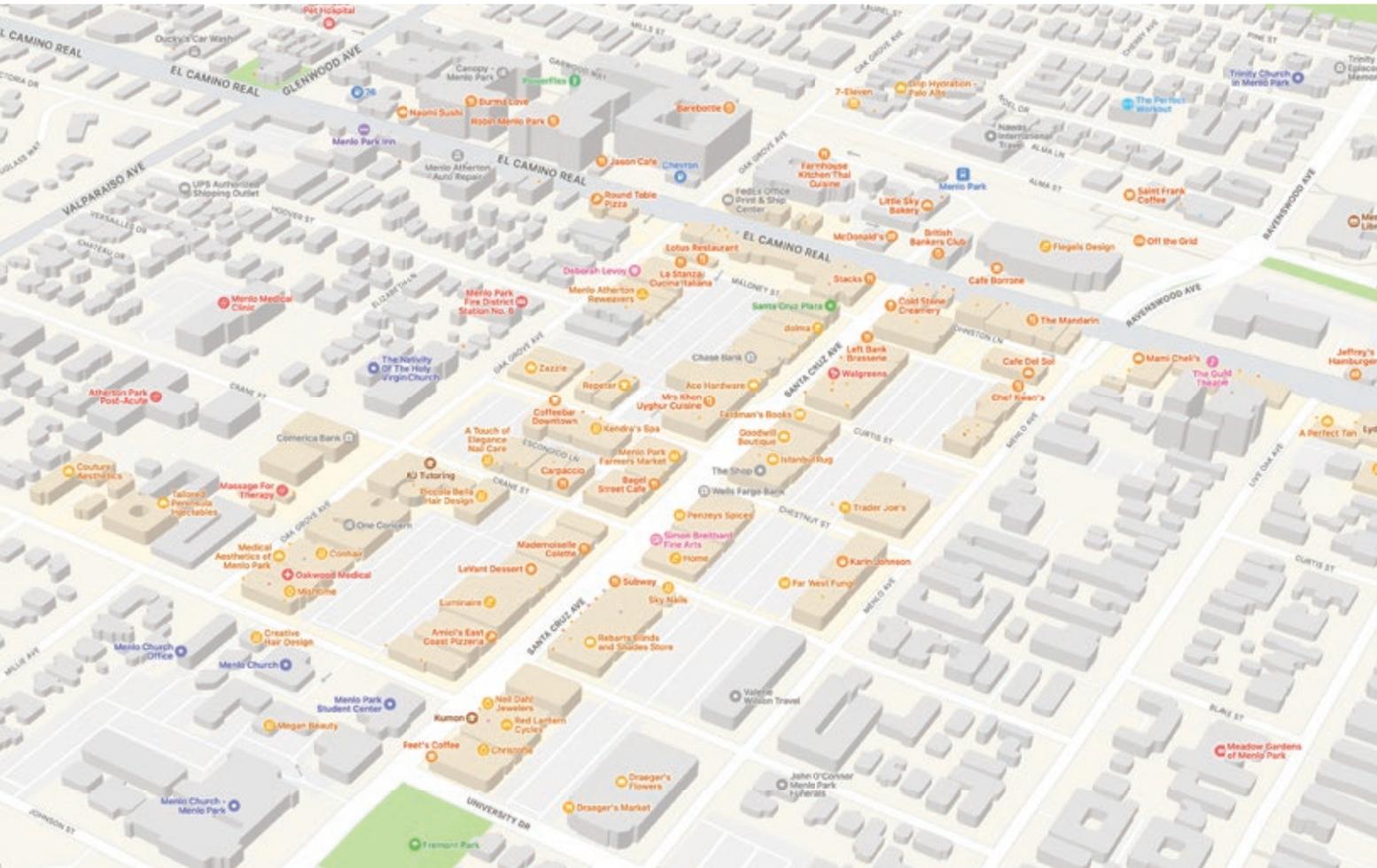


12 123 Independence Dr. (Sobrato)

# TRANSPORTATION MAP

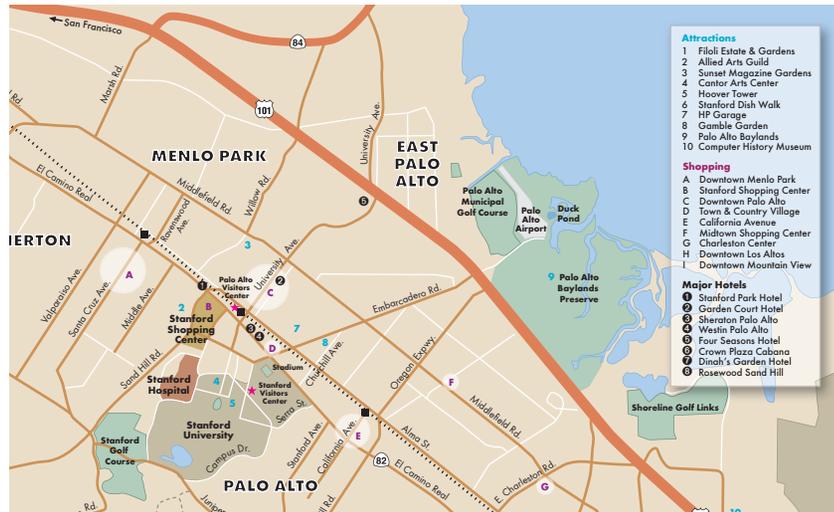


# MENLO PARK ATTRACTIONS



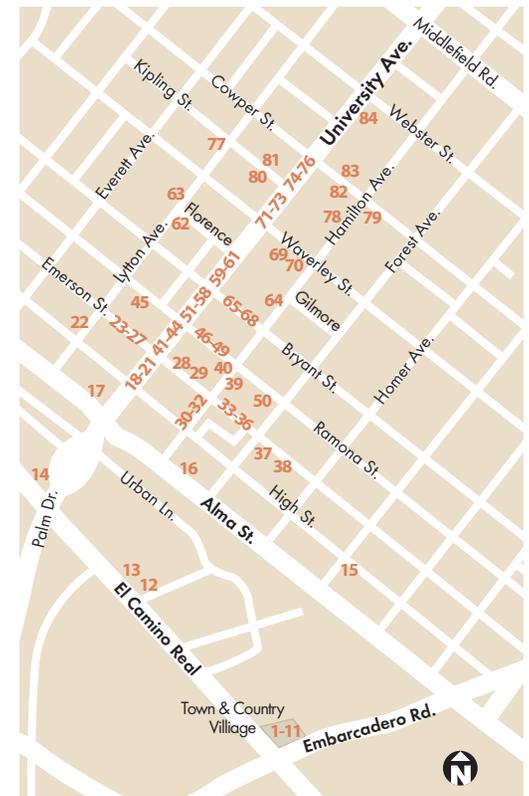
# PALO ALTO ATTRACTIONS

"Menalto Ave is also less than a mile from the attractive amenities of Downtown Palo Alto"



## Downtown Palo Alto Restaurants

- |                                   |                                  |
|-----------------------------------|----------------------------------|
| 1 Scott's Seafood Grill           | 39 Reposado                      |
| 2 Asian Box                       | 40 Osteria                       |
| 3 LuLu's Town & Country           | 41 Steam                         |
| 4 Howie's Artisan Pizza           | 42 Cafe 220                      |
| 5 Kirk's Steakburgers             | 43 Pizza My Heart                |
| 6 Korean BBQ                      | 44 The Workshop                  |
| 7 Douce France                    | 45 Oren's Hummus Shop            |
| 8 Mayfield Bakery & Cafe          | 46 University Cafe               |
| 9 Calafia Cafe                    | 47 Mandarin Gourmet              |
| 10 Village Cheese House           | 48 Nola                          |
| 11 Sushi House                    | 49 Coupa Cafe                    |
| 12 Restaurant Soleil              | 50 Old Pro Sports Grill          |
| 13 Poolside Grill                 | 51 Bistro Maxine                 |
| 14 MacArthur Park                 | 52 Coconut                       |
| 15 St. Michael's Alley            | 53 Curry Up Now                  |
| 16 Pampas 529 Alma St.            | 54 Madame Tam                    |
| 17 Rudy's Pub                     | 55 Slider Bar Cafe               |
| 18 Amber Dhara                    | 56 Figo                          |
| 19 Loving Hut                     | 57 La Strada Ristorante Italiano |
| 20 Sprout Cafe                    | 58 Siam Royal                    |
| 21 Campo Pizzeria                 | 59 Joya Restaurant & Lounge      |
| 22 Darbar Indian Cuisine          | 60 Crepevine                     |
| 23 Evvia                          | 61 The Cheesecake Factory        |
| 24 Patxi's Chicago Pizza          | 62 Paris Baguette                |
| 25 Jing Jing                      | 63 Kanpai Sushi                  |
| 26 Rangoon Ruby                   | 64 Janta Indian Cuisine          |
| 27 China Delight                  | 65 Three Seasons Restaurant      |
| 28 Thaiphoo                       | 66 Vero Ristorante               |
| 29 The Rose & Crown               | 67 Bon Vivant                    |
| 30 Palo Alto Creamery Fountain    | 68 RoastShop                     |
| 31 Spot A Pizza                   | 69 Mango Caribbean Restaurant    |
| 32 LYFE Kitchen                   | 70 Siam Orchid Thai              |
| 33 Tacolicious                    | 71 Cafe Epi                      |
| 34 Gordon Biersch Brewing Company | 72 Cafe Venetia                  |
| 35 Buca di Beppo                  | 73 Krung Siam Thai Cuisine       |
| 36 Empire Tap Room                | 74 Thyme to Eat                  |
| 37 La Morenita                    |                                  |
| 38 St. Michael's Alley Annex      |                                  |



## California Avenue Restaurants

- |                            |                             |
|----------------------------|-----------------------------|
| 1 Caffe Riace              | 20 Mediterranean Wraps      |
| 2 Jade Palace              | 21 Cafe Brioche             |
| 3 Peking Duck              | 22 Pastis                   |
| 4 Palo Alto Pizza Co.      | 23 Terrone                  |
| 5 Baume                    | 24 Uzumaki                  |
| 6 Anatolian Kitchen        | 25 La Bodeguita del Medio   |
| 7 Birch Street             | 26 3 G's Cafe               |
| 8 Homma's Brown Rice Sushi | 27 Sundance The Steakhouse  |
| 9 Cafe Pro Bono            | 28 Cardinal Sushi           |
| 10 Printer's Inc Cafe      | 29 Fresh Taste              |
| 11 Antonio's Nut House     | 30 R & B Seafood Restaurant |
| 12 Tandoori Oven           | 31 Freebirds World Burrito  |
| 13 The Counter             | 32 Cheese Steak Shop        |
| 14 Palo Alto Baking Co.    | 33 Olive Garden             |
| 15 Joanie's Cafe           | 34 Chipotle Mexican Grill   |
| 16 Szechwan Cafe           |                             |
| 17 Palo Alto Sol           |                             |
| 18 Spalti Ristorante       |                             |
| 19 Lotus Thai Bistro       |                             |



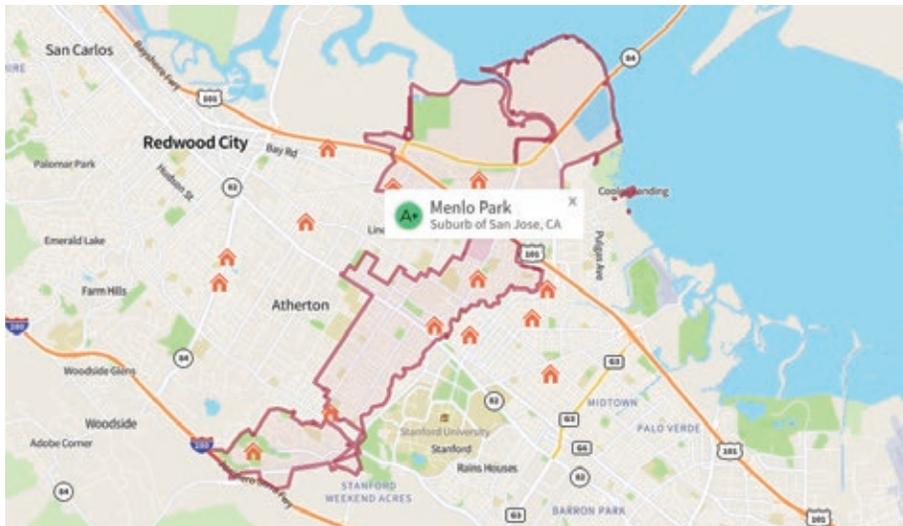
- |                    |                               |
|--------------------|-------------------------------|
| 75 Pluto's         | 81 Tai Pan                    |
| 76 Gyros Gyros     | 82 Il Fornaio Cucina Italiana |
| 77 Bangkok Cuisine | 83 California Pizza Kitchen   |
| 78 Zibibbo         | 84 Tamarine Restaurant        |
| 79 Vino Locale     |                               |
| 80 Prolific Oven   |                               |



# LOCATION HIGHLIGHTS

Menlo Park is a suburb of San Jose with a population of 33,324. Menlo Park is in San Mateo County and is one of the best places to live in California. Living in Menlo Park offers residents a dense suburban feel and most residents own their homes. In Menlo Park there are a lot of coffee shops and parks. Many families and young professionals live in Menlo Park and residents tend to lean liberal. The public schools in Menlo Park are highly rated.

From its lively commercial strip brimming with local shops to the almost pastoral roads of the Allied Arts district, Downtown Menlo Park is a thriving local community with laid-back suburban ambiance and excellent public schools. A small city of around 32,000 residents, Menlo Park is a longstanding college town and harbor for tech titans like Meta and, once upon a time, Google. Downtown Menlo Park is the city's centerpiece bordered by prestigious Stanford University. The six-block downtown commercial district is packed with mom-and-pop shops, cafes and restaurants. It sees plenty of foot traffic on the weekends. Small multi-family buildings and houses start to appear about two blocks away as you head into the surrounding suburban area. The neighborhood also encompasses the coveted Allied Arts residential district, named for the Allied Arts Guild, a nearby historic garden.



## MENLO PARK BY THE NUMBERS

POPULATION: 32,775

MEDIAN AGE: 38.5

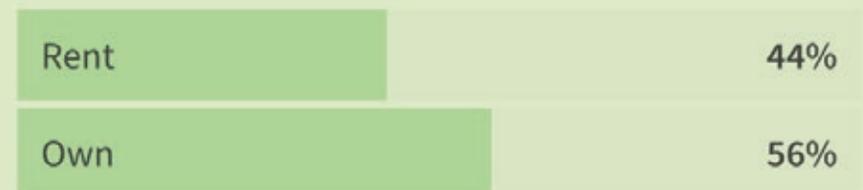
MEDIAN HOUSEHOLD INCOME: \$206,588

MEDIAN RENT: \$3,156

MEDIAN HOME VALUE: \$2,000,001

## DENSE SUBURBAN

### Rent vs. Own



# SALES COMPARABLES - MENLO PARK



**1** 810 Cambridge Avenue

Price	\$2,750,000
Units	2
SQ FT	2,666
YEAR BUILT	1959
LOT SQFT	7,477
\$/Unit	\$1,375,000
\$/Sq Ft	\$1,032
CURRENT CAP RATE	2.25%
MARKET CAP RATE	2.85%
CURRENT GRM	26.98
MARKET GRM	23.11
DOM	22
COE	8/8/2025
UNIT MIX	(1) 3x2, (1) 2x1



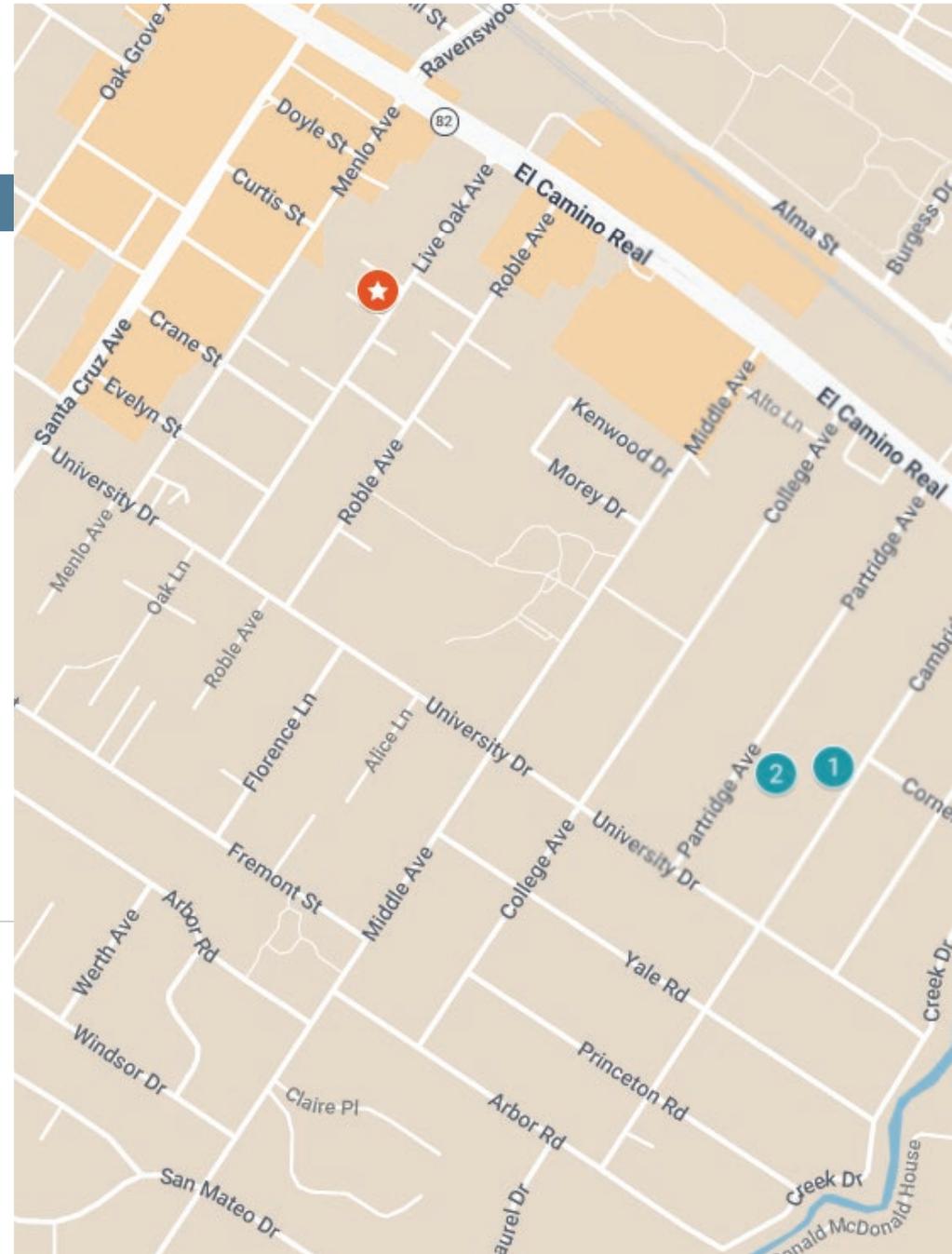
**2** 841 Partridge Avenue

PRICE	\$2,950,000
UNITS	2
BUILDING SF	3,483
LOT SIZE	1965
YEAR BUILT	9,714
\$/UNIT	\$1,475,000
\$/SQ FT	\$847
CAP RATE (CURRENT)	2.26%
CAP RATE (MARKET)	2.26%
GRM (CURRENT)	26.57
GRM (MARKET)	26.57
DOM	5
COE	12/5/2025
UNIT MIX	(1) 3x2, (1) 2x1

## Comments

Similar duplex in Allied Arts, which is further from the heart of downtown Menlo Park.

Similar duplex but with less high end updates (factoring in that 714-A Live Oak in fully renovated). Allied Arts Location further from downtown Menlo Park. Both homes vacant at the time of sale - Current & Market Cap Rate & GRM are the same.





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