

# FOR SALE

**DOWNTOWN MENLO PARK**

**1137-1141 CHESTNUT STREET | ±4,000 RSF**



**CUSHMAN &  
WAKEFIELD**



## PROPERTY HIGHLIGHTS

- Prime Downtown Menlo Park location between Santa Cruz Avenue and Oak Grove
- Owner User, Investment or Redevelopment Opportunity
- Building situated on approximately 5,249 square foot lot
- New zoning overlay (2.0 FAR) would allow for a new 2 story 10,500 SF building
- Six on-site parking spaces, plus street parking
- Immediate proximity to two adjacent city owned parking lots
- Walking distance to Cal Train station (7 minutes), and all services and amenities
- Existing tenants on month-to-month occupancy
- Zoning and Land Use designated as, "Downtown/Station Area Retail/Mixed Use"  
(Per City, Allowable Uses are Office, Retail/Mixed Use, Residential, Food and Beverage)

### CONTACT INFORMATION:

#### SCOTT KINDER

Executive Managing Director

+1 408 568 1555

[scott.kinder@cushwake.com](mailto:scott.kinder@cushwake.com)

#### STEVE BOURET

Executive Managing Director

+1 650 533 7300

[steve.bouret@cushwake.com](mailto:steve.bouret@cushwake.com)

300 Santana Row, 5th Floor

San Jose, California 95128

+1 408 615 3400

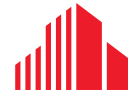
[cushmanwakefield.com](http://cushmanwakefield.com)

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

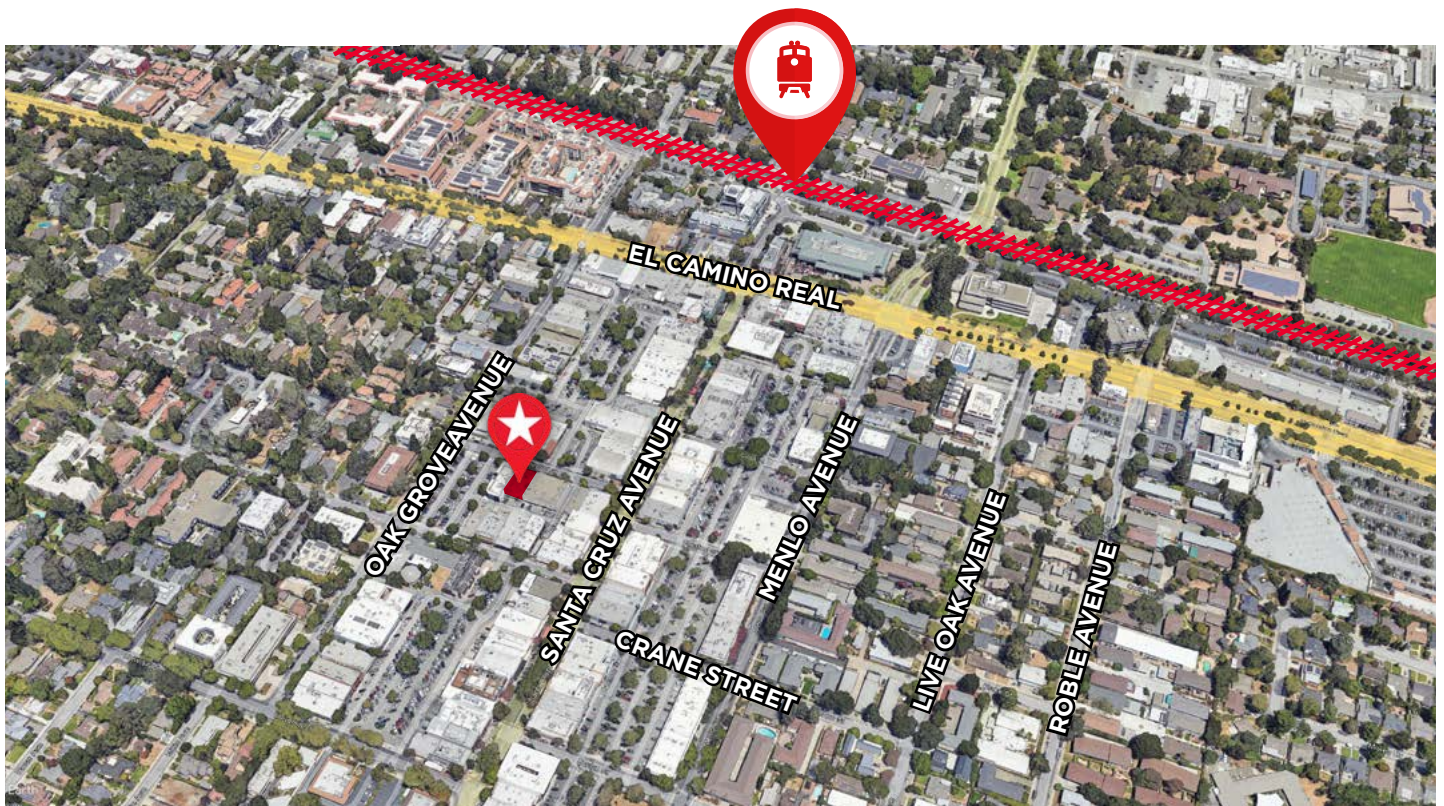
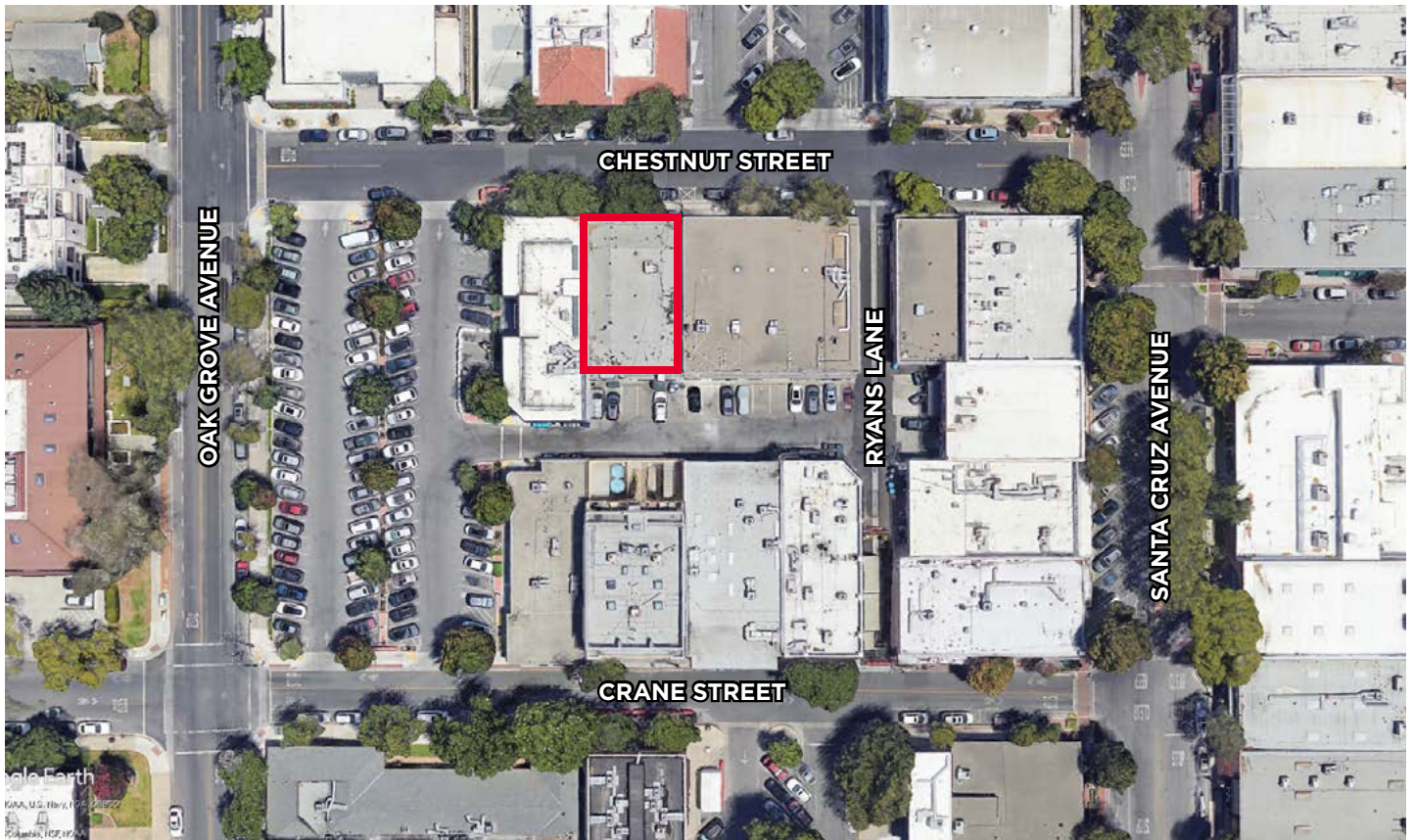


# 1137-1141 CHESTNUT STREET

DOWNTOWN MENLO PARK



CUSHMAN &  
WAKEFIELD





# 1137-1141 CHESTNUT STREET

DOWNTOWN MENLO PARK



## DOWNTOWN MENLO PARK AMENITIES

