



# 1120

**CRANE ST**

OFFERING MEMORANDUM

**CBRE**

**±7,900 SF MIXED USE BUILDING IN DOWNTOWN MENLO PARK**  
VACANT GROUND FLOOR RESTAURANT SPACE WITH FULL BUILD-OUT IN PLACE





# PROPERTY OVERVIEW

## MIXED USE BUILDING IN DOWNTOWN MENLO PARK

- CBRE is pleased to present 1120 Crane Street, a  $\pm 7,900$  SF mixed-use building in the heart of Downtown Menlo Park. The  $\pm 3,950$  SF ground-floor restaurant—formerly Carpaccio—is vacant and fully built-out. The  $\pm 3,950$  SF second-floor office suite is 100% leased through June 2027. Conveniently located near Atherton, Palo Alto, and Woodside, this asset offers a rare opportunity in the Bay Area's most affluent and supply-constrained submarket.

$\pm 7,900$

**TOTAL BUILDING  
SQUARE FEET**

$\pm 0.09$

**LAND ACRES**

$\pm 3,950$

**VACANT SF  
GROUND FLOOR**

$\pm 3,950$

**LEASED OFFICE  
LED 6/30/2027**

10'

**CEILING  
HEIGHT**

*The stated square footage is provided based on information believed to be accurate; however, the buyer is responsible for independently verifying the exact size of the property.*





±7,900 SF  
SPACE IN THE  
HEART OF  
DOWNTOWN  
MENLO PARK

# INVESTMENT HIGHLIGHTS

- The ±3,950 SF ground-floor space is **fully built-out restaurant infrastructure**, including a wood-fired pizza oven, hoods, grease interceptors, walk-in coolers, and bar—previously home to Carpaccio.
- 1120 Crane Street serves a trade area with **median household income** exceeding \$215,000 and **average home values** over \$3.25M—**among the highest in the nation**—fueling premium retail spending and supporting top-tier restaurant and office rents.
- Since 2023, **Downtown Menlo Park has welcomed over 10 new restaurants**. Highlights include Clark's Oyster Bar and the Springline development's anchors like Che Fico Parco Menlo, Robin, Canteen, and Burma Love.
- 1120 Crane Street is steps from **two city-owned parking lots (over 300 spaces combined)**.
- **The second-floor office is fully leased through June 2027 to AJ Tutoring**, the Bay Area's preeminent tutoring firm—headquartered in Menlo Park since 2005 with an impeccable reputation for SAT/ACT prep, academic tutoring, and college counseling. **Serving over 50,000 students with a 4.9/5 Yelp rating, AJ Tutoring delivers reliable, high-quality income from a blue-chip tenant in Silicon Valley's elite education market.**

±3,950  
**FULLY BUILT- OUT  
RESTAURANT  
INFRASTRUCTURE**

2027  
**EXPIRATION FOR  
FULLY LEASED SECOND  
FLOOR OFFICE**

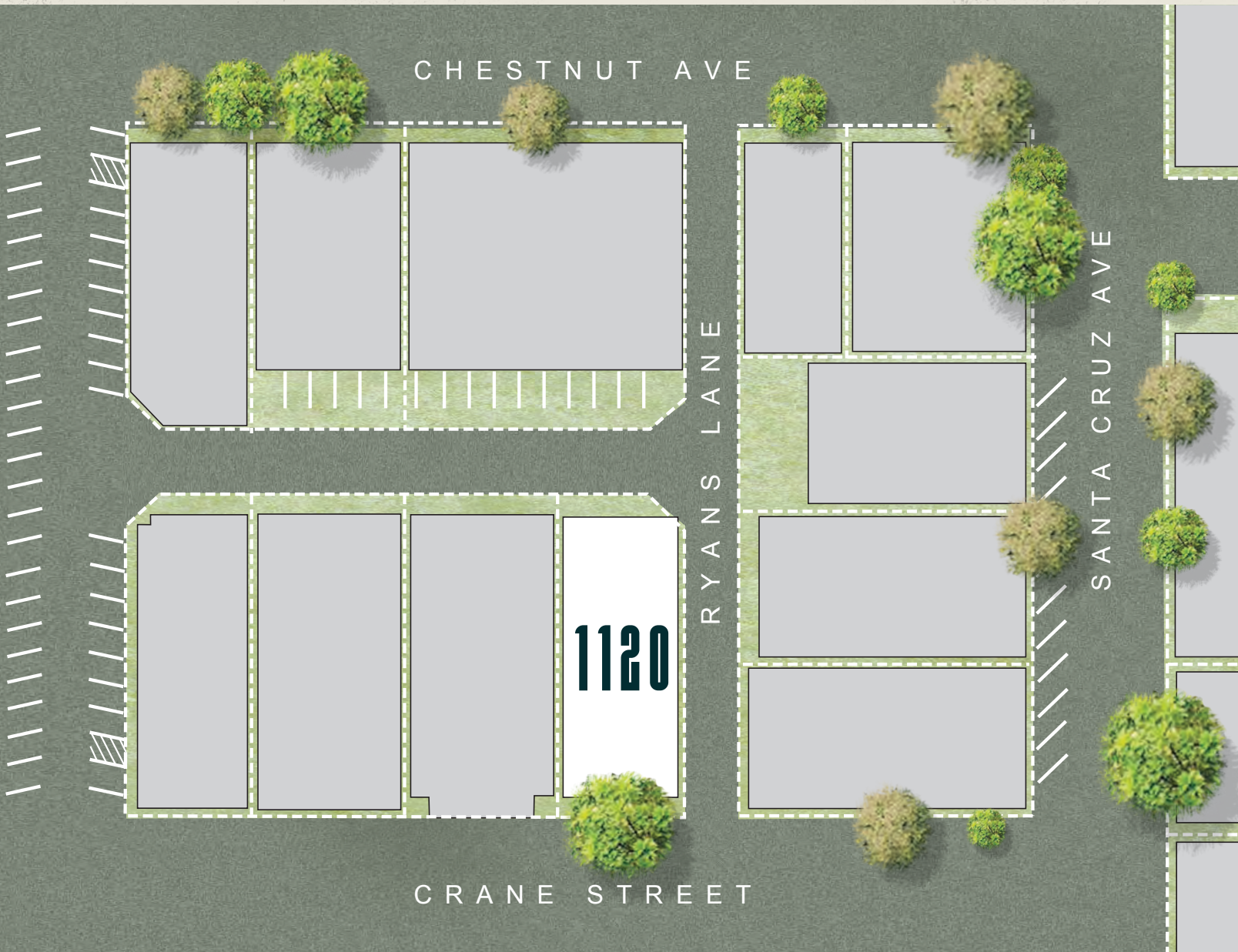
+300  
**CITY-OWNED  
PARKING SPOTS  
NEARBY**

10+  
**NEW RESTAURANTS  
IN MENLO PARK**



# SITE PLAN

±7,900 TOTAL SQUARE FEET



## LAND USE

ZONING | SP-ECR-D

SPECIFIC PLAN | EL CAMINO REAL/DOWNTOWN

SPECIFIC PLAN LAND USE AREA:

DOWNTOWN/STATION AREA RETAIL/MIXED USE

[VIEW ALLOWABLE USES](#)





FLOOR 1

VACANT





FLOOR 2

FULLY LEASED | LED 2027



## SPRINGLINE - THE RESIDENCES



## AREA MAP



1120

Crane St

El Camino Real

Doyle St

Curtis St

Crane St

Evelyn St

### FOOD & DINING

- Amici's East Coast Pizzeria
- Bagel Street Cafe
- Bar Loretta
- Baskin-Robbins Ice Cream
- Bistro Vida
- Cafe Borrone
- Cafe Vivant
- Camper (Californian)
- Chef Kwan's (Chinese)
- Clark's Oyster Bar
- Coffeebar
- Cold Stone Creamery
- Farmhouse Kitchen Thai Cuisine
- Kyosho
- LeVant Dessert Cafe
- Mac'n Cheese Shop
- Mademoiselle Colette Pastries
- The Mandarin
- Menlo Cafe
- Mr. Green Bubble (Bubble Tea)
- Mountain Mike's Pizza
- Mrs. Khan Uyghur Cuisine (Halal)
- Peet's Coffee
- The Posh Bagel
- Saint Frank Coffee
- Slice House Pizzeria
- Starbucks
- Stacks Menlo Park
- Subway Sandwiches
- SusieCakes
- Tilak Indian Nepalese
- Trellis Restaurant (Italian)
- yeobo, darling Asian
- Zenshi Sushi

### SHOPPING & SERVICES

- Bank of America
- BMO Bank
- Chase Bank
- Chevron
- FedEx Office
- Left Bank
- TechLoop Repair
- U.S. Bank
- VIP Petcare Clinic
- Wells Fargo Bank
- ACE Hardware
- Bow Wow Meow
- Draeger's Market
- Feldman's Books
- Flegels Furniture
- Menlo Park Farmer's Market
- Menlo Flooring
- Red Lantern Cycles
- Trader Joe's
- Walgreens



**±7,900 SF MIXED USE SPACE**

MENLO PARK | CALIFORNIA

# 1120 CRANE STREET



## CONTACTS

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