

**TROPHY MENLO PARK OWNER USER
OR INVESTMENT PROPERTY ±7,175 SF**



120
SANTA MARGARITA AVE
MENLO PARK, CA 94025

CONFIDENTIAL OFFERING MEMORANDUM



Cushman & Wakefield ("Agent") has been engaged as the exclusive agent for the sale of **120 Santa Margarita Avenue, Menlo Park, CA** (the "Property"), by the owner of the Property ("Seller").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Cushman & Wakefield as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or make available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Cushman & Wakefield.

Exclusive Advisor

JED SPRINGER

Director

CA License #02012629

Direct: 650-320-0210

Mobile: 650-814-3252

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SANTA MARGARITA AVE
MENLO PARK, CA 94025

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FLICKER, KERIN, KRUGER
& BISSADA, LLP
ATTORNEYS AT LAW



RESIDENTS

Executive Summary
Investment Highlights

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SANTA MARGARITA AVE

MENLO PARK, CA 94025

The Offering

Excellent proximity to downtown Palo Alto, Menlo Park and HWY 101

Flexible zoning for office, medical or redevelopment to mixed use residential

±7,175 total SF across 2 building on ±0.46 AC of land in prime Menlo Park location. ±4,875 SF 2-story building available for owner user or new tenant with stable medical user providing income on ±2,300 SF through May of 2027 on single story building. New zoning overlay allows redevelopment to mixed use property with ±15 residential units.

Offer Process and Deadline

The Portfolio is being offered on an 'as-is, where-is' basis. The prospective purchaser will be selected by the Owner in consultation with C&W on the basis of (i) price (ii) track record of successful closing (iii) financial strength and (iv) level of discretion to invest funds.

Written notification will be sent regarding the bid date. Initial bids must be submitted, in writing, to the attention of Jed Springer. The Owner reserves the right to accept an offer prior to this date or to remove the Portfolio from the market at any time.

Inspection

Tours will be scheduled subsequent to the seller's review of the best and final offers.

Contact

JED SPRINGER

Director

CA License #02012629

Direct: 650-320-0210

Mobile: 650-814-3252

jed.springer@cushwake.com



Property & Tenancy Overview

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SANTA MARGARITA AVE

MENLO PARK, CA 94025

Property Overview

Building Details

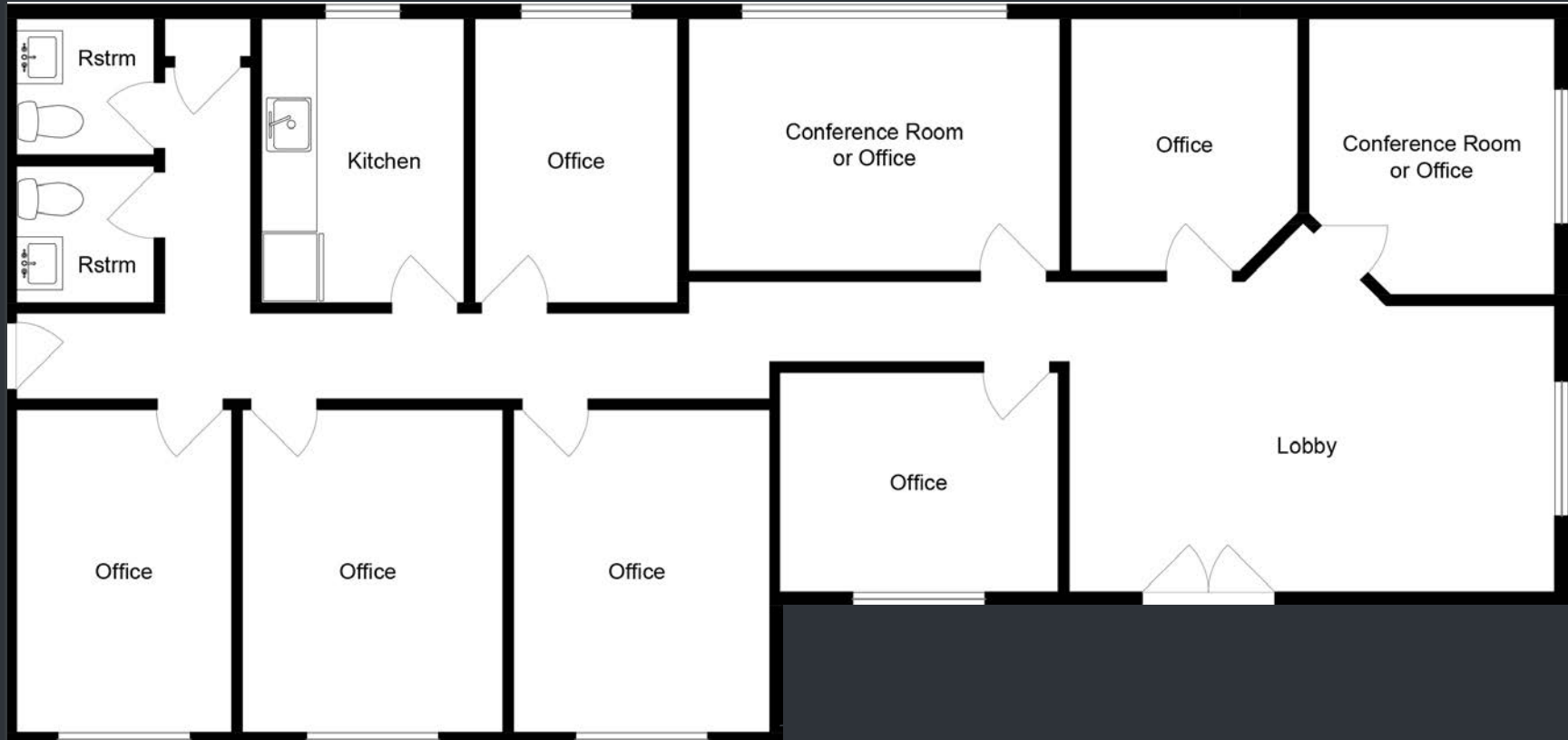
Originally built in 1978 with major exterior remodel of the entire project in 2019 and a major interior remodel of 120A in 2022. Over 30 existing parking spaces with the ability to add more by removing landscaping.

The property is ideally located between downtown Menlo Park and downtown Palo Alto with easy access to HWY 101 via Willow Rd. Abundant dining options and public transportation are minutes away. Neighboring tenants include numerous private equity, VC, law, medical and tech occupiers.



120A SINGLE STORY BUILDING

±2,300 SF



Floor Plan

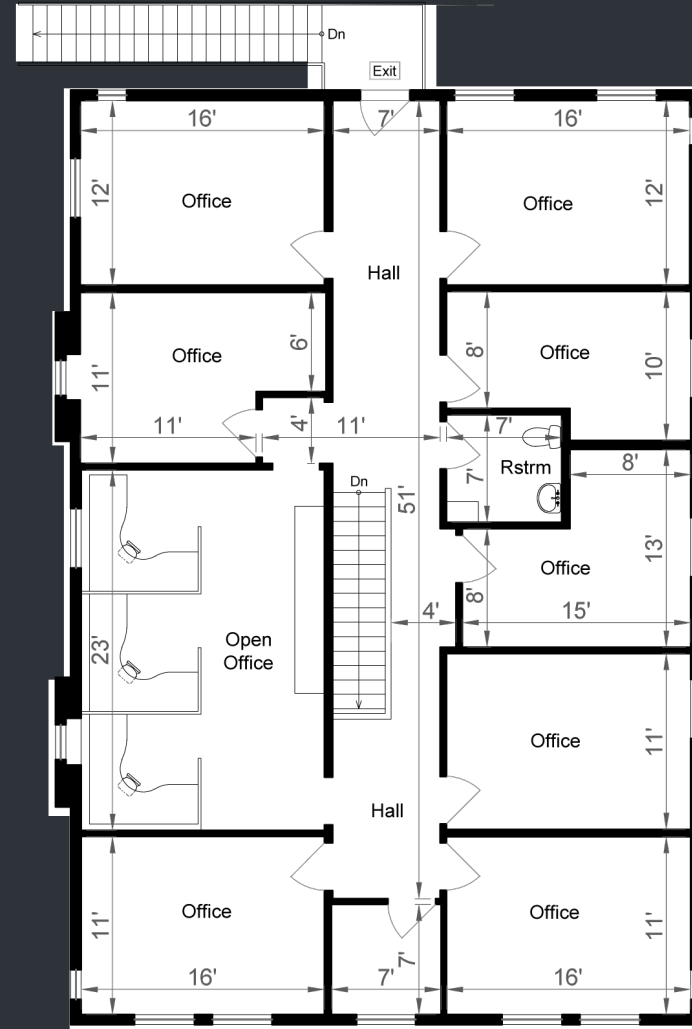
TOTAL: ±2,300 SF

120B TWO STORY BUILDING

FIRST FLOOR ±2,420 SF



SECOND FLOOR ±2,455 SF



Floor Plan

TOTAL: ±4,875 SF

Rent Roll

Building A

Size: ±2,300 SF
Remaining Term: 36 Months
Start: 6/1/2022
LED: 5/31/2027
Base: \$5.78 NNN
Op Ex: \$0.70 SF

Bumps: 5.0%
Total # of Months: 36
Size: ±2,300 SF
Total \$: 551,045.10

Effective Calculator

# of Mos.	Rate	OpEx	Monthly	Total \$
12	\$5.78	\$0.70	\$14,904.00	\$77.76
12	\$5.95	\$0.70	\$15,302.82	\$79.84
12	\$6.13	\$0.70	\$15,713.60	\$81.98

*Lease provides for quarterly CAM reconciliations.

Building B Currently available

Size: ±4,875 SF
Anticipated Base: \$5.75 NNN
Op Ex: \$0.70 SF

Bumps: 5.0%

Tenancy Overview

Tenant Profile

OG Aesthetic is a medical spa run by Drs. Dominick Gadaleta and Timothy Ortlip, both multi-board certified plastic surgeons. They signed the lease and opened the clinic in 2022 and have a very favorable lease in place featuring 5% annual increases and options beyond 2027.



Location & Market

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MENLO PARK, CA 94025

PARKLINE



New Mixed-Use Development



**DOWNTOWN
MENLO PARK**



RAVENSWOOD AVENUE



MIDDLEFIELD ROAD



120 SANTA MARGARITA



WILLOW ROAD

**DOWNTOWN
PALO ALTO**

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ALMA STREET

ALMA STREET

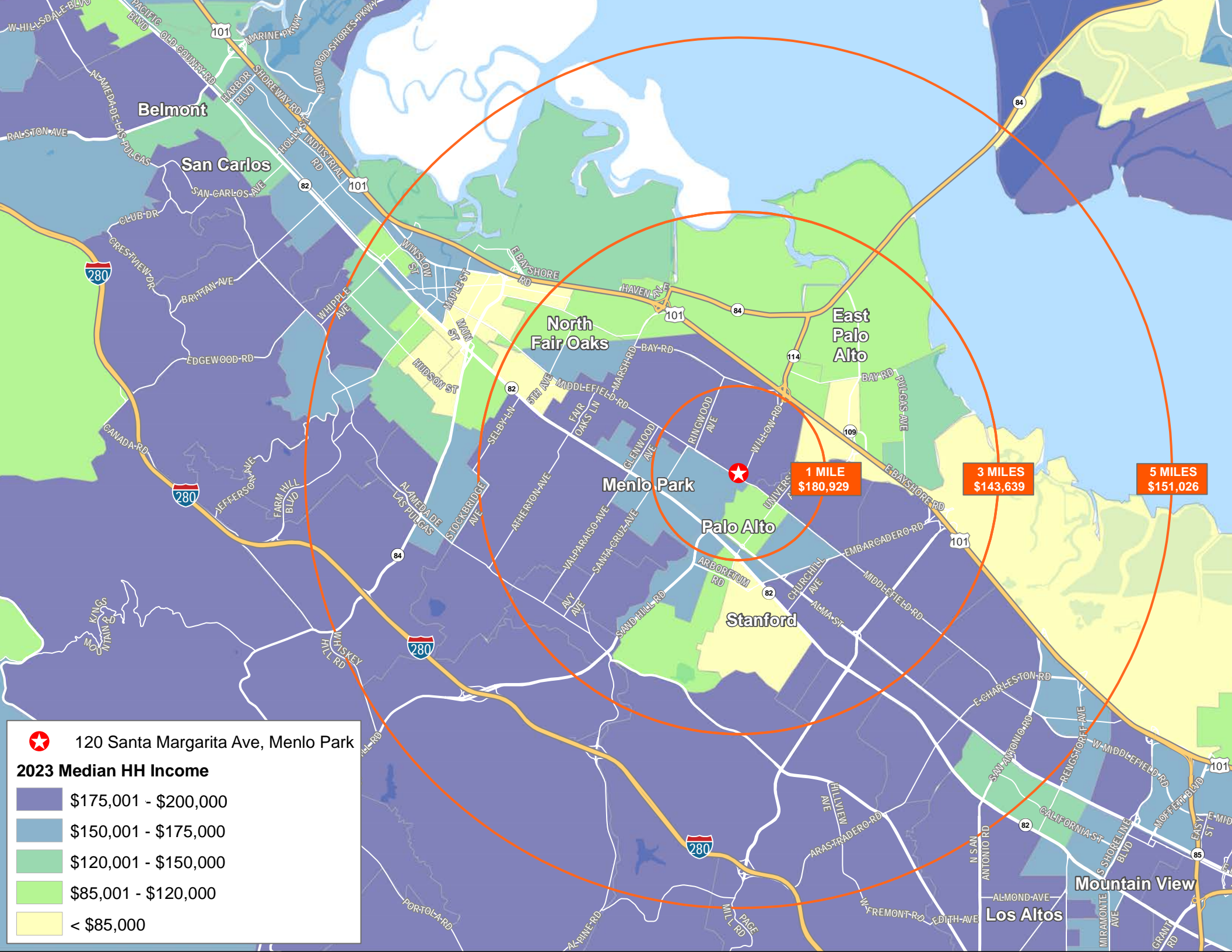
UNIVERSITY AVENUE

PHILL ROAD



CUSHMAN &
WAKEFIELD

101



★ 120 Santa Margarita Ave, Menlo Park

2023 Median HH Income

- \$175,001 - \$200,000
- \$150,001 - \$175,000
- \$120,001 - \$150,000
- \$85,001 - \$120,000
- < \$85,000

1 MILE
\$180,929

3 MILES
\$143,639

5 MILES
\$151,026

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