

NEWLY REMODELED ±9,289 SF

# 3295 EL CAMINO REAL

ATHERTON, CALIFORNIA 94027



HIGH-END  
CREATIVE FINISHES



OPEN  
OFFICE LAYOUT



RARE  
ATHERTON ADDRESS

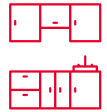
***PREEMINENT ATHERTON OFFICE/R&D  
OPPORTUNITY FOR SUBLEASE***



# BUILDING HIGHLIGHTS



±9,289 SF NEWLY REMODELED FACILITY



FULLY BUILT OUT KITCHENETTE



LED: MARCH 31, 2027



BEAUTIFUL INDOOR COURTYARD



CLOSE TO DOWNTOWN RWC AND MENLO PARK



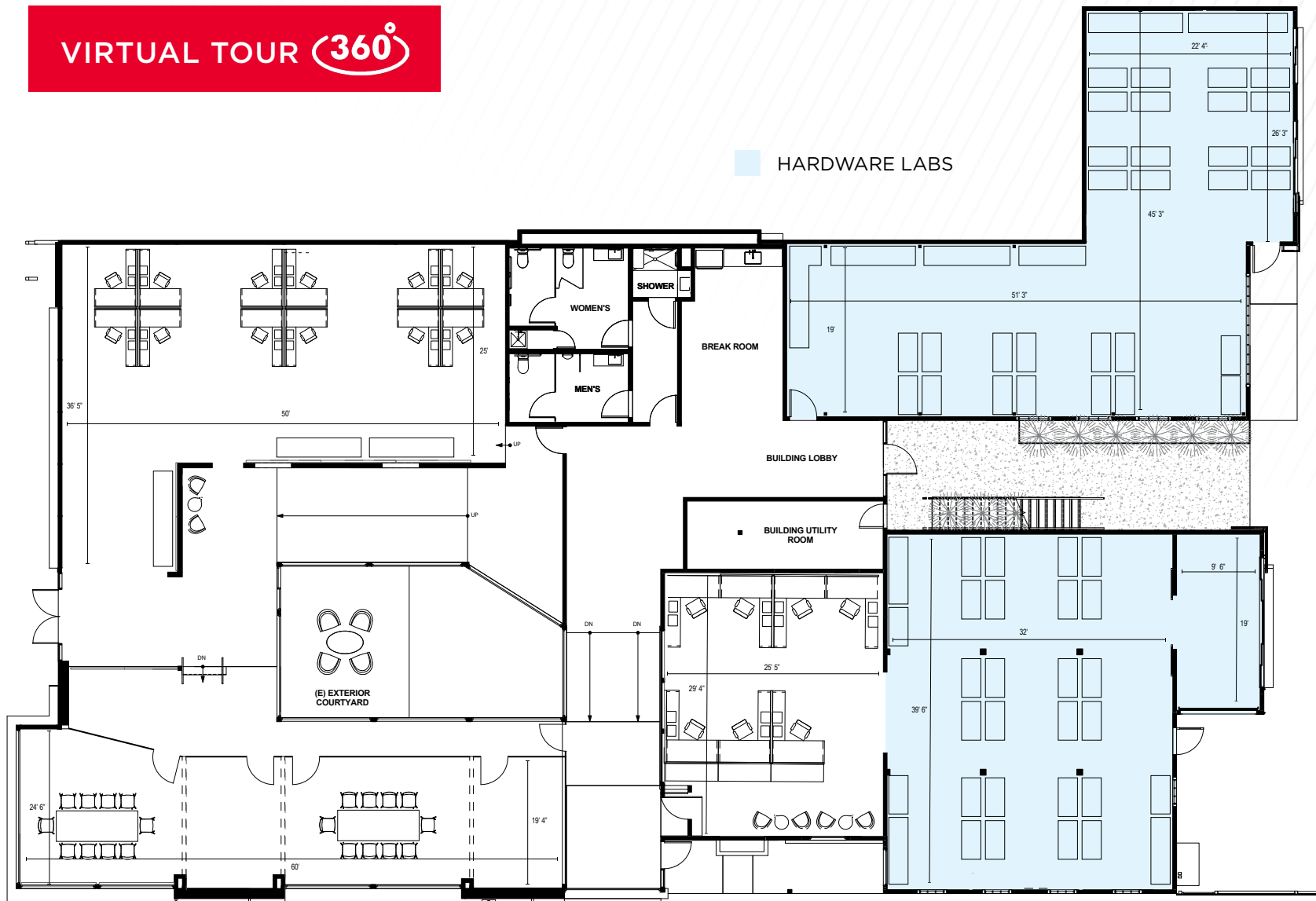
PRIVATE 19 CAR PARKING LOT





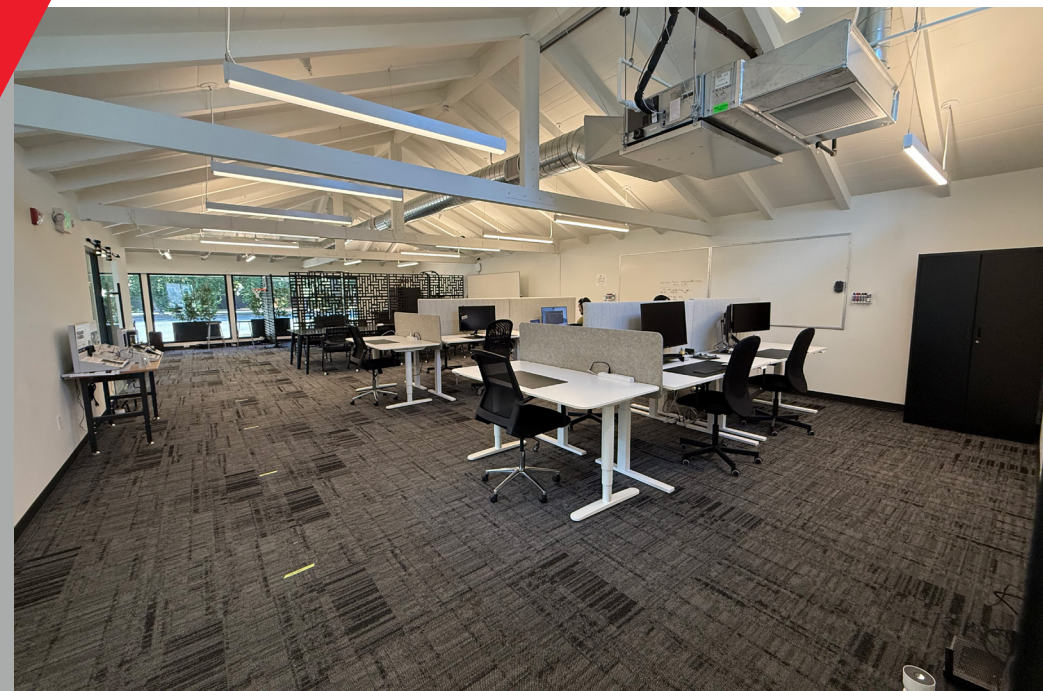
# FLOOR PLAN

VIRTUAL TOUR 





# INTERIOR PHOTOS





# ADDITIONAL PHOTOS





# NEARBY AMENITIES

## RESTAURANTS

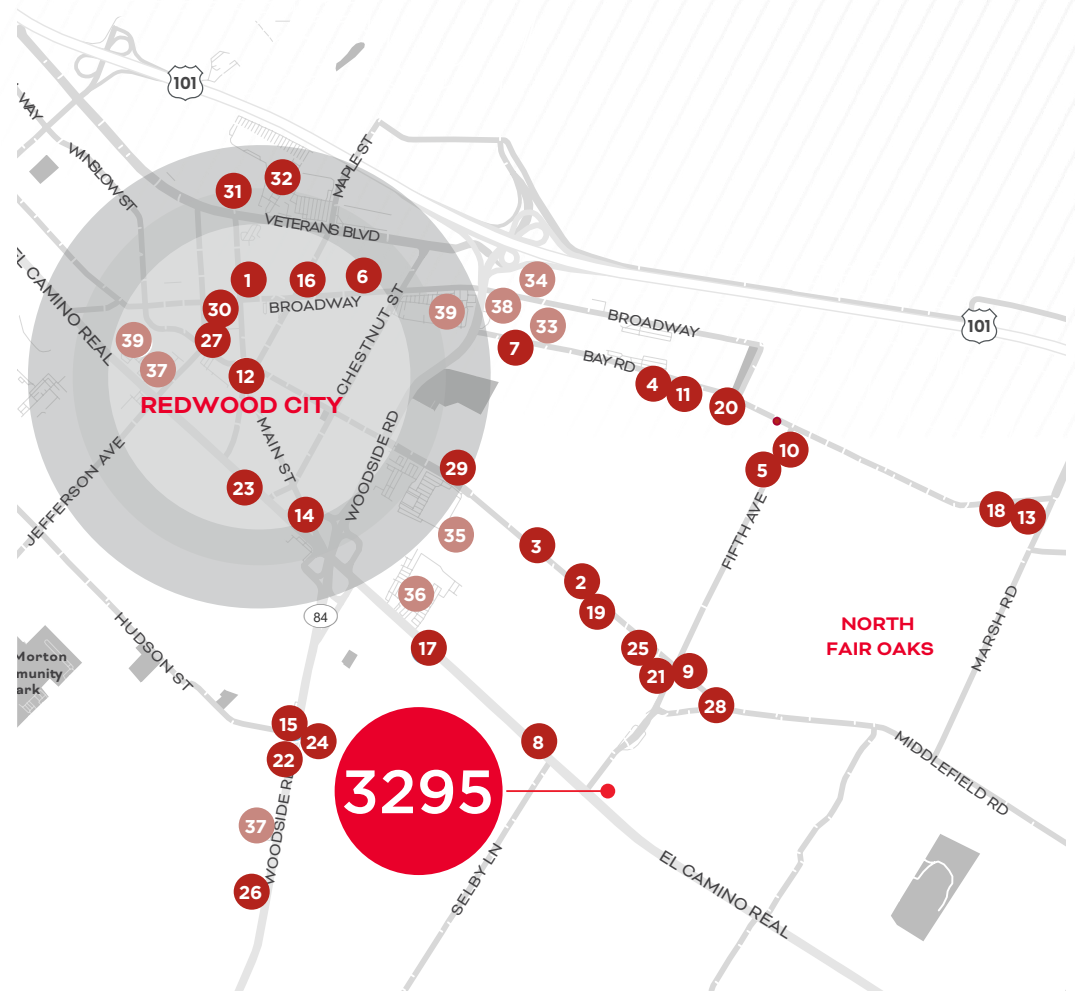
- |                               |                                |
|-------------------------------|--------------------------------|
| 1. Vesta                      | 17. Pronto Wood Fired Pizzeria |
| 2. Cuco's Burritos            | 18. Los Gallos Taqueria & Bar  |
| 3. Capelo's Barbecue          | 19. La Casita Chilanga         |
| 4. Falafel & Things           | 20. Mi Hacienda Taqueria       |
| 5. Tacos El Grullense E&E     | 21. Brew Coffee                |
| 6. Caribblue Restaurant       | 22. Redwood City BBQ           |
| 7. Gourmet Gyros & Kebabs     | 23. Tacos Los Gemelos          |
| 8. Los Carnalitos             | 24. Karakade Thai Cuisine      |
| 9. Martin's                   | 25. Tokemoana Foods            |
| 10. Zipotes Restaurant        | 26. Bravo Taqueria             |
| 11. Cocola Bakery             | 27. RocknWraps & Kebobs        |
| 12. Milagros                  | 28. Michoacan Produce Market   |
| 13. Freewheel Brewing Company | 29. Tacos El Grullense E&E     |
| 14. Harry's Hofbrau           | 30. Venga Empanadas            |
| 15. Diner Japonica            | 31. In-N-Out Burger            |
| 16. Ahi Sushi Hibachi         | 32. L&L Hawaiian Barbecue      |

## RETAIL

- |                             |                   |
|-----------------------------|-------------------|
| 33. SAGE Veterinary Centers | 37. Safeway       |
| 34. 24 House Fitness        | 38. Smart & Final |
| 35. Costco                  | 39. CVS           |
| 36. Target                  |                   |

**121+**

RESTAURANTS, SHOPS AND ENTERTAINMENT  
IN AND AROUND DOWNTOWN REDWOOD CITY





# TRANSPORTATION MAP

## DRIVE TIMES

**06 MINS**

DOWNTOWN REDWOOD CITY  
*2 Miles*

**08 MINS**

HWY 101  
*2.5 Miles*

**09 MINS**

HWY 280  
*3.6 Miles*

**20 MINS**

SAN FRANCISCO AIRPORT (SFO)  
*18 Miles*

**24 MINS**

SAN JOSE AIRPORT (SJC)  
*20 Miles*





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