

**AVISON
YOUNG**

FOR SALE

PRIME PALO ALTO PROPERTY
INVESTMENT OR DEVELOPMENT

4131

EL CAMINO WAY

PALO ALTO, CA



PROPERTY SUMMARY

LOCATION: 4131 El Camino Way
Palo Alto, CA 94306

ASKING PRICE: ~~\$5,490,000~~ \$4,950,000

BUILDING SIZE: Approximately 2,455 s.f.

LAND SIZE: Approximately 11,038 s.f.

PARKING: 17 single-car parking

ZONING: CN (Commercial Neighborhood)
(Mixed use allowed)

APN: 132-44-010 & 132-44-090

OCCUPANCY: 100% occupied by
a long time successful restaurant

FEATURES

- 80' of frontage on El Camino Way
- Permitted uses include professional office, general office, retail, restaurant, day care, mixed use residential/retail
- Long term proven restaurant location
- Rare El Camino Way investment opportunity

For further information or to schedule a tour, please contact:

Lloyd H. Bakan
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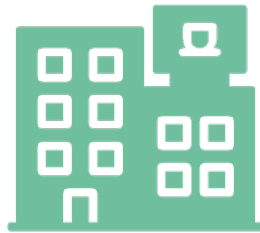
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Lot Size
± 11,038 s.f.
9,000 s.f.



Building Size
± 2,455 s.f.



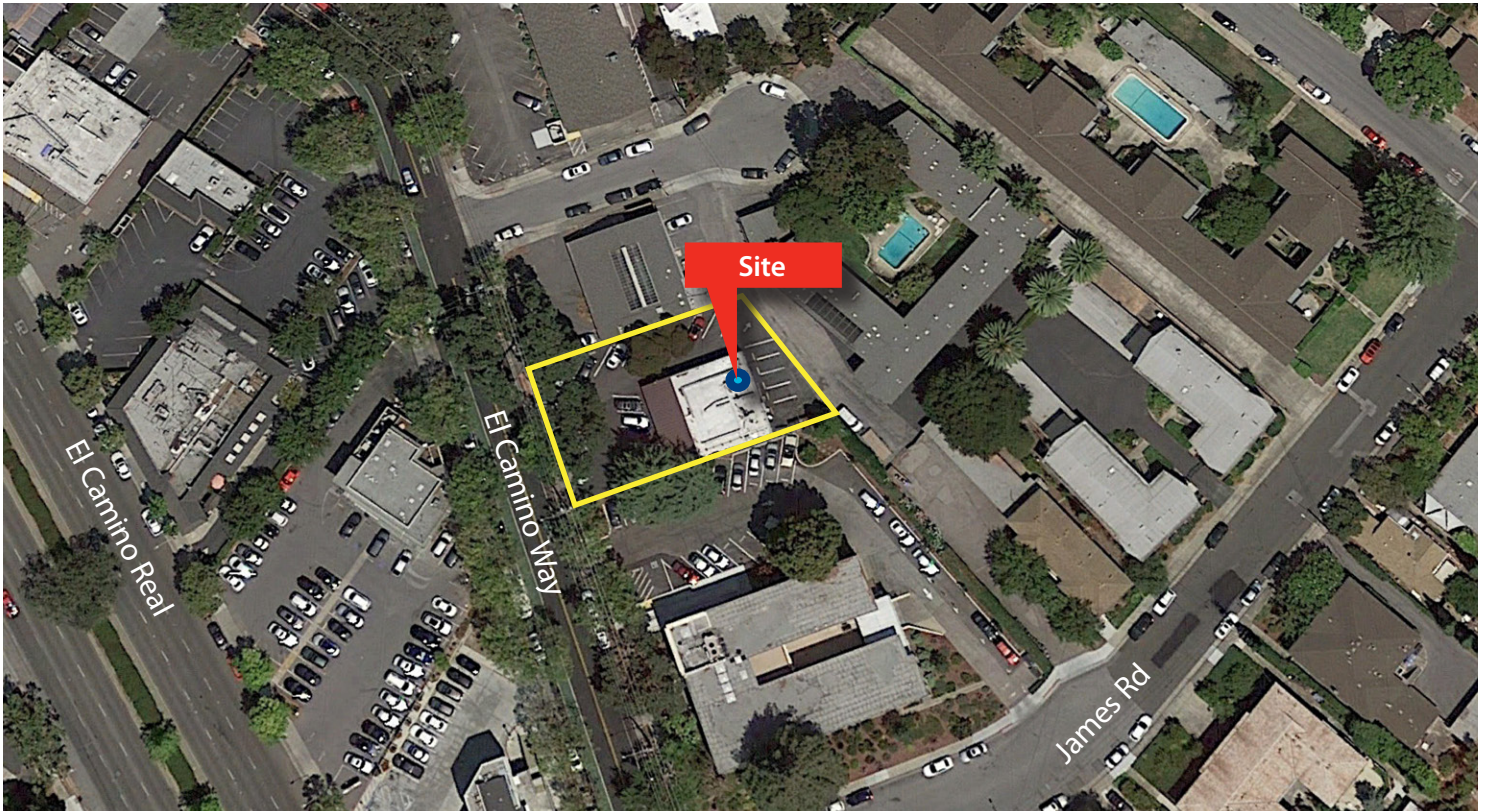
Zoning
**CN (Commercial
Neighborhood)**



Current Income
\$79,185 / yr

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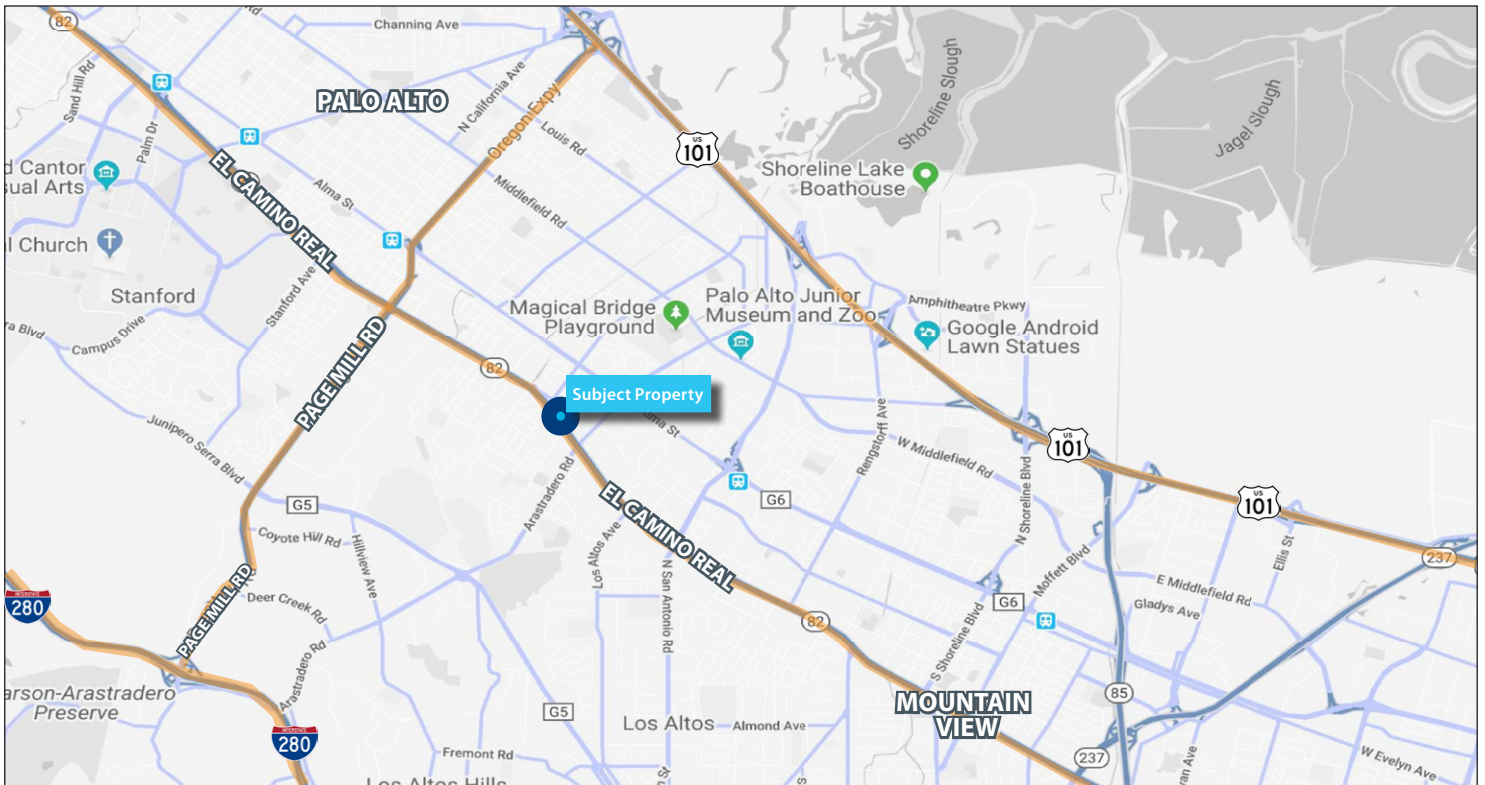
Building Type:	Restaurant / Retail	Lot Size:	Approximately 11,038 s.f.
Building Size:	Approximately 2,455 s.f.	Zoning:	CN (Commercial Neighborhood)
Year Built:	1956	APN:	132-44-010 & 132-44-090
Floors:	Single-story	Lot Configuration:	Rectangular lot with rear alley access
Sprinkler:	None	Parking:	17 on site single parking spaces
Roll-Up Doors:	None		
Current Tenant Lease Information:	The current restaurant has been in operation for over 25 years. The lease expires on June 30, 2025 with no options to renew the lease. The base rent provides for annual rental increases with expense reimbursement to the landlord for property taxes and common area maintenance. Full lease details upon request.		

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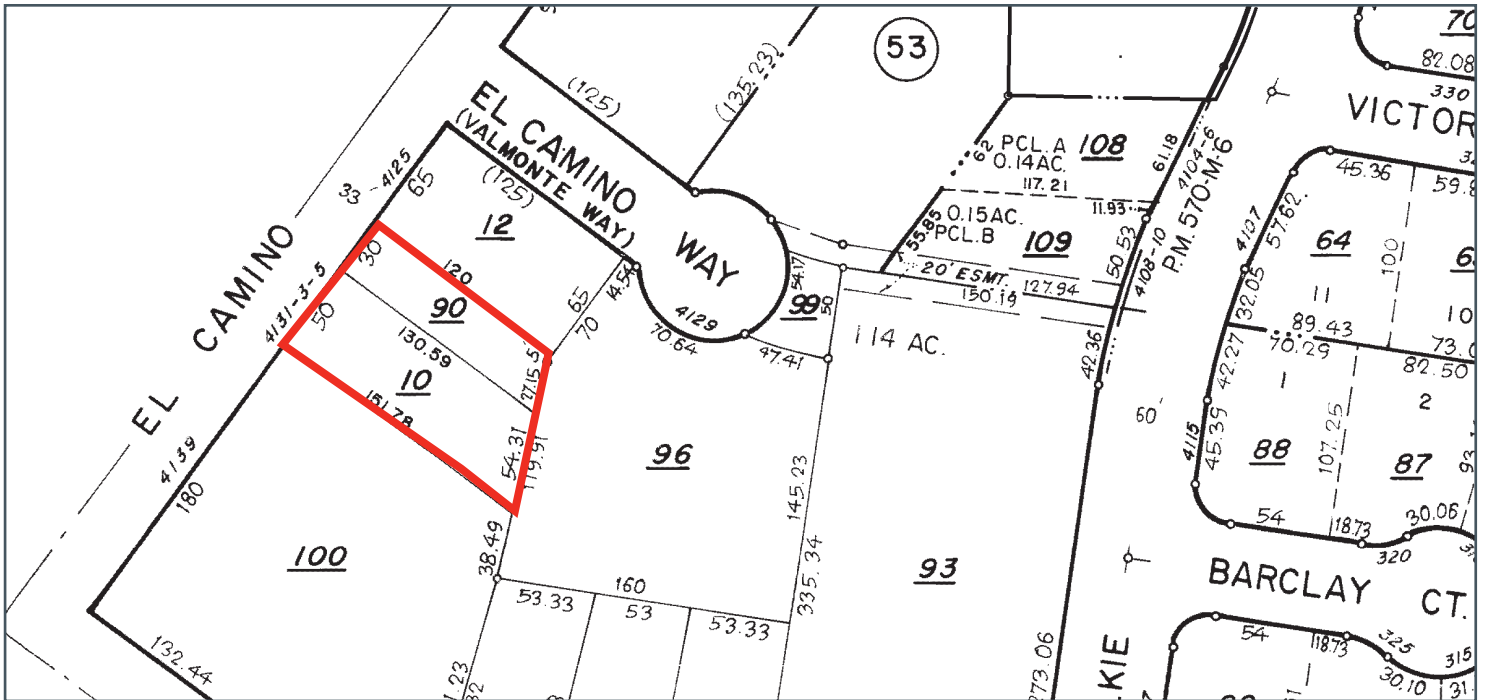
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Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	34,119	236,103	367,547
Households	12,187	77,888	121,188
Population Median Age	36.0	36.9	38.0
5 Yr Pop Growth (Total%)	1.9%	1.3%	1.9%

5 Mile Information



120,907

Employees



\$88,973

Median HH Income



13,711

Businesses

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POTENTIAL DEVELOPMENT INFORMATION



This rendering is not of actual site and is intended for marketing purposes only.

DOWNLOAD
CN Zoning code
via city of Palo Alto

ZONING:	Neighborhood Commercial (CN)
LOT SIZE:	11,038 square feet
FRONTAGE:	80' on El Camino Way

Development Standards	Residential Mixed-Use	Non Residential
Minimum Site Size	None required	None Required
Front Yard Setback	0'-10'	0'-10'
Rear Yard Setback	0' (Commercial)	None Required
Rear Yard Setback	0' (Residential)	N/A
Max Site Coverage	50%	50%
Open Space Coverage	35%	N/A
Maximum Height	35'	25'
FAR	0.5:1	0.4:1

Neighborhood Commercial (CN):

The CN neighborhood commercial district is intended to create and maintain neighborhood shopping areas primarily accommodating retail sales, personal service, eating and drinking, and office uses of moderate size serving the immediate neighborhood, under regulations that will assure maximum compatibility with surrounding residential areas.

PARTIAL LIST OF PERMITTED USES

Permitted Uses

- Churches & Religious Institutions
- General Business Office
- Multi-Family (Mixed-Use)
- Residential Care Homes
- Restaurant
- Retail Services
- Animal Care (Excluding Boarding)
- Daycare

Conditional Use Permit

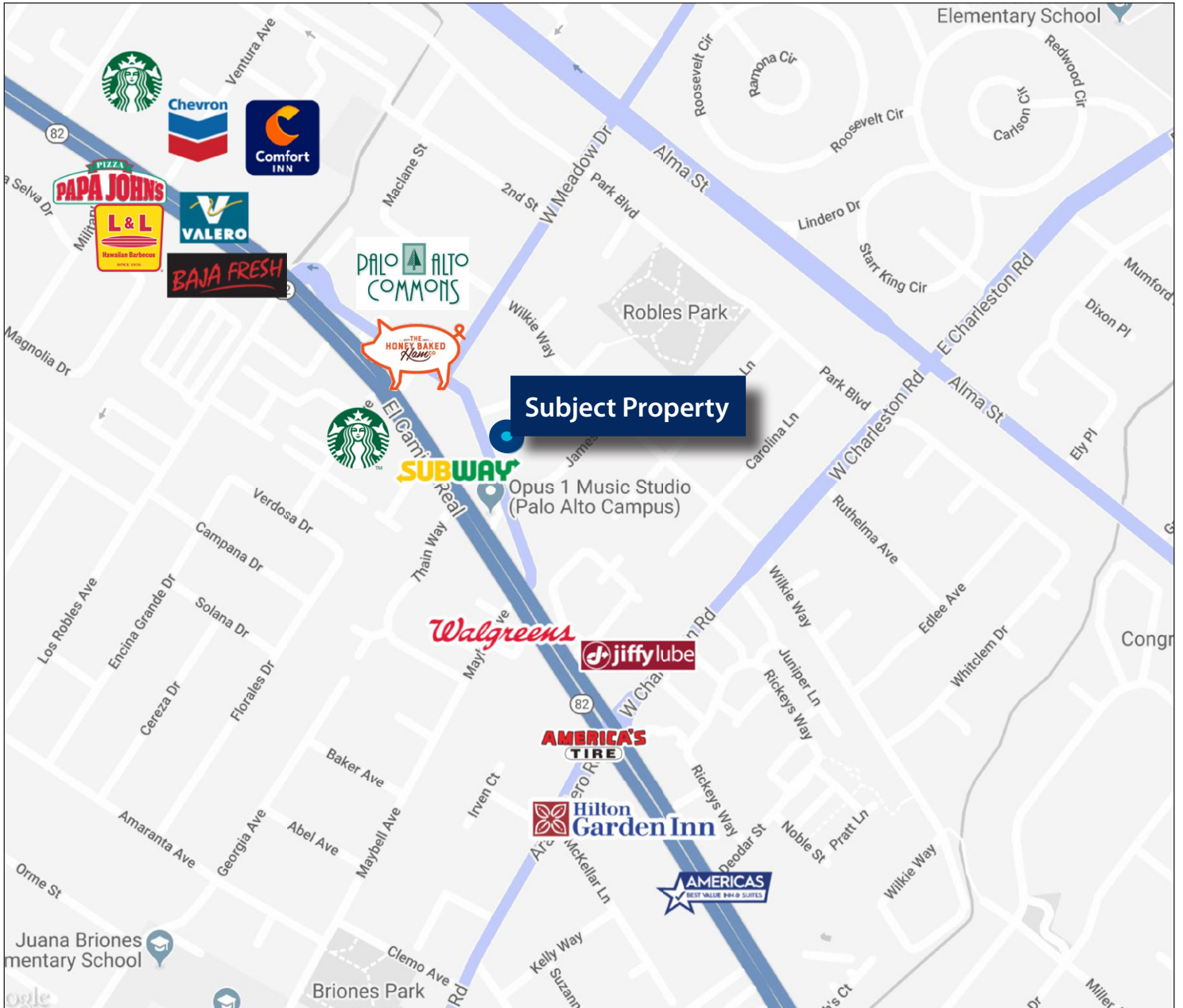
- Private Educational institutions
- Medical Offices
- Liquor Stores
- Banks & Financial Services

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