



OFFERING MEMORANDUM

MIXED-USE: RETAIL & OFFICE CONDOS | 4115 El Camino Real, Palo Alto, CA 94306

Buy a single suite, combine it with multiple units, or buy the **WHOLE BUILDING** to sell units individually for profit.

COMPASS
COMMERCIAL

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INVESTMENT METRICS

PROPERTY DETAILS

Concept	Mixed-use
Street Address	4115 El Camino Real, Palo Alto, CA 94306
Suites	# 100, 110, 200, 210
APNs:	132-66-001, -002, -003, -004
Zoning:	CN - Neighborhood Commercial
Uses:	Retail and Office Condos
Built:	2025
Development:	Mixed-Use (residential condos also available)
Sqft:	6,896 Total Commercial Condos from 1,030 sf to 2,620 sf
Total Building:	11 Condos (4 Commercial + 7 Residential)
Parking:	Subteranean - 13 spaces assigned to Commercial Units including Car Stack
Tenants:	Vacant

Suite Address	Condo Designation	Square Feet	Price	Price / SqFt
#100	Retail 1	2433	\$3,357,540	\$1,380
#110	Retail 2	1824	\$2,517,120	\$1,380
#200	Office 1	1174	\$1,620,120	\$1,380
#220	Office 2	1019	\$1,406,220	\$1,380

Residential Condos also available in the same development. Please contact Ida Ma - 650-678-1628



STRATEGIC INVESTMENT

Brand New Commercial Condos For Sale

PROPERTY FEATURES

Brand-new mixed-use development, built in or around 2023–2025, offering fresh construction and modern amenities.

Two Retail and Two Office Condos available together or individually:

- Ground Floor Retail Condos of 2620 sf or 1992 sf, or combine to get 4612 sf — offering flexibility for owner-occupiers or investors.
- 2nd Floor Office Condos of 1254 sf or 1030 sf, or combine to get 2284 sf

Empty Shell, Ready for Tenant Improvements

Total of 13 assigned parking spaces including in the car stack in the underground parking with direct elevator access — a premium feature for both tenants/customers and owners.

PRICE

RETAIL 1 **\$3,357,540**

RETAIL 2 **\$2,517,120**

OFFICE 1 **\$1,620,120**

OFFICE 2 **\$1,406,220**

PRICE/SQFT - BUILDING

\$1,380

HIGHLIGHTS

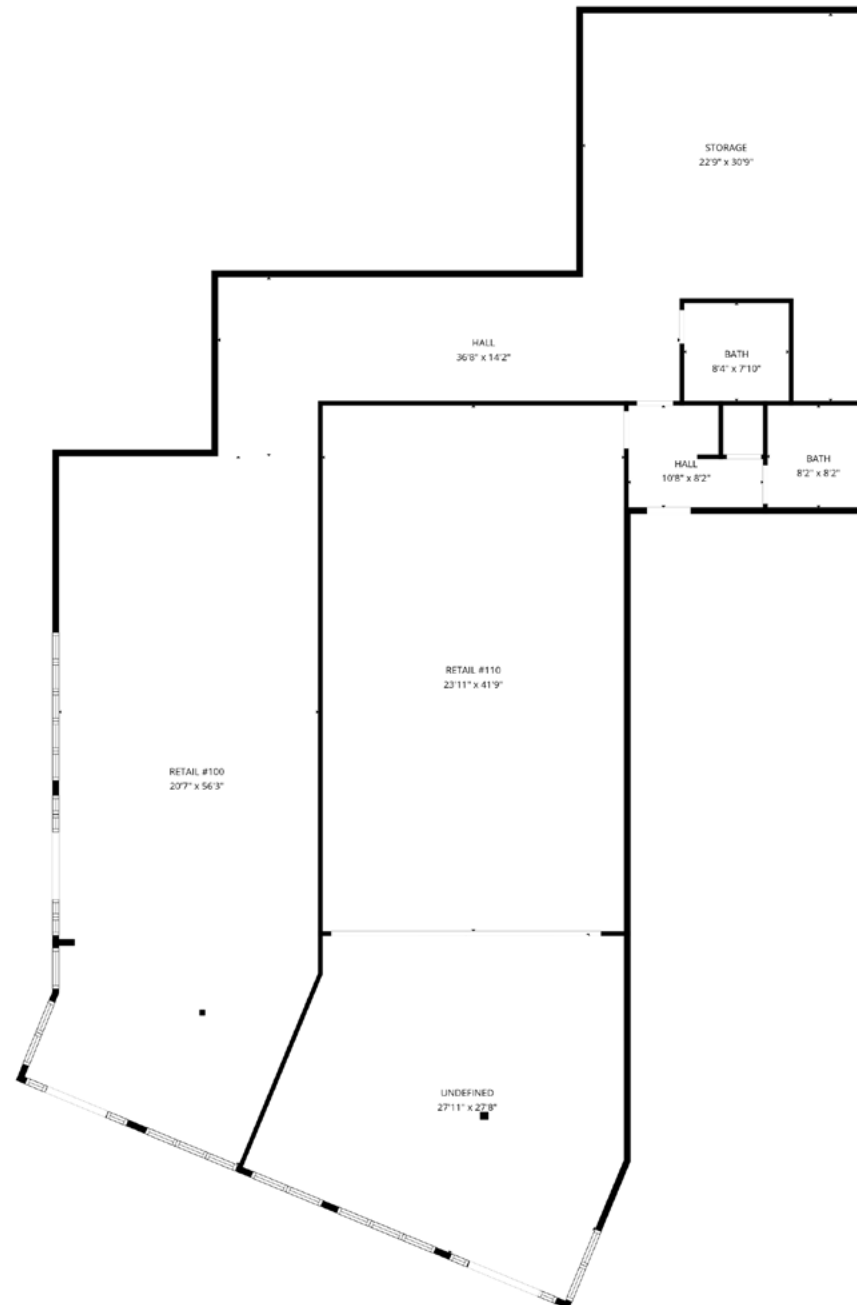
LOCATION ADVANTAGES

- Heart of Silicon Valley in Palo Alto on the major commercial thoroughfare, positioned on El Camino Real near West Charleston Road in Palo Alto, CA 94306
- Roughly 1 mile from Page Mill Road and approximately 2.8 miles from downtown Palo Alto — giving strong access to both residential and commercial amenities.
- Incredible demographics and population density, captive audience for future potential clients and customers. Demographics in the immediate 1-mile radius are very strong, with household incomes reported in excess of ~\$197,000.
- Surrounded by other local commercial and residential neighborhoods. “Very Walkable” (81) and “Biker’s Paradise” (99)

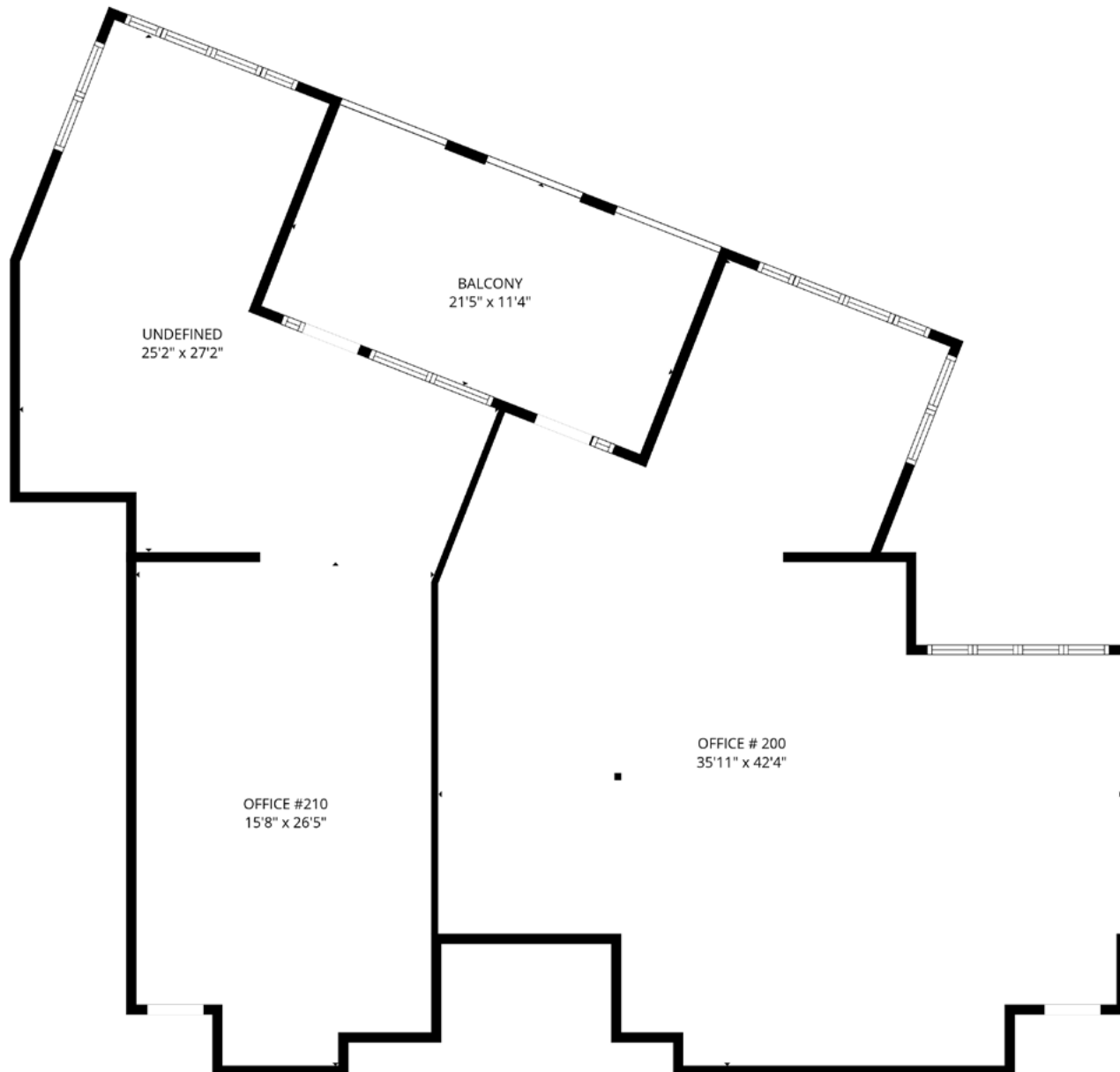
INVESTMENT/USE OPPORTUNITY

- Wide range of Commercial Office and Retail land uses permitted
- Suitable for both sale or lease — providing flexibility depending on strategy (owner-user, tenant, long-term hold, etc.).
- Rare offering in Palo Alto of new construction retail condo on a primary corridor (El Camino Real) — can be marketed as institutional-quality or semi-owner user.
- Strong demographic support combined with modern amenities suggest a premium tenant base or high-end owner-user.
- Its location near tech hubs and high-income residential areas may enhance the long-term value/resilience.

RETAIL FLOOR PLAN - 1ST FLOOR



OFFICE FLOOR PLAN - 2ND FLOOR



PERMITTED USES | NEIGHBORHOOD COMMERCIAL

OCCUPANCY

R-2	Residential condos (upper floors)
M	Ground-floor retail suites
B	Office suites (light medical or general office, 2nd floor)
S-2	Basement / parking garage
U	Accessory structures (trash room, bike room, etc.)

LOCATION / USE

RETAIL SUITES: CALIFORNIA BUILDING CODE GROUP M

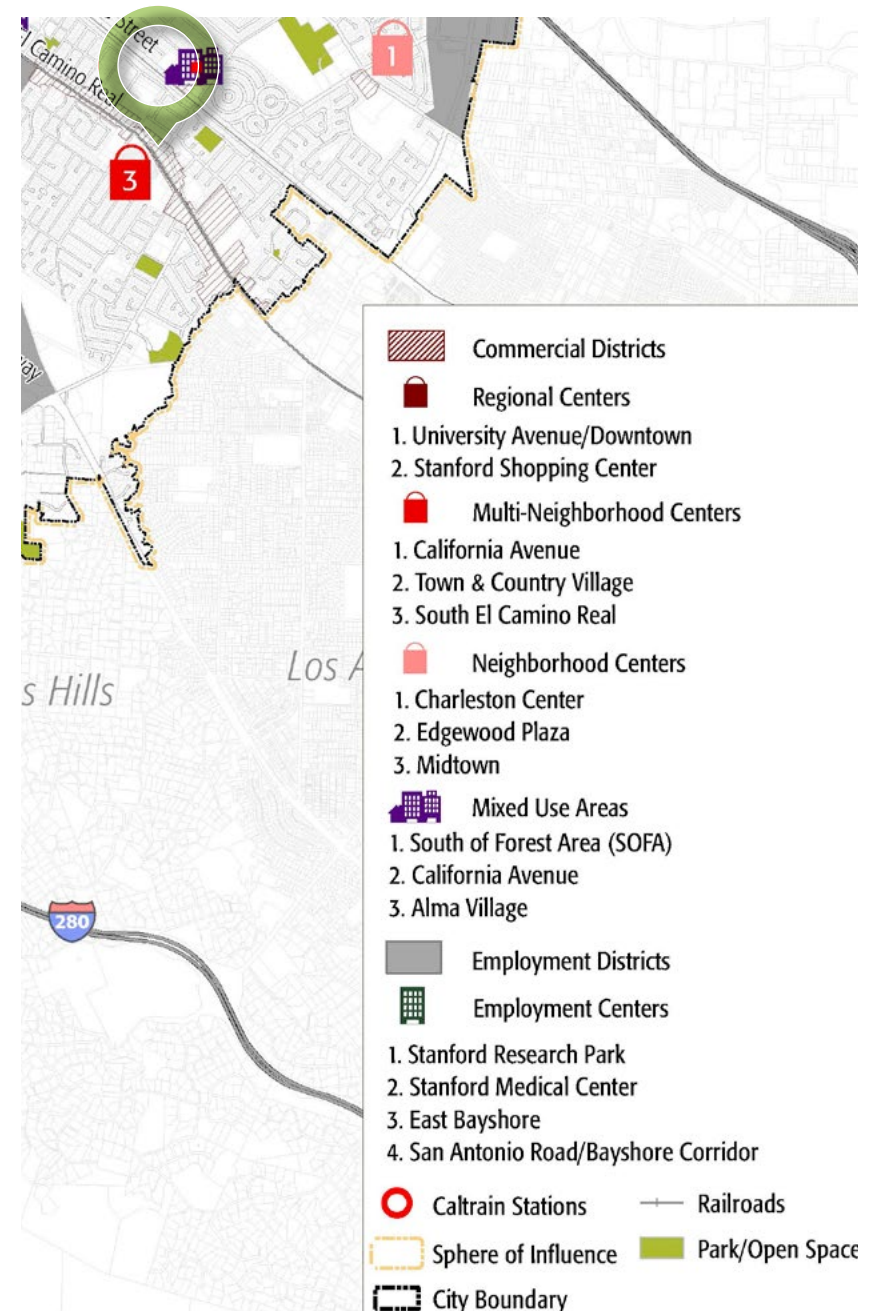
Mercantile occupancy Group M uses include the display and sale of merchandise, and involves stocks of goods, wares or merchandise where the public has access. Examples include:

- Coffee shop or juice bar (full restaurant would require tenant improvement permit, and health department permit)
- Department stores • Drug stores • Markets
- Greenhouses for display and sale of plants that provide public access.
- Motor fuel-dispensing facilities • Retail or wholesale stores • Sales rooms

OFFICE SUITES: CALIFORNIA BUILDING CODE GROUP B

Business Office Group B occupancy uses, include office, professional or service-type transactions and light outpatient and administrative medical occupancies. Examples include:

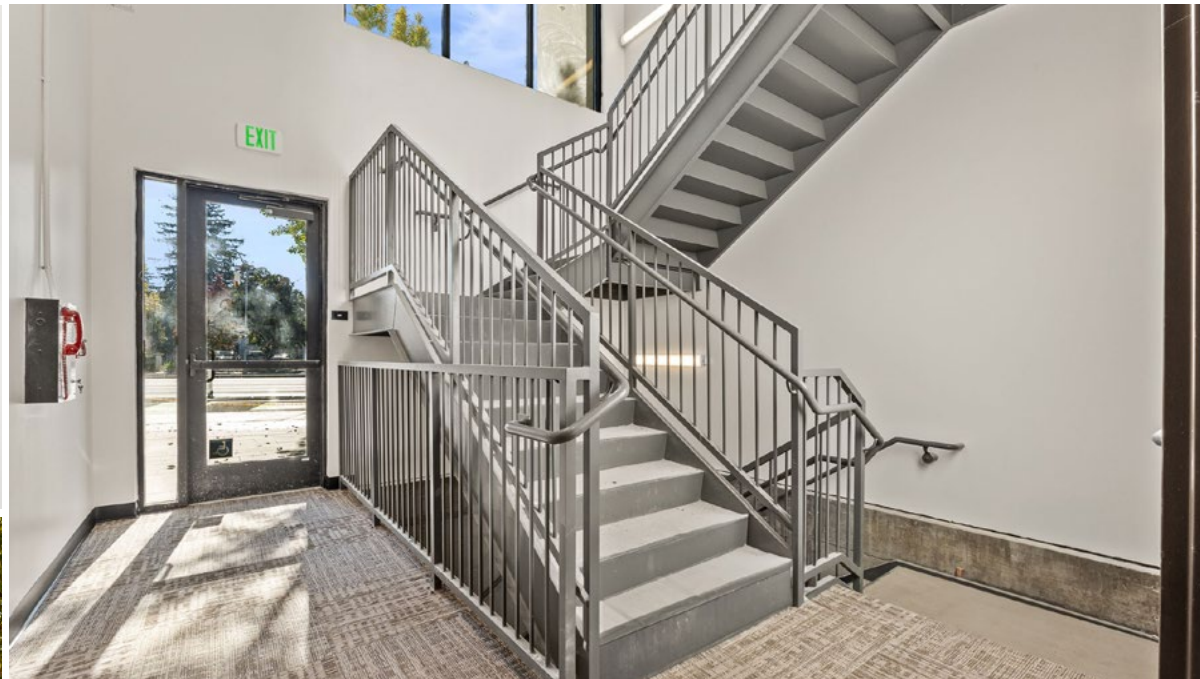
- Ambulatory care facilities serving six or fewer patients
- Animal hospitals, kennels and pounds
- Banks • Barber and beauty shops • Car wash • Civic administration
- Clinic, outpatient. Including: general medical practitioner, dermatologist, dentist, physical therapist, cosmetic, acupuncture, or consultation clinics
- Dry cleaning and laundries
- Educational occupancies for students above the 12th grade
- Electronic data processing
- Food processing establishments and commercial kitchens
- Laboratories: testing and research
- Motor vehicle showrooms • Post offices • Print shops
- Professional services (architects, attorneys, dentists, physicians, engineers, etc.)
- Radio and television stations • Telephone exchanges
- Training and skill development like: tutoring centers, martial arts studios, gymnastics and similar uses



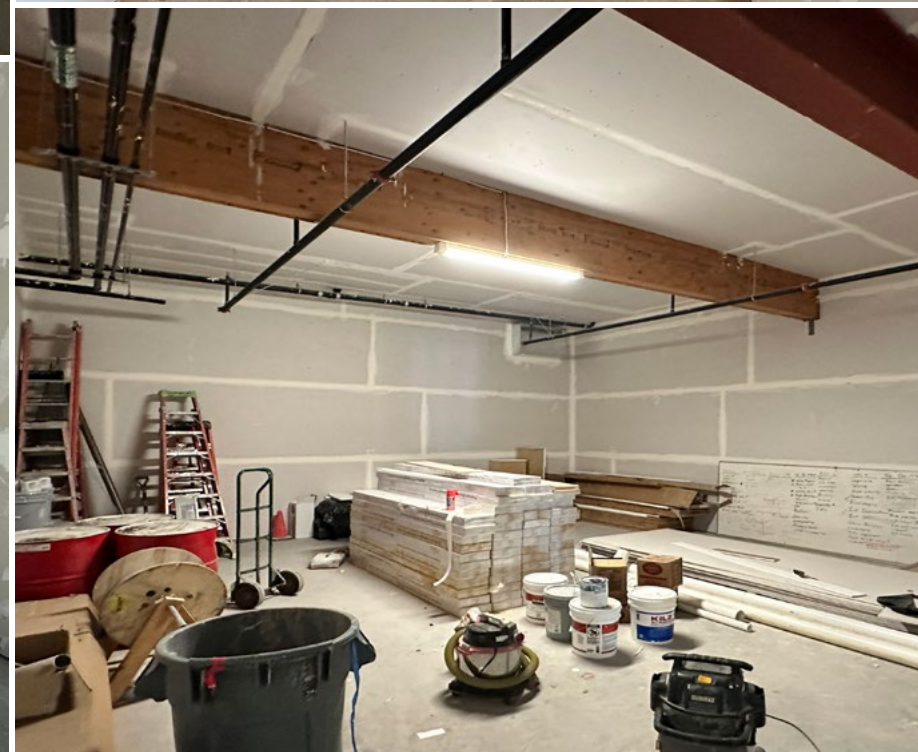
4115 EL CAMINO REAL PHOTOS



4115 EL CAMINO REAL PHOTOS



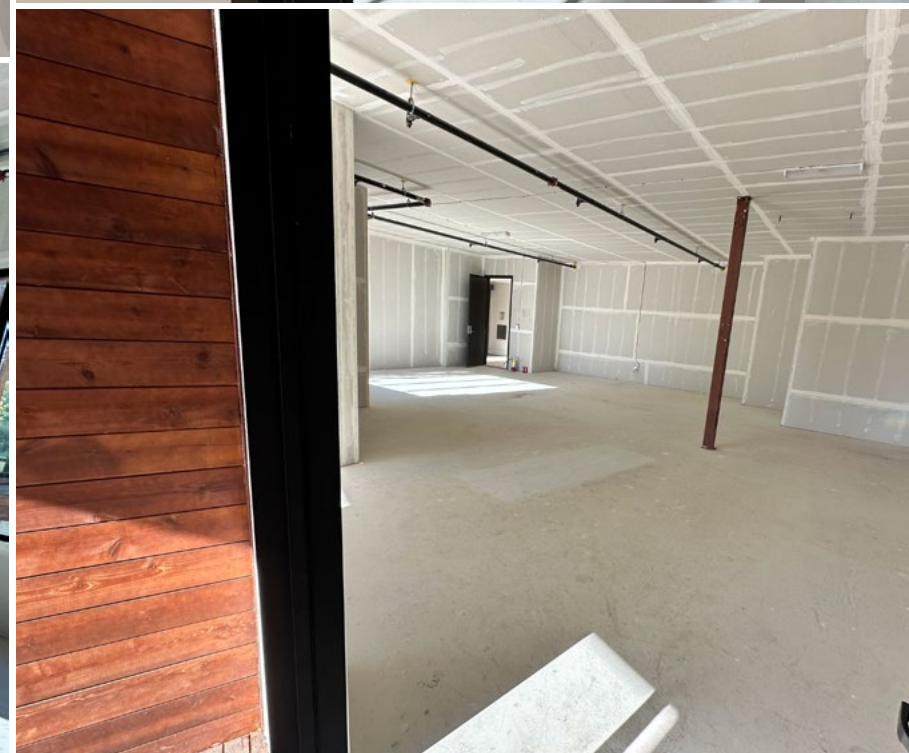
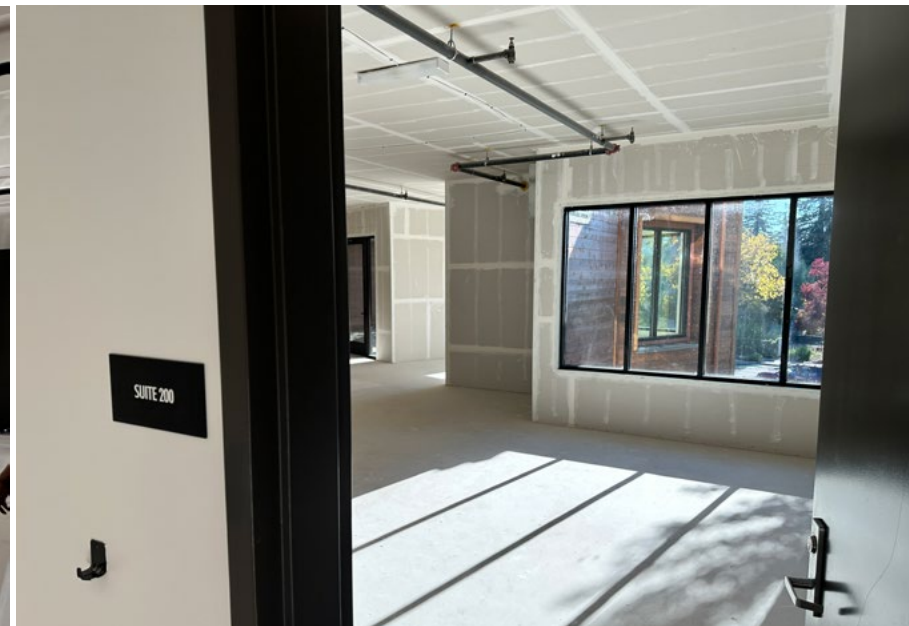
RETAIL 1 #100 | 2433 SQFT



RETAIL 2 #1824 | 1992 SQFT



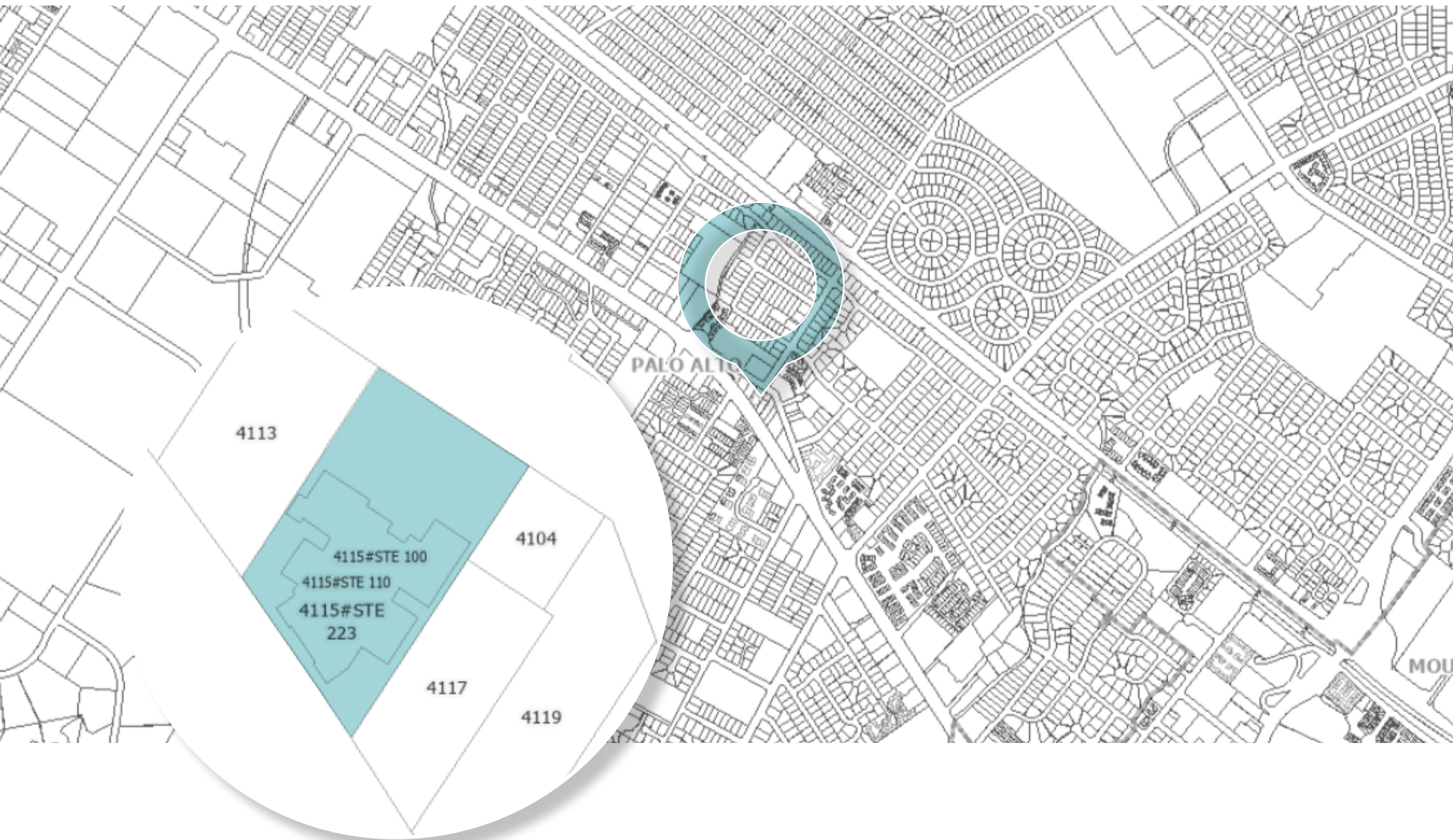
OFFICE 1 #200 | 1174 SQFT



OFFICE 2 #220 | 1019 SQFT



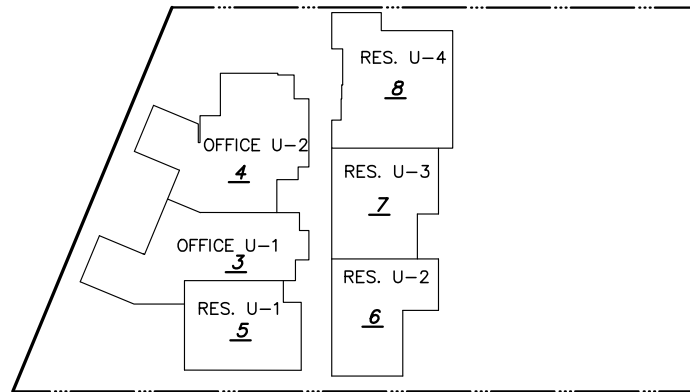
PARCEL MAP



PARCEL MAP

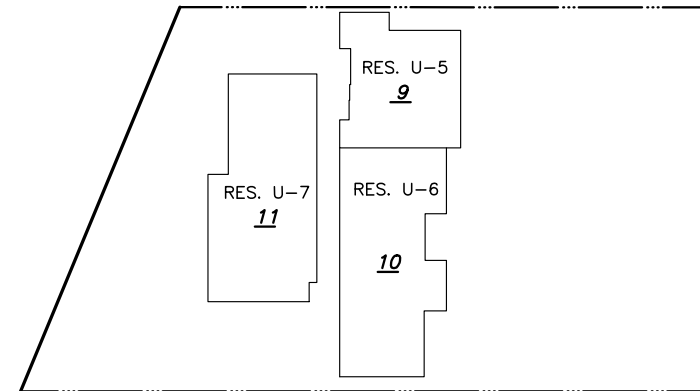
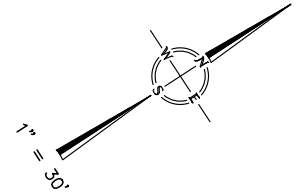
OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK	PAGE
132	66

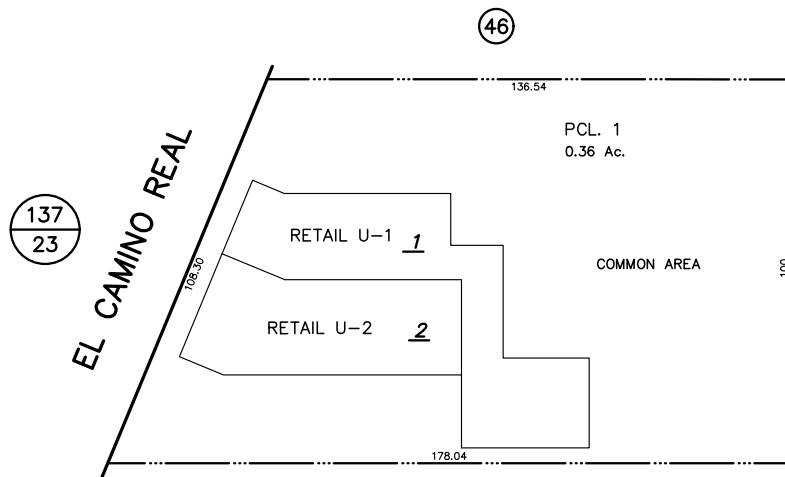


SECOND FLOOR

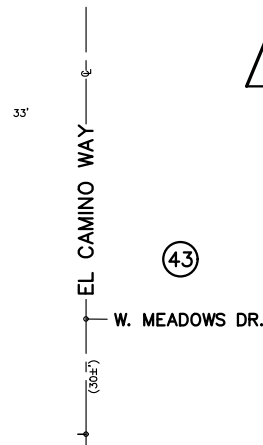
TRACT NO. 10561
936-M-54
CD. 25545491



THIRD FLOOR



FIRST FLOOR



TRA DET. MAP 062
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2025-2026

AERIAL

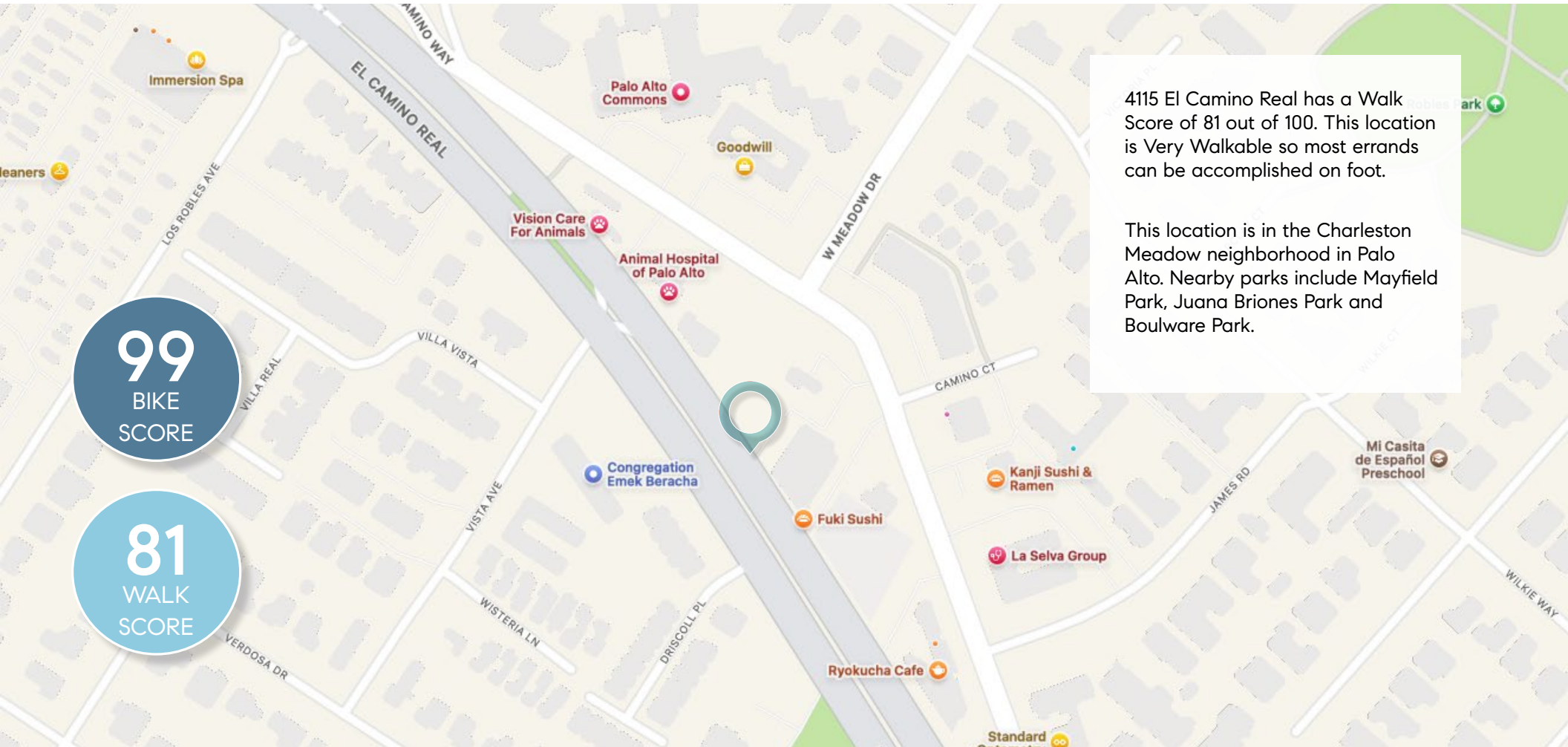


BIRD'S-EYE VIEW



LOCATION HIGHLIGHTS

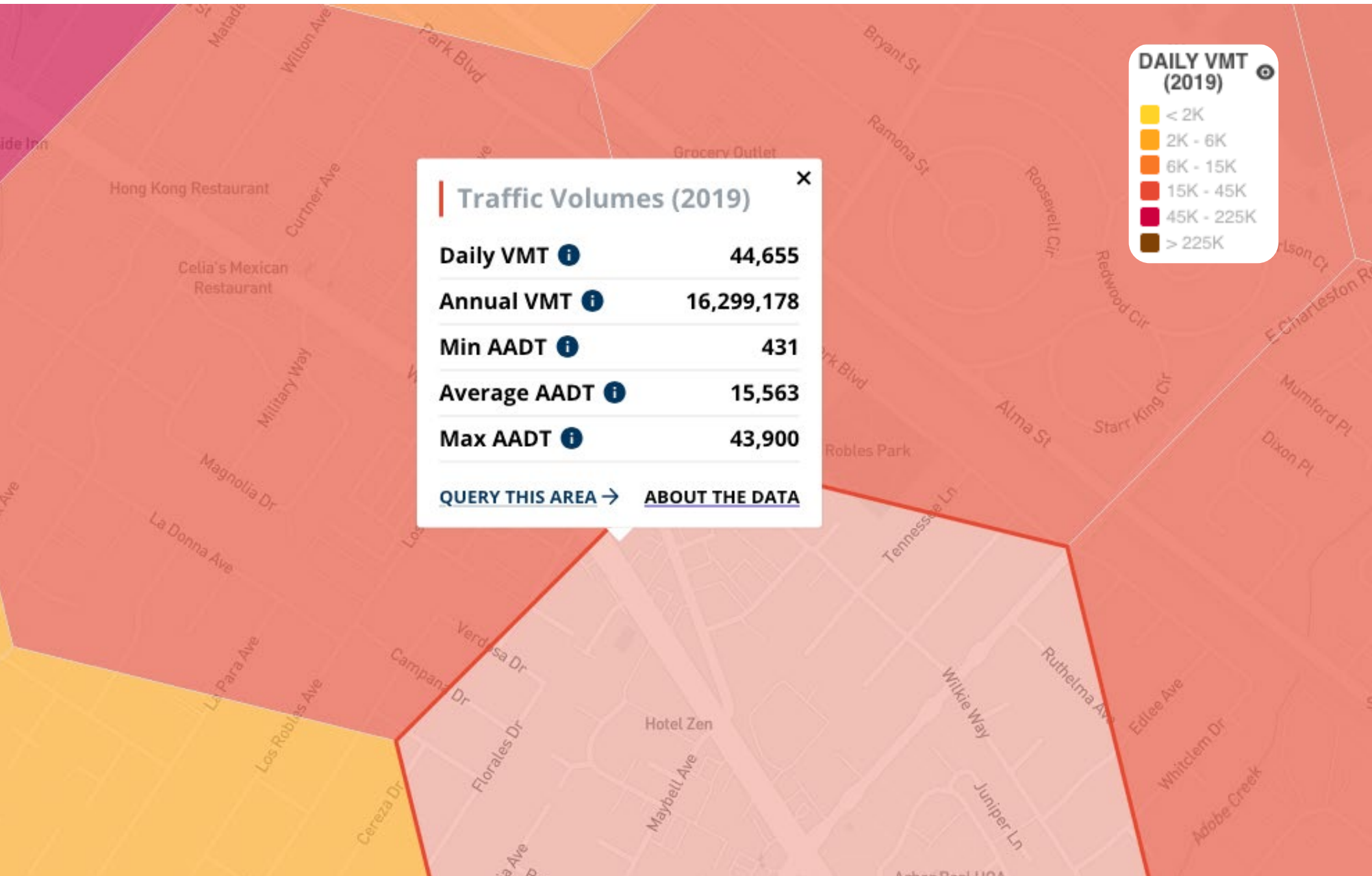
- **A+ location** in Charleston Meadow neighborhood of Palo Alto
- 3 miles to University Avenue
- Palo Alto is the home to the headquarters of **500+** tech companies and startups
- **"Very Walkable"** and **"Biker's Paradise"**. Walkability score of 88 and Bike Score of 99.
- 1.5 to Alma St. and San Antonio Caltrain Station
- 3 miles to the edge of **Stanford Campus and the Stanford shopping Center**
- 0.9 mile to **Mitchell Park**
- **Excellent Palo Alto school district**
 - Henry M. Gunn High School
 - Fletcher Middle School
 - Ohlone Elementary School



4115 El Camino Real has a Walk Score of 81 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

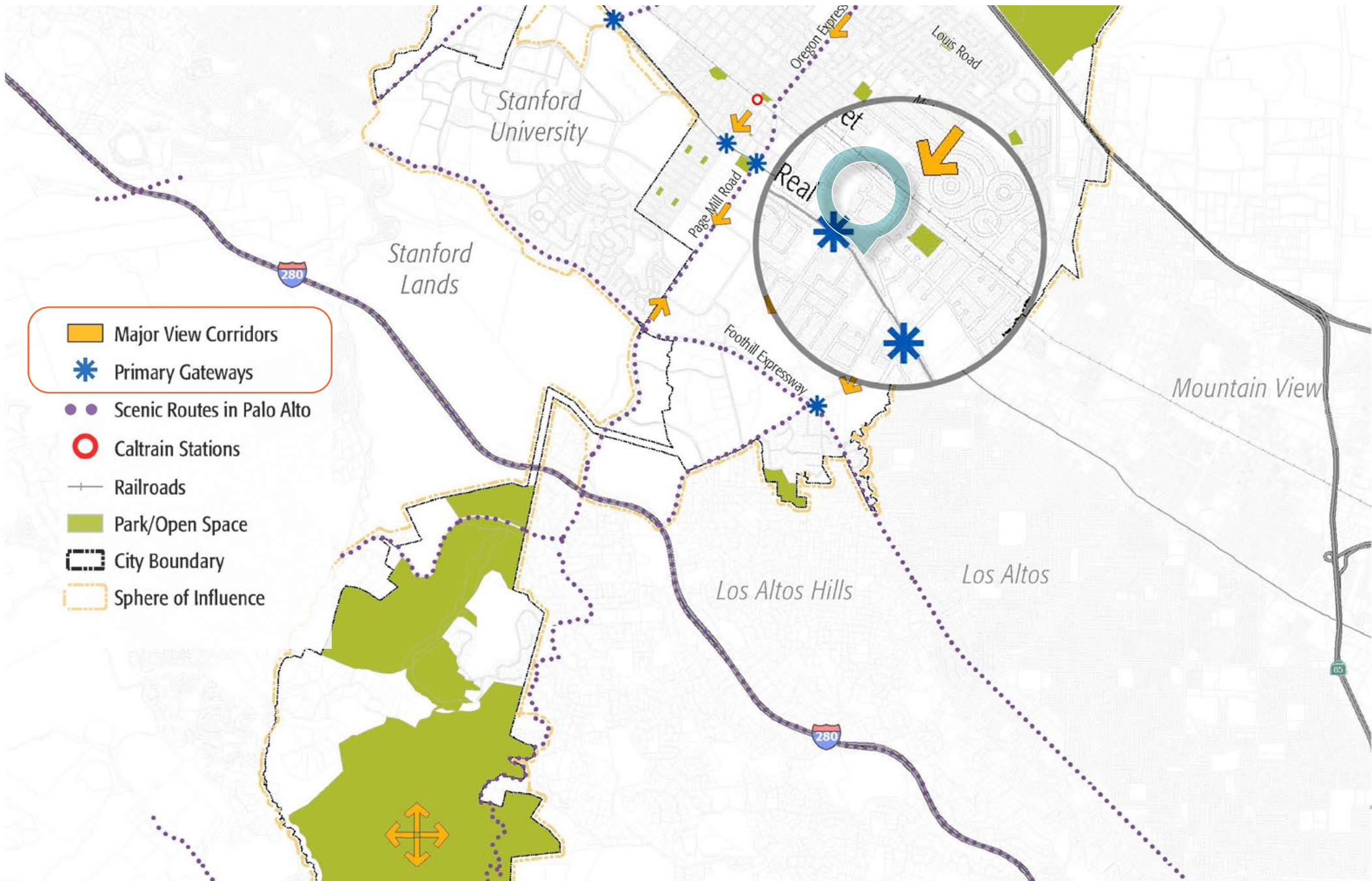
This location is in the Charleston Meadow neighborhood in Palo Alto. Nearby parks include Mayfield Park, Juana Briones Park and Boulware Park.

TRAFFIC COUNTS



PALO ALTO GENERAL PLAN UPDATE

Land Use Element

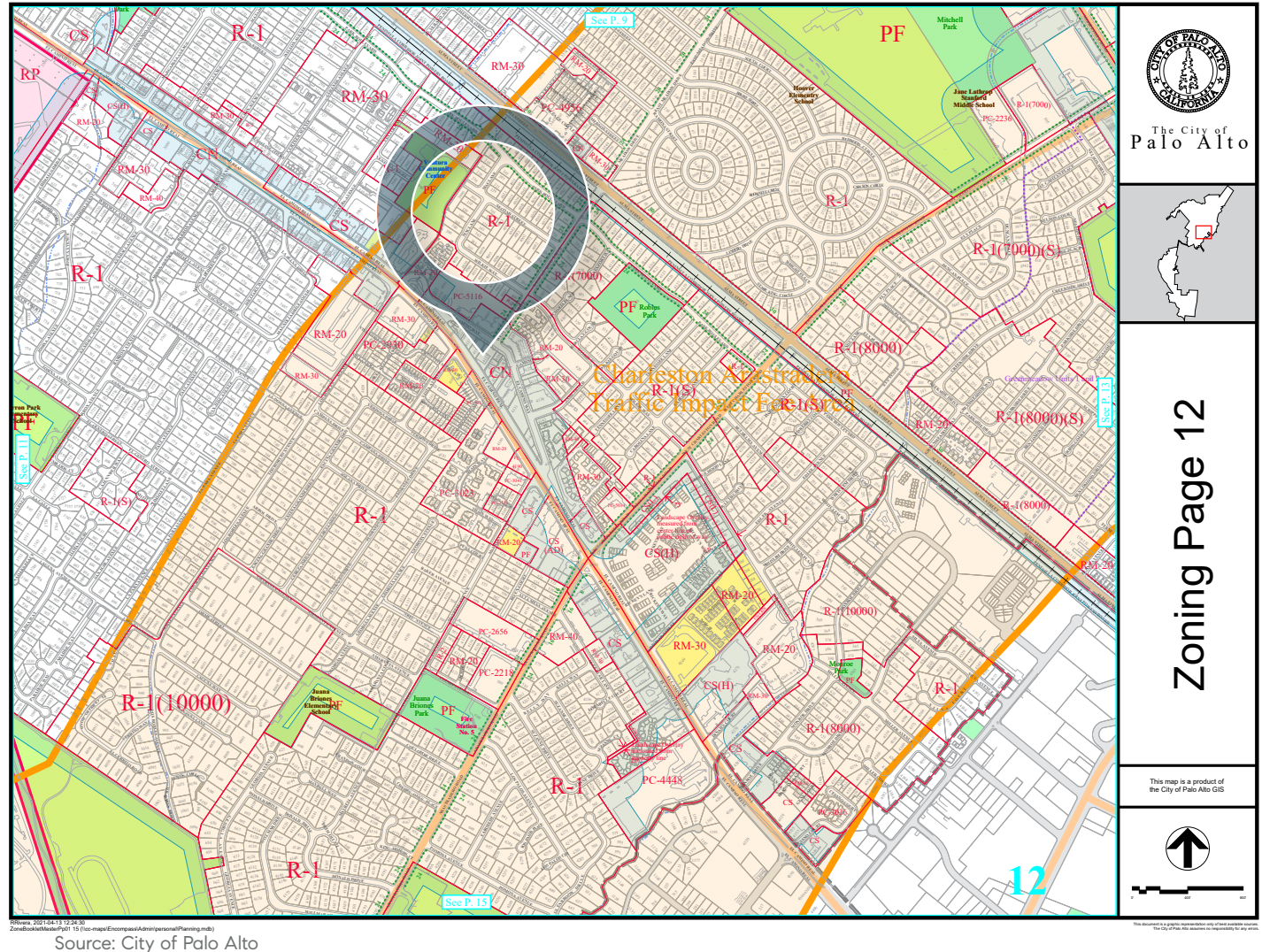


PALO ALTO ZONING MAP

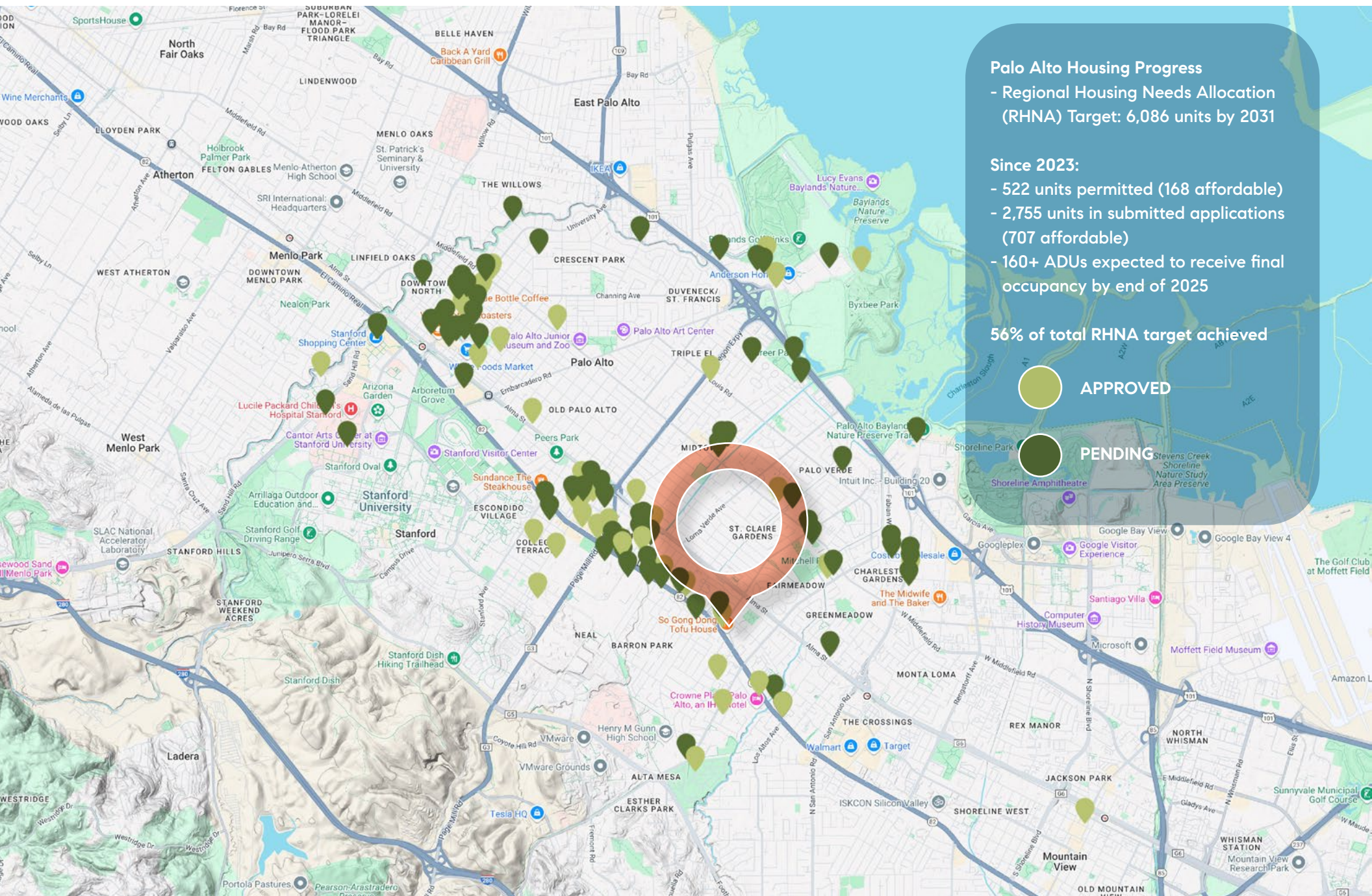
The commercial zoning districts are intended to create and maintain sites for retail, personal services, eating and drinking establishments, hotels and other business uses in a manner that balances the needs of those uses with the need to minimize impacts to surrounding neighborhoods.

Neighborhood Commercial [CN]

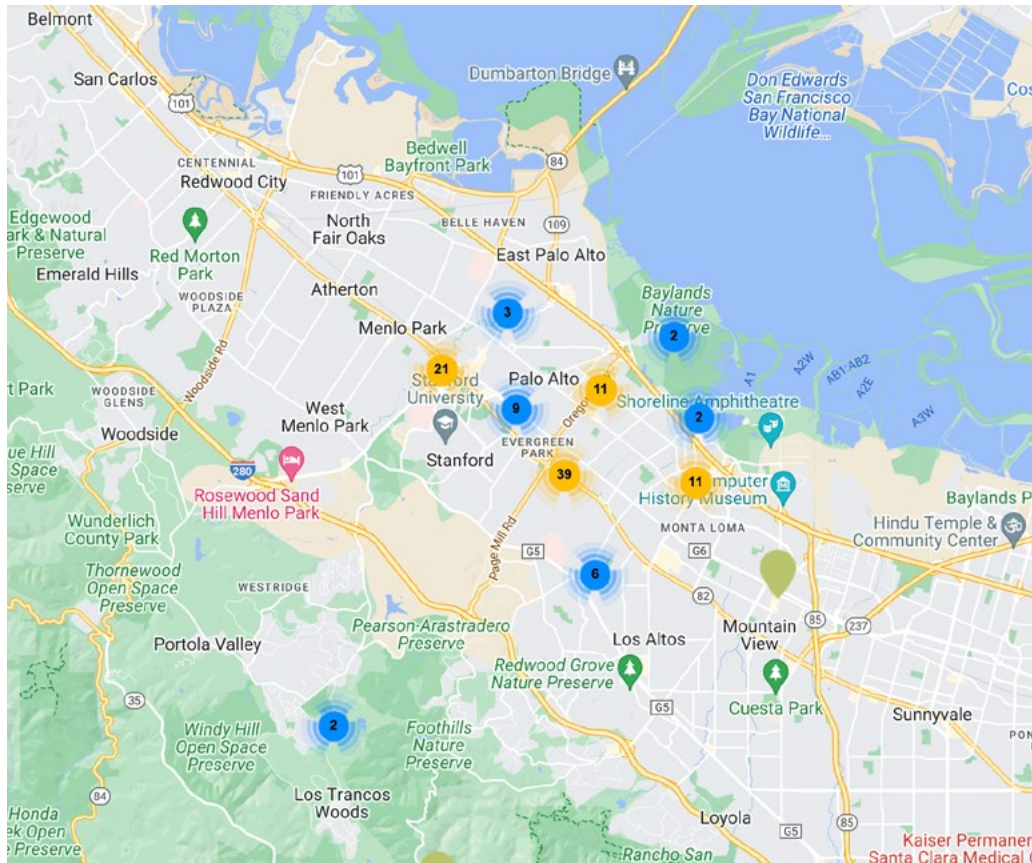
The CN neighborhood commercial district is intended to create and maintain neighborhood shopping areas primarily accommodating retail sales, personal service, eating and drinking, and office uses of moderate size serving the immediate neighborhood, under regulations that will assure maximum compatibility with surrounding residential areas.



APPROVED & PENDING DEVELOPMENT PROJECTS



KEY ECONOMIC DEVELOPMENT PROJECTS



3225 El Camino Real

Request by Hayes Group Architects for Architectural Review of a new 29,249 sq. ft. mixed-use project, replacing the existing 7,000 sq. ft. retail building, that includes eight residential units and 11,984 sq. ft. of commercial space.

3225 El Camino Real, Palo Alto, CA,

425 Page Mill Rd

Request by Stoecker & Northway Architects Inc. for a Site and Design Review for a 35, 537 sq. ft. 3 story mixed use building.

425 Page Mill Rd, Palo Alto, CA, 94306

2609 Alma St

Request for Major Architectural Review to Allow the Demolition of two existing one-story Apartment Buildings containing four (4) units and to construct four (4) new three-story townhome style apartments.

2609 Alma St, Palo Alto, CA, 94306



3585 El Camino Real

Request for Architectural Review to allow the demolition of an existing approximately 800 square foot commercial structure and allow for construction of a new three-story approximately 6,790 square foot mixed-use building.



3001/3017 El Camino Real

Request for Major Architectural Review to demolish two existing retail buildings and to construct a 129 unit, 100% affordable, five-story, multi-family residential development.

3001 El Camino Real, Palo Alto, CA,



3241 Park Boulevard

Request for Major Architectural Review to demolish an existing 4,501 square foot building and construct a new 7,861 square foot office building.

3241 Park Boulevard, Palo Alto, CA, 94306



3877 El Camino Real

Request for Final Map to divide an existing 0.75 acre parcel for condominium purposes into 17 residential units and 4,676 square feet of commercial space.

3877 El Camino Real, Palo Alto, CA, 94306

2755 El Camino Real

Request by Tod Spieker for a Major Architecture Review and addition of a new overlay at 2755 El Camino Real on the current site of a vacant parking lot formerly used as a Valley Transportation Authority (VTA) Park and Ride facility.

2755 El Camino Real, Palo Alto, CA,

2609 Alma St

Request for Major Architectural Review to Allow the Demolition of two existing one-story Apartment Buildings containing four (4) units and to construct four (4) new three-story townhome style apartments.

2609 Alma St, Palo Alto, CA, 94306

NEIGHBORHOOD

Charleston Meadows Overview

Palo Alto is a town in California with a population of 67,231. Palo Alto is in Santa Clara County and is one of the best places to live in California. Living in Palo Alto offers residents an urban suburban mix feel and most residents own their homes. In Palo Alto there are a lot of restaurants, coffee shops, and parks. Many young professionals live in Palo Alto and residents tend to lean liberal. The public schools in Palo Alto are highly rated.

Charleston Meadows is a neighborhood in Palo Alto, California with a population of 1,002. Charleston Meadows is in Santa Clara County and is one of the best places to live in California. Living in Charleston Meadows offers residents an urban suburban mix feel and most residents own their homes. In Charleston Meadows there are a lot of restaurants, coffee shops, and parks. Many young professionals live in Charleston Meadows and residents tend to be liberal. The public schools in Charleston Meadows are highly rated.

Best Neighborhoods for
Young Professionals in
Palo Alto

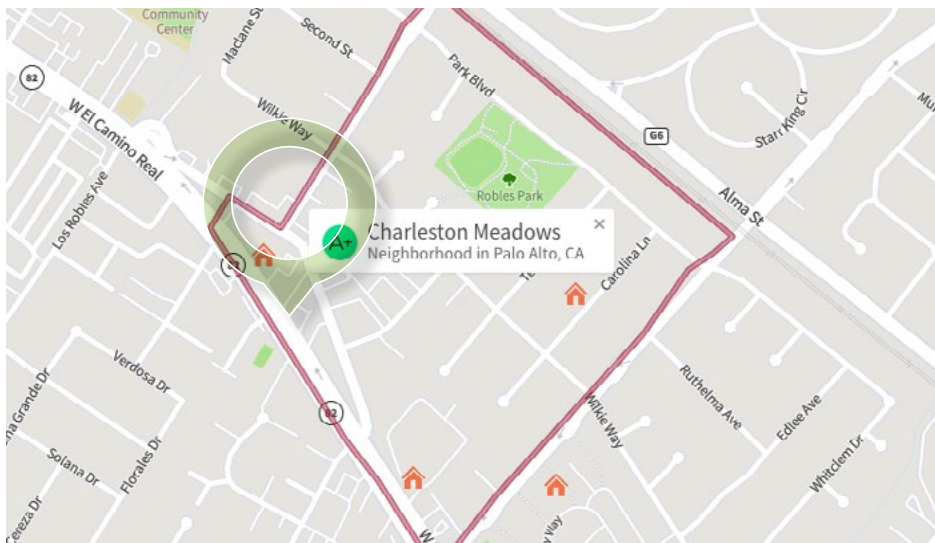
#7 of 22

Best Neighborhoods
to Live in
Palo Alto

#9 of 22

Best Neighborhoods
to Raise a Family in
Palo Alto

#9 of 22



BY THE NUMBERS

POPULATION

1,843

MEDIAN AGE

44.2

MEDIAN HOUSEHOLD INCOME

\$185,156

MEDIAN HOME VALUE

\$2,000,001

MEDIAN RENT

\$2,893

URBAN

Rent

37%

Own

63%

Source: Compass Research

PALO ALTO ATTRACTIONS



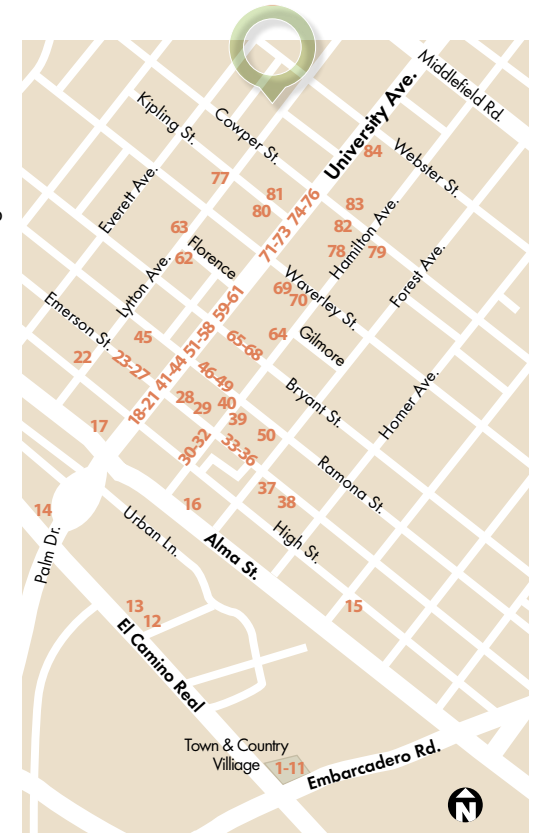
California Avenue Restaurants

- | | |
|----------------------------|-----------------------------|
| 1 Caffe Riace | 20 Mediterranean Wraps |
| 2 Jade Palace | 21 Cafe Brioche |
| 3 Peking Duck | 22 Pastis |
| 4 Palo Alto Pizza Co. | 23 Terrone |
| 5 Baume | 24 Uzunaki |
| 6 Anatolian Kitchen | 25 La Bodeguita del Medio |
| 7 Birch Street | 26 3 G's Cafe |
| 8 Homma's Brown Rice Sushi | 27 Sundance The Steakhouse |
| 9 Cafe Pro Bono | 28 Cardinal Sushi |
| 10 Printer's Inc Cafe | 29 Fresh Taste |
| 11 Antonio's Nut House | 30 R & B Seafood Restaurant |
| 12 Tandoori Oven | 31 Freebirds World Burrito |
| 13 The Counter | 32 Cheese Steak Shop |
| 14 Palo Alto Baking Co. | 33 Olive Garden |
| 15 Joanie's Cafe | 34 Chipotle Mexican Grill |
| 16 Szechwan Cafe | |
| 17 Palo Alto Sol | |
| 18 Spalti Ristorante | |
| 19 Lotus Thai Bistro | |



Downtown Palo Alto Restaurants

- | | |
|-----------------------------------|----------------------------------|
| 1 Scott's Seafood Grill | 39 Reposado |
| 2 Asian Box | 40 Osteria |
| 3 LuLu's Town & Country | 41 Steam |
| 4 Howie's Artisan Pizza | 42 Cafe 220 |
| 5 Kirk's Steakhouses | 43 Pizza My Heart |
| 6 Korean BBQ | 44 The Workshop |
| 7 Douce France | 45 Oren's Hummus Shop |
| 8 Mayfield Bakery & Cafe | 46 University Cafe |
| 9 Calafia Cafe | 47 Mandarin Gourmet |
| 10 Village Cheese House | 48 Nola |
| 11 Sushi House | 49 Coupa Cafe |
| 12 Restaurant Soleil | 50 Old Pro Sports Grill |
| 13 Poolside Grill | 51 Bistro Maxine |
| 14 MacArthur Park | 52 Coconut |
| 15 St. Michael's Alley | 53 Curry Up Now |
| 16 Pampas 529 Alma St. | 54 Madame Tam |
| 17 Rudy's Pub | 55 Slider Bar Cafe |
| 18 Amber Dhara | 56 Figo |
| 19 Loving Hut | 57 La Strada Ristorante Italiano |
| 20 Sprout Cafe | 58 Siam Royal |
| 21 Campo Pizzeria | 59 Joya Restaurant & Lounge |
| 22 Darbar Indian Cuisine | 60 Crepevine |
| 23 Evvia | 61 The Cheesecake Factory |
| 24 Patxi's Chicago Pizza | 62 Paris Baguette |
| 25 Jing Jing | 63 Kanpai Sushi |
| 26 Rangoon Ruby | 64 Janta Indian Cuisine |
| 27 China Delight | 65 Three Seasons Restaurant |
| 28 Thaiphoo | 66 Vero Ristorante |
| 29 The Rose & Crown | 67 Bon Vivant |
| 30 Palo Alto Creamery Fountain | 68 RoastShop |
| 31 Spot A Pizza | 69 Mango Caribbean Restaurant |
| 32 LYFE Kitchen | 70 Siam Orchid Thai |
| 33 Tacolicious | 71 Cafe Epi |
| 34 Gordon Biersch Brewing Company | 72 Cafe Venetia |
| 35 Buca di Beppo | 73 Krung Siam Thai Cuisine |
| 36 Empire Tap Room | 74 Thyme to Eat |
| 37 La Morenita | |
| 38 St. Michael's Alley Annex | |



- | | |
|--------------------|-------------------------------|
| 75 Pluto's | 81 Tai Pan |
| 76 Gyros Gyros | 82 Il Fornaio Cucina Italiana |
| 77 Bangkok Cuisine | 83 California Pizza Kitchen |
| 78 Zibibbo | 84 Tamarine Restaurant |
| 79 Vino Locale | |
| 80 Prolific Oven | |



SAN FRANCISCO BAY AREA OVERVIEW

The San Francisco Bay Area is one of the most dynamic and economically vibrant regions in the world, making it a premier location for real estate investment. Home to over 7.5 million residents across nine counties, the Bay Area is the fifth-largest metropolitan area in the United States. Its GDP exceeds \$500 billion, ranking it among the top global economies, driven by a diverse mix of industries including technology, biotechnology, finance, and education.

ROBUST ECONOMY

Largest Metro Area In
The U.S. In Terms Of
Real GDP

#3

Largest Metro Area In The
U.S. With A Population Of
Over 8.8. Million

#5

Largest Economic Market In
The World With An Annual
Gdp Of Over \$880 Billion

#19

REMARKABLE ATTRIBUTES

BAY AREA SHARE OF U.S.
VENTURE CAPITAL (Q2 2024)

23%

HIGHEST CONCENTRATION OF
HIGH-TECH WORKERS IN THE U.S.

286:1,000

OF ALL REGISTERED U.S. PATENTS

12.8%

HIGHEST CONCENTRATION
OF MILLIONAIRES

8.1%

HIGHEST AVERAGE TECH
SALARIES IN THE U.S.

\$185K

OF SILICON VALLEY RESIDENTS WITH COLLEGE EDUCATION

75.6%

TOP LOCAL EMPLOYERS MAP

23 AND ME	INTUIT
ALKAHEST	INTUITIVE SURGICAL, INC.
AMAZON	IOVANCE BIOTHERAPEUTICS
ADVANCED MICRO DEVICES, INC.	JUNIPER NETWORKS, INC.
AKAMAI TECHNOLOGIES, INC.	KPMG LLP
AMPERE COMPUTING LLC	LINKEDIN
ANALOG DEVICES, INC.	LUMINOUS COMPUTING, INC.
APPLE	LYFT
APPLIED MATERIALS	MARK LOGIC
ARCHER AVIATION, INC.	META
ASCEND CLINICAL LLC	NATERA
BLOOM ENERGY	NATIONAL INSTRUMENT
ASTRA	NIKON
BLUE RIVER TECHNOLOGY	NOKIA INC.
BOX	NURO INC.
CEPHEID	NVIDIA CORP.
CEREBRAS SYSTEMS	ORACLE
COMMSCOPE TECHNOLOGIES LLC	PURE STORAGE, INC.
COUPANG GLOBAL LLC	RED HAT
CROWDSTRIKE	RING CENTRAL
CRUISE LLC	SANTA CLARA COUNTY VALLEY
DELL INC.	TRANSPORTATION
ELECTRIC ARTS	SERVICENOW, INC.
EQUINOX	SHOCKWAVE MEDICAL
FARMERS BUSINESS NETWORK	SYNOPSIS
FUNGIBLE	TATA CONSULTANCY SERVICES
GENENTECH	TESLA, INC.
GIGAMON, LLC	TOYOTA
GOOGLE	UBER
HEARTFLOW, INC.	VISA
INFINERA CORP.	WALMART
INFORMATICA	WAYMO LLC
INTEL	WESTINGHOUSE ELECTRIC CORP.
	YAHOO! INC.





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