

NEWLY REMODELED  $\pm$ 9,289 SF

# 3295 EL CAMINO REAL

ATHERTON, CALIFORNIA 94027



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

 CUSHMAN &  
WAKEFIELD

# BUILDING HIGHLIGHTS



±9,289 SF NEWLY REMODELED FACILITY



FULLY BUILT OUT KITCHENETTE



LED: MARCH 31, 2027



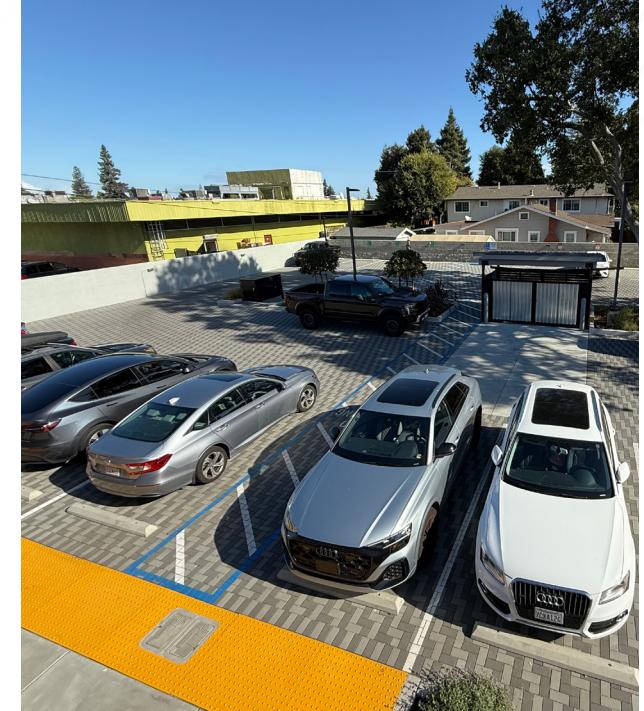
BEAUTIFUL INDOOR COURTYARD



CLOSE TO DOWNTOWN RWC AND MENLO PARK



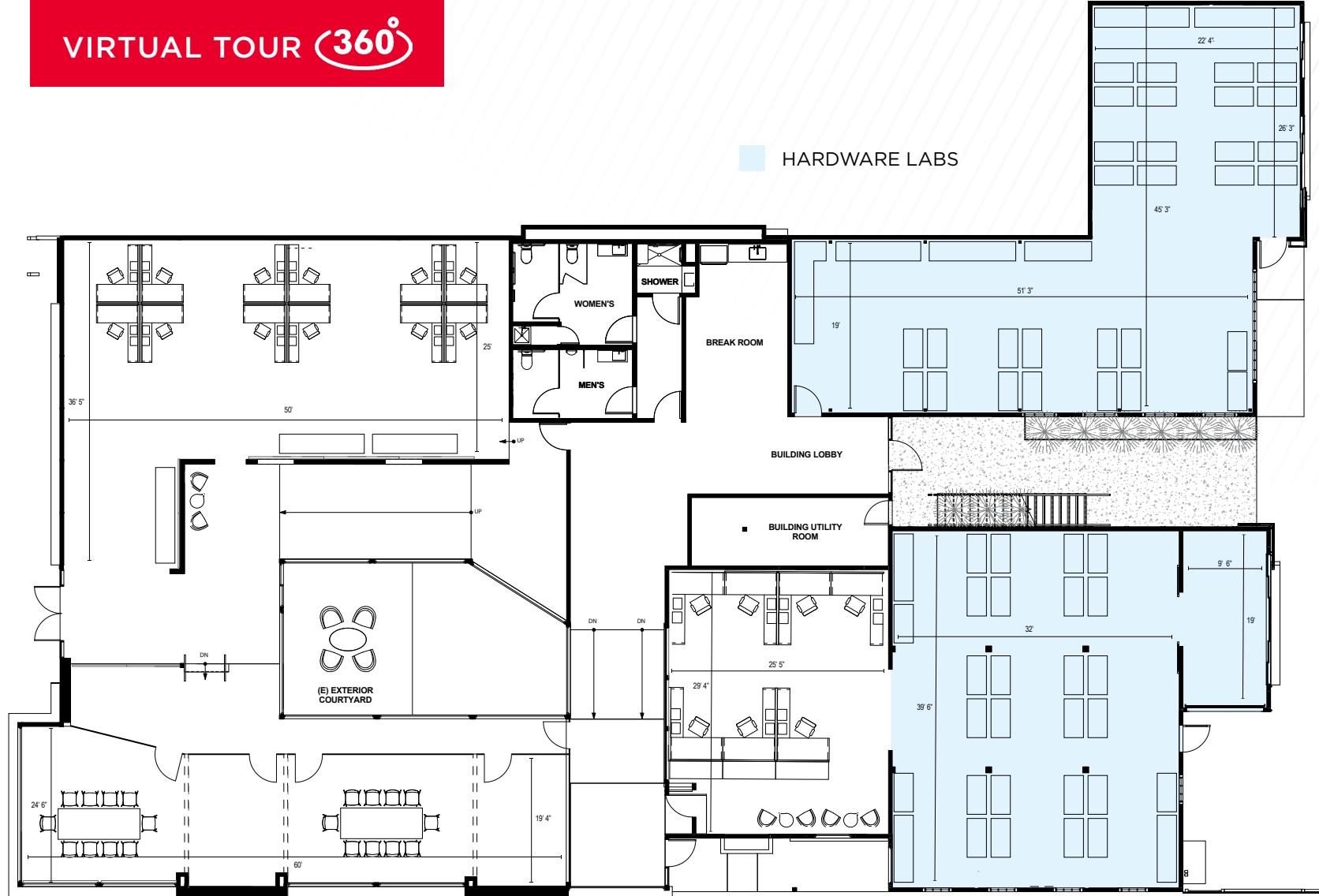
PRIVATE 19 CAR PARKING LOT



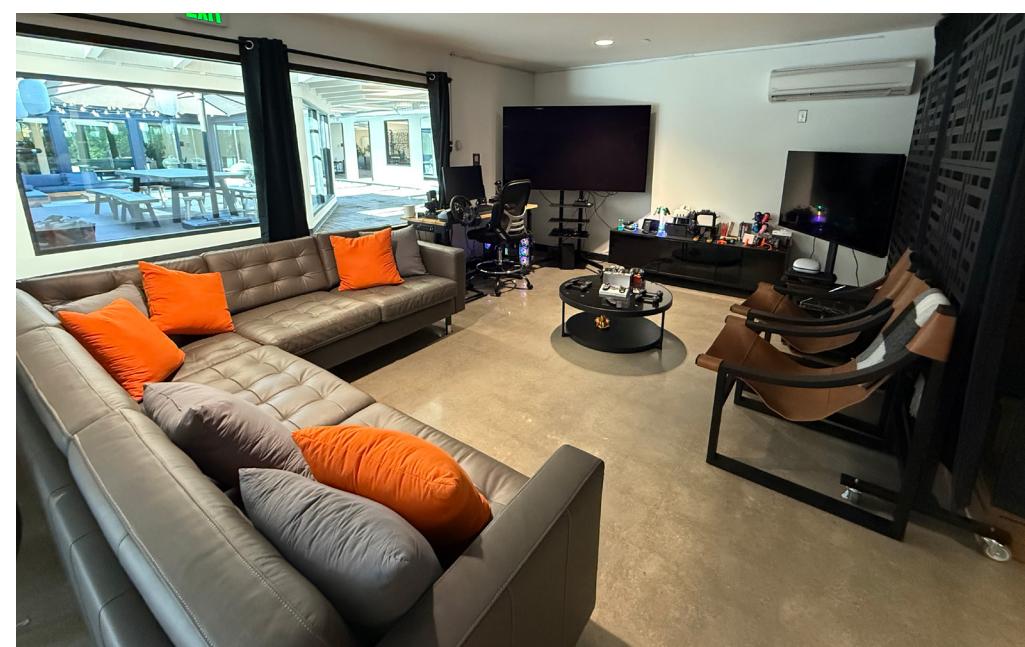
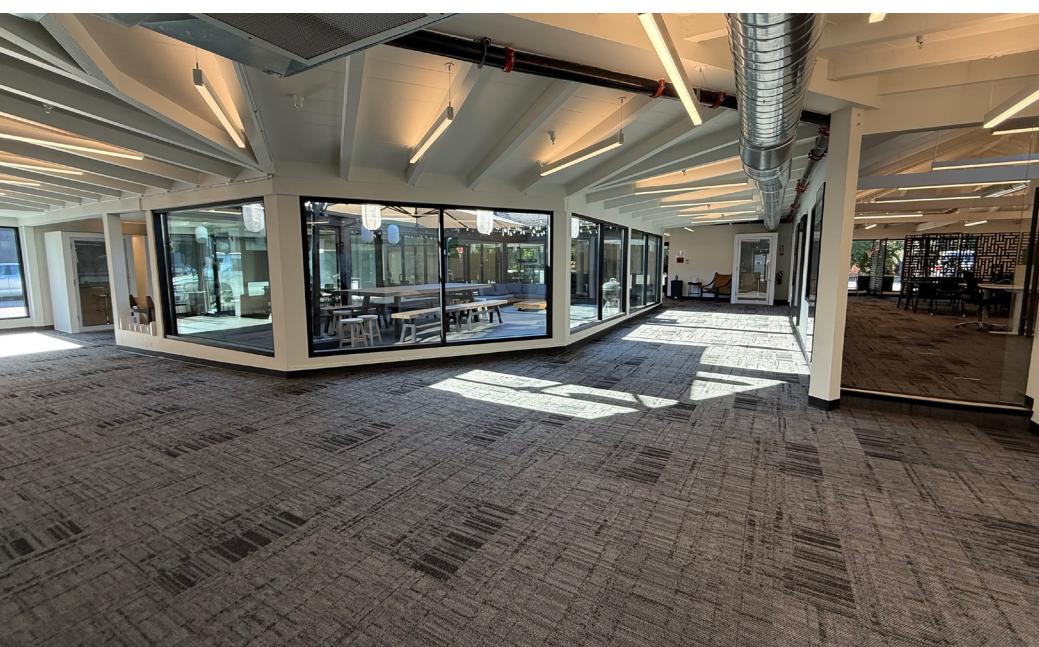
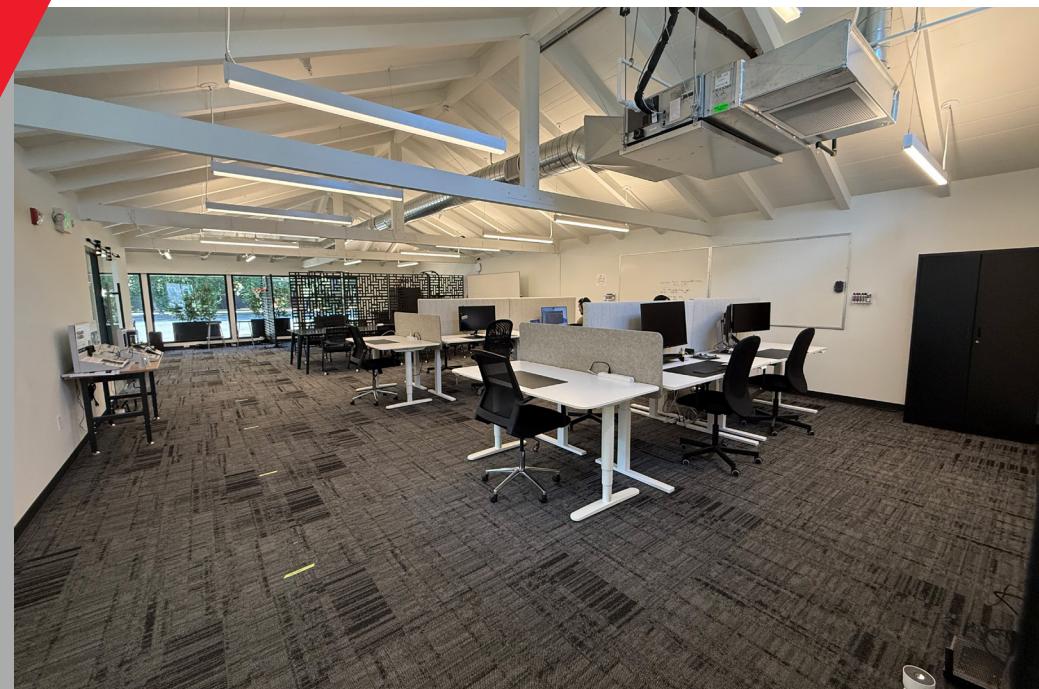
# FLOOR PLAN

VIRTUAL TOUR (360°)

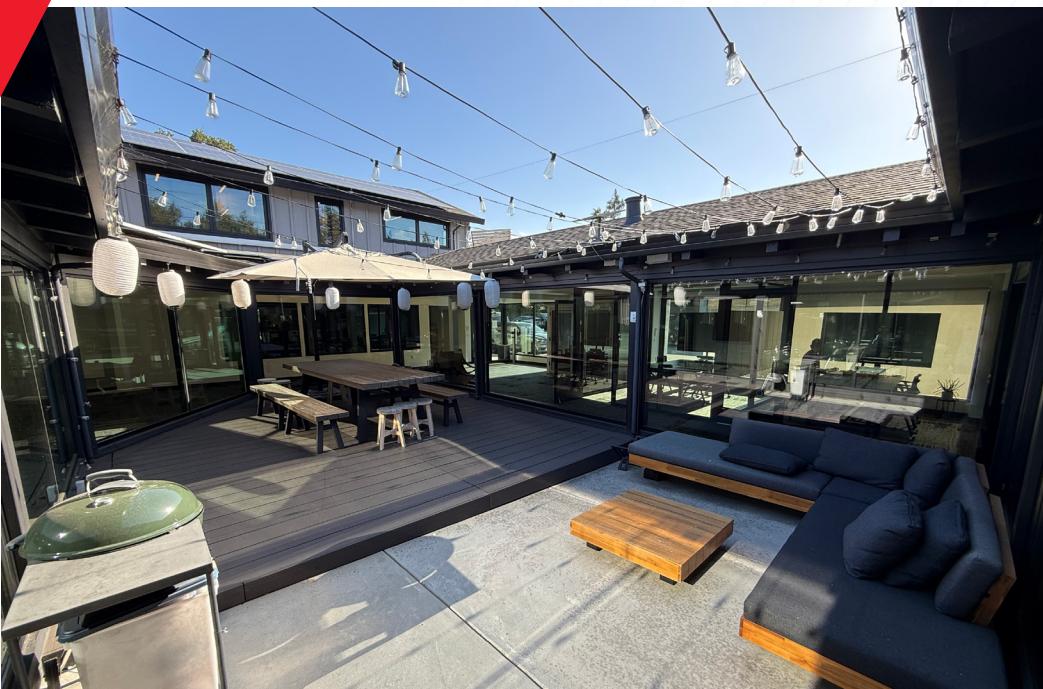
HARDWARE LABS



# INTERIOR PHOTOS



# ADDITIONAL PHOTOS



# NEARBY AMENITIES

## RESTAURANTS

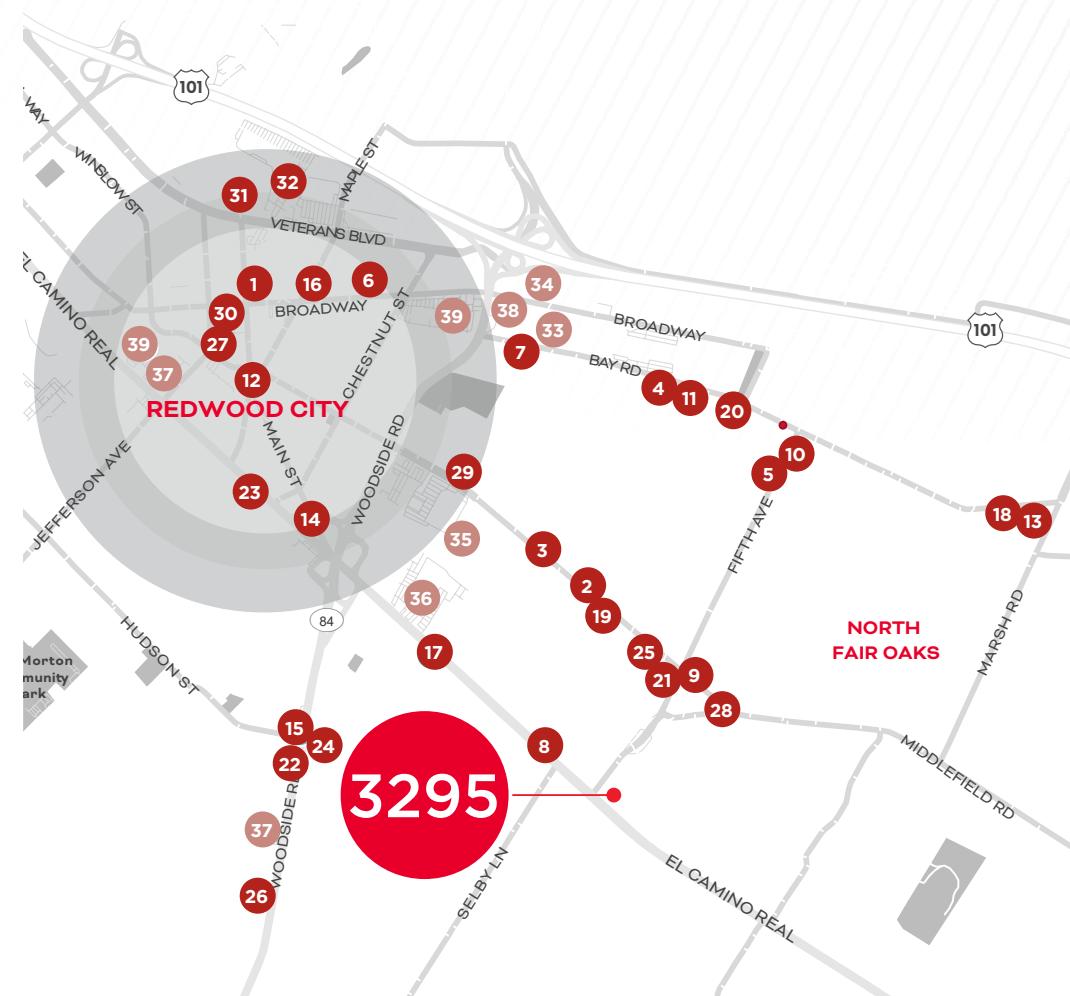
- 1. Vesta
- 2. Cuco's Burritos
- 3. Capelo's Barbecue
- 4. Falafel & Things
- 5. Tacos El Grullense E&E
- 6. Cariblue Restaurant
- 7. Gourmet Gyros & Kebabs
- 8. Los Carnalitos
- 9. Martin's
- 10. Zipotes Restaurant
- 11. Cocola Bakery
- 12. Milagros
- 13. Freewheel Brewing Company
- 14. Harry's Hofbrau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

## RETAIL

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

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



## FOR MORE INFORMATION, PLEASE CONTACT:

### CHRIS BAKER

Managing Director

+1 650 302 0266

chris.r.baker@cushwake.com

CA Lic. #02116566

### WYATT THOMPSON

Associate

+1 510 295 9313

wyatt.thompson@cushwake.com

CA Lic. #02253133

### BAILEE ESPOSITO

Associate

+1 203 561 9499

bailee.esposito@cushwake.com

CA Lic. #02236040

1350 Bayshore Hwy

Suite 900

Burlingame, CA 94010

+1 650 852 1200

**cushmanwakefield.com**

**WWW.3295ECR.COM**



©2026 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.



**CUSHMAN &  
WAKEFIELD**