

130 Portola Road

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Portola Valley, CA 94028

RARE PORTOLA VALLEY OFFERING



Bldg Size:	±6,000 SF
Lot Size:	±0.81 Acres
Parking:	30 Surface
Year Built:	2001
Tenancy:	Multi
Zoning:	A-P (Administrative & Professional)

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This confidential Offering Memorandum (“Memorandum”) is being given to you for the sole purpose of evaluating the possible purchase of 130 Portola Road, Portola Valley, California (“Property”). This Memorandum shall not be used for any other purpose and will not be distributed to any other party without the prior written consent of its Owner, Sequoia Realty Services (“Broker”).

This Memorandum was prepared by Broker with information supplied by both Owner and Broker. It does not contain all the information needed to evaluate the acquisition of the Property. The financial assumptions and projects contained within the Memorandum are for general reference purposes only. The financial projections are assumptions based on the current economic state and local competition amongst other factors. The information contained in this Memorandum is deemed to be accurate but is not guaranteed by either Broker or Owner.

The prospective purchaser must conduct its own due diligence and cannot rely on the information in this Memorandum in evaluating the potential purchase of the Property. Potential purchaser should seek advice from their own attorneys, accountants, engineers, environmental council, and other experts.

Owner shall have no legal commitment or obligation to any party until a written sale agreement is fully executed by both Seller/ Owner and Purchaser. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to broker

per separate agreement. Broker is not authorized to make any representation or agreement on Owner’s behalf.

This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner or Broker.

Property tours are by appointment only. Please contact Zachary Pollock, Frank Orrell, Anthony Kamm or Ryan Pegnim to schedule a time. Do not disturb tenants / occupants.



EXECUTIVE SUMMARY



SEQUOIA REALTY SERVICES as exclusive advisor, is pleased to offer for sale 130 Portola Road, a multi-tenant office building located in one of Silicon Valley's most prestigious communities, Portola Valley. This offering represents a rare opportunity to acquire a generational asset in an exceptionally supply-constrained and highly coveted market.

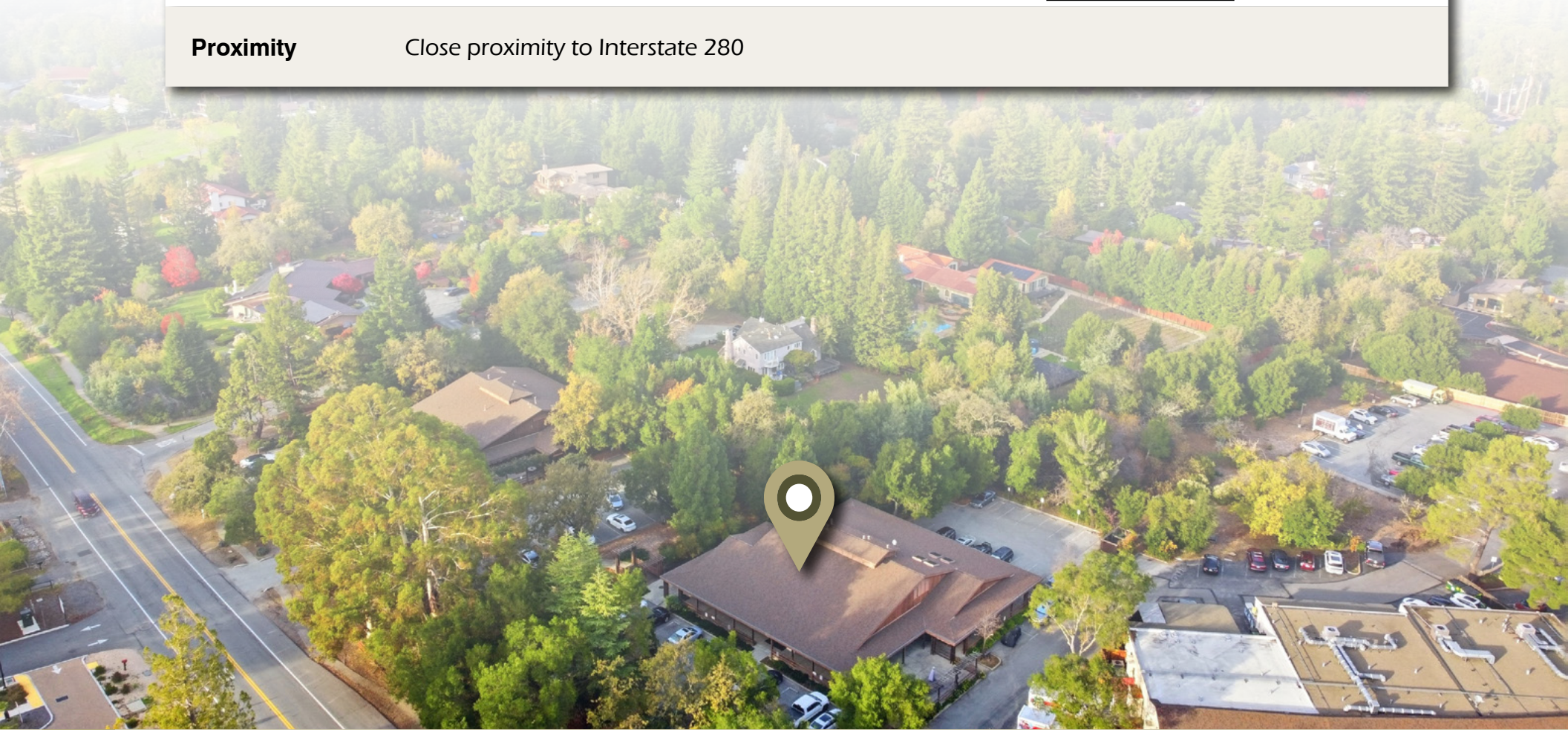
The property is a free-standing, single-story medical and professional office building totaling approximately 6,000 square feet, situated on an approximately 35,437-square-foot lot. The building is 100% occupied by four established tenants, including an attorney, an architect, and two medical practices.

130 Portola Road is positioned along one of Portola Valley's primary corridors, near the town's central commercial intersection at Portola and Alpine Roads. The location offers steady local traffic, convenient access to nearby retail and services, and close proximity to Interstate 280. The surrounding area features low-density development, strong demographics, and a mix of neighborhood-serving businesses, civic facilities, and open-space amenities. This highly visible setting provides long-term stability and demand in one of the **Peninsula's most desirable commercial environments**.

INVESTMENT OVERVIEW



Address	130 Portola Road, Portola Valley, CA 94028		
Building Size	±6,000 SF	Lot Size	0.81 Acres
Parking	30 Surface Spaces	Year Built	2001
Tenancy	Multi	Zoning	A-P (Administrative & Professional) <u>VIEW ZONING HERE</u>
Proximity	Close proximity to Interstate 280		



PROPERTY DESCRIPTION



PROPERTY FEATURES

Total Area ±6,000 Square Feet

Design Rustic, low-profile architectural design with extensive wood detailing, offering a functional and professional office environment.

Office Space Four units ranging from approximately 450 square feet to 2,396 square feet. Ideal for medical or professional office uses.

Flexible Zoning A-P zoning permits a broad range of uses, including medical, dental, veterinary, and physical therapy services with a conditional use permit.

PROPERTY DESCRIPTION

130 PORTOLA ROAD combines a peaceful Portola Valley setting with proximity to one of Silicon Valley's highest-income populations, creating a highly desirable location for businesses catering to affluent clientele.



RENTAL UPSIDE

Low weighted average lease term (1.38 years) and below market rents allow for increased yield upon lease renewal or bringing vacant suites to market.



ATTRACTIVE INITIAL YIELD

The investment is being offered at a 5.50% Capitalization rate which is at a discount to other comparable sales in Portola Valley and surrounding highly affluent markets.



PRESTIGIOUS ADDRESS

Being located in Portola Valley provides businesses with a prestigious address that enhances image and credibility.



ECONOMIC HUB

The area surrounding the property is highly affluent and offers tenants access to a strong customer base.

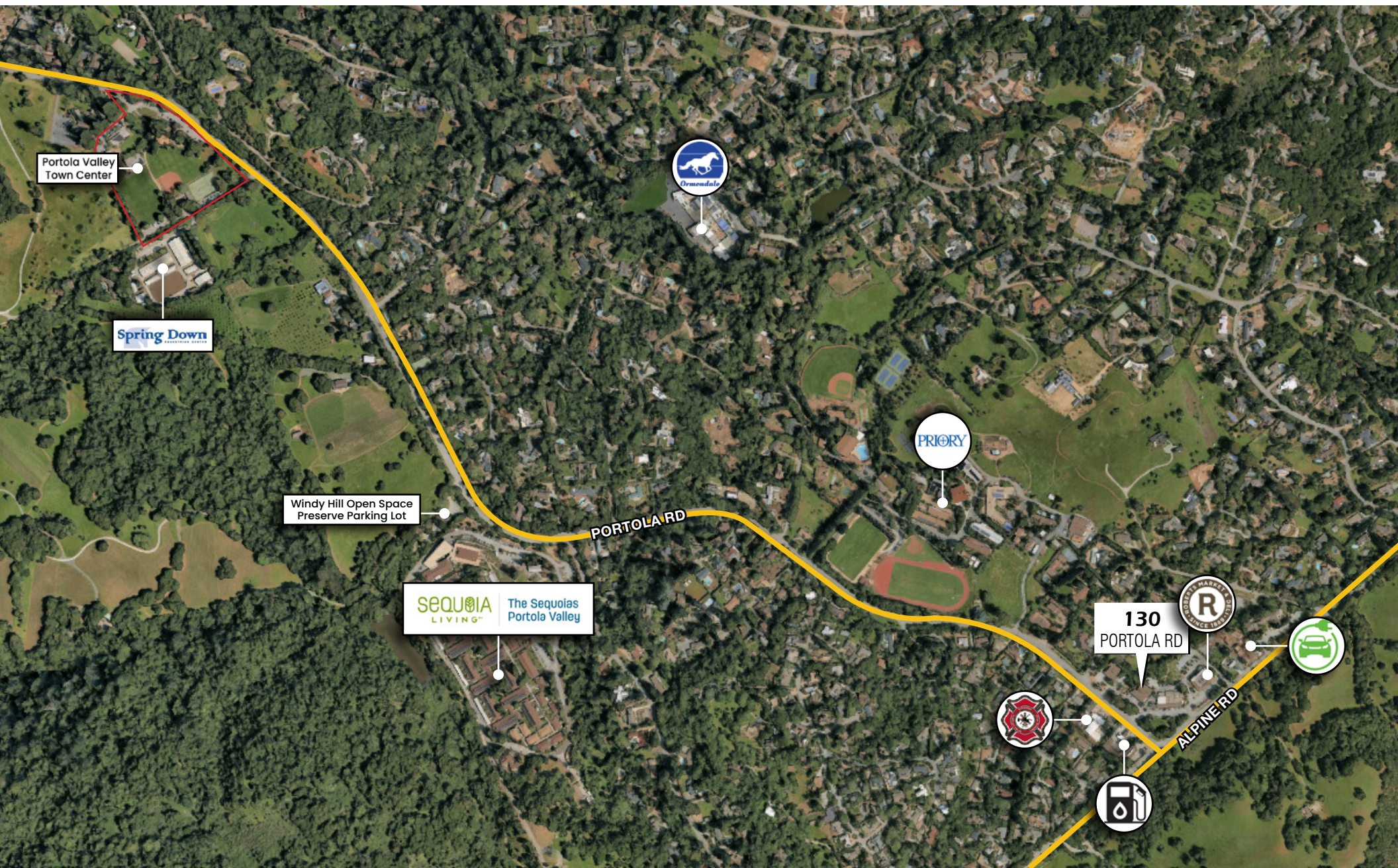


TALENT ATTRACTION

The property's strategic location helps to attract and retain top talent.

BENEFITS & OPPORTUNITIES





Tenant	100% leased to 4 tenants	Purchase Price	\$6,232,500
Term	WALT - 1.38 years	Initial Yield / Cap Rate	5.50%

CASH FLOW PROJECTIONS	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Rental Revenue	\$436,999	\$450,109	\$463,612	\$477,521	\$491,846
Vacancy & Collection Loss (2.5%)	\$10,925	\$11,253	\$11,590	\$11,938	\$12,296
Net Rental Revenue	\$426,074	\$438,856	\$452,022	\$465,583	\$479,550
Expense Recovery Revenue	\$91,991	\$94,751	\$97,593	\$100,521	\$103,537
Effective Gross Income	\$518,065	\$533,607	\$549,615	\$566,104	\$583,087
Operating Expenses					
Utilities	\$33,145	\$34,139	\$35,164	\$36,218	\$37,305
Janitorial	\$18,260	\$18,808	\$19,372	\$19,953	\$20,552
HVAC	\$7,055	\$7,267	\$7,485	\$7,709	\$7,940
Maintenance & Repair	\$4,988	\$5,138	\$5,292	\$5,451	\$5,614
Pest Control	\$1,466	\$1,510	\$1,555	\$1,602	\$1,650
Life & Safety	\$2,037	\$2,098	\$2,161	\$2,226	\$2,293
Landscape	\$9,025	\$9,296	\$9,575	\$9,862	\$10,158
General & Administration	\$3,777	\$3,890	\$4,007	\$4,127	\$4,251
Management Fees	\$15,137	\$15,591	\$16,059	\$16,541	\$17,037
Insurance	\$14,657	\$15,097	\$15,550	\$16,016	\$16,497
Taxes	\$65,730	\$67,702	\$69,733	\$71,825	\$73,980
Total Operating Expenses	\$175,277	\$180,535	\$185,951	\$191,530	\$197,276
Net Operating Income	\$342,788	\$353,072	\$363,664	\$374,574	\$385,811
Yield	5.50%	5.67%	5.83%	6.01%	6.19%

FINANCIAL ANALYSIS

RENT ROLL DETAIL

SUITE	TENANT NAME	MOVE IN MOVE OUT	LEASE START LEASE END	CHARGE	AMOUNT	ANNUAL RATE	AREA LEASED
1A	CJW Architecture	9/1/1999	9/1/2022 8/31/2027	Rent OPEX	\$9,212.86 <u>\$2,200.00</u> \$11,412.86	\$66.84 <u>\$15.96</u> \$82.80	±1,654 SF
1B	Boris E. Efron P.C.	1/1/2006	1/1/2026 12/31/2026	Rent OPEX	\$14,436.59 <u>\$55.00</u> \$14,491.59	\$72.30 <u>\$0.28</u> \$72.58	±2,396 SF
1C	Emma Morton-Bours/ Heather Cohen Henri, M.	3/1/2013	3/1/2013 2/28/2027	Rent OPEX	\$9,468.38 <u>\$2,590.00</u> \$12,058.38	\$76.00 <u>\$20.79</u> \$96.79	±1,495 SF
1F	Ayur Integrative Medicine, Inc.	12/1/2024	12/1/2024 11/30/2027	Rent OPEX	\$3,298.75 <u>\$0.00</u> \$3,298.75	\$87.00 <u>\$0.00</u> \$87.00	±455 SF

ANNUAL RATE	
Operating Cost Estimate	\$4,845.00
Rent Commercial	\$36,416.58
Total Charges	\$41,261.58



130
PORTOLA RD

***Exclusively
Listed By:***



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