

MULTI-TENANT RETAIL BUILDING

3886-3898 EL CAMINO REAL, PALO ALTO, CA



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

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EXECUTIVE SUMMARY

Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire the fully-leased retail building located at 3886-3898 El Camino Real, Palo Alto. This high-visibility property is situated at a traffic light that sees over 47,000 vehicles per day. All five suites are occupied under triple net leases, with the shortest lease expiring in 2029. The easy accessibility via car and on-site parking make this a bustling retail center.

3886-3898 El Camino Real presents a unique opportunity to purchase a fully-leased Palo Alto retail building in a high-visibility location.

| | |
|-----------------------|---|
| Address: | 3886-3898 El Camino Real, Palo Alto, CA 94306 |
| APN: | 137-11-083 |
| Building Size: | ±8,080 Sq. Ft. |
| Parcel Size: | ±13,939 Sq. Ft. / 0.32 Acre (Per Public Record) |
| Zoning: | CN (Neighborhood Commercial) |
| Parking: | 14 Spaces |
| Price: | \$8,500,000 |



RENT ROLL

| Suite # | Tenant Name | Square Footage | Termination Date | Monthly Base Rent | Next Base Rent Adjustment | Lease Type |
|--------------|--------------------|----------------|------------------|--------------------|---------------------------|------------|
| 3886 | Eden Spa | 1,800 | 8/31/2030 | \$7,099.82 | 9/1/2026 | NNN |
| 3890-92 | Hawaiian BBQ | 2,700 | 3/31/2029 | \$13,791.70 | 4/1/2027 | NNN |
| 3894 | Stanford Coin Wash | 1,500 | 12/31/2035 | \$5,200.00 | 12/1/2026 | NNN |
| 3896 | Smokes & More | 800 | 4/30/2030 | \$4,532.00 | 5/1/2027 | NNN |
| 3898 | Papa John's Pizza | 1,280 | 12/31/2030 | \$5,137.43 | 1/1/2027 | NNN |
| Total | | 8,080 | | \$35,760.95 | | |

Please Do Not Disturb or Contact the Tenants



AMENITIES MAP



California Ave
Business District



3886-3898 EL CAMINO REAL,
PALO ALTO, CA 94306



82



G3

Page MI Rd 6,711 VPD

El Camino Real 51,000 VPD

Oregon Expy 24,358 VPD

3886-3898 EL CAMINO REAL, PALO ALTO, CA 94306

TRANSPORTATION MAP



PLANES

SJC - 14.6 miles
SFO - 31.8 miles



AUTOMOBILES

Stanford University - 1.6 miles
Downtown San Jose - 16.3 miles
San Francisco - 41.5 miles



San Francisco
Int. Airport

Downtown
San Francisco

Downtown
Redwood City



213,200 VPD

Stanford
Medical Center

Stanford
Shopping Center

Downtown
Palo Alto

Stanford
University



Oregon Expy 24,358 VPD



Page MI Rd 6,711 VPD

El Camino Real 51,000 VPD

CalTrain Rail Line

Palo Alto VA
Medical Center

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DEMOGRAPHICS



ONE-MILE POPULATION: 21,510

MEDIAN AGE

41.4

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

5,439



Average Household Income

\$295,619

Average Household Size: 2.56 | Owner Occupied Housing Units: 4,155 | Renter Occupied Housing Units: 4,147 | Median Household Income: \$211,556 | Average Household Income: \$295,619

MAJOR EMPLOYERS:

| Data for all businesses in area | 1 mile |
|---|--------|
| Total Businesses: | 962 |
| Total Employees: | 13,490 |
| Total Residential Population: | 21,510 |
| Employee/Residential Population Ratio (per 100 Residents) | 63 |



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