

## 3401 El Camino Real

Atherton, CA

±1,200 SF

Cold shell condition

Medical/Dental uses permitted

Located on main thoroughfare  
with high visibility

Brand new remodel with high  
end exterior finishes

Landlord onsite

Street parking permitted by the  
County

More than 570 nearby schools in  
Atherton, Menlo Park, Palo Alto  
and Redwood City  
([www.greatschools.org](http://www.greatschools.org))

Free rent as part of TI  
contribution

NNN lease, inquire for rate

10+ year term

Available in 7-8 months



### Location



### Contact

**Janice Hennessey**  
Vice President  
415.229.8950  
[janiceh@kiddermathews.com](mailto:janiceh@kiddermathews.com)  
LIC #01464169

## 3401 El Camino Real

### EXTERIOR PHOTOS



CORNER VIEW



FRONT OF BUILDING



ENTRANCE ON LOYOLA



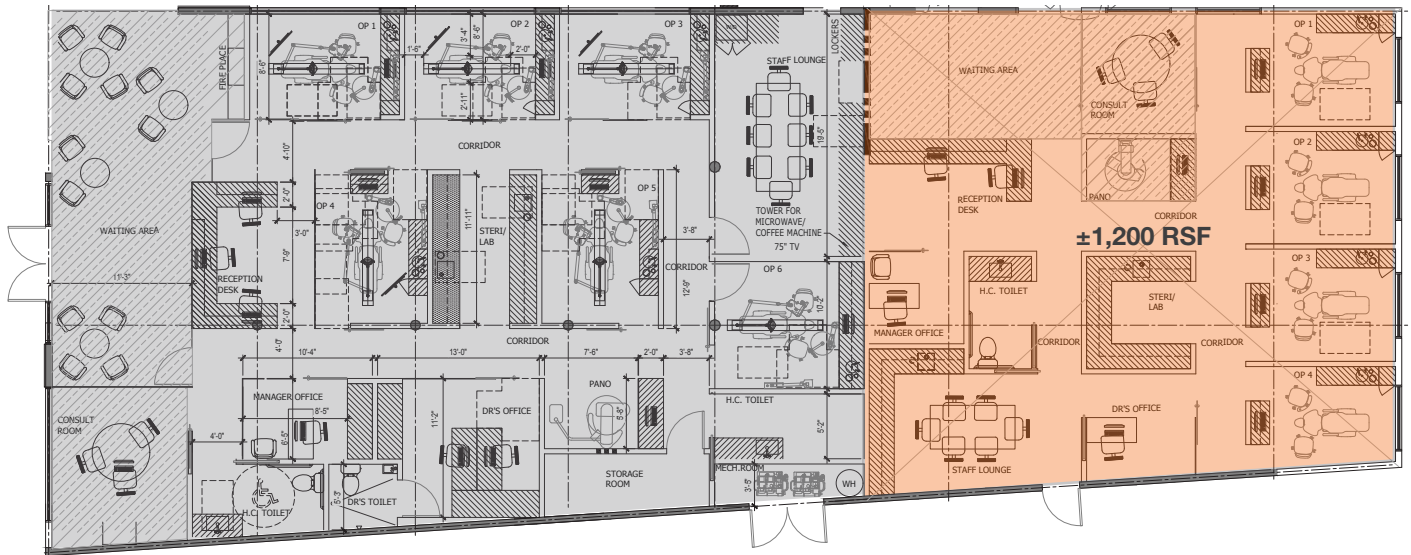
FRONT OF BUILDING

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### FLOOR PLAN



**\*Sample Schematic Drawings for visualizing only**

**AVAILABLE**

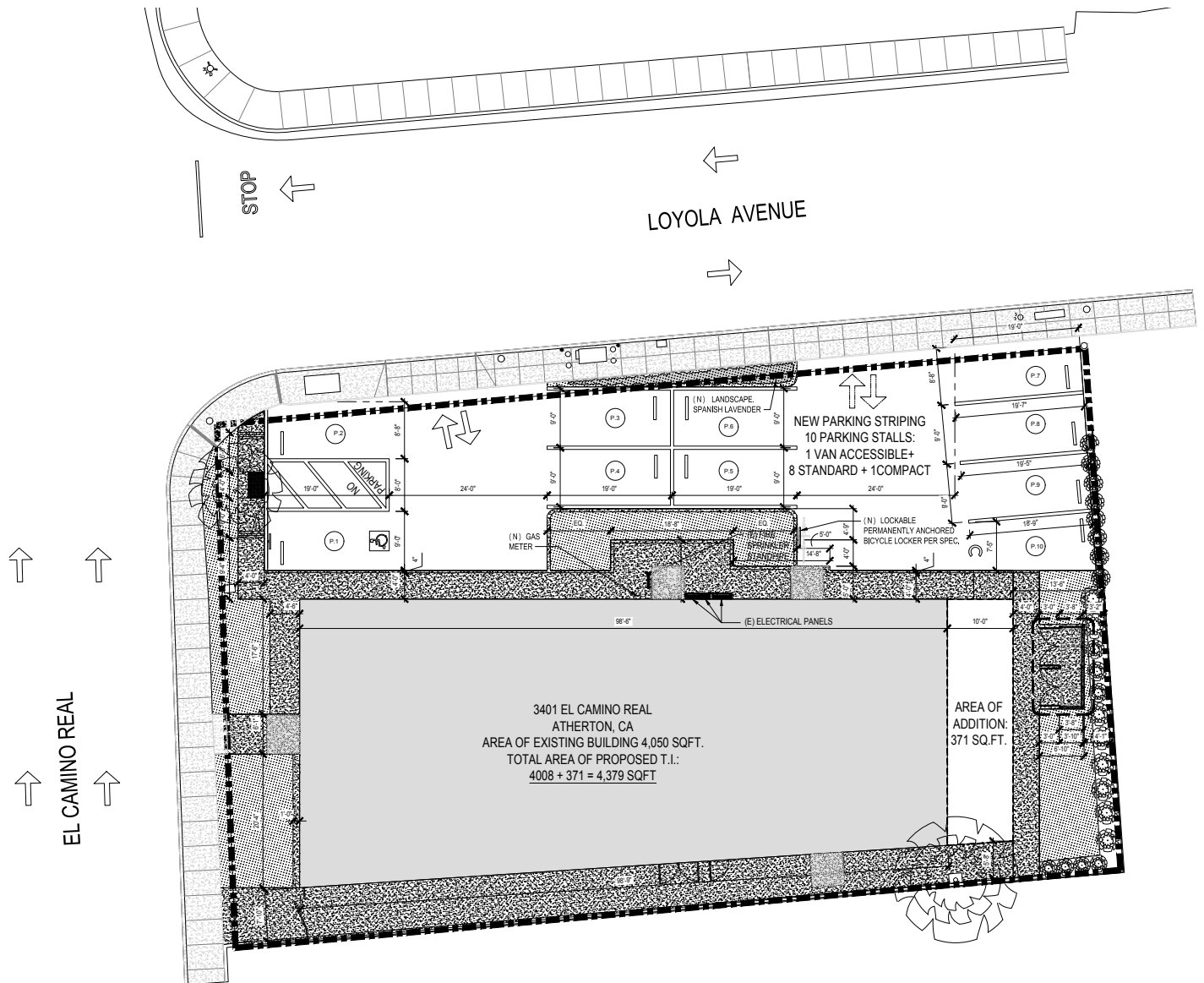
**LEASED**

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### SITE PLAN

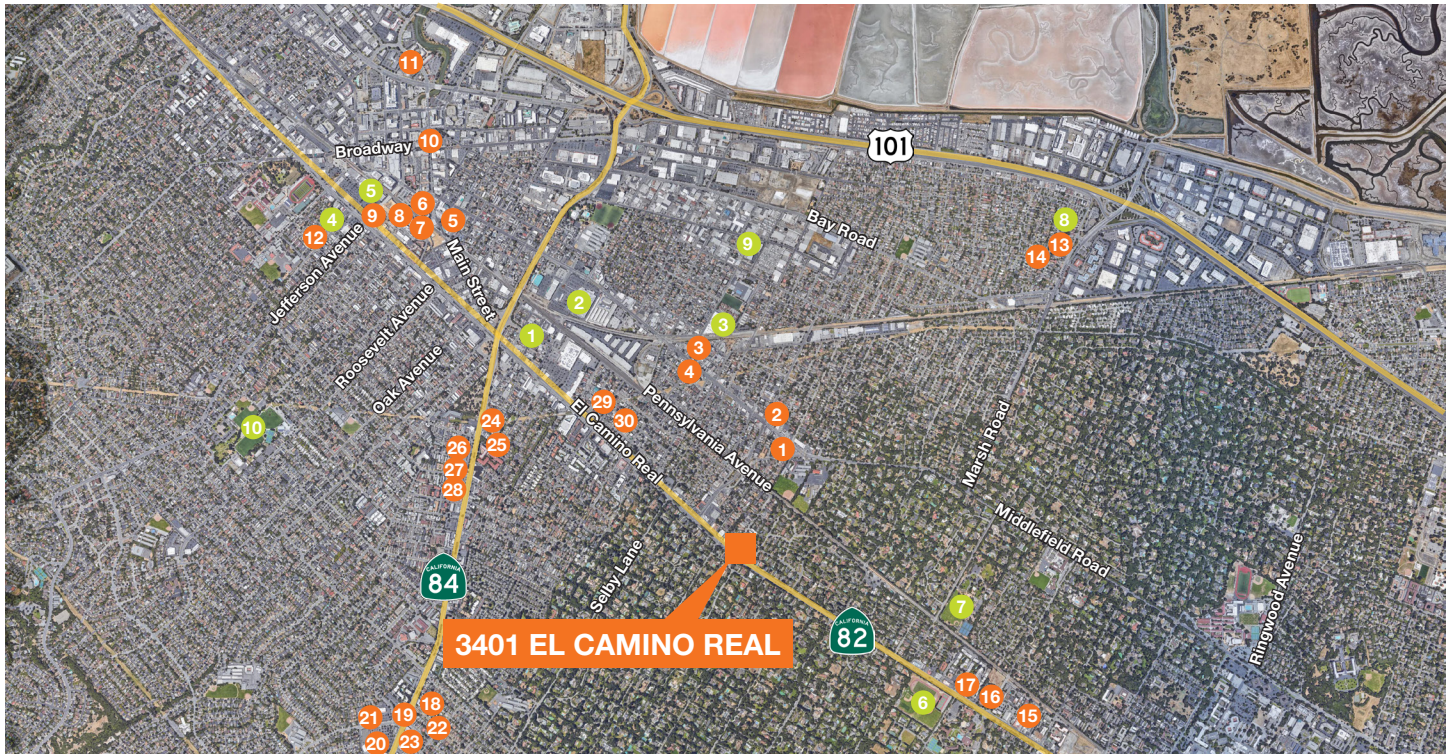


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### AMENITIES



#### EAT/DRINK

- |                              |                           |                              |
|------------------------------|---------------------------|------------------------------|
| 1 Las Parillas               | 11 In-N-Out Burger        | 21 Breaker's Cafe            |
| 2 Hometown Noodle            | 12 Allegro Coffee Company | 22 Rosita's Taco Shop        |
| 3 Connoisseur Coffee Company | 13 Starbucks              | 23 S'Bastian's Coffee        |
| 4 Mazzocco's Club            | 14 Squeeze In             | 24 Karakade Thai Cuisine     |
| 5 FeastPeace                 | 15 Naomi Sushi            | 25 Gold Star Market          |
| 6 Vitality Bowls             | 16 Jason's Cafe           | 26 Subway                    |
| 7 Chipotle Mexican Grill     | 17 Fey                    | 27 Thaibodia                 |
| 8 Starbucks                  | 18 Woodside Deli          | 28 5th Quarter Pizza         |
| 9 Jamba Juice                | 19 Corner Yogurt          | 29 Christina's Deli & Market |
| 10 Philz Coffee              | 20 Redwood Grill          | 30 Caffino                   |

#### LIFESTYLE

- 1 Target
- 2 Costco Wholesale
- 3 SportsHouse
- 4 Whole Foods Market
- 5 Sequoia Station
- 6 Cartan Athletic Fields
- 7 Holbrook-Palmer Park
- 8 Studio K-Fit
- 9 Peninsula Boxing & Fitness
- 10 Red Morton Community Center

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### SCHOOLS



### SCHOOLS

- |                                 |                            |                                  |                                  |
|---------------------------------|----------------------------|----------------------------------|----------------------------------|
| 1 Las Lomitas Elementary School | 6 Palo Alto High School    | 11 Menlo-Atherton High School    | 16 Addison Elementary School     |
| 2 La Entrada Middle School      | 7 Phillips Brooks School   | 12 Hillview Middle School        | 17 Walter Hays Elementary School |
| 3 Oak Knoll Elementary School   | 8 Menlo School             | 13 Willow Oaks Elementary School | 18 Barron Park Elementary School |
| 4 Woodside High School          | 9 Sacred Heart Preparatory | 14 Trinity School                | 19 Terman Middle School          |
| 5 Henry M Gunn High School      | 10 Castilleja School       | 15 The Peninsula School          | 20 Keys School                   |

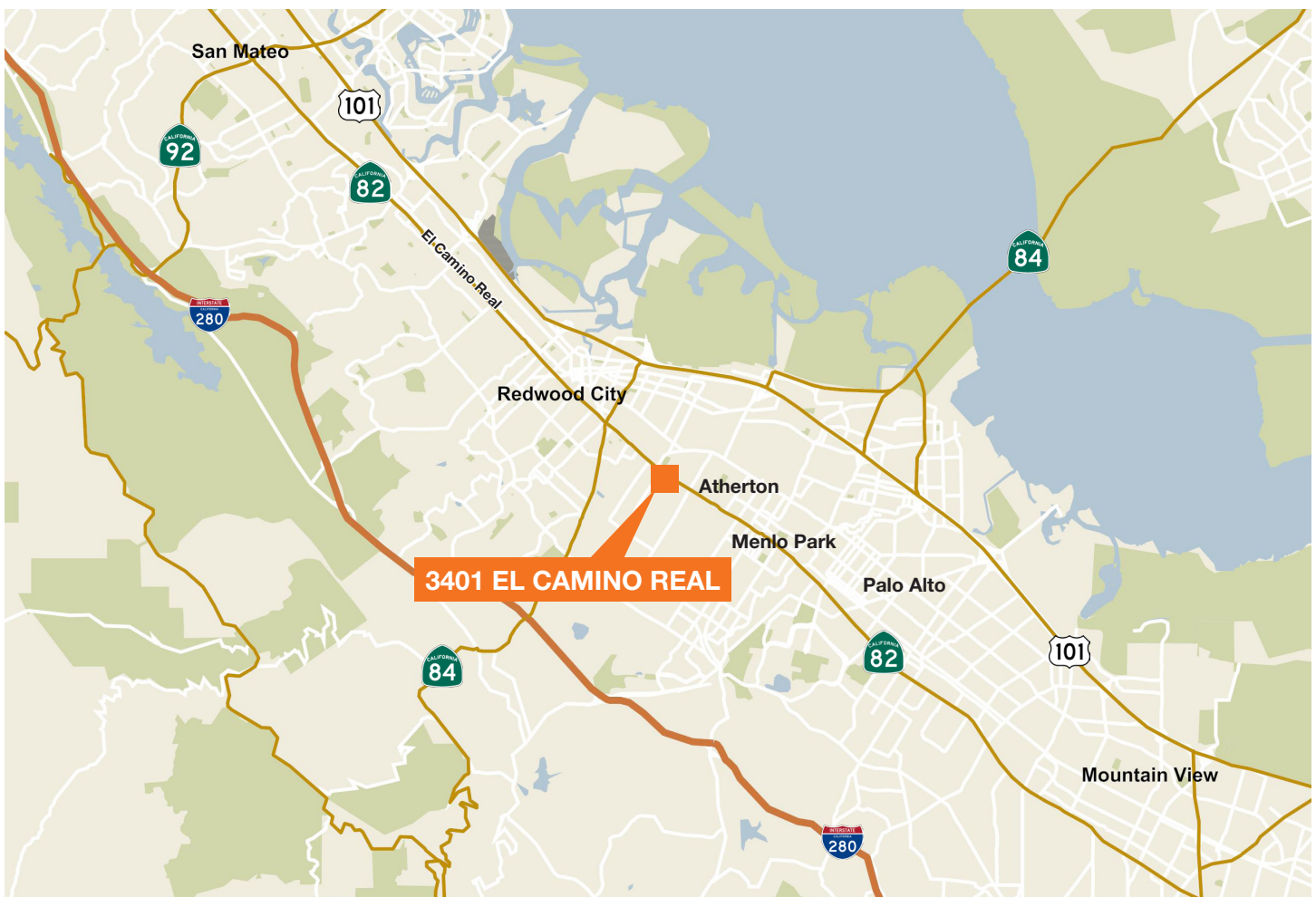
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### 2017 DEMOGRAPHICS

	Atherton	Menlo Park	Palo Alto	Redwood City
Population	7,134	33,653	70,608	82,966
Households	2,399	12,823	28,428	30,094
Average Household Income	\$303,360	\$191,310	\$204,452	\$124,689



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