

2 Medical Office Condos & 2 Retail Condos For Sale

Brand-New Mixed-Use Development Under Construction

4115 EL CAMINO REAL, PALO ALTO



INVESTMENT OVERVIEW



PRICE:

Retail Unit 1 (2,620 SF): \$5,240,000

Retail Unit 2 (1,992 SF): \$3,984,000

Medical Office Unit 1 (1,254 SF): \$2,508,000

Medical Office Unit 2 (1,030 SF): \$2,060,000

OF UNITS FOR SALE: 4

2 (1st Floor Retail Condos): 1,992 SF & 2,620 SF

2 (2nd Floor Medical Office Condos): 1,030 SF & 1,254 SF

YEAR BUILT: Under Construction with an estimated completion date of August 30th, 2024

TOTAL BUILDING AREA: \pm 14,290 SF

TOTAL LAND AREA: \pm 15,453 SF

4115 EL CAMINO REAL

PALO ALTO

- Brand new mixed-use development currently under construction.
- 2 ground floor retail condos and 2 2nd floor medical office condos for sale.
- Rare owner user opportunity to acquire a brand-new retail or medical office condo on El Camino Real in Palo Alto.
- The project includes 7 residential condos, 2 ground floor retail condos, and 2 2nd floor medical office condos.
- Underground parking with direct elevator access.
- 1-mile from Page Mill Road and 2.8 miles from Downtown Palo Alto.
- The property is located on El Camino Real near W Charleston Road.
- Extremely strong demographics with household incomes in excess of \$197,000 in a 1-mile radius.



DCW
CONSTRUCTION UTILITY
408 555-0711



DCW
COMMERCIAL SPECIALTIES
408-559-0111

MEDIA CENTER
MEDICAL OFFICE
CONDOS FOR SALE
DAVID JEFFREY
TAXIN
408-766-0777





GROUND FLOOR RETAIL RENDERINGS



2ND FLOOR MEDICAL OFFICE RENDERINGS









W Charleston Rd

El Camino Real

SUBJECT PROPERTY



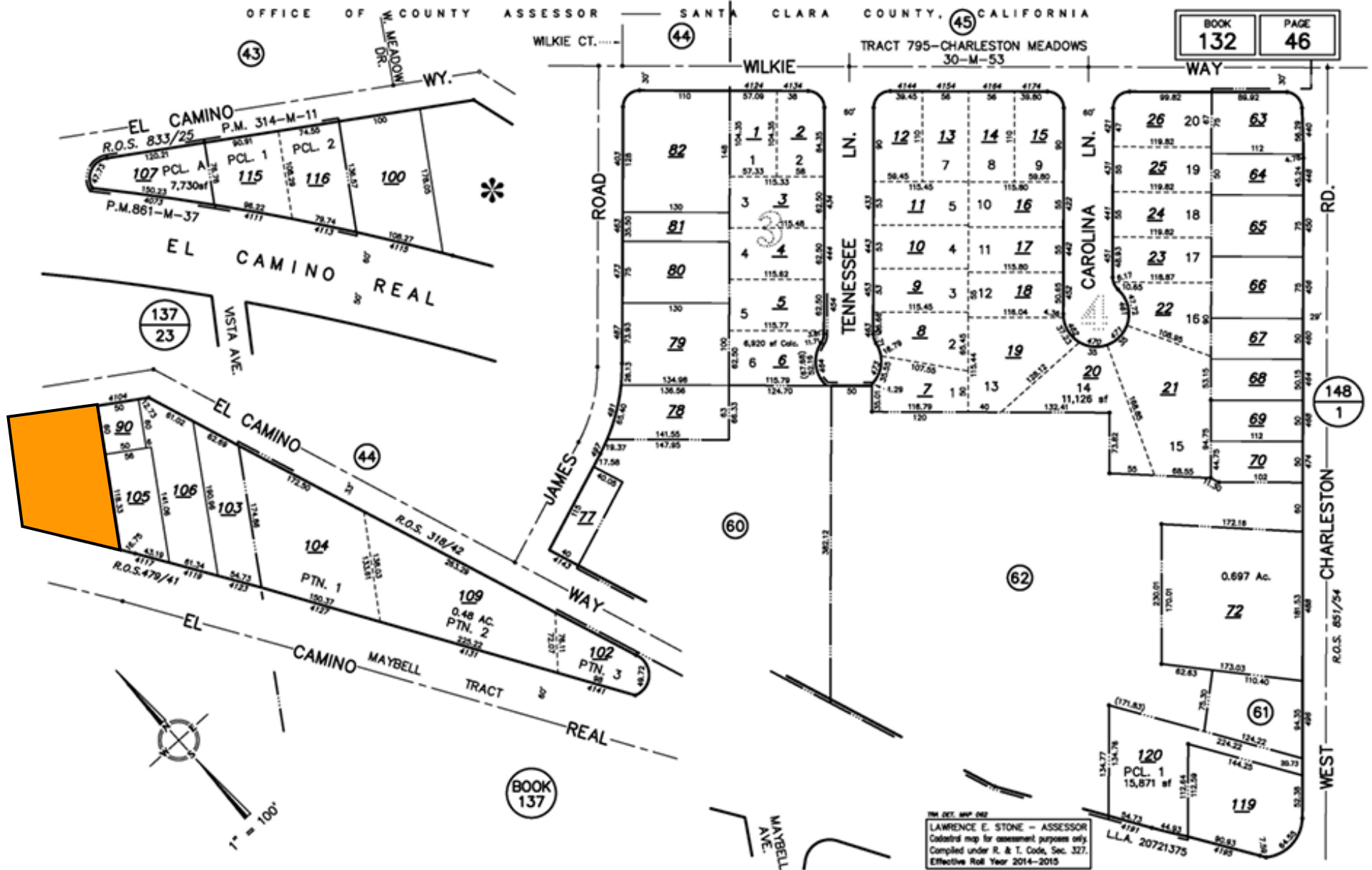
PALO ALTO, CA

Palo Alto, known as the “Birthplace of Silicon Valley,” is home to 69,700 residents and nearly 100,000 jobs. Unique among city organizations, the City of Palo Alto operates a full-array of services including its own gas, electric, water, sewer, refuse and storm drainage provided at very competitive rates for its customers. The City of Palo Alto offers robust community amenities including 36 parks, 39 playgrounds, five community and youth centers, 41 miles of walking/biking trails and five libraries. The City also manages a regional airport and provides fire, police and emergency services. Palo Alto is an award-winning City recognized nationally as innovative and well-managed, one of a small number of California cities with a AAA bond rating.

As the global center of technology and innovation, Palo Alto is the corporate headquarters for many world-class companies and research facilities such as VMWare, Hewlett-Packard, and Tesla. Home to Stanford University and a top-ranked public school system, Palo Alto also features beautiful and historic residential neighborhoods, vibrant shopping and retail districts. Palo Alto has a highly educated and culturally sophisticated citizenry that is actively engaged in making a difference both locally and globally.



PARCEL MAP



DEMOGRAPHICS

2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	24,086	278,831	754,919
Households	9,737	106,733	277,633
Average Household Size	2.4	2.5	2.6
Owner Occupied Housing Units	4,722	51,809	142,104
Renter Occupied Housing Units	4,839	52,346	129,173
Median Age	42.2	39.3	39.8
Median Household Income	\$188,624	\$170,646	\$162,881
Average Household Income	\$197,663	\$185,948	\$182,451

4115 El Camino Real

Palo Alto



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