

OFFERING MEMORANDUM

FOR SALE

2237 El Camino Real, Palo Alto, CA

2237 El Camino Real offers a rare low-basis entry into Palo Alto retail at \$824,500. The single-tenant asset creates opportunities for owner-users, and investors. Near California Avenue, Stanford, and Downtown, it combines current income with long-term location-driven value and owner-user flexibility.

Joshua Keller
415.582.0001

California BRE #02187126
MN Broker #40050504

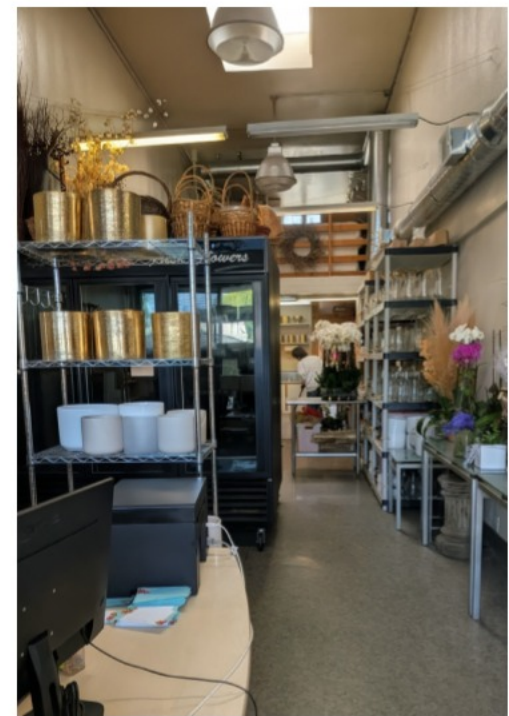


INVESTMENT SUMMARY

APN 12432016	NUMBER OF BUILDINGS 1	LOT SIZE 1,742 SF / 0.04 Acres
YEAR BUILT 1946	ZONING CC2	
OCCUPANCY 100% (m/m)	ASKING PRICE \$824,500.00	SQUARE FOOTAGE 730

INVESTMENT HIGHLIGHTS

This offering pairs a low-basis Palo Alto entry point with strong in-place income and flexible buyer appeal. Proximity to California Avenue, Stanford, and Downtown reinforces long-term demand. Scarce small-format ownership opportunities enhance its strategic value and resale optionality. The property combines prime visibility with immediate access to dining, banking, and daily services. California Avenue Station and nearby bus service enhance commuter convenience, while proximity to Stanford and leading professional firms reinforces appeal for office, medical, and advisory tenants.



SITE MAP

The site offers prominent El Camino Real frontage adjacent to California Avenue's amenity base, supporting visibility, access, and walkability. Nearby rail, bus, and regional connectors strengthen connectivity, while Stanford, neighborhood retail, and planned mixed-use residential growth reinforce long-term demand and corridor vitality.



TRANSPORTATION

California Ave Train Station 0.35 mi;
Hansen & El Camino bus 0.61 mi; El Camino
Real frontage; San José Mineta
International Airport nearby



EDUCATION

2 nearby: Stanford University (0.64 mi),
Stanford Graduate School of Business
(0.80 mi)



ATTRACTIONS

California Avenue dining district, Birch
Plaza, Stanford Maples Pavilion, J.P. Morgan
Financial Center adjacent

2237 El Camino Real, Palo Alto, CA



INVESTMENT CONTACTS



Joshua Keller
415.582.0001
California BRE #02187126
MN Broker #40050504



This Offering Memorandum is for informational purposes only and does not constitute an offer to sell or a solicitation to purchase. All information contained herein is deemed reliable but not guaranteed. Prospective purchasers should conduct their own independent investigation and due diligence. The property is subject to prior sale, change in price, or withdrawal without notice. Neither the seller nor broker makes any representations or warranties regarding the accuracy or completeness of this information.