

OFFERING
MEMORANDUM

4 Town-House Style Units | \$3,148,000

616 Harvard Avenue, Menlo Park CA 94025



COMPASS
COMMERCIAL

Cameron D. Foster, SVP | 415.699.6168
cameron@camerondfoster.com
CA DRE 00972394

Nate Gustavason, SVP | 415.786.9410
nate.gustavason@compass.com
CA DRE 01898316



EXCLUSIVELY LISTED

Cameron D. Foster

Senior Vice President

415.699.6168

cameron@camerondfoster.com

DRE CA: 00972394

NATE GUSTAVSON

Senior Vice President

415.786.9410

nate.gustavson@compass.com

DRE CA: 01898316

1290 Howard Avenue, Suite 201
Burlingame, CA 94010

COMPASS
COMMERCIAL



CONFIDENTIALITY & DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

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

EXECUTIVE SUMMARY

MULTIFAMILY / 4 UNITS

Property Address 616 Harvard Avenue, Menlo Park, CA 94025

County	San Mateo
APN	071-433-160
County Use Code	04
Price	\$3,148,000
Units	4
Average Unit Size*	1,004 sq. ft.
Unit Mix	4 Town-House Style / 2 BR-1.5 BA
Price/Sqft	\$782
Gross Building Area	4,023
Lot Size Sqft	8,400
Year Built	1963

* Per Assessor Records



RENT ROLL SUMMARY

TYPE	UNITS	CURRENT RENT	MARKET RENT
2-Bedroom/1.5-Bath	4	\$3,050	\$3,600
TOTAL MONTHLY RENT		\$12,200	\$14,400
TOTAL ANNUAL RENT		\$146,400	\$172,800

FEATURES LOCATION

- Stanford Shopping Center - 4 Blocks
- Santa Cruz Ave - 8 Blocks
Shops, Restaurants, Cafe, Bakeries, Grocery
- University Ave, Palo Alto - 10 Blocks
- Stanford University - 1/2 Mile
- Near Hwy 101 & 280 Access
- Walkability Per Resident -
10 min walk to Stanford Shopping, 14 min walk
to Santa Cruz Ave, 15 min walk to University Ave

FEATURES BUILDING

Roof:	Main & Carport-New Dec 2017
Parking:	4 Covered, 4 Open
Extra Storage:	4 Storage Rooms in Carport
Private Backyards/Patio:	Each Unit
Laundry:	1 Washer / 1 Dryer, Owner
Watering:	Auto Sprinkler
Meters-Gas & Electric:	Separate

SCHEDULED INCOME SUMMARY



UNIT	TYPE	CURRENT RENT	MARKET RENT	LEASE TERM
1	2-Bedroom/1.5-Bath - Town-House	\$3,050	\$3,600	7/20/17 - 6/30/18
2	2-Bedroom/1.5-Bath - Town-House	\$3,050	\$3,600	4/7/20 - 3/31/21
3	2-Bedroom/1.5-Bath - Town-House	\$3,050	\$3,600	6/15/21 - 6/14/22
4	2-Bedroom/1.5-Bath - Town-House	\$3,050	\$3,600	7/15/22 - 7/14/22
MONTHLY RENT TOTAL		\$12,200	\$14,400	
Laundry 1 Washer/1 Dryer		Free to Residents	Free to Residents	
SCHEDULED MONTHLY GROSS INCOME		\$12,200	\$14,400	
SCHEDULED ANNUAL GROSS INCOME		\$146,400	\$172,800	

** Per Assessors Records, each upstairs/downstairs unit is over 1,000 sqft.*

PRO FORMA OPERATING SUMMARY



OPERATING EXPENSES

New Property Taxes (@1.0897%)	\$34,303
Special Assessments & Direct Charges	\$7,273
Insurance	\$3,350
Utilities ^[1]	
PG&E	\$3,162
Water	\$3,304
Gas	\$5,203
Repairs & Maintenance ^[2]	\$5,584
Landscape	\$1,080
Misc. Fees	\$500
TOTAL EXPENSES	\$53,353

	CURRENT		MARKET
Scheduled Gross Income	\$146,400		\$172,800
Less Vacancy 2.5%	(\$3,660)	2.5%	(\$4,320)
Effective Gross Rent	\$142,740		\$168,480
Less Expenses	\$53,353		\$53,353
NET OPERATING INCOME	\$89,387		\$115,127
Cap Rate	2.8%		3.6%
GRM	21.5		18.2

Notes:

^[1] Quote from JSW Insurance Co.

^[2] Actual 2022

PHOTOS | UNIT 2

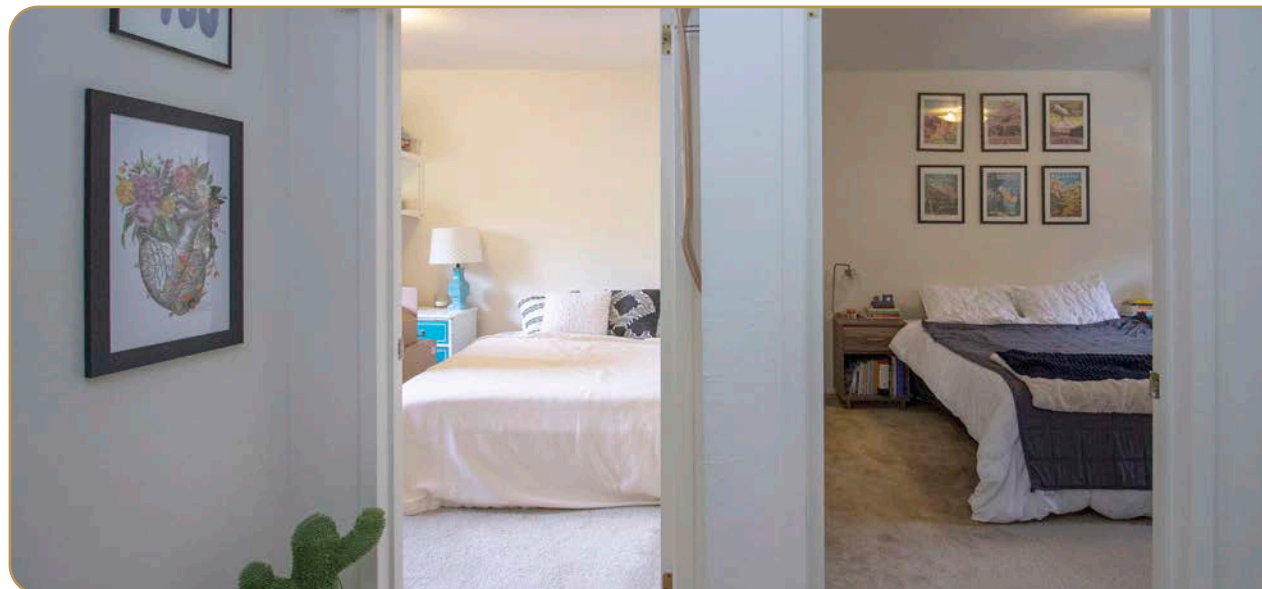
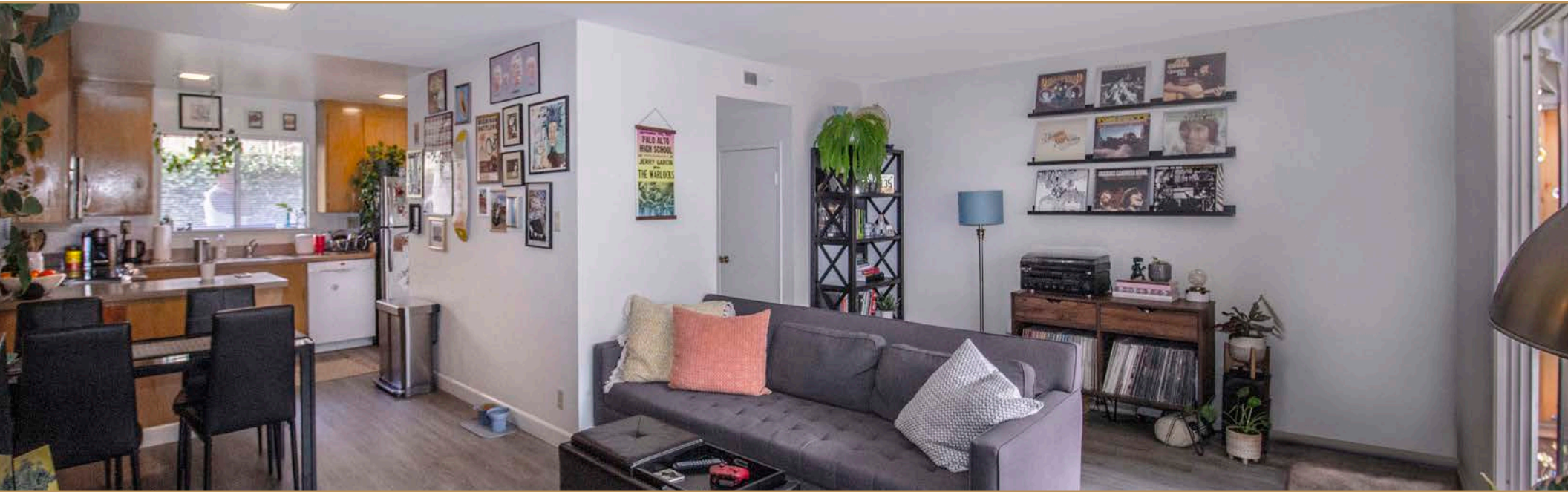
2-Bedroom/1.5-Bath - Town-House

- Dishwasher
- Electric Stove
- Private Patio
- Extra 1/2 Bath
- Pantry
- Huge Storage Under Stairs
- Central Forced Air
- Wood Plank Floors and Carpet
- Private Backyard / Patio



PHOTOS | UNIT 2

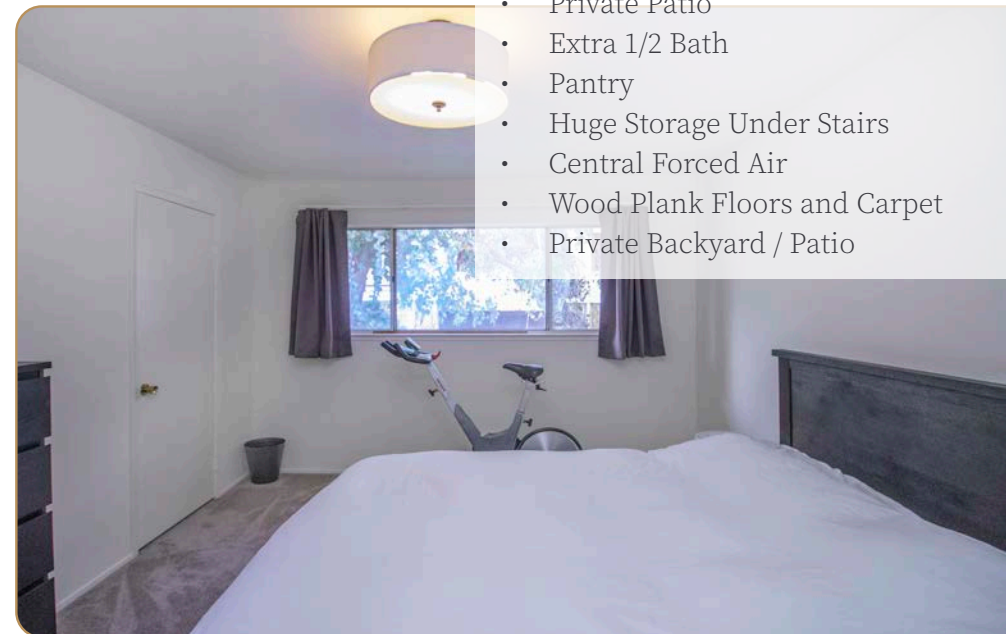
2-Bedroom/1.5-Bath - Town-House



PHOTOS | UNIT 3

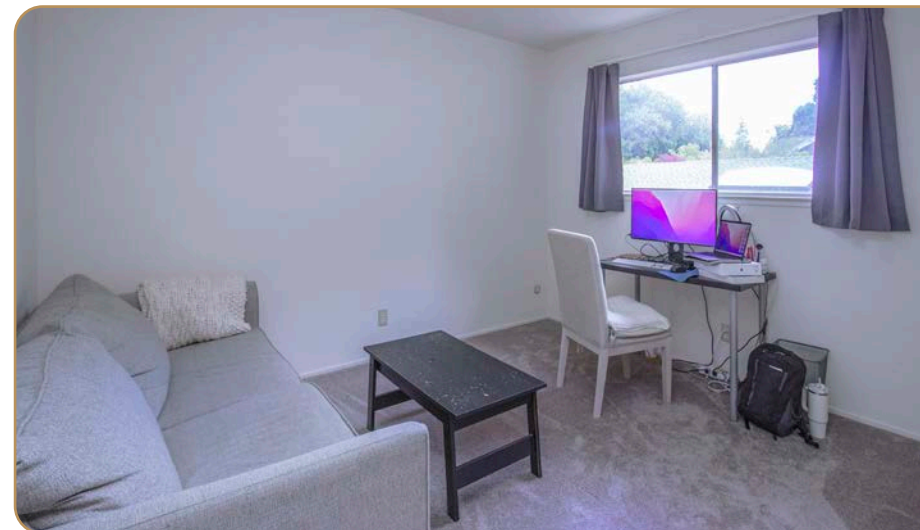
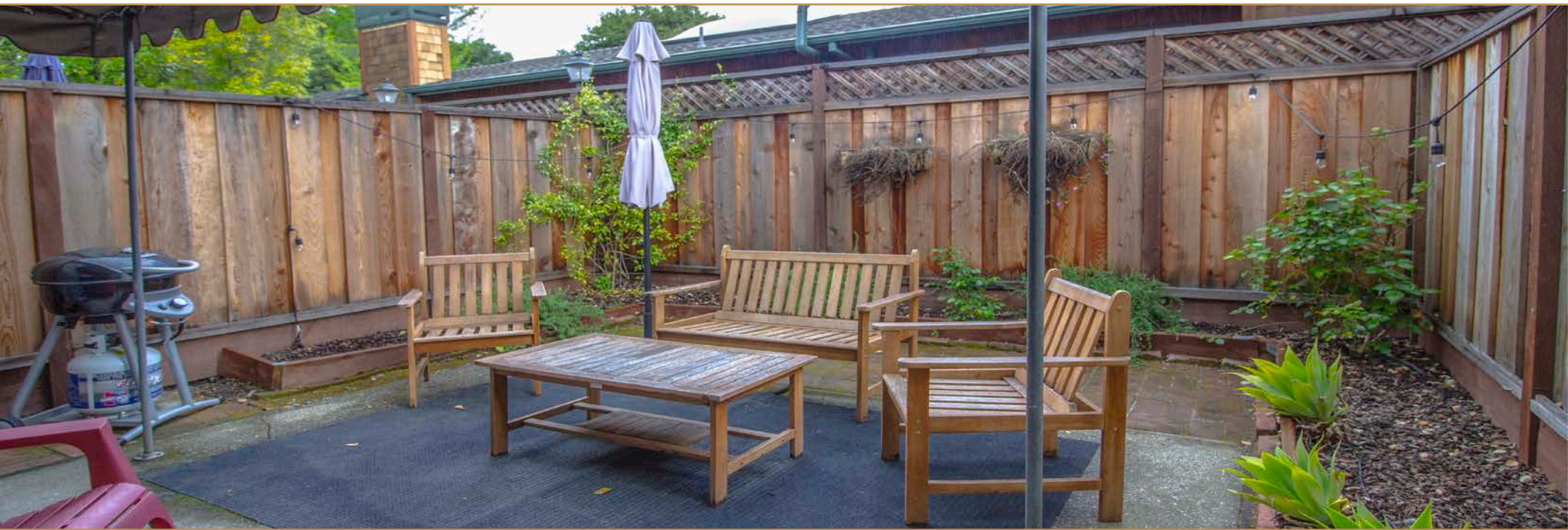
2-Bedroom/1.5-Bath - Town-House

- Dishwasher
- Electric Stove
- Private Patio
- Extra 1/2 Bath
- Pantry
- Huge Storage Under Stairs
- Central Forced Air
- Wood Plank Floors and Carpet
- Private Backyard / Patio



PHOTOS | UNIT 3

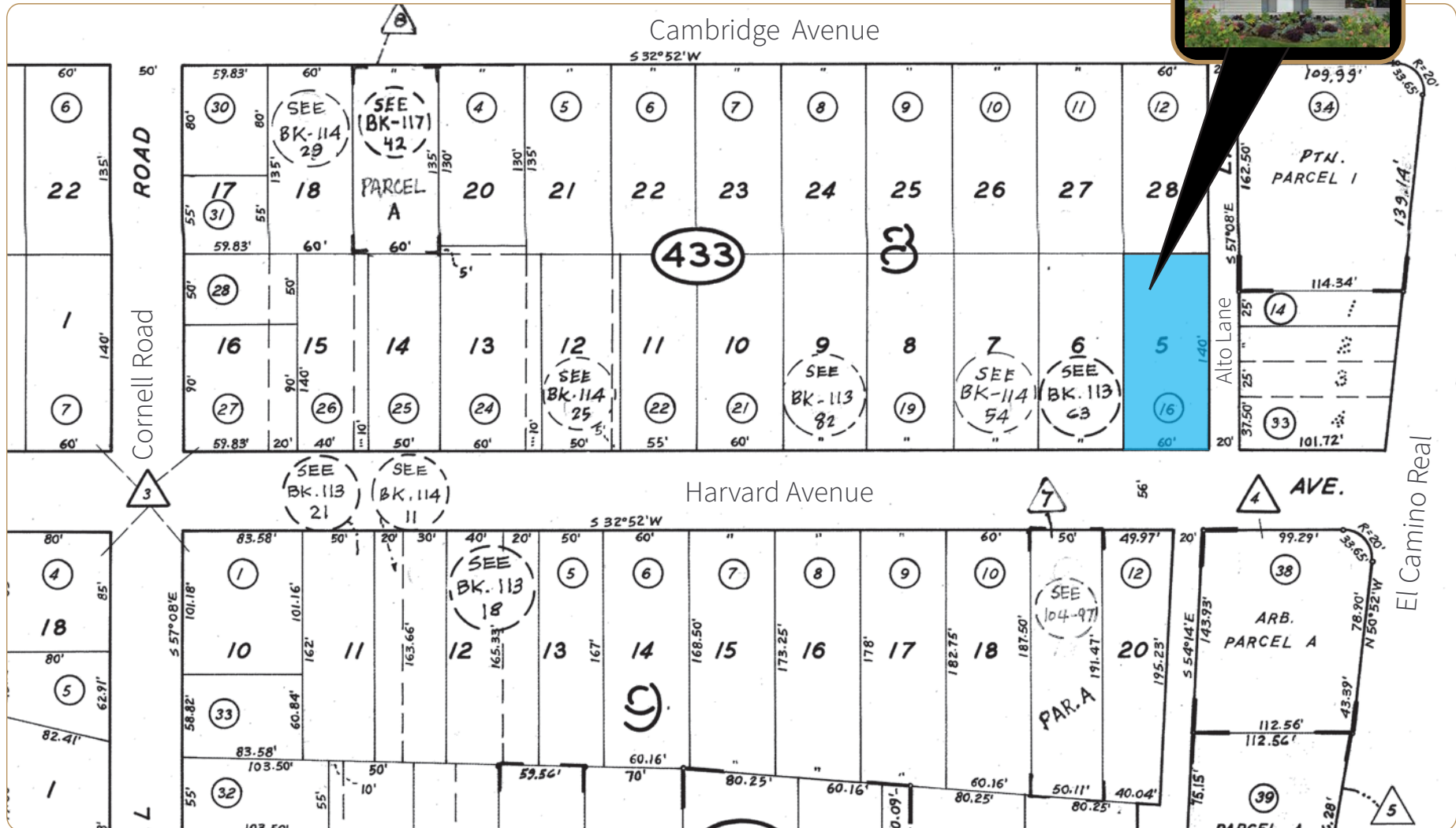
2-Bedroom/1.5-Bath - Town-House



PHOTOS | Exterior



TAX MAP



PROPERTY FEATURES



WALK/BIKE/SOUND/TRANSIT SCORE

Walk Score 82 (*Very Walkable*)

Bike Score 97 (*Biker's Paradise*)

Sound Score 69 (*Active*)

Transit Score 55 (*Good Transit*)

AIRPORT (*Drive*)

San José International Airport	27 min	16.6 mi
San Francisco Airport	30 min	18.4 mi
Oakland International Airport	44 min	29.4 mi

NEARBY COLLEGES (*Drive*)

Menlo College	5 min	1.7 mi
Stanford University	9 min	2.9 mi
Foothill College, Middlefield	13 min	4.9 mi
Canada College	15 min	7.3 mi

AMENITIES

- Located in the Allied Arts neighborhood in Menlo Park near Caltrans and bus routes.
- Good transit, including 10 transit stops within 9.6 miles. Transit options include Mountain View Station and Evelyn Station. Pedestrians can reach Palo Alto with a 12 minutes walk.
- Recreational activities nearby are plentiful with 5 parks within 1.7 miles, including El Palo Alto Park, Jack W. Lyle Park, and Hopkins Creekside Park.
- 13 minute walk from Caltrans. Car sharing is available from Getaround, RelayRides and Zipcar.

CALTRANS

Special Special Event	0.6 mi	Local Local	0.6 mi
Bullet Baby Bullet	0.6 mi	Limited Limited	0.6 mi
Limited	0.6 mi	Bullet	0.6 mi
Local	0.6 mi		

BUS LINES

ECR Daly City BART	0.0 mi	280 Purdue/Fordham	0.2mi
281 Onetta Harris Ctr	0.2 mi	To Stanford Hospital	0.2mi
35 DNTN MTN VIEW	0.3 mi	To Menlo Park Library	0.3 mi
84 Middlefield/Lane	0.3 mi	88 Bay/Marsh	0.3 mi
83 Hillview School	0.3 mi	80 Oak Knoll ES	0.4 mi

AERIAL PHOTO



ATTACHMENT E | Development

115 EL CAMINO REAL



DRAWING SHEET INDEX

G01 TITLE SHEET	A33 EXTERIOR ELEVATION WEST FACING ALT.M/L
G02 ZONING AND OVERLAY ANALYSIS	A34 EXTERIOR ELEVATION NORTH INTERIOR LOT LINE
G03 ECR STANDARDS AND GUIDELINES DIAGRAMS	A41 STREETSCAPE
G04 PARKING ANALYSIS	A51 BUILDING CROSS SECTION
G05 SIGNAGE PLAN	A52 BUILDING LONGITUDINAL SECTION
G06 BUILDING DIVISION COMMENT RESPONSE	A56 ECR AT HARVARD AVE. RENDERING
G07 CONSTRUCTION PHASING DIAGRAM	A61 ECR FACADE + HARVARD AT ALTO RENDERING
G08 EXISTING CONDITIONS PHOTOGRAPHS	D11 ENLARGED VIEWS AND SCHEMATIC DETAILS
A01 EXISTING PLANT	D2 MATERIALS BOARD
A02 AREA PLAN	C10 CIVIL TITLE SHEET
A03 SITE PLAN	C11 TENTATIVE MAP & 1ST FLOOR LAYOUT PLAN
A04 SQUARE FOOTAGE CALCULATION PLANS	C12 2ND FLOOR LAYOUT PLAN
L110 PRELIMINARY LANDSCAPE PLAN	C13 3RD FLOOR LAYOUT PLAN
A11 OVERALL FLOOR PLAN - LEVEL 1	C14 ROOF LAYOUT PLAN
A12 OVERALL FLOOR PLAN - LEVEL 2	C20 PRELIMINARY GRADING AND DRAINAGE PLAN
A13 OVERALL FLOOR PLAN - LEVEL 3	C21 SITE SECTIONS
A14 ROOF PLAN	C30 PRELIMINARY UTILITY PLAN
A15 LINE OF SIGHT DIAGRAMS	C40 IMPERVIOUS AREA EXHIBIT
A21 ENLARGED COMMERCIAL UNITS FLOOR PLAN	C50 DETAILS
A22 ENLARGED UNIT 1 PLAN	C51 DETAILS
A23 ENLARGED UNIT 2 PLAN	C52 DETAILS
A24 ENLARGED UNIT 3 PLAN	C60 GRADING SPECIFICATIONS
A25 ENLARGED UNIT 4 PLAN	C61 GRADING SPECIFICATIONS
A31 EXTERIOR ELEVATION EAST FACING ECR	SU1 TOPOGRAPHIC SURVEY
A32 EXTERIOR ELEVATION SOUTH FACING HARVARD AVE	

PROJECT DIRECTORY

OWNER	JAYA PANCHOLY + RANJEET PANCHOLY
ARCHITECT	LEVY ART + ARCHITECTURE 151 POTRERO AVE SAN FRANCISCO, CA 94103 415-641-7320
CIVIL ENGINEER	LEA AND BRAZE ENGINEERING INC 2485 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 510-887-4086

PROJECT ADDRESS

115 EL CAMINO REAL
MENLO PARK, CA 94025

ZONING

APN: 071-433-330	OCCUPANCY: R-2
MUNICIPAL ZONING: SPEC-RD	CONSTRUCTION TYPE: VB
ECR: SW	SPRINKLER SYSTEM: YES
LAND USE: MIXED USE / RESIDENTIAL	# RESIDENTIAL UNITS: 4

PROJECT DESCRIPTION

DEMOLITION OF EXISTING HOTEL FOLLOWED BY NEW
CONSTRUCTION OF MIXED USE BUILDING

GROUND FLOOR WILL CONSIST OF PARKING AND TWO COMMERCIAL SPACES FRONTING EL CAMINO REAL. THE SECOND LEVEL WILL HAVE THREE RESIDENTIAL UNITS AND THE THIRD LEVEL WILL HAVE ONE RESIDENTIAL UNIT.



VEY FOTHOPOWAGE, STE 300
3475 FERNWOOD, CA 94130
415-841-7220
hryon.com



115 EL CAMINO
MENLO PARK, CA 94025

Example FILE: 5-000	
Date	5-20-09
Scale	
Green	400
Job	FILE: 5-000
Sheet	

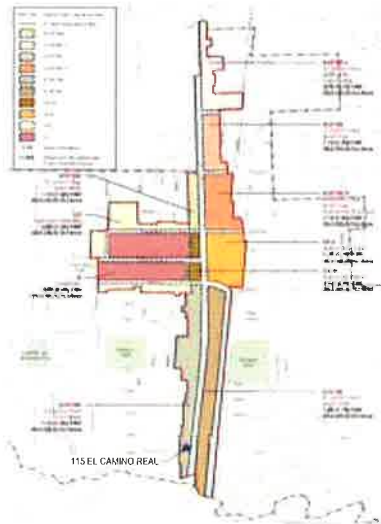
G0.1



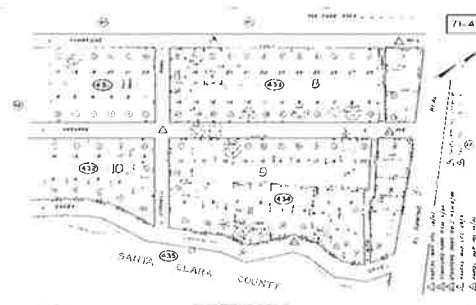
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

DATA SHEET

LOCATION		APPLICANT	
BANKING UNIT		Lynn A. & J. Architecture	
PROPOSED USE		PROPERTY OWNER(S)	
Address		City and State	
ZONING		APPLICATION	
FOR PLAN	PROPOSED PROJECT	Development Planned	JOINED DEVELOPMENT
1.000-1	2.000-1	3.000-1	4.000-1
5.000-1	6.000-1	7.000-1	8.000-1
9.000-1	10.000-1	11.000-1	12.000-1
13.000-1	14.000-1	15.000-1	16.000-1
17.000-1	18.000-1	19.000-1	20.000-1
21.000-1	22.000-1	23.000-1	24.000-1
25.000-1	26.000-1	27.000-1	28.000-1
29.000-1	30.000-1	31.000-1	32.000-1
33.000-1	34.000-1	35.000-1	36.000-1
37.000-1	38.000-1	39.000-1	40.000-1
41.000-1	42.000-1	43.000-1	44.000-1
45.000-1	46.000-1	47.000-1	48.000-1
49.000-1	50.000-1	51.000-1	52.000-1
53.000-1	54.000-1	55.000-1	56.000-1
57.000-1	58.000-1	59.000-1	60.000-1
61.000-1	62.000-1	63.000-1	64.000-1
65.000-1	66.000-1	67.000-1	68.000-1
69.000-1	70.000-1	71.000-1	72.000-1
73.000-1	74.000-1	75.000-1	76.000-1
77.000-1	78.000-1	79.000-1	80.000-1
81.000-1	82.000-1	83.000-1	84.000-1
85.000-1	86.000-1	87.000-1	88.000-1
89.000-1	90.000-1	91.000-1	92.000-1
93.000-1	94.000-1	95.000-1	96.000-1
97.000-1	98.000-1	99.000-1	100.000-1
101.000-1	102.000-1	103.000-1	104.000-1
105.000-1	106.000-1	107.000-1	108.000-1
109.000-1	110.000-1	111.000-1	112.000-1
113.000-1	114.000-1	115.000-1	116.000-1
117.000-1	118.000-1	119.000-1	120.000-1
121.000-1	122.000-1	123.000-1	124.000-1
125.000-1	126.000-1	127.000-1	128.000-1
129.000-1	130.000-1	131.000-1	132.000-1
133.000-1	134.000-1	135.000-1	136.000-1
137.000-1	138.000-1	139.000-1	140.000-1
141.000-1	142.000-1	143.000-1	144.000-1
145.000-1	146.000-1	147.000-1	148.000-1
149.000-1	150.000-1	151.000-1	152.000-1
153.000-1	154.000-1	155.000-1	156.000-1
157.000-1	158.000-1	159.000-1	160.000-1
161.000-1	162.000-1	163.000-1	164.000-1
165.000-1	166.000-1	167.000-1	168.000-1
169.000-1	170.000-1	171.000-1	172.000-1
173.000-1	174.000-1	175.000-1	176.000-1
177.000-1	178.000-1	179.000-1	180.000-1
181.000-1	182.000-1	183.000-1	184.000-1
185.000-1	186.000-1	187.000-1	188.000-1
189.000-1	190.000-1	191.000-1	192.000-1
193.000-1	194.000-1	195.000-1	196.000-1
197.000-1	198.000-1	199.000-1	200.000-1
201.000-1	202.000-1	203.000-1	204.000-1
205.000-1	206.000-1	207.000-1	208.000-1
209.000-1	210.000-1	211.000-1	212.000-1
213.000-1	214.000-1	215.000-1	216.000-1
217.000-1	218.000-1	219.000-1	220.000-1
221.000-1	222.000-1	223.000-1	224.000-1
225.000-1	226.000-1	227.000-1	228.000-1
229.000-1	230.000-1	231.000-1	232.000-1
233.000-1	234.000-1	235.000-1	236.000-1
237.000-1	238.000-1	239.000-1	240.000-1
241.000-1	242.000-1	243.000-1	244.000-1
245.000-1	246.000-1	247.000-1	248.000-1
249.000-1	250.000-1	251.000-1	252.000-1
253.000-1	254.000-1	255.000-1	256.000-1
257.000-1	258.000-1	259.000-1	260.000-1
261.000-1	262.000-1	263.000-1	264.000-1
265.000-1	266.000-1	267.000-1	268.000-1
269.000-1	270.000-1	271.000-1	272.000-1
273.000-1	274.000-1	275.000-1	276.000-1
277.000-1	278.000-1	279.000-1	280.000-1
281.000-1	282.000-1	283.000-1	284.000-1
285.000-1	286.000-1	287.000-1	288.000-1
289.000-1	290.000-1	291.000-1	292.000-1
293.000-1	294.000-1	295.000-1	296.000-1
297.000-1	298.000-1	299.000-1	300.000-1
301.000-1	302.000-1	303.000-1	304.000-1
305.000-1	306.000-1	307.000-1	308.000-1
309.000-1	310.000-1	311.000-1	312.000-1
313.000-1	314.000-1	315.000-1	316.000-1
317.000-1	318.000-1	319.000-1	320.000-1
321.000-1	322.000-1	323.000-1	324.000-1
325.000-1	326.000-1	327.000-1	328.000-1
329.000-1	330.000-1	331.000-1	332.000-1
333.000-1	334.000-1	335.000-1	336.000-1
337.000-1	338.000-1	339.000-1	340.000-1
341.000-1	342.000-1	343.000-1	344.000-1
345.000-1	346.000-1	347.000-1	348.000-1
349.000-1	350.000-1	351.000-1	352.000-1
353.000-1	354.000-1	355.000-1	356.000-1
357.000-1	358.000-1	359.000-1	360.000-1
361.000-1	362.000-1	363.000-1	364.000-1
365.000-1	366.000-1	367.000-1	368.000-1
369.000-1	370.000-1	371.000-1	372.000-1
373.000-1	374.000-1	375.000-1	376.000-1
377.000-1	378.000-1	379.000-1	380.000-1
381.000-1	382.000-1	383.000-1	384.000-1
385.000-1	386.000-1	387.000-1	388.000-1
389.000-1	390.000-1	391.000-1	392.000-1
393.000-1	394.000-1	395.000-1	396.000-1
397.000-1	398.000-1	399.000-1	400.000-1
401.000-1	402.000-1	403.000-1	404.000-1
405.000-1	406.000-1	407.000-1	408.000-1
409.000-1	410.000-1	411.000-1	412.000-1
413.000-1	414.000-1	415.000-1	416.000-1
417.000-1	418.000-1	419.000-1	420.000-1
421.000-1	422.000-1	423.000-1	424.000-1
425.000-1	426.000-1	427.000-1	428.000-1
429.000-1	430.000-1	431.000-1	432.000-1
433.000-1	434.000-1	435.000-1	436.000-1
437.000-1	438.000-1	439.000-1	440.000-1
441.000-1	442.000-1	443.000-1	444.000-1
445.000-1	446.000-1	447.000-1	448.000-1
449.000-1	450.000-1	451.000-1	452.000-1
453.000-1	454.000-1	455.000-1	456.000-1
457.000-1	458.000-1	459.000-1	460.000-1
461.000-1	462.000-1	463.000-1	464.000-1
465.000-1	466.000-1	467.000-1	468.000-1
469.000-1	470.000-1	471.000-1	472.000-1
473.000-1	474.000-1	475.000-1	476.000-1
477.000-1	478.000-1	479.000-1	480.000-1
481.000-1	482.000-1	483.000-1	484.000-1
485.000-1	486.000-1	487.000-1	488.000-1
489.000-1	490.000-1	491.000-1	492.000-1
493.000-1	494.000-1	495.000-1	496.000-1
497.000-1	498.000-1	499.000-1	500.000-1
501.000-1	502.000-1	503.000-1	504.000-1
505.000-1	506.000-1	507.000-1	508.000-1
509.000-1	510.000-1	511.000-1	512.000-1
513.000-1	514.000-1	515.000-1	516.000-1
517.000-1	518.000-1	519.000-1	520.000-1
521.000-1	522.000-1	523.000-1	524.000-1
525.000-1	526.000-1	527.000-1	528.000-1
529.000-1	530.000-1	531.000-1	532.000-1
533.000-1	534.000-1	535.000-1	536.000-1
537.000-1	538.000-1	539.000-1	540.000-1
541.000-1	542.000-1	543.000-1	544.000-1
545.000-1	546.000-1	547.000-1	548.000-1
549.000-1	550.000-1	551.000-1	552.000-1
553.000-1	554.000-1	555.000-1	556.000-1
557.000-1	558.000-1	559.000-1	560.000-1
561.000-1	562.000-1	563.000-1	564.000-1
565.000-1	566.000-1	567.000-1	568.000-1
569.000-1	570.000-1	571.000-1	572.000-1
573.000-1	574.000-1	575.000-1	576.000-1
577.000-1	578.000-1	579.000-1	580.000-1
581.000-1	582.000-1	583.000-1	584.000-1
585.000-1	586.000-1	587.000-1	588.000-1
589.000-1	590.000-1	591.000-1	592.000-1
593.000-1	594.000-1	595.000-1	596.000-1
597.000-1	598.000-1	599.000-1	600.000-1
601.000-1	602.000-1	603.000-1	604.000-1
605.000-1	606.000-1	607.000-1	608.000-1
609.000-1	610.000-1	611.000-1	612.000-1
613.000-1	614.000-1	615.000-1	616.000-1
617.000-1	618.000-1	619.000-1	620.000-1
621.000-1	622.000-1	623.000-1	624.000-1
625.000-1	626.000-1	627.000-1	628.000-1
629.000-1	630.000-1	631.000-1	632.000-1
633.000-1	634.000-1	635.000-1	636.000-1
637.000-1	638.000-1	639.000-1	640.000-1
641.000-1	642.000-1	643.000-1	644.000-1
645.000-1	646.000-1	647.000-1	648.000-1
649.000-1	650.000-1	651.000-1	652.000-1
653.000-1	654.000-1	655.000-1	656.000-1
657.000-1	658.000-1	659.000-1	660.000-1
661.000-1	662.000-1	663.000-1	664.000-1
665.000-1	666.000-1	667.000-1	668.000-1
669.000-1	670.000-1	671.000-1	672.000-1
673.000-1	674.000-1	675.000-1	676.000-1
677.000-1	678.000-1	679.000-1	680.000-1
681.000-1	682.000-1	683.000-1	684.000-1
685.000-1	686.000-1	687.000-1	688.000-1
689.000-1	690.000-1	691.000-1	692.000-1
693.000-1	694.000-1	695.000-1	696.000-1
697.000-1	698.000-1	699.000-1	700.000-1
701.000-1	702.000-1	703.000-1	704.000-1
705.000-1	706.000-1	707.000-1	708.000-1
709.000-1	710.000-1	711.000-1	712.000-1
713.000-1	714.000-1	715.000-1	716.000-1
717.000-1	718.000-1	719.000-1	720.000-1
721.000-1	722.000-1	723.000-1	724.000-1
725.000-1	726.000-1	727.000-1	728.000-1
729.000-1	730.000-1	731.000-1	732.000-1
733.000-1	734.000-1	735.000-1	736.000-1
737.000-1	738.000-1	739.000-1	740.000-1
741.000-1	742.000-1	743.000-1	744.000-1
745.000-1	746.000-1	747.000-1	748.000-1
749.000-1	750.000-1	751.000-1	752.000-1
753.000-1	754.000-1	755.000-1	756.000-1
757.000-1	758.000-1	759.000-1	760.000-1
761.000-1	762.000-1	763.000-1	764.000-1
765.000-1	766.000-1	767.000-1	768.000-1
769.000-1	770.000-1	771.000-1	772.000-1
773.000-1	774.000-1	775.000-1	776.000-1
777.000-1	778.000-1	779.000-1	780.000-1
781.000-1	782.000-1	783.000-1	784.000-1
785.000-1	786.000-1	787.000-1	788.000-1
789.000-1	790.000-1	791.000-1	792.000-1
793.000-1	794.000-1	795.000-1	796.000-1
797.000-1	798.000-1	799.000-1	800.000-1
801.000-1	802.000-1	803.000-1	804.000-1
805.000-1	806.000-1	807.000-1	808.000-1
809.000-1	810.000-1	811.000-1	812.000-1
813.000-1	814.000-1	815.000-1	816.000-1
817.000-1	818.000-1	819.000-1	820.000-1
821.000-1	822		



PARCEL MAP

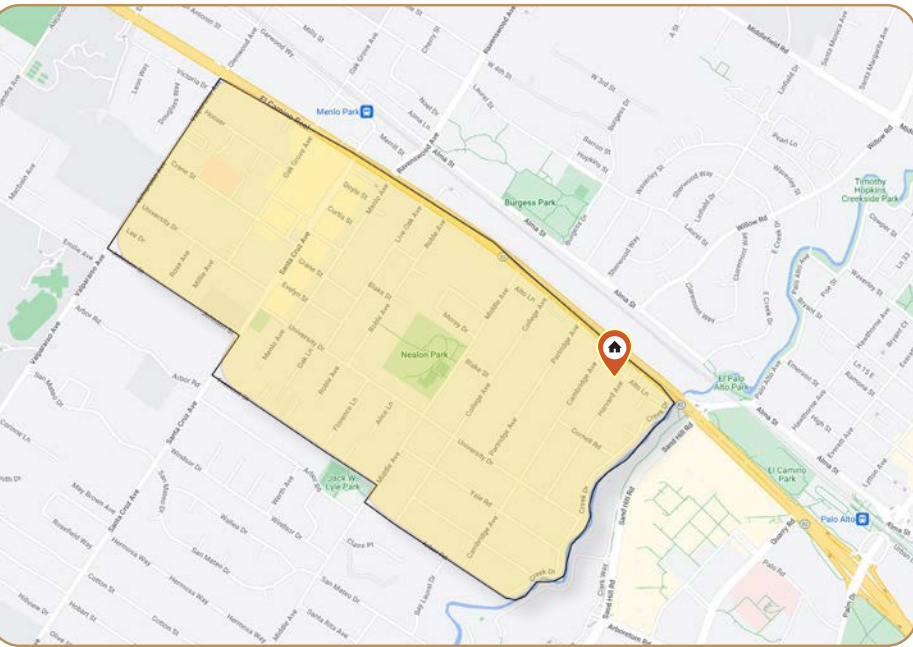


VICINITY MAP



LOCATION OVERVIEW

Allied Arts Stanford Park Neighborhood



Just a short walk from both downtown Menlo Park and Stanford University, Allied Arts is bordered by El Camino Real on the east, Creek Drive to the south, Arbor Road on the west, and Middle Avenue to the north. Despite its central location, the small neighborhood retains a relaxed and tranquil atmosphere, in part because it is separated from busy Sand Hill Road by San Francisquito Creek.

The neighborhood – also known as Stanford Park – takes its name from the Allied Arts Guild, a complex that houses nearly a dozen local arts and crafts studios, galleries, and shops. The Allied Arts Guild is also well-known for its lush gardens, where visitors can relax amongst nile lilies, hydrangeas, rose bushes, and fountains.

Allied Arts residents enjoy easy access to U.S. Route 101, located about three miles to the east, and Interstate 280, four miles to the west. The neighborhood is also roughly equidistant from both the Menlo Park and Palo Alto Caltrain stations, a convenient perk for those who need to commute to San Francisco or San Jose.

Residents have no shortage of shopping and dining options within a quick stroll, including Stanford Shopping Center, a large open-air mall that houses a number of big-name and luxury retailers, including Neiman Marcus, Nordstrom, Shreve & Company, and Tiffany & Company. Downtown Menlo Park, with its strip of stores and restaurants along Santa Cruz Avenue, is less than a mile to the north – also a snap to access on foot.



NEIGHBORHOOD MAP

STANFORD SHOPPING CENTER
A SIMON MALL

<i>Cartier</i>	MaxMara	HERMÈS PARIS	Apple
BURBERRY	LOUIS VUITTON	★ macy's	THE NORTH FACE
TIFFANY & CO.	NORDSTROM	Neiman Marcus	TESLA
bloomingdales	SAMSUNG	NESPRESSO	adidas
SEPHORA	RALPH LAUREN	Crate&Barrel	
SHREVE & Co.	Adele COSMETICS		

145 Stores, Dozens of Restaurants and Coffee Shops



INVESTMENT ADVISORS



Cameron D. Foster

Senior Vice President

PH: 415.699.6168

cameron@camerondfoster.com

CA DRE: 00972394



Nate Gustavson

Senior Vice President

PH: 415.786.9410

nate.gustavson@compass.com

CA DRE: 01898316

COMPASS
COMMERCIAL

1290 Howard Avenue • Suite 200 • Burlingame CA 94010

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed.