

OFFERING
MEMORANDUM

Commercial Building | \$1,198,000

3253 Middlefield Rd, Menlo Park, CA 94025

Fully Vacant Mixed-Use Building | Menlo Park



COMPASS
COMMERCIAL

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EXCLUSIVELY LISTED

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DO NOT DISTURB TENANTS.
PLEASE CONTACT LISTING AGENT FOR SHOWING INSTRUCTIONS.

INVESTMENT SUMMARY

Vacant Ground Floor Retail

Vacant 2-Br/1-Ba Apartment / 2nd Floor

Property Type

\$1,198,000

Price

060-073-390

Parcel Number

Neighborhood Mixed-Use/ Design Review District

Zoning *

Medium Density, Neighborhood Mixed Use

General Plan Use

3,099

Lot Square Footage (+/-)

Owner-User/Development Opportunity

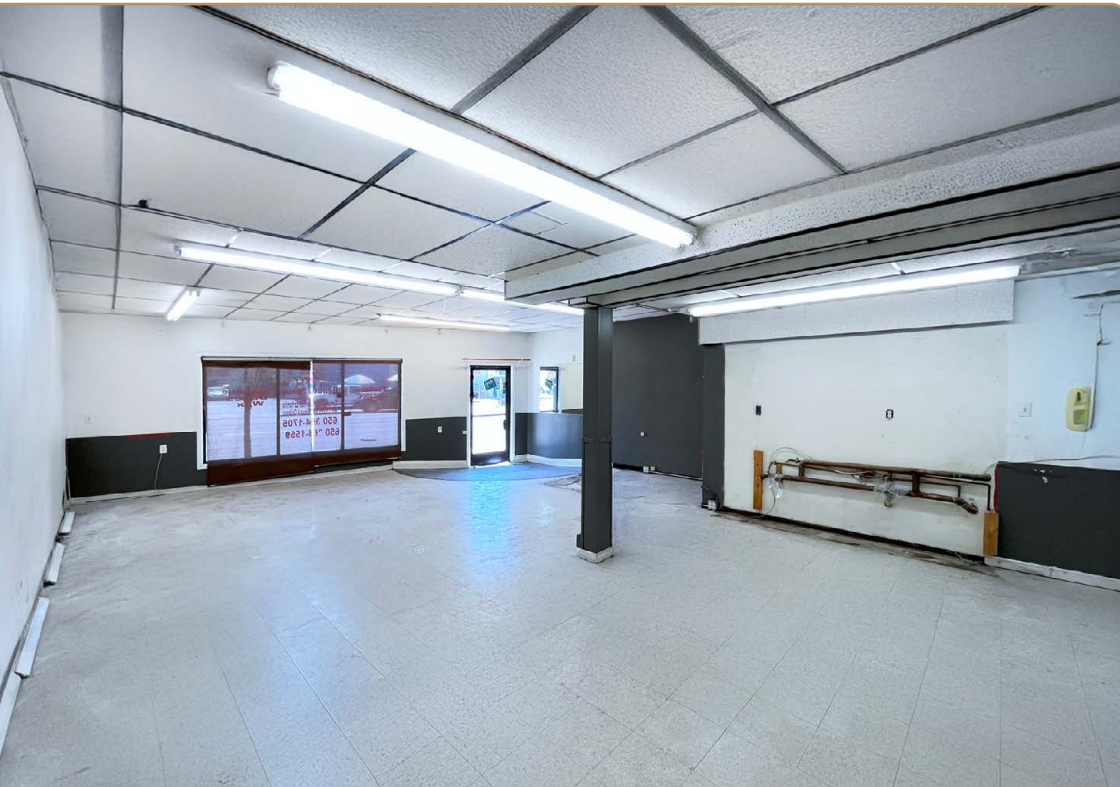
Property Type / Purchase

** Unincorporated San Mateo County*



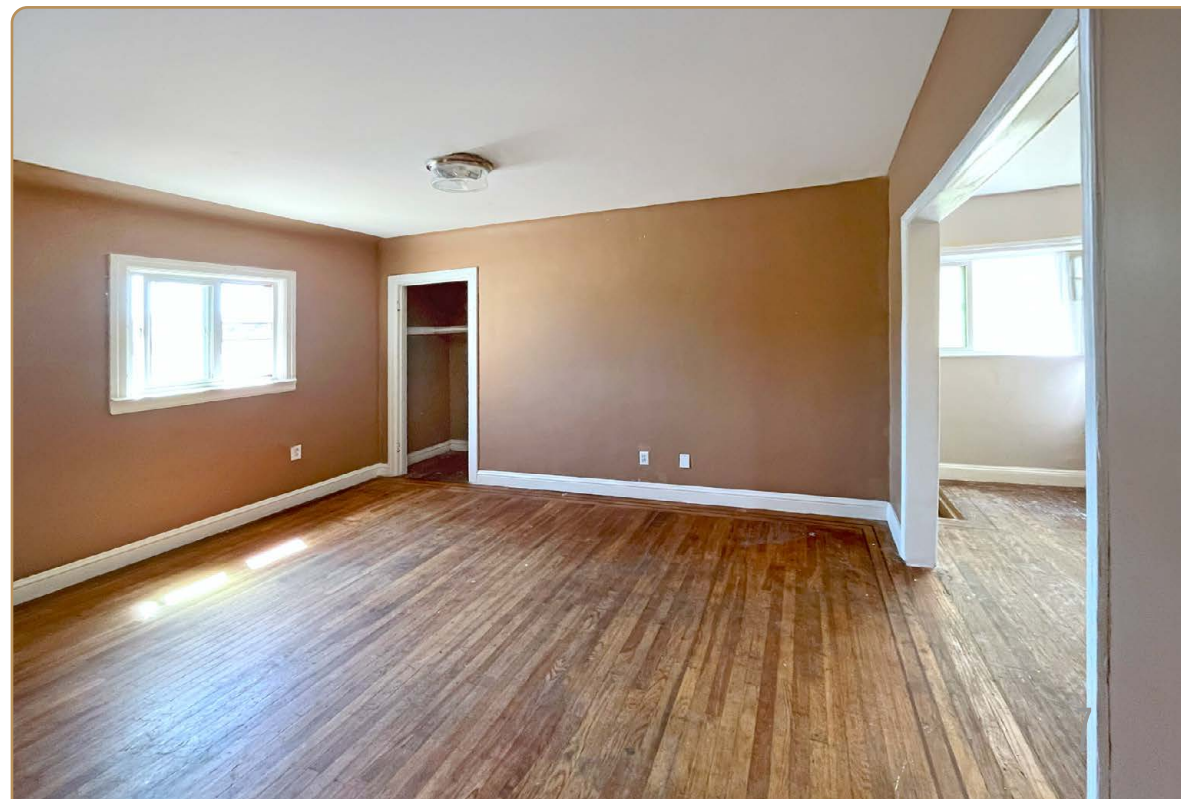
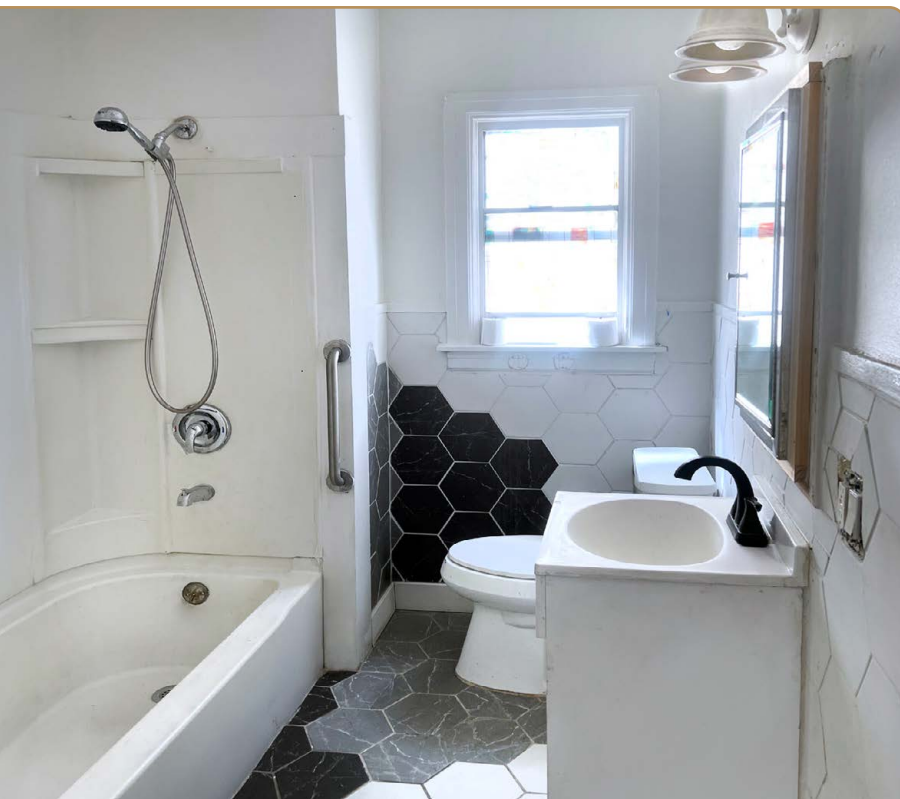
PHOTOS

Ground Floor Commercial



PHOTOS

APARTMENT 2-Bedroom/1-Bath



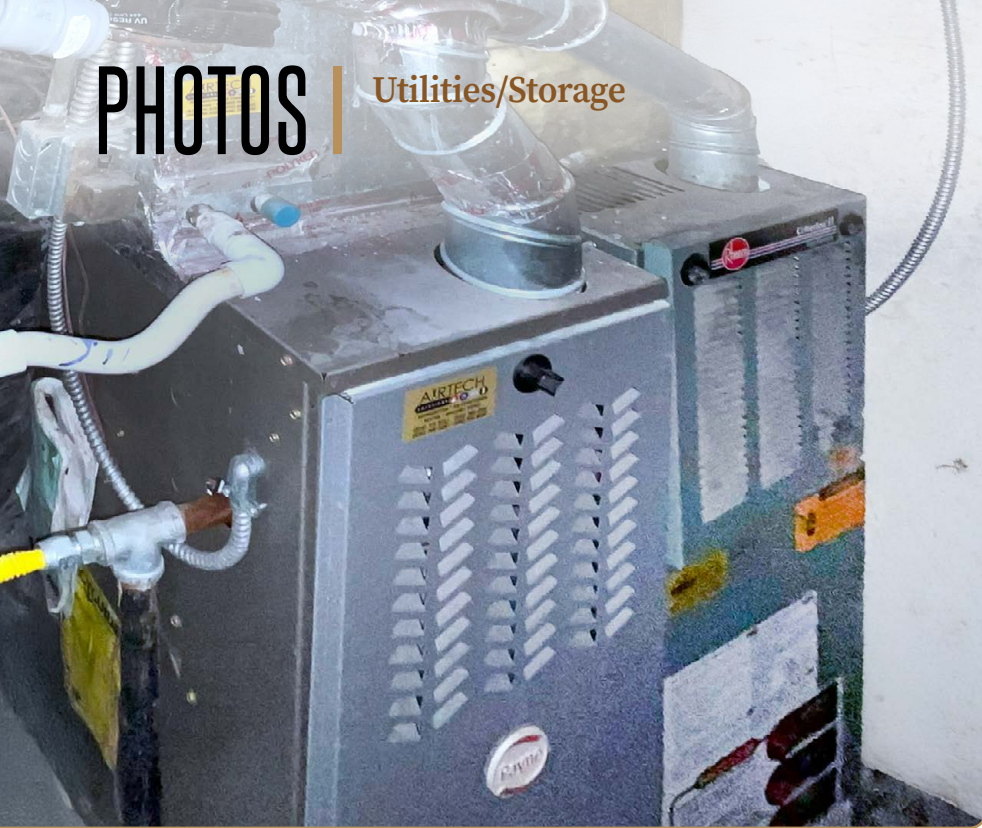
PHOTOS

APARTMENT 2-Bedroom/1-Bath



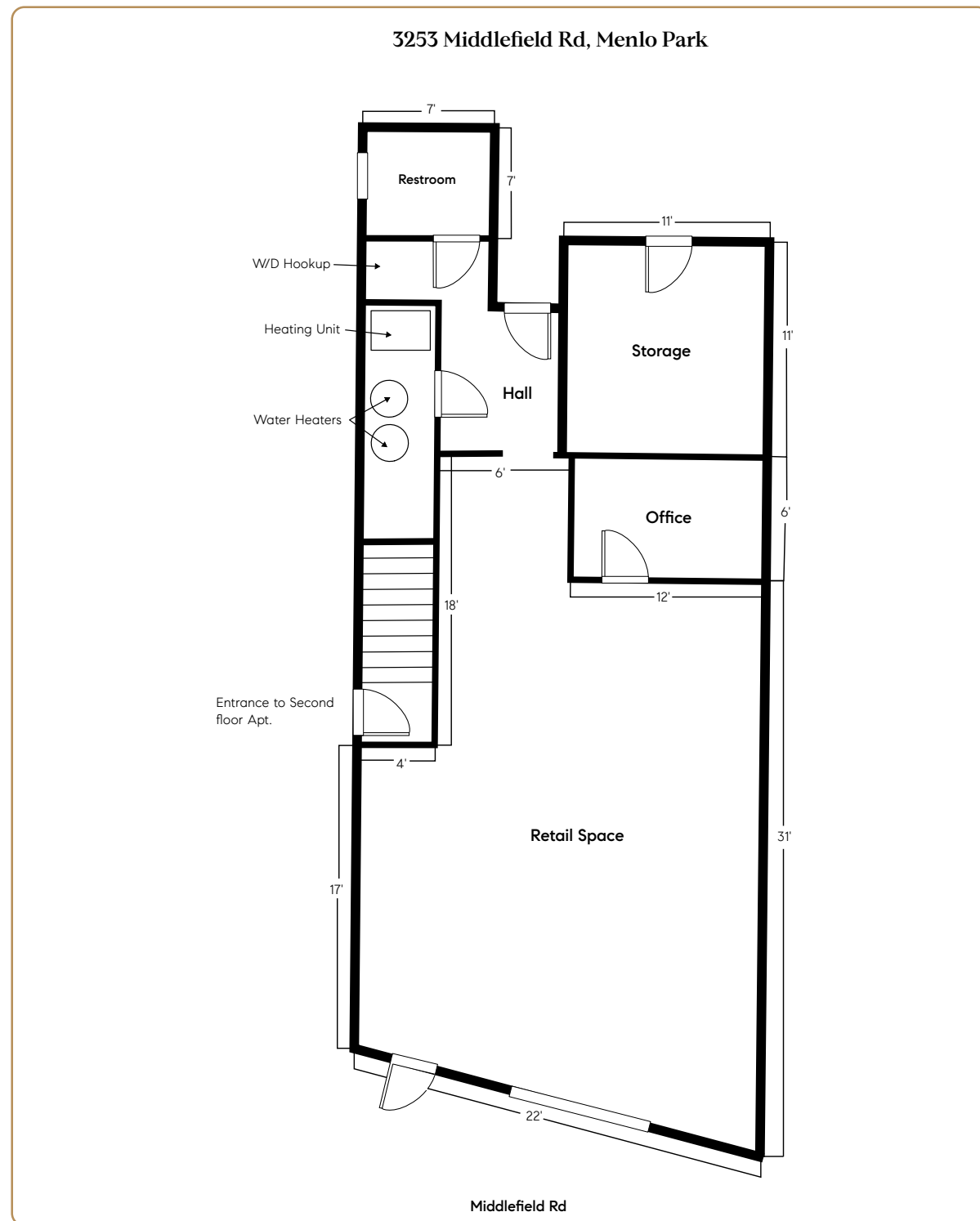
PHOTOS

Utilities/Storage



FLOOR PLAN

Ground Floor Commercial



TAX MAP

APN:

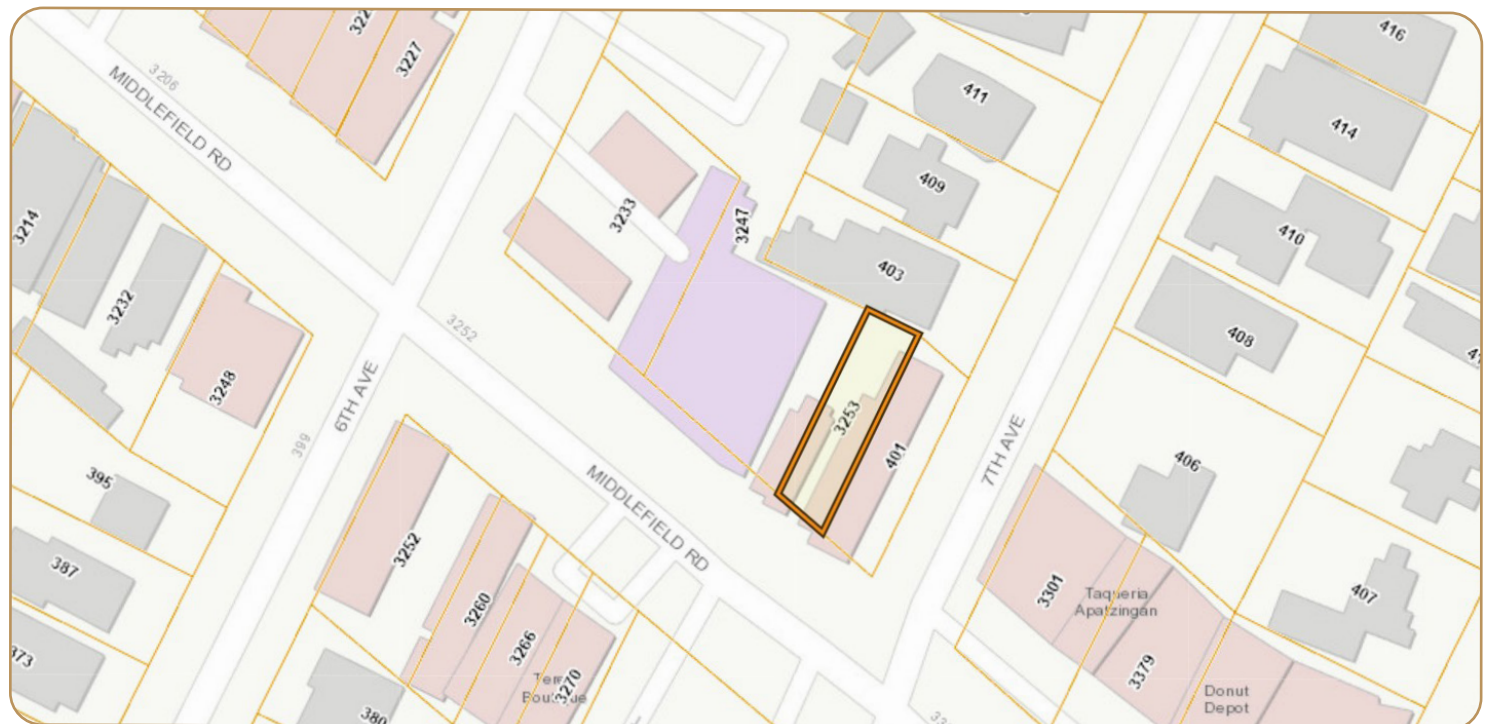
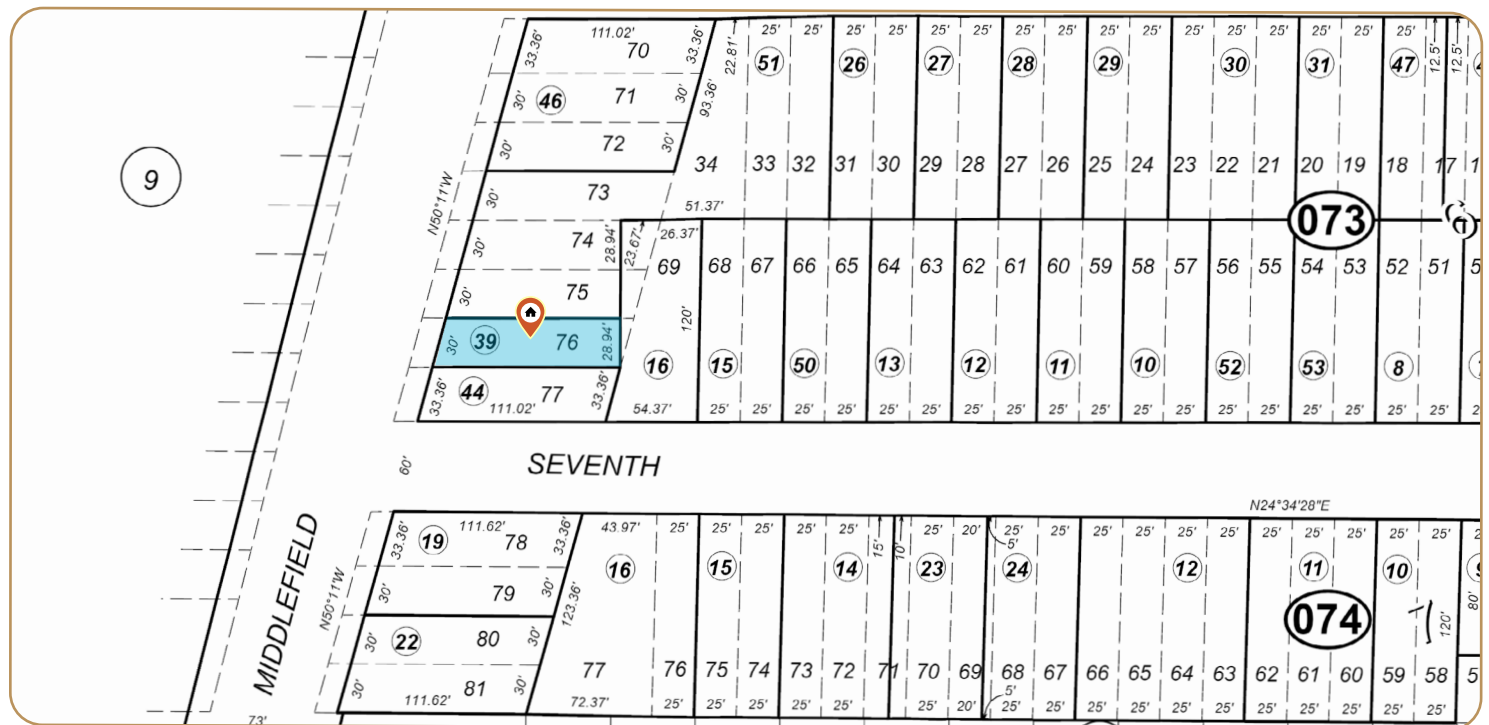
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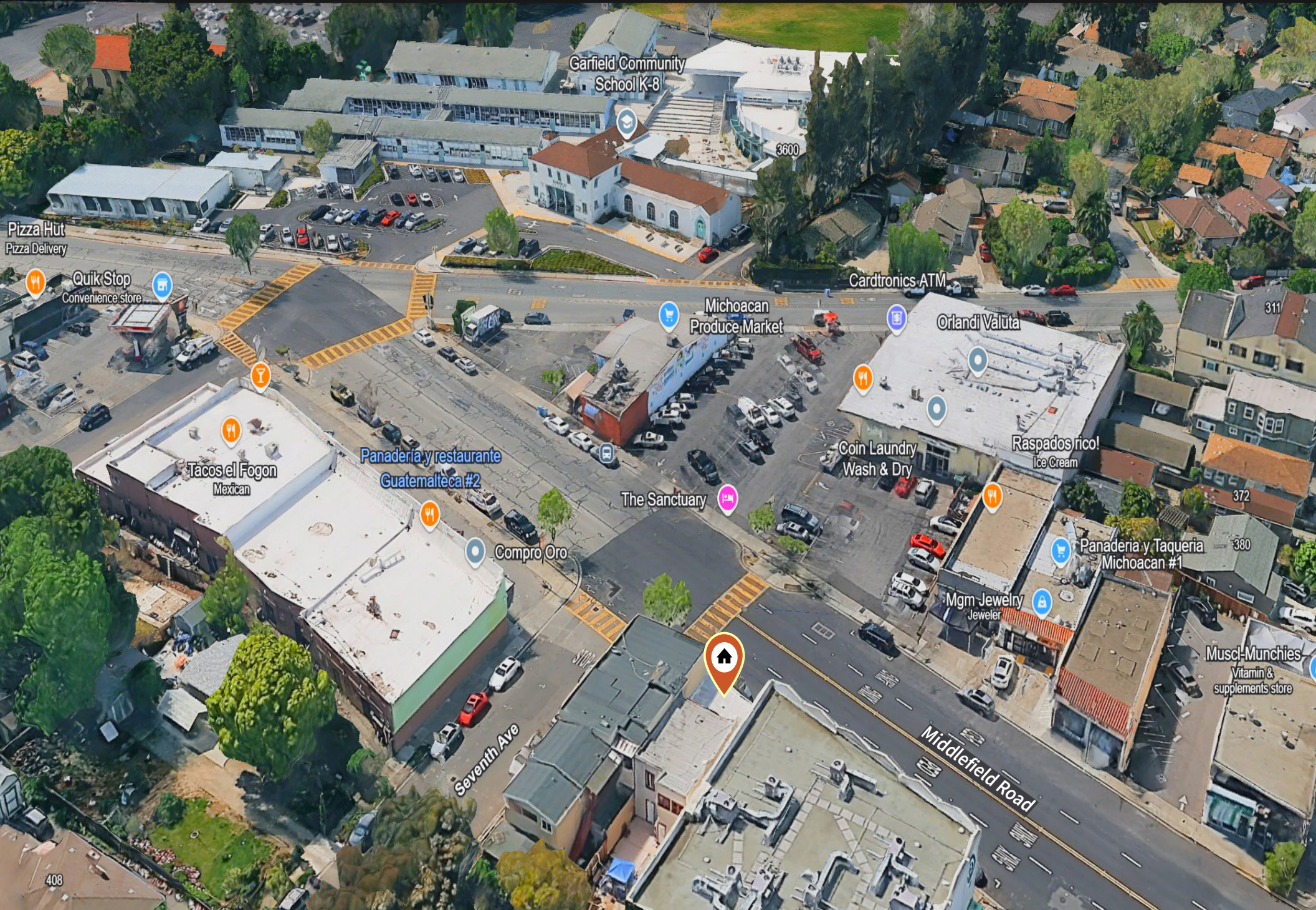
2

UNITS

UNIT MIX

- 1** 2-Bed/1-Bath
Apartment
- 1** Commercial Unit
Retail







INVESTMENT ADVISORS



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Disclaimer

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Client Testimonial

English Version

We are very fortunate to have two professional realtors, Cameron and Nathan, representing us. Cameron and Nathan specialize in commercial real estate in the Bay Area, understand the market and analyze it. After listening to our ideas and fully understanding our needs, he helped us buy a suitable rental property in the location we wanted.

Their understanding of market conditions and their sensitivity to numbers left a deep impression on me from the first meeting. We have the peace of mind of knowing the reasonable value of each property, both during the property search and after closing.

Give two examples to illustrate their excellent negotiating ability: (1) In the case of competing bids from multiple buyers, they helped us grab the property at a price lower than the seller's asking price. (2) After that, we carefully checked the property building and the information provided by the seller, and helped us win great benefits from the seller.

Cameron and Nathan's professional knowledge and service spirit to maximize the interests of customers allowed us to successfully complete the property replacement under the condition of limited time in the Bay Area. I also learned a lot from it. They are not only my partners, but also my good teachers and helpful friends. I wholeheartedly recommend them.

– K.T., Burlingame

Mandarin Version

給說中文的朋友：

我們很慶幸可以找到Cameron跟Nathan這兩位專業地產經紀人代表我們。Cameron跟Nathan專精灣區商業地產，懂市場、會分析。在聽取我們的想法、充份了解我們的需要之後，在我們想要的地段幫我們買到了適合的出租物業。

他們對市場行情的了解、對數字的敏銳度，在第一次見面就讓我留下了深刻的印象。在尋找物業期間以及成交後，都讓我們因為能充份了解每個物業合理的價值而感到安心。

舉兩個例子說明他們出色的談判能力：(1) 在多個買家出價競爭的情況下，還是以低於賣家開價的價格，幫我們搶到了物業。(2) 之後，仔細了檢查物業建築以及賣家提供的資料，並幫我們向賣家爭取到了極大的利益。

Cameron跟Nathan的專業知識和為顧客爭取利益最大化的服務精神，讓我們得以在待在灣區的時間有限的情況下順利完成了物業置換。我也從中學到了很多。他們不只是我的合作夥伴，更是我的良師益友。我衷心的推薦他們。

– K.T., Burlingame