

2700 - 2740 MIDDLEFIELD RD

PALO ALTO | CALIFORNIA

INVESTMENT OPPORTUNITY



The Offering

Cushman and Wakefield, as exclusive advisor, is pleased to present the exciting pride of ownership opportunity to acquire the fee simple interest in 2700-2740 Middlefield Road, Palo Alto California. The 10,323 square foot mixed use building is fully leased with staggered roll over the next four years. The dedicated parking, strong local retail market and well maintained building offer an immediate, solid income stream with room for improvement in the near future.

Located in the heart of Midtown Palo Alto the property offers a rare opportunity to own in Palo Alto. The proximity to the extremely affluent neighborhoods of Palo Alto make for a strong retail market and the building has historically experienced little to no vacancy. The property also provides direct access to Highway 101.



Investment Highlights

- Premier Midtown Palo Alto location with on-site parking
- Strong immediate cash flow with no vacancy and NNN leases
- Staggered roll provides for both stability and rent upside
- Located in extremely affluent area of Palo Alto
- Solid neighborhood serving retail center
- Direct access to Highway 101





Property Highlights



2700 - 2740 Middlefield Rd
Palo Alto, California



10,323
Square Feet



100%
Occupancy



36
Parking Spaces



Year Built
1961



0.74 Acres
Land Area

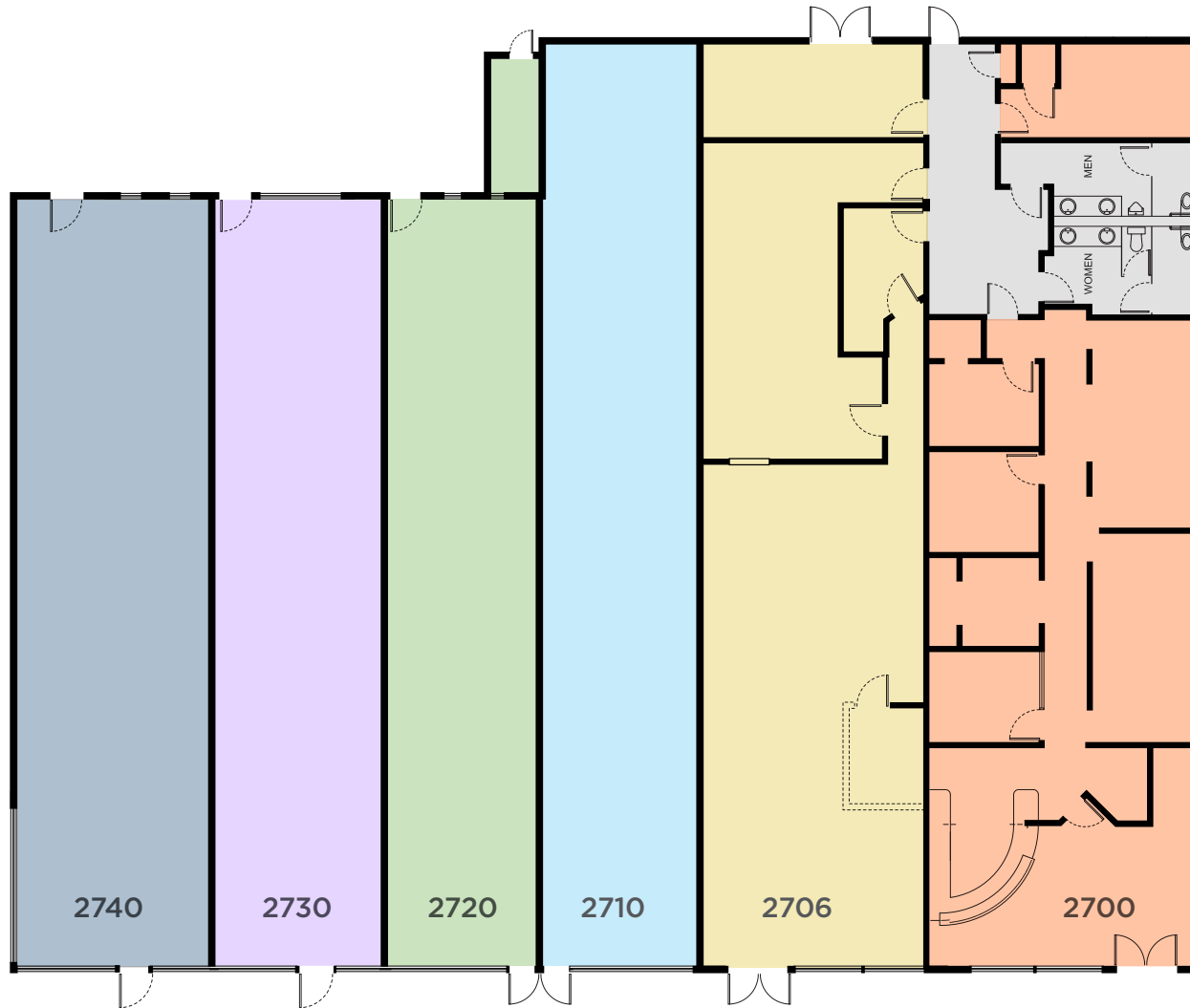


One
Story



Abundant
Amenities

Floor Plans



TENANTS

2700 - Palo Alto Dental Wellness

2710 - Indochine Restaurant

2730 - Kumon

Shared Area

2706 - Coveur Coffee

2720 - Oh My Salon

2740 - Yu Sun

Site Plan





**2700 - 2740
MIDDLEFIELD RD
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Amenities

- 1 Walgreens
- 2 Peninsula Robotics
- 3 Classy Salon
- 4 Caio Terra Academy Palo Alto
- 5 Monica Foster Salon
- 6 UPS Store
- 7 Luna Dance
- 8 My Gym
- 9 Palo Alto Cafe
- 10 Teaspoon
- 11 School of Rock
- 12 Krik's SteakBurgers - Palo Alto
- 13 CVS
- 14 Subway
- 15 Sanchos's Taqueria
- 16 Taste Buds Kitchen
- 17 Indochine Thai
- 18 Kumon
- 19 Oh My Salon
- 20 Coveur Coffee
- 21 Home Instead Home Care Services
- 22 7-11
- 23 Round Table Pizza
- 24 Safeway
- 25 Wells Fargo Bank
- 26 Midtown Shoe Repair
- 27 Pure Cleaners
- 28 Chase Bank
- 29 Constant & Contro Orthodontics
- 30 Keys School
- 31 Samayana Yoga Studio
- 32 Kim Grant Tennis Academy
- 33 Winter Lodge



Location Proximity



DOWNTOWN
REDWOOD CITY

DOWNTOWN
MENLO PARK



Stanford Shopping Center



DOWNTOWN
PALO ALTO

Stanford University

Stanford Research Park

EL CAMINO REAL



OREGON EXPY

**2700 - 2740
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Financials

RENT ROLL (2025)

TENANT	START	END	SQ FT	BASE RENT	CAM CHARGE	TERMS	BUMPS	COMMENTS
PALO ALTO DENTAL WELLNESS	8/1/19	7/31/25	2,400	\$ 11,130	\$ 3,100	NNN	3.00%	One 4-yr option
COVEUR COFFEE	12/8/23	12/7/28	2,200	\$ 8,800	\$ 2,850	NNN	3.00%	One 5-yr option
INDOCHINE RESTAURANT	8/1/13	5/31/27	1,500	\$ 5,841	\$ 2,100	NNN	3.00%	One 5-yr option
OH MY SALON	8/30/14	MTM	1,200	\$ 5,300	\$ 1,650	NNN	4.00%	
KUMON	4/1/19	MTM	1,300	\$ 6,101	\$ 1,650	NNN	3.00%	
YU SUN	10/4/24	10/3/29	1,600	\$ 6,360	\$ 1,850	NNN	3.00%	One 5-yr option
TOTAL			10,200	\$ 43,532	\$ 13,200			

Annual Net Operating Income: \$485,964

OPERATING HISTORY (2024)

CAM CHARGES		UNIT #1 - 2700	UNIT #2 - 2706	UNIT #3 - 2710	UNIT #4 - 2720	UNIT #5 - 2730	UNIT #6 - 2740	
Allocation %		24.00%	22.00%	14.00%	12.00%	13.00%	15.00%	100.00%
PROPERTY TAXES	\$78,809.07	\$18,914.18	\$17,338.00	\$11,033.27	\$9,457.09	\$10,245.18	\$11,821.36	\$78,809.07
PROPERTY MGMT	\$22,800.00	\$5,472.00	\$5,016.00	\$3,192.00	\$2,736.00	\$2,964.00	\$3,420.00	\$22,800.00
PROPERTY INSURANCE	\$5,900.00	\$1,416.00	\$1,298.00	\$826.00	\$708.00	\$767.00	\$885.00	\$5,900.00
UTILITIES	\$3,327.41	\$798.58	\$732.03	\$465.84	\$399.29	\$432.56	\$499.11	\$3,327.41
GARBAGE	\$4,952.76	\$1,188.66	\$1,089.61	\$693.39	\$594.33	\$643.86	\$742.91	\$4,952.76
FIRE SYSTEM	\$3,021.16	\$725.08	\$664.66	\$422.96	\$362.54	\$392.75	\$453.17	\$3,021.16
LANDSCAPER	\$3,400.00	\$816.00	\$748.00	\$476.00	\$408.00	\$442.00	\$510.00	\$3,400.00
MAINTENANCE/REPAIRS	\$20,971.53	\$5,033.17	\$4,613.74	\$2,936.01	\$2,516.58	\$2,726.30	\$3,145.73	\$20,971.53
TOTAL	\$143,181.93	\$34,363.66	\$31,500.02	\$20,045.47	\$17,181.83	\$18,613.65	\$21,477.29	\$143,181.93
WATER USAGE		\$1,344.41	\$1,344.41	\$3,876.60	\$1,638.20			\$8,203.62
COMMON AREA EXPENSES		\$852.00	\$843.77	\$35.00	\$35.00			\$1,765.77
TOTAL CAM		\$36,560.07	\$33,688.20	\$23,957.07	\$18,855.03	\$18,613.65	\$21,477.29	\$138,228.38



MIDDLEFIELD ROAD

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