

2103-2127
EL CAMINO REAL
PALO ALTO

RARE ±5,706 SF 6 UNIT RETAIL STRIP CENTER FOR SALE
CORNER LOCATION ON EL CAMINO REAL IN PALO ALTO



PROPERTY OVERVIEW



PRICE: \$3,250,000 (\$569 SF)

ZONING: CN - Commercial/Residential

PROPERTY TYPE: Retail Strip Center

GENERAL PLAN: Neighborhood Commercial

BUILDING SIZE: ±5,706 SF

YEAR BUILT: 1940

LOT SIZE: ±11,537 SF

APN: 124-31-059

RARE ±5,706 SF 6 UNIT RETAIL STRIP CENTER FOR SALE

VALUE ADD INVESTMENT OPPORTUNITY

- **100% Fee Simple Interest** in 2103-2127 El Camino Real, Palo Alto.
- **±5,706 SF Freestanding Retail Strip Center** on El Camino Real in Palo Alto on a ±11,537 SF Corner Lot.
- **100% Leased** - 6 Unit Strip Center.
- **Tenants Include** Odori Sushi Who has 3 Units, Flames Smoke Shop, Designers Tailoring, College Bike Shop, and Fast Phone Repairs.
- Small Very Easy to Lease Units that Range from ±560 SF – ±875 SF.
- **Value Add Opportunity** – Rents are Well Below Market and Can be Converted to NNN Leases, Lease Expirations Range from 2027 – 2034.

IRREPLACEABLE

AAA LOCATION

- Located on the Corner of El Camino Real and Oxford Avenue in Palo Alto.
- 1 Block from College Avenue and 2 Blocks from Cambridge Avenue.
- Opportunity to Acquire a Prominent Building in Palo Alto Minutes from Stanford University.
- 0.5 Miles from Page Mill Road.

RENT ROLL

| UNIT | TENANT | LEASE TYPE | SQFT | RENT | LEASE EXPIRATION | OPTIONS TO RENEW |
|--------------|---------------------|------------|---|--|------------------|--|
| 2103 | Odori Sushi | Gross | ±875 SF | \$2,805.00 | 01/31/2034 | None |
| 2107 | Odori Sushi | Gross | ±875 SF | \$3,904.40 | 01/31/2028 | One (1) Five (5) Year Option @ No More than 2% from Last Years Rent of \$4,142.18. |
| 2115 | Flames Smoke Shop | Gross | ±560 SF | \$2,500.00 | 08/31/2030 | One (1) Five (5) Year Option @ FMV |
| 2119 | Designers Tailoring | Gross | ±560 SF | \$2,193.00 | 05/31/2027 | None |
| 2123 | Velo Power, Inc. | Gross | ±875 SF | \$3,030.62 | 10/31/2027 | None |
| 2127 | Fast Repair | Gross | ±560 SF | \$2,089.59 | 08/31/2028 | None |
| Total | | | ±4,305 SF on Rent Roll ±5,706 SF on Public Records | \$16,522.61 /mo. \$198,271.31/yr. | | |



PHOTOS





PHOTOS





PHOTOS





PHOTOS





STANFORD AVE

EL CAMINO REAL



COLLEGE AVE





CAMBRIDGE AVE

OREGON EXPY

PAGE MILL RD

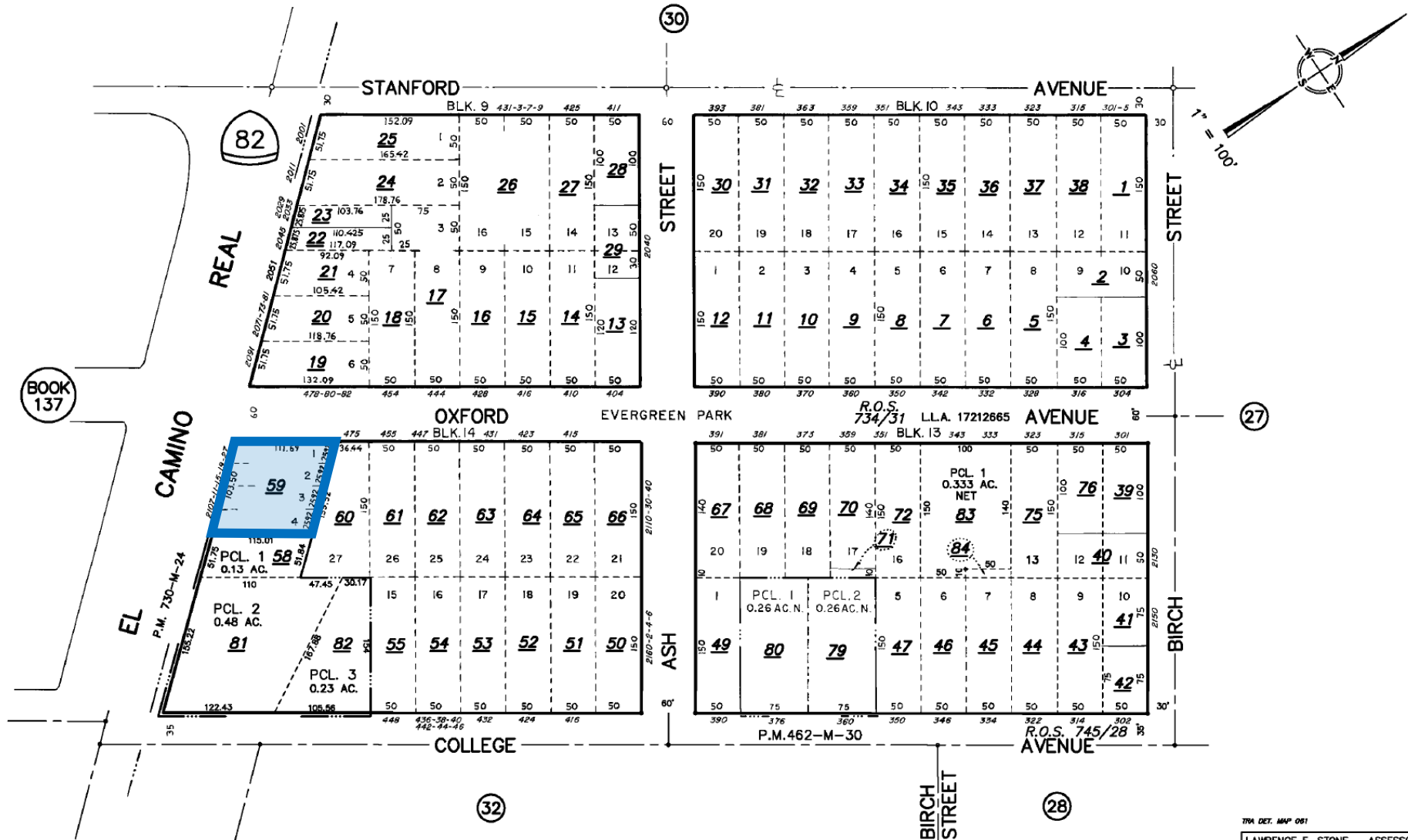
EL CAMINO REAL



PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

| | |
|--------------------|-------------------|
| BOOK 124 | PAGE 31 |
|--------------------|-------------------|



TRA DET. MAP 091

LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2014-2015

2103-2127 EL CAMINO REAL PALO ALTO



David Taxin

Partner

Lic. #00983163

408.966.5919

dtaxin@moinc.net

Jeremy Awdisho

Vice President

Lic. #02064232

650.814.4510

jeremy@moinc.net

