100% LEASED
3 TENANT RETAIL INVESTMENT

EL CAMINO REAL
MENLO PARK, CA
OFFERING MEMORANDUM



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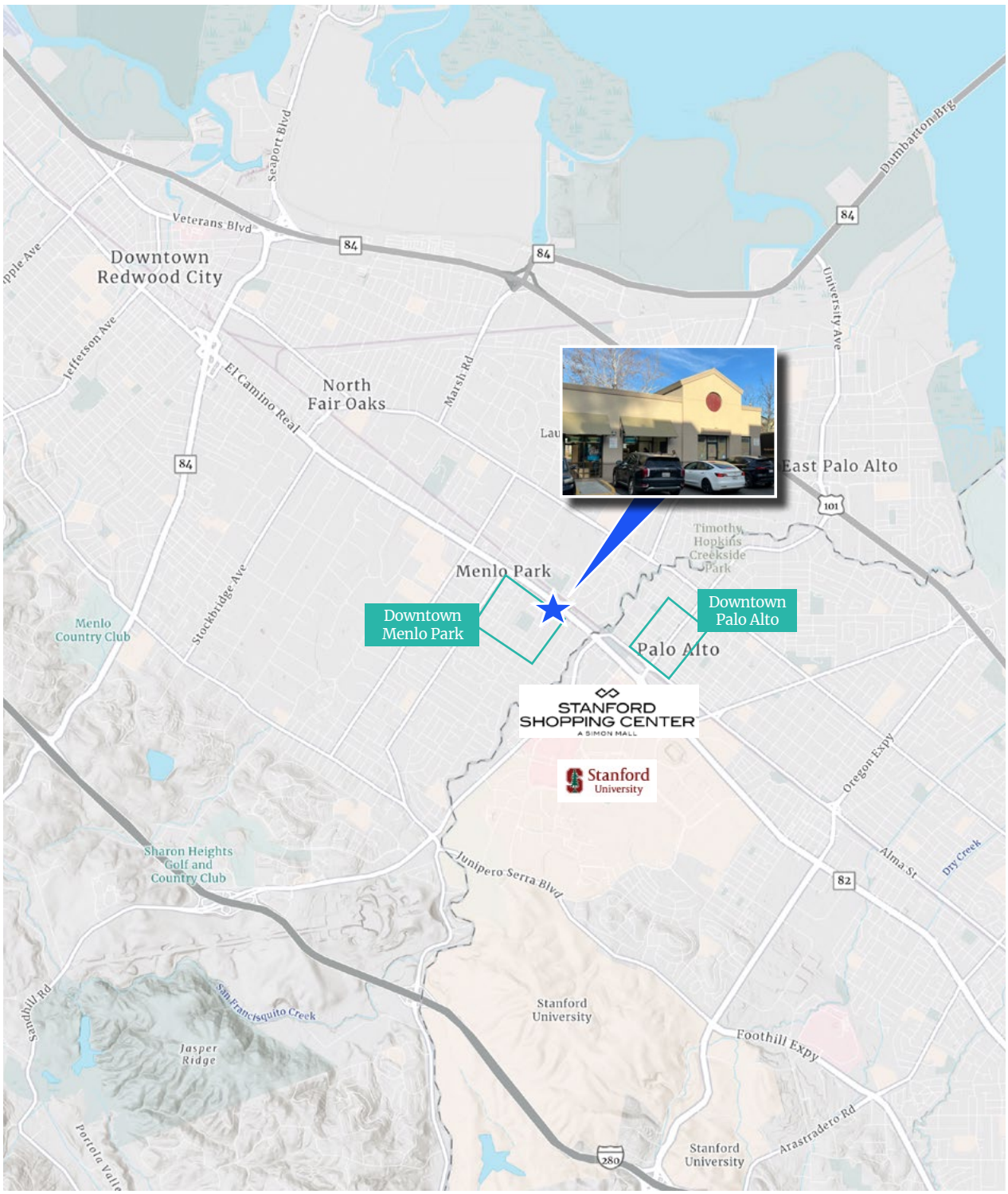
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MENLO PARK AREA MAP



MENLO PARK PROFILE

Located in the heart of Menlo Park is a downtown featuring unique and upscale shops and restaurants. Set in a pleasant, pedestrian-oriented atmosphere, Menlo Park's downtown area attracts locals and visitors alike. Known worldwide as the "Capital of Venture Capital," Menlo Park is well situated to benefit from and help shape new technologies and markets originating from the Silicon Valley. The city hosts such major employers as SRI International, Meta (formerly Facebook), Pacific Biosciences and CSBio Co.

Menlo Park is a city at the eastern edge of San Mateo County in the San Francisco Bay Area of California, United States. It is bordered by San Francisco Bay on the north and east; East Palo Alto, Palo Alto, and Stanford to the south; and Atherton, North Fair Oaks, and Redwood City to the west. It had 33,780 residents at the 2020 United States census. It is home to the corporate headquarters of Meta and is where Google, Roblox Corporation, and Round Table Pizza were founded. The train station holds the record as the oldest continually operating train station in California.

Menlo Park's public primary schools are served by three districts: Menlo Park City School District (central areas), Ravenswood City School District (Belle Haven and VA hospital), and Las Lomitas Elementary School District (Sharon Heights and Stanford Hills). All residents fall under the Sequoia Union High School District, primarily attending Menlo-Atherton High School, with some areas also eligible for Woodside High School. Private schools in the area include St. Raymond and Nativity Catholic schools, Trinity Episcopal, Phillips Brooks (Pre-K–5), Peninsula School (K–8), and the Silicon Valley International School (K–12). Nearby Atherton is home to Menlo School and Sacred Heart School, both private middle and high schools located on the Menlo Park border.
For higher education, Saint Patrick's Seminary and University is a Catholic seminary in Menlo Park.

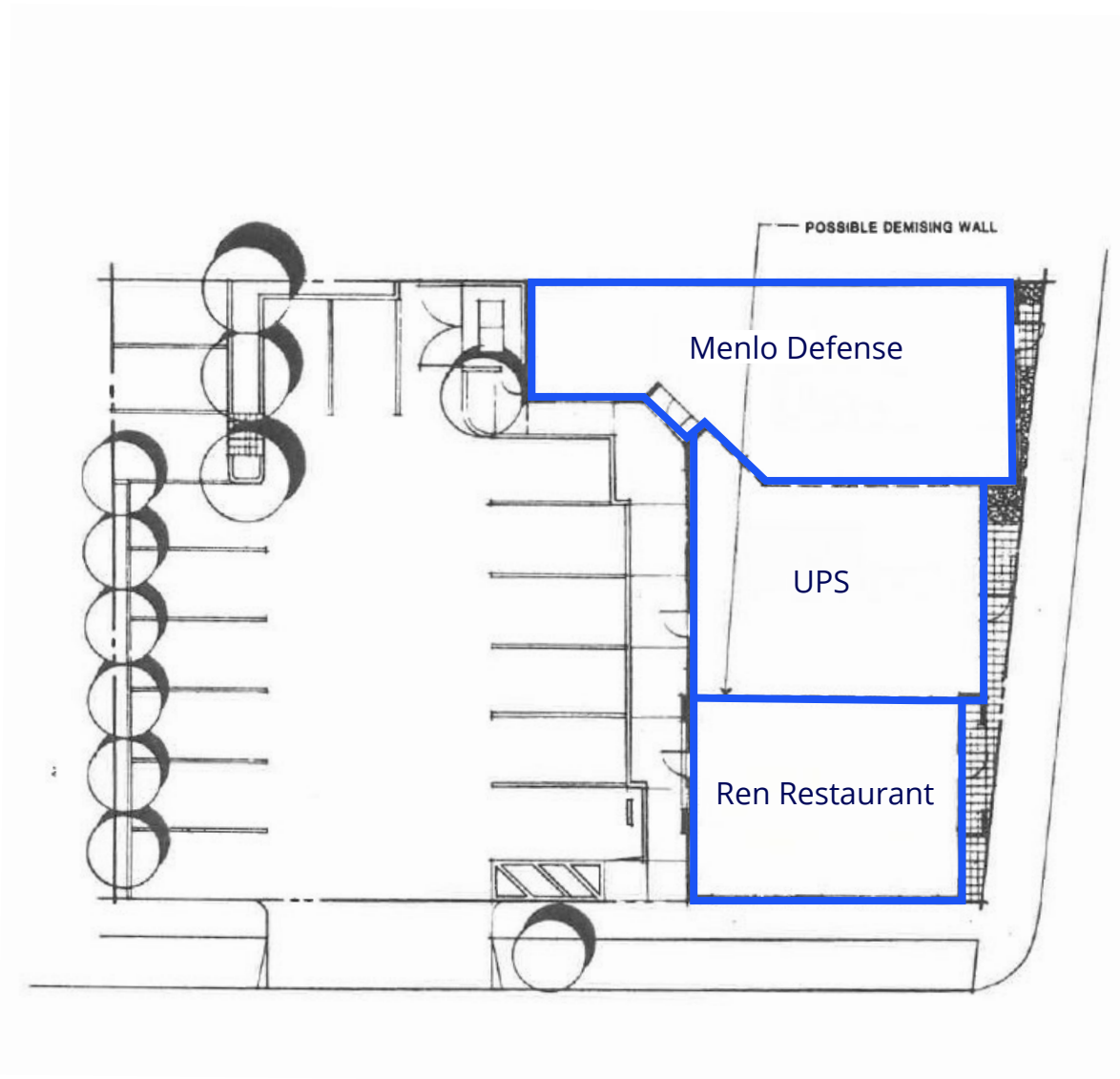
Much of Menlo Park's economy revolves around the companies on Sand Hill Road, consisting of venture capital, private equity, financial services, law firms, and other professional service companies and investment vehicles focusing on technology. Geron, Katerra, Robert Half International, Exponent, and SRI International are among the companies based in Menlo Park. Meta Platforms moved its headquarters to the former campus of Sun Microsystems in Menlo Park in December 2011.

In 2012, Meta (then known as Facebook) announced it would be Menlo Park's biggest employer, with 6,600 employees. According to the city's 2023 annual comprehensive financial report, the city's top employers were Meta, SRI International, Grail, Pacific Biosciences, United Parcel Services, SHR Hotel LLC, Exponent, City of Menlo Park, Personalis and Safeway.





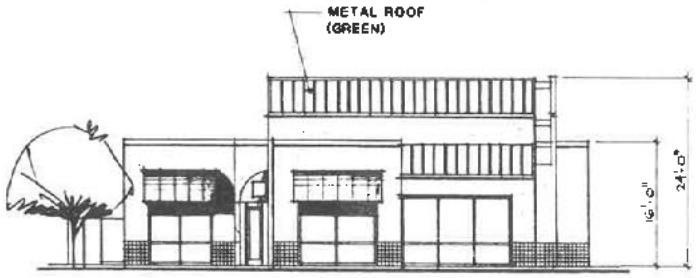
OVERALL SITE PLAN



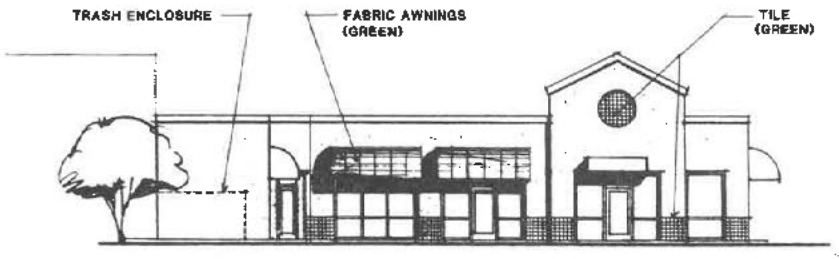
ELEVATIONS



EL CAMINO REAL



COLLEGE AVE.



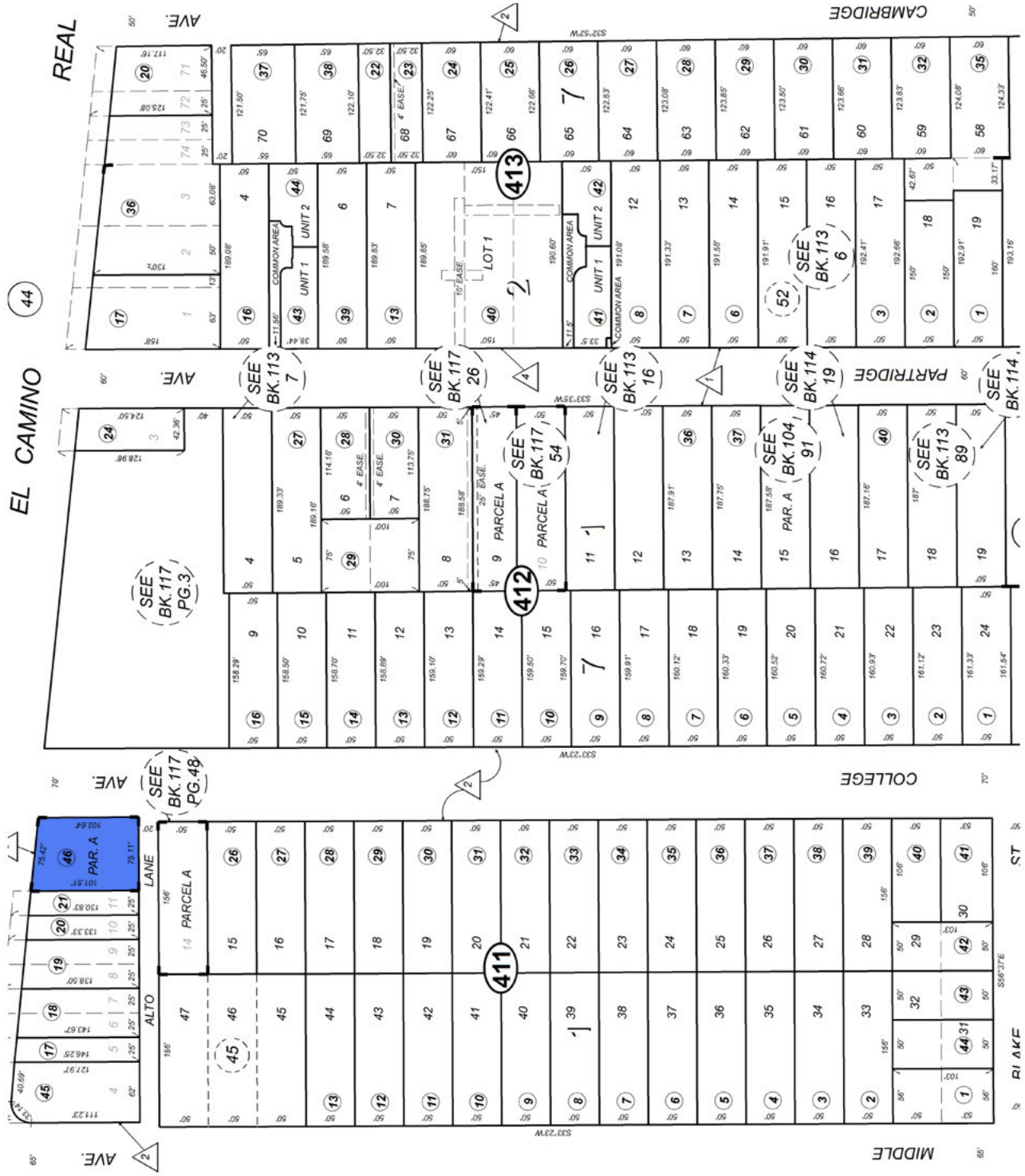
PARKING LOT
ALTO LN.

LOCATION AERIAL





PARCEL MAP


EL CAMINO
REAL
CAMBRIDGE
PARTRIDGE
COLLEGE
MIDDLE
ALTO
LANE
AVE.
ST.
PARCEL A
PAR. A
LOT 1
UNIT 1
UNIT 2
COMMON AREA
SEE BK.113 7
SEE BK.117 26
SEE BK.113 16
SEE BK.114 19
SEE BK.117 54
SEE BK.104 91
SEE BK.113 89
SEE BK.113 6
SEE BK.117 PG.3
SEE BK.117 PG.48
411
412
413

TENANT / LEASE PROFILE

Tenant Name	Ren Restaurant / Sunny Noah
Site Address	401 El Camino Real, Menlo Park, CA
Leasable Sq, Ft.	800 Square Feet
Commencement Date	9/01/2023
Termination Date	8/31/2028
Term	5 Years
Options	(1) 5-Year Options
Monthly Base Rent/Current	$4,120.00
Rent Per Sq. Ft.	$5.15 PSF
Next Increases	9/01/2025 CPI 3% MIN - 5% MAX
Lease Type	NNN
Property Taxes	Tenant
Insurance	Tenant
Maintenance	Tenant

TENANT / LEASE PROFILE

Tenant Name	UPS / Hamed Jirsareai
Site Address	405 El Camino Real, Menlo Park, CA
Leasable Sq, Ft.	950 Square Feet
Commencement Date	3/19/2019
Termination Date	01/31/2029
Term	10+ Years
Options	(1) 5-Year Options
Monthly Base Rent	$4,940.35
Rent Per Sq. Ft.	$5.20 PSF
Next Increases	3% on 3/01/26
Lease Type	NNN
Property Taxes	Tenant
Insurance	Tenant
Maintenance	Tenant

TENANT / LEASE PROFILE

Tenant Name	Menlo Defense / Brandi Strong
Site Address	409 El Camino Real, Menlo Park, CA
Leasable Sq, Ft.	1250 Square Feet
Commencement Date	9/01/2023
Termination Date	8/31/2026
Term	3+ Years
Option	(1) 3-Year Option
Monthly Base Rent	$4,635.00
Rent Per Sq. Ft.	$3.71 PSF
Next Increases	9/01/25 CPI Min 3% +
Lease Type	NNN
Property Taxes	Tenant
Insurance	Tenant
Maintenance	Tenant

OFFERING SUMMARY: EXISTING

Price	$3,375,000.00
Cap Rate	APP 4.9%
Net Operating Income 4/15/2025	$164,344.00
Price/Sq. Ft.	$1,125.00 PSF
Building Size	3,000 Square Feet
Parcel Number	071-411-460
Existing Loan	None

Please note: All Leases are NNN that in addition to Base Rent all the Tenants pay pro-rata share of:

1. Property Tax + Assessments
2. Building Liability Insurance
3. Common Area Maintance and Property Management





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