

EXCLUSIVE OFFERING

3201-3205 Middlefield Road

Menlo Park, CA (Unincorporated San Mateo County)

\$2,099,000

OFFERING PRICE

NMU / DR

HIGH-DENSITY ZONING

±6,395 SF

BUILDING SPACE

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Executive Summary



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Premier Mixed-Use Investment

Compass Commercial is pleased to present **3201-3205 Middlefield Road**, an exceptional mixed-use corner property located in the vibrant and rapidly developing North Fair Oaks corridor.

RESIDING at the bustling commercial heart adjacent to Redwood City, Menlo Park, and Atherton, this high-density asset represents an outstanding investment opportunity with approved redevelopment plans already in place.

ASSET SUMMARY DETAIL	
Property Address	3201-3205 Middlefield Rd, Menlo Park, CA
Zoning Designation	Neighborhood Mixed Use / NMU/DR
Assessor's Parcel APN	060-072-470 & 060-072-480
Total Building Area	±6,395 Sq. Ft.
Gross Site Area	±6,804 Sq. Ft. (Lot Size)
Offering Price	\$2,099,000

Aerial Corner Profile

Target High-Growth Submarket

The subject property is perfectly positioned on a high-visibility, high-traffic commercial corner with exceptional frontage along Middlefield Road.

Major surrounding public and private investments, such as the recently completed **\$70.4 Million Monarch at Redwood** residential community nearby, showcase accelerating local demand and submarket appreciation.



Investment Highlights



Prime Corner Location

High-traffic signalized visibility with excellent retail frontage on the primary commercial spine of Middlefield Road.



High Density Zoning

Favorable NMU/DR Neighborhood Mixed Use guidelines allow flexible, lucrative architectural pathways and rapid building scale.



Approved Concepts

Leverage ready-to-go architectural concepts to minimize your design transition and build immediate equity.

Rent Roll & Financial Analysis

UNIT / ADDRESS	TENANT NAME	CURRENT RENT	LEASE EXPIRATION	SECURITY DEPOSIT	PRO-FORMA MARKET RENT
3201 Middlefield Rd	Metro PCS	\$3,038	6/30/2027	\$2,500	\$4,000
3201A Middlefield Rd	Herbalife	\$2,250	Month-to-Month	\$2,000	\$2,500
3203 Middlefield Rd	Retail Vacant	\$0 (Vacant)	Immediate lease-up	—	\$2,500
3205 Middlefield Rd	Retail Vacant	\$0 (Vacant)	Immediate lease-up	—	\$2,500
3205 Middlefield Rd	Residential Vacant	\$0 (Vacant)	Immediate lease-up	—	\$2,500
402 5th Avenue	Residential Tenant	\$1,345	Month-to-Month	—	\$2,500
TOTAL MONTHLY REVENUES		\$6,633	—	\$4,500	\$16,500

Note: Current major vacancies provide a new owner with immediate rental upside of over 148% through simple lease-up or execution of development plans.

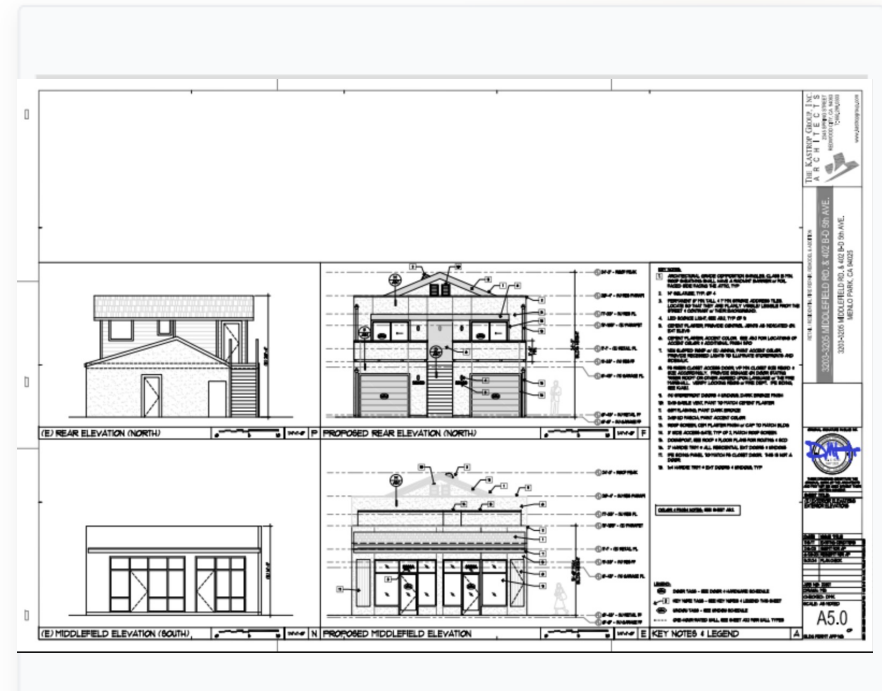
Approved Redevelopment Plans

COMPASS COMMERCIAL

NMU/DR Development Concept

This asset features meticulously designed elevation blueprints engineered to optimize the site footprint under San Mateo County Neighborhood Mixed Use standards.

- ✓ Approved modern residential & retail layouts.
- ✓ Sleek structural design matching the modernized corridor corridor.
- ✓ Significant increase in premium square footage.



North Fair Oaks Forward

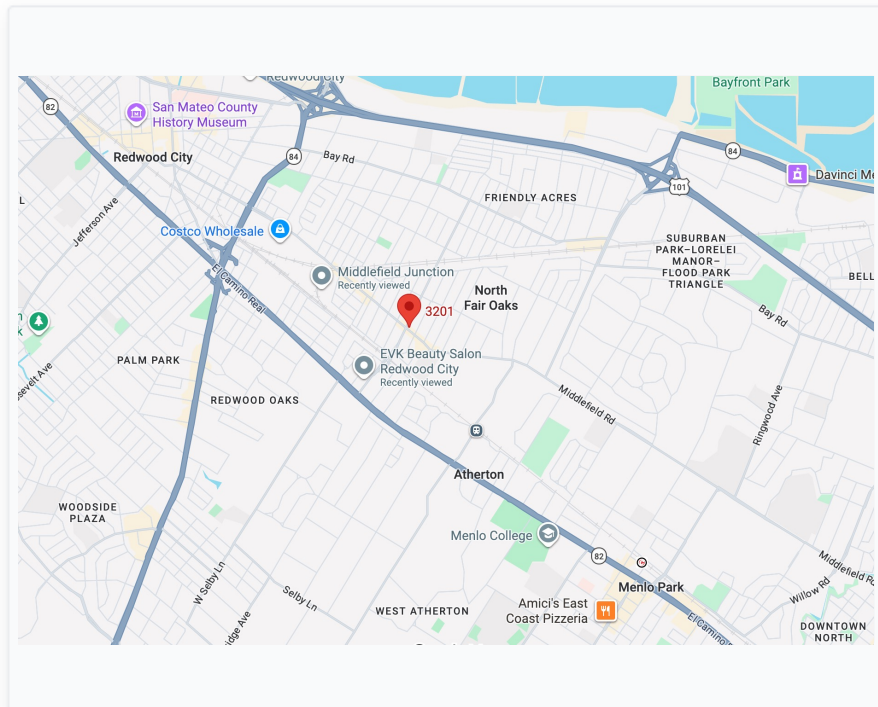
Public Infrastructure Uplift

Middlefield Road is currently receiving massive municipal upgrades via the **North Fair Oaks Forward Community Project**.

This revitalization includes beautiful street-scaping, major utility relocations, tree canopy installations, and expanded pedestrian sidewalks. This direct public investment is designed to trigger substantial retail walkability and regional value.



Regional Access & Maps



Core Silicon Valley Proximity

Positioned at the crossroads of Silicon Valley's high-tech industrial bases (Menlo Park, Atherton, Redwood City), the property yields exceptional accessibility.

- ✓ Minutes from El Camino Real & US Highway 101 corridor.
- ✓ Convenient commuter rail access via local Caltrain station.
- ✓ Surrounded by high-density employment and tech giants.

Exclusively Represented By

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EXCLUSIVE DEAL LISTING

OFFERING MEMORANDUM

OFFERING PRICE

\$2,099,000