



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 ±7,900 SF mixed-use building in the heart of Downtown Menlo Park. The ±3,950 SF ground-floor restaurant—formerly Carpaccio—is vacant and fully built-out. The ±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.

±7,900

**TOTAL BUILDING  
SQUARE FEET**

±0.09

**LAND ACRES**

±3,950

**VACANT SF  
GROUND FLOOR**

±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.*

# INVESTMENT HIGHLIGHTS



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

- 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**

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

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

**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



### ● 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
- Zensi Sushi

### ● SHOPPING & SERVICES

<ul style="list-style-type: none"> <li>— Bank of America</li> <li>— BMO Bank</li> <li>— Chase Bank</li> <li>— Chevron</li> <li>— FedEx Office</li> <li>— Left Bank</li> <li>— TechLoop Repair</li> <li>— U.S. Bank</li> <li>— VIP Petcare Clinic</li> <li>— Wells Fargo Bank</li> </ul>	<ul style="list-style-type: none"> <li>— ACE Hardware</li> <li>— Bow Wow Meow</li> <li>— Draeger's Market</li> <li>— Feldman's Books</li> <li>— Flegels Furniture</li> <li>— Menlo Park Farmer's Market</li> <li>— Menlo Flooring</li> <li>— Red Lantern Cycles</li> <li>— Trader Joe's</li> <li>— Walgreens</li> </ul>
---	---

**± 7,900 SF MIXED USE SPACE**

MENLO PARK | CALIFORNIA

# 1120 CRANE STREET

1120



## CONTACTS

### CHARLES STROUSS

Executive Vice President  
+1 650 773 5881  
[charles.strouss@cbre.com](mailto:charles.strouss@cbre.com)  
Lic. 01372483

### JONATHAN ZIEGLER

Vice President  
+1 650 388 6044  
[jonathan.ziegler@cbre.com](mailto:jonathan.ziegler@cbre.com)  
Lic. 02072075

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.