



PREMIER
PROPERTIES
COMMERCIAL
REAL ESTATE

MIXED USE BUILDING 3567 EL CAMINO REAL, PALO ALTO, CA



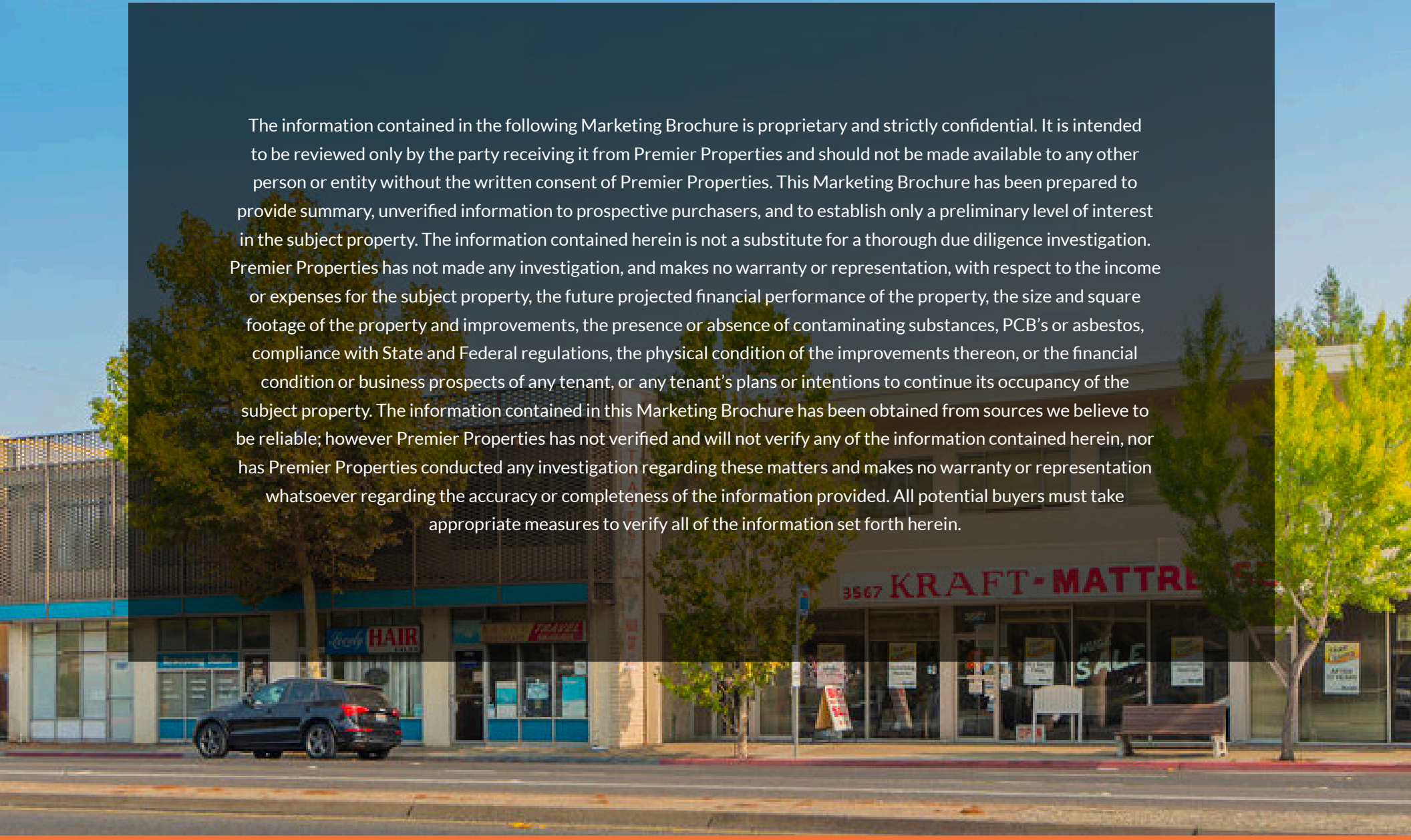
OFFERING MEMORANDUM

BRAD EHIKIAN | Partner
dre license #01736391
☎ 650.618.3001
✉ brad.ehikian@prprop.com

JON GOLDMAN | Partner
dre license #01295503
☎ 650.618.3003
✉ jon.goldman@prprop.com

JESSE EBNER | Vice President
dre license #02055989
☎ 650.618.3017
✉ jesse.ebner@prprop.com

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Premier Properties and should not be made available to any other person or entity without the written consent of Premier Properties. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Premier Properties has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however Premier Properties has not verified and will not verify any of the information contained herein, nor has Premier Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire 3567 El Camino Real, Palo Alto. The building consists of $\pm 4,642$ sq. ft. on 2 equally-sized floors with retail use on the ground floor and office use on the second floor office. Each floor has its own private entrances (front and rear) and restrooms. The property has ± 11 parking spaces lot behind the building. The property can be delivered vacant or potentially with partial occupancy by month-to-month tenants. The property presents an opportunity to acquire a high-visibility Palo Alto building for an owner-user or investor. Surrounded by restaurants, gyms, and retailers, this building is easily accessible on El Camino Real via U.S. 101 and Oregon Expy/Page Mill Road. This location is about one mile from Stanford Research Park and a short distance from downtown Palo Alto, the California Avenue Business District (and associated Caltrain station), and Stanford University.

ADDRESS 3567 El Camino Real,
Palo Alto, California

APN 132-40-061

BUILDING SIZE $\pm 4,642$ Sq. Ft.

PARCEL SIZE $\pm 6,132$ Sq. Ft. / ± 0.14 acres

ZONING CN (Neighborhood Commercial)

PARKING 11 Spaces

PRICING \$4,500,000

AMENITIES AERIAL



El Carmelo
Elementary School

3567 El
Camino Real



TRANSPORTATION AERIAL

Stanford University

✈ PLANES

SJC - 16 miles
SFO - 22 miles
OAK - 30 miles

🚆 TRAINS

San Francisco - 1 hr 11 mins
Milbrae - 41 mins
San Jose - 25 mins

🚗 AUTOMOBILES

San Francisco - 35 miles
Downtown San Jose - 22 miles
Downtown Oakland - 36 miles

California Ave
Business District



Palo Alto Square

Stanford Research Park

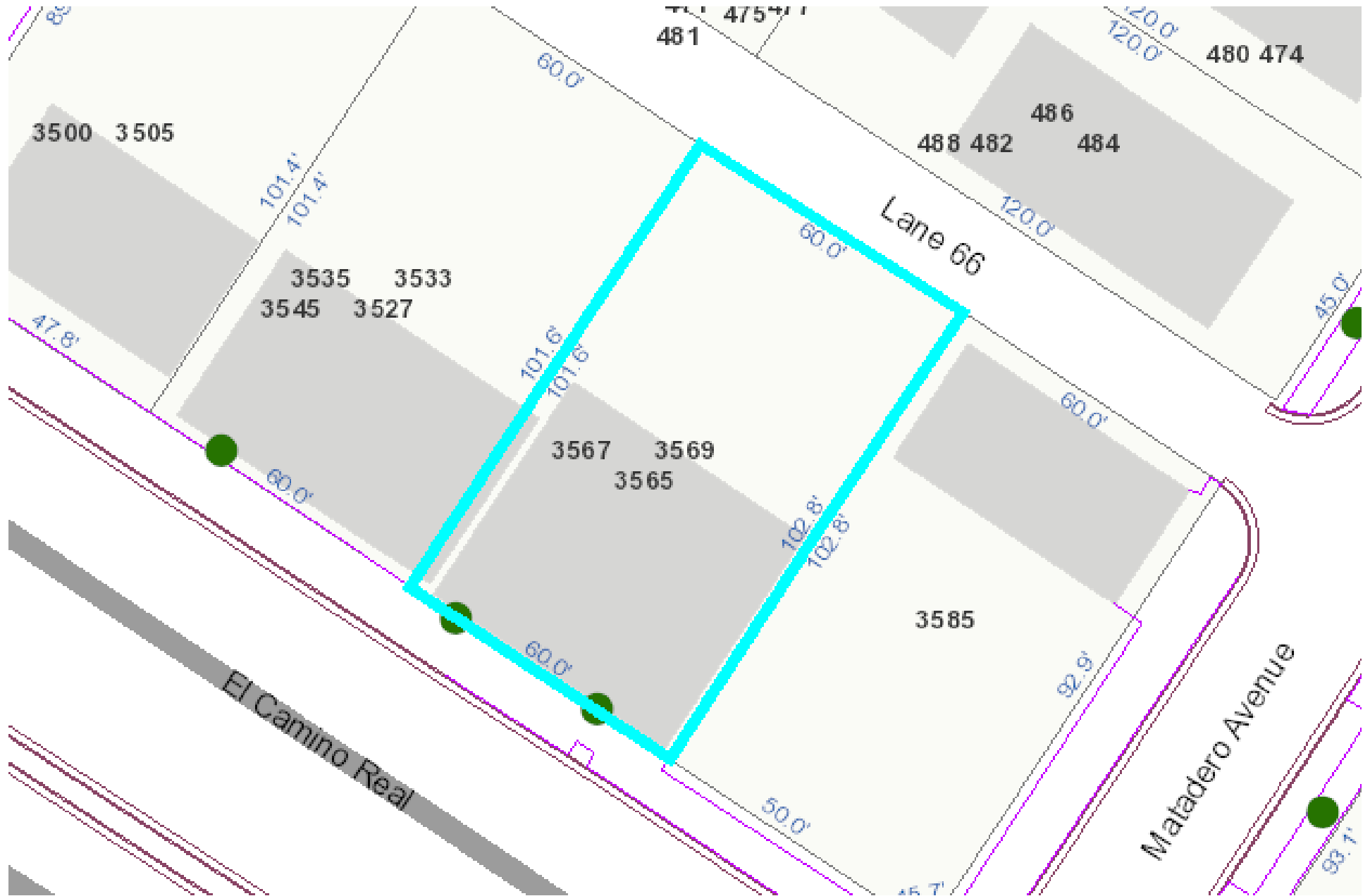
EMBARCADERO RD (VPD: 24,180)

OREGON EXPY (VPD: 27,220)

PAGE MILL RD (VPD: 38,620)

EL CAMINO REAL (VPD: 51,000)

3567 El Camino Real





MEDIAN AGE
46.7

HOUSEHOLDS
6,461

FAMILIES
4,793

FAMILIES 4,793

Median Household Income
\$200,001

Average Household Size: **2.73** Owner Occupied Housing Units: **4,881** Renter Occupied Housing Units: **1,580** Median Household Income: **\$200,001** Average Household Income: **\$267,103**

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	678	6,683	14,231
Total Employees:	8,721	77,394	206,274
Total Residential Population:	17,926	170,346	366,251
Employee / Residential Population Ratio (per 100 Residents)	49	45	46





About Palo Alto, CA

Palo Alto is a community of approximately 67,082 residents. Part of the San Francisco Metropolitan Bay Area and the Silicon Valley, Palo Alto is located within Santa Clara County and borders San Mateo County. The City's boundaries extend from San Francisco Bay on the east to the Skyline Ridge of the coastal mountains on the west, with Menlo Park to the north and Mountain View to the south.

The blend of business and residential areas anchored by a vibrant downtown defines Palo Alto's unique character. A charming mixture of old and new, Palo Alto's tree-lined streets and historic buildings reflect its California heritage. At the same time, Palo Alto is recognized worldwide as a leader in cutting-edge technological development. This exciting mix of tradition and innovation makes Palo Alto an extraordinary place in which to operate a business. Unique among California cities, Palo Alto is a full-service municipality that owns and operates its gas, electric, water, sewer, refuse and storm drainage services at very competitive rates for its customers.

Stanford University

Stanford University's Hoover Tower is a landmark to Stanford students, faculty and alumni, and local residents. At the top of the 285-foot tower, on the observation deck, visitors can take in sweeping views of the Stanford campus, the foothills and the Bay Area.



Cantor Arts Center

Currently exhibiting art in 24 galleries, the Cantor Arts Center was established in tandem with the founding of the Stanford University itself. The Stanford family created the museum to display their personal collection of objects of art and cultural interest; now, the museum's collections are more impressive than ever.



Palo Alto Art Center

The Palo Alto Art Center is a nationally acclaimed visual arts center whose goal is to document and celebrate the art and artists of the Bay Area. Hoping to raise appreciation and understanding of visual arts, the Art Center presents approximately 12 exhibitions annually that focus on contemporary fine art, craft, design and new art forms.



Destination: Palo Alto

Palo Alto, Stanford and the surrounding communities offer activities for all ages and interests. For out-of-town visitors, attractions that top the list of must sees include a trip to the Stanford University campus, where attractions include Hoover Tower, Memorial Church, Cantor Arts Center, Rodin Sculpture Garden and a central campus bustling with activity.

But surrounding Stanford are plenty of other places worth visiting. Although not open to the public, the original (and restored) garage where David Packard and Bill Hewlett started Hewlett-Packard can be seen from the street. The Computer History Museum in Mountain View offers a low-key view of the development of Silicon Valley.

Gardening enthusiasts should be sure to visit the Gamble Garden in Palo Alto and the Filoli Estate & Gardens located on a beautiful estate west of Redwood City about a 15-minute drive north on Interstate 280.

Kids will enjoy the Palo Alto Junior Museum & Zoo, the small Museum of American Heritage in downtown Palo Alto offers a look at America's inventions, the Hiller Aviation Museum in San Carlos celebrates aviation discovery and innovation, and Great America, an amusement park located about 20 minutes south of Palo Alto on U.S. Highway 101 in Santa Clara, promises to excite. Or for a fun family activity between October and April, go ice skating at the Winter Lodge, an outdoor rink in the Midtown Palo Alto shopping district.

Art lovers shouldn't miss the many galleries around town or the Palo Alto Art Center, a popular venue for Bay Area and local artists.

Other popular attractions include the Allied Arts Guild, an oasis of shops, gardens and artists' studios in nearby Menlo Park, the Stanford Linear Accelerator, a particle physics research facility operated for the government by Stanford, and the Stanford Research Park, home to many high technology companies.



PREMIER
PROPERTIES
COMMERCIAL
REAL ESTATE

BRAD EHIKIAN | Partner
dre license #01736391
☎ 650.618.3001
✉ brad.ehikian@prprop.com

JON GOLDMAN | Partner
dre license #01295503
☎ 650.618.3003
✉ jon.goldman@prprop.com

JESSE EBNER | Vice President
dre license #02055989
☎ 650.618.3017
✉ jesse.ebner@prprop.com