

2741 MIDDLEFIELD ROAD | PALO ALTO



INVESTMENT OR OWNER USER OPPORTUNITY

**EXECUTIVE SUMMARY**

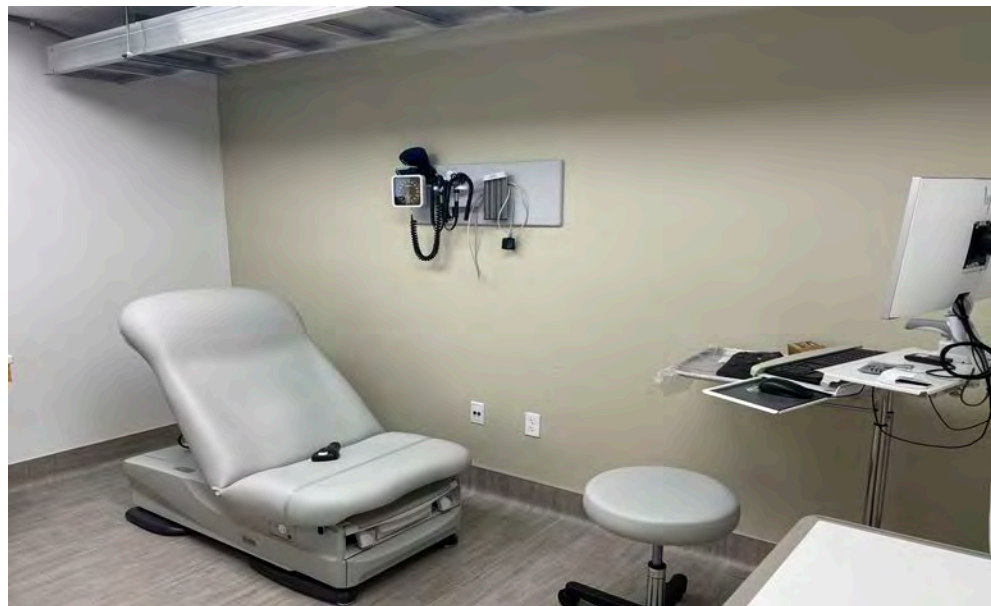


## THE OFFERING

Cushman & Wakefield, as exclusive advisor, is pleased to present the exciting pride-of-ownership opportunity to acquire the fee simple interest in 2741 Middlefield Road, Palo Alto, California. The 18,879 square foot mixed-use property is 85% leased with staggered roll over the next five years. The dedicated parking and recently upgraded spaces are powerful incentives to the tenant base, and the small office vacancy provides an opportunity for a user to occupy the building.

Located in the heart of Midtown Palo Alto, the property offers a rare opportunity for an investor or owner-user to own in Palo Alto. Midtown Palo Alto contains an abundance of retail amenities and is surrounded by some of the most expensive housing in the country. Additionally, the property enjoys direct access to Highway 101.





## INVESTMENT HIGHLIGHTS

- Premier Palo Alto location with dedicated parking
- Adjacent to a large public parking lot
- Owner-user opportunity
- Medical office use in the space occupied by Santa Clara County
- Strong immediate cash flow from NNN leases with scheduled rental escalations
- 85% leased with credit tenancy and staggered roll over the next five years
- High barrier-to-entry market with strong economic fundamentals
- Very affluent area with  $\pm 85\%$  of homes within one mile valued over \$1 million
- Abundant retail amenities prevail throughout Midtown Palo Alto
- Direct access to US Highway 101





**2741 Middlefield Road**  
Palo Alto, California



**18,879**  
Square Feet



**85%**  
Occupancy



**15 Parking Spaces**



**Year Built**  
1956 | 2016



**0.44 Acres**  
Land Area



**Two**  
Stories



**Abundant**  
Amenities







# 2741 MIDDLEFIELD ROAD

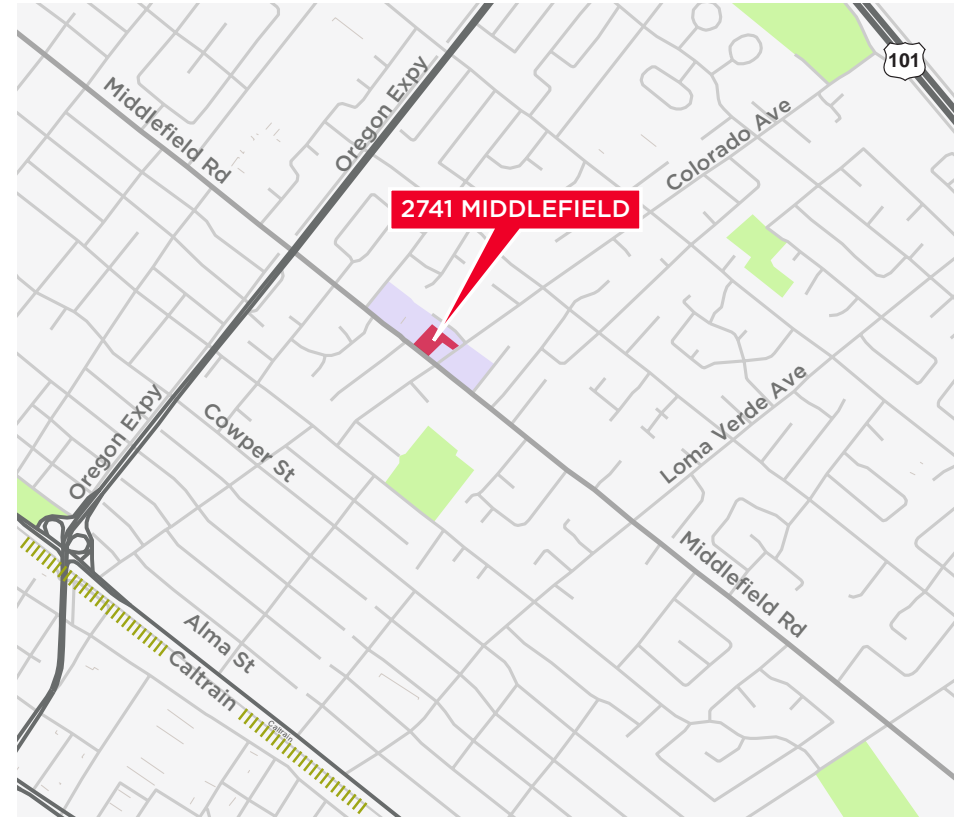
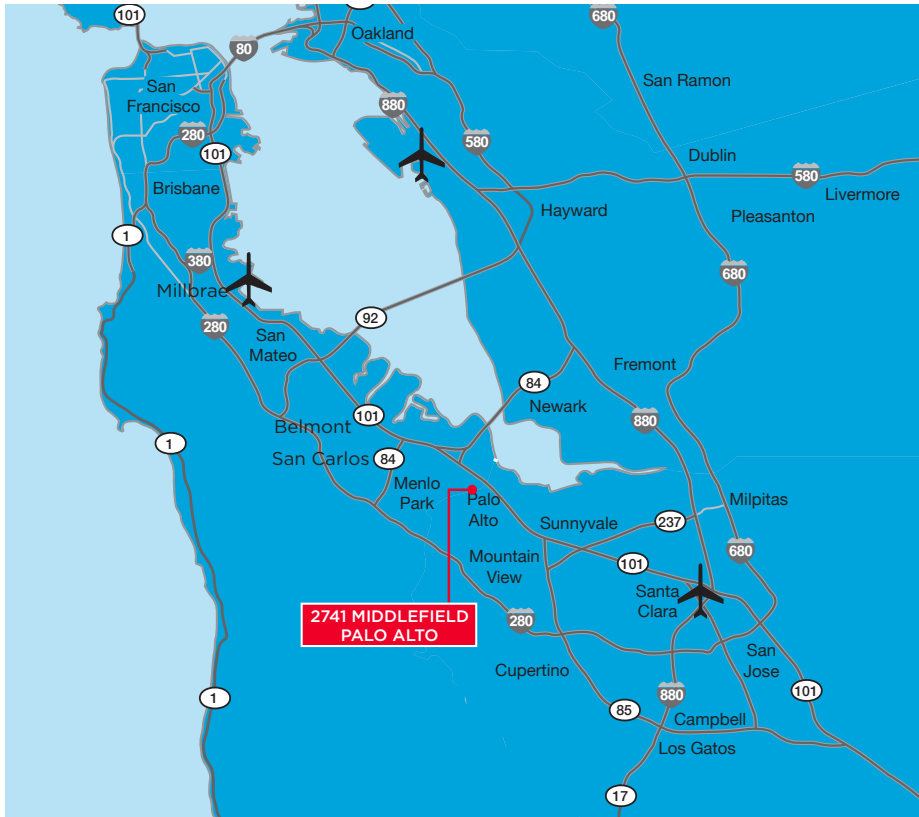
PALO ALTO, CALIFORNIA



- 1 Walgreens
- 2 Core Studio
- 3 Hair Salon
- 4 Holiday Cleaners
- 5 UPS Store
- 6 Luna Dance
- 7 My Gym
- 8 Palo Alto Cafe
- 9 Teaspoon
- 10 Mike's Cafe
- 11 CVS
- 12 Subway
- 13 Sanchos's Taqueria
- 14 Taste Buds Kitchen
- 15 Palo Alto Dental
- 16 Indochine
- 17 Kumon
- 18 Uber Eyes Optometry
- 19 7-11
- 20 Round Table Pizza
- 21 Safeway
- 22 Well Fargo
- 23 Midtown Shoe Repair
- 24 Chase Bank
- 25 Constant & Contro Orthodontics
- 26 Keys School
- 27 Samayana Yoga Studio
- 28 Kim Grant Tennis Academy



## LOCAL MAPS





# 2741 MIDDLEFIELD ROAD

PALO ALTO, CALIFORNIA







# 2741 MIDDLEFIELD ROAD

PALO ALTO, CALIFORNIA



*For more information, please contact:*

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