



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

HIGH-VISIBILITY MIXED-USED BUILDING FOR SALE

2221-2225 EL CAMINO REAL, PALO ALTO, CA



OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire 2221-2225 El Camino Real, Palo Alto. This $\pm 3,985$ Sq. Ft. two-story building was constructed in 2007 and enjoys excellent visibility on El Camino Real. Sitting at the edge of the California Avenue Business District, the building is walking distance to countless restaurants, retailers, and amenities, including the CalTrain Station. A new office lease for the second floor commenced July 1, 2021. The vacant ground floor is built out as financial services but can be used for retail, personal services, and any of the other uses permissible in the CC(2) (Community Commercial) zone.

The subject property presents an excellent opportunity to acquire a high-visibility building with relatively new construction in Palo Alto.

ADDRESS 2221-2225 El Camino Real,
Palo Alto, California

APN 124-32-072

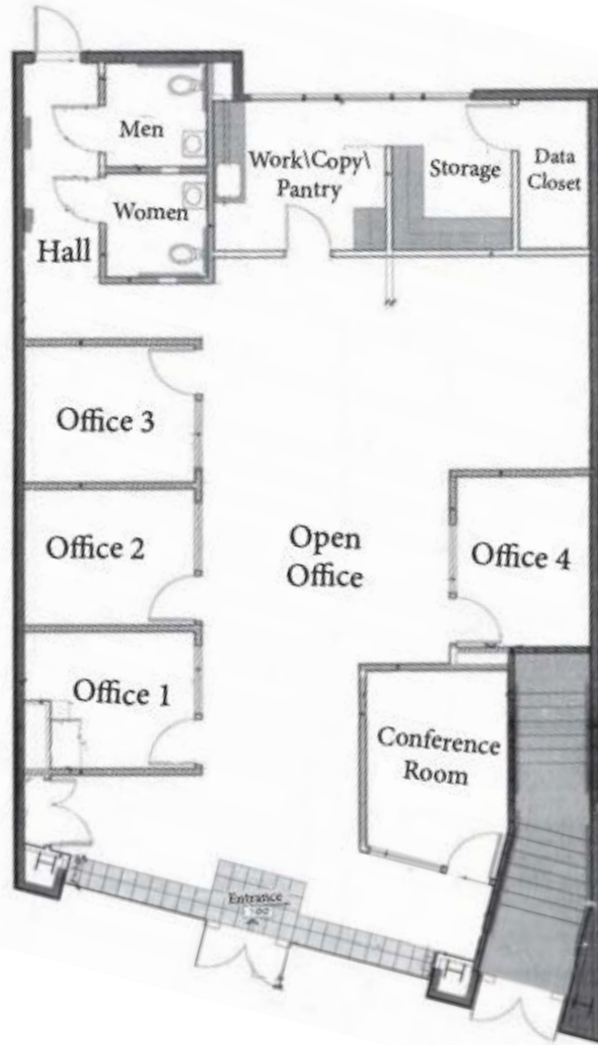
BUILDING SIZE $\pm 3,985$ Sq. Ft.

PARCEL SIZE $\pm 4,175$ Sq. Ft. / ± 0.10
Acre (Per Public Record)

ZONING CC (2)

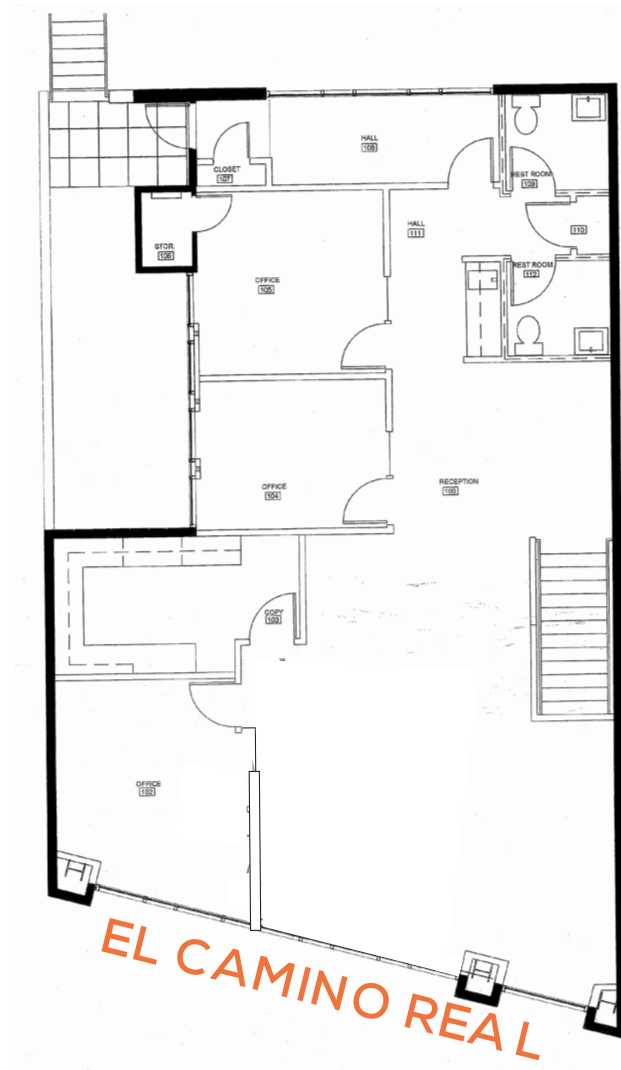
PRICING \$5,512,000





**2221
FIRST FLOOR PLAN**

**2225
2ND FLOOR PLAN**





FIRST FLOOR

Tenant: Vacant

Use: Financial Services, Retail, Personal Services, and more uses are permitted under the CC(2) zoning code

SECOND FLOOR

Tenant: Brewer, Offord & Pedersen, LLP

LED: June 30, 2024

Current Rent: \$3.00 NNN

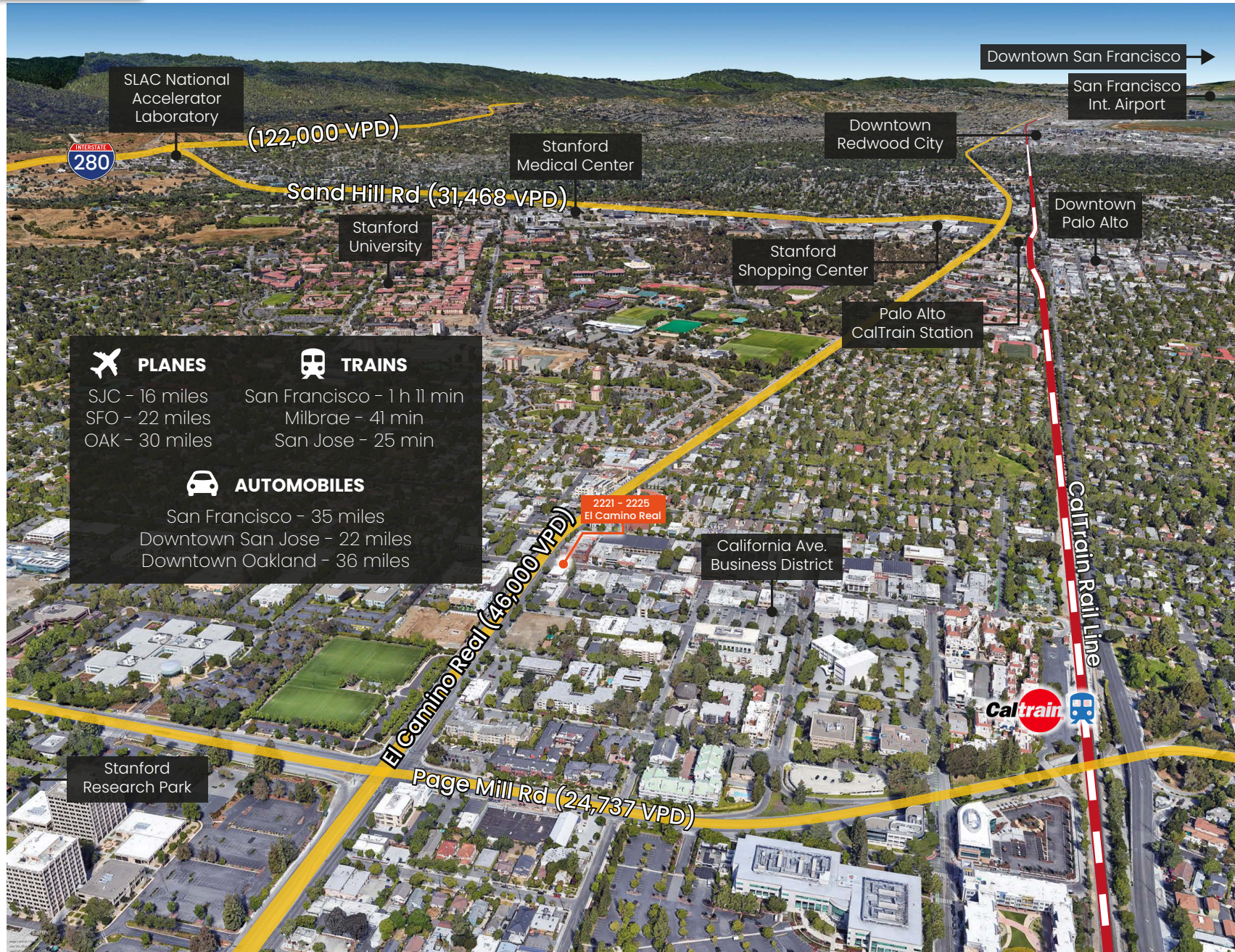
Rent Escalations: \$4.00 NNN starting July 1, 2022
\$4.50 NNN starting July 1, 2023

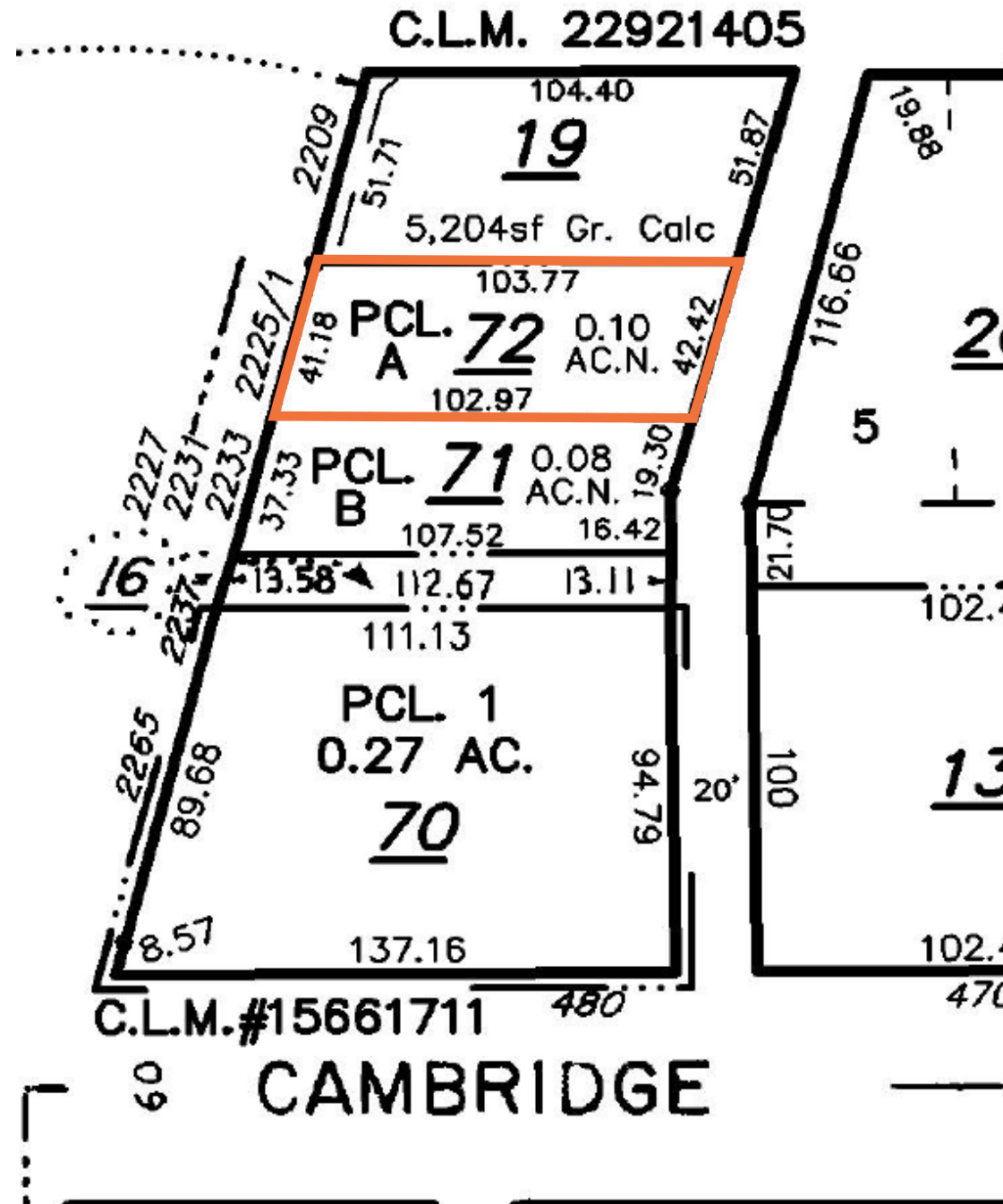






TRANSPORTATION AERIAL







ONE-MILE POPULATION: 22,322

MEDIAN AGE

29.2

MEDIAN NET WORTH



FAMILIES



FAMILIES

4,281



AVERAGE HOUSEHOD INCOME

\$196,007

Average Household Size: **2.28** Owner Occupied Housing Units: **3,266** Renter Occupied Housing Units: **5,356** Median Household Income: **\$120,113** Average Household Income: **\$196,007**

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,328	8,420	14,537
Total Employees:	22,178	149,901	226,657
Total Residential Population:	22,323	138,890	276,520
Employee / Residential Population Ratio (per 100 Residents)	99	108	82



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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.



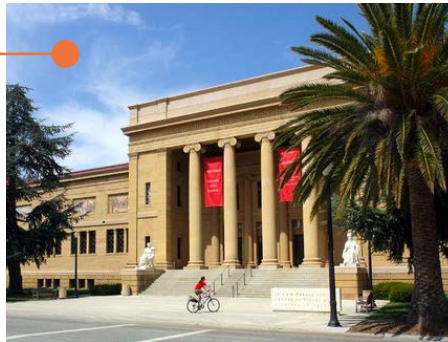
Stanford University

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.



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