

2515

2515 EL CAMINO REAL | PALO ALTO, CA 95051



**OFFERING
MEMORANDUM**

ÀCRE
PARTNERS


THE ASIA GROUP
american strategic investment advisors

**MIXED-USE
BUILDING**

CONFIDENTIALITY DISCLAIMER

CONTACT

DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

CONFIDENTIALITY

The Potential Buyer acknowledges that all information and materials furnished from the Landlord or Agent concerning the Property is confidential and may not be used for any purpose other than the Potential Buyer's evaluation for a possible purchase. Access to any information furnished by the Agent or Landlord will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.

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ABOUT PALO ALTO, CA

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SIGNAGE

SIGNAGE



Explore an exceptional leasing opportunity within Palo Alto's latest mixed-use project, featuring a versatile blend of retail, office, and residential spaces. Site offers on-site parking to enhance customer accessibility. Positioned prominently along the high-traffic El Camino Real, this highly visible building presents an advantageous location. Additionally, it enjoys close proximity to the bustling California Avenue downtown district and prestigious Stanford University, making it an attractive proposition for businesses seeking a strategic foothold in this thriving area. Seize the opportunity to become a part of this dynamic destination today.

INVESTMENT HIGHLIGHTS

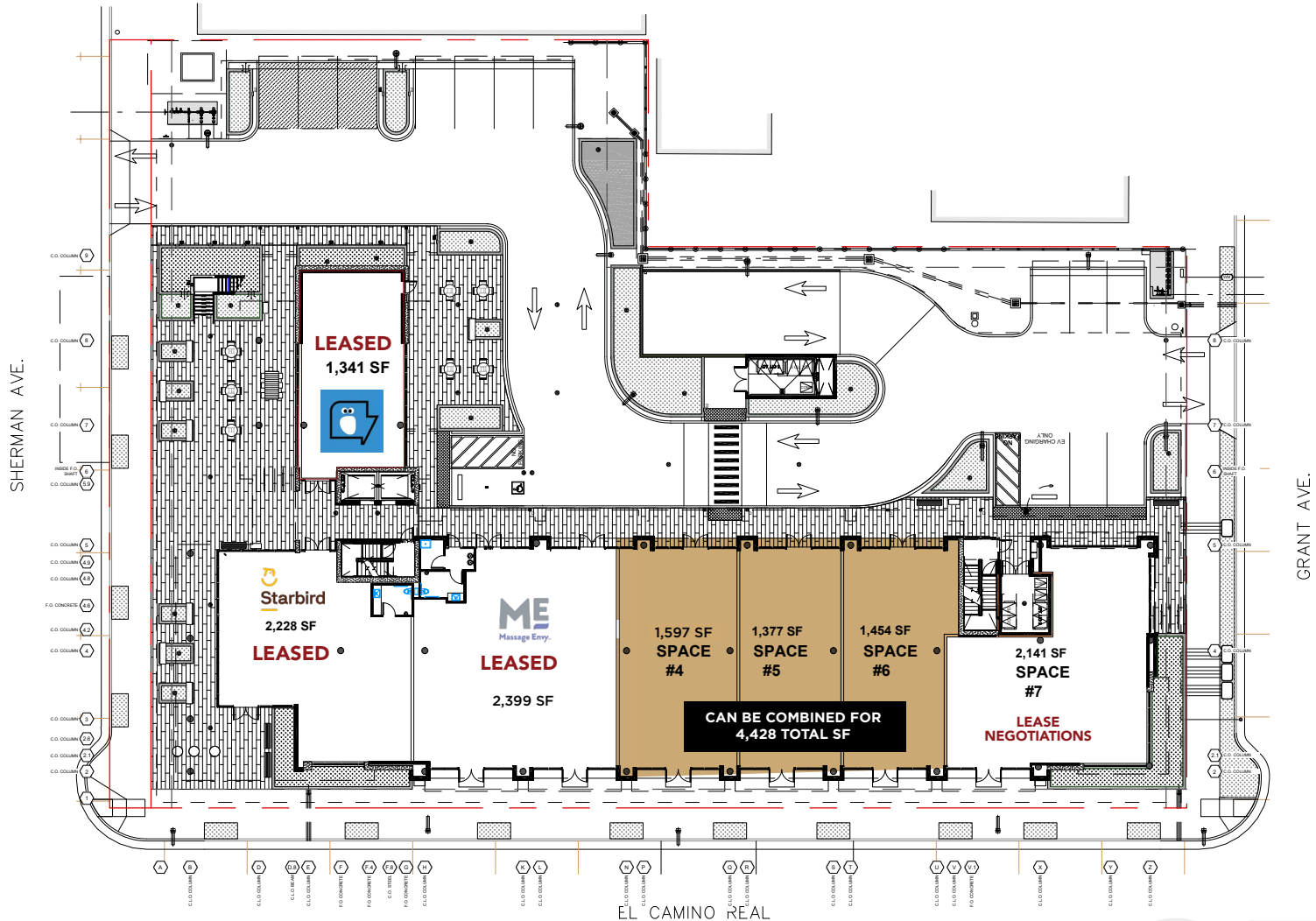
- New Palo Alto Mixed-Use Project with Retail, Office & Residential Uses
- On-Site Parking for Retail Customers
- Parking Ratio: 4/1000 SF
- Public Parking Nearby
- +/- 4,428 SF of New Retail Available For Lease
- Seeking Retail, Restaurant, Personal Services & Fitness Uses
- Highly Visible Building Signage Along El Camino Real
- El Camino Real Traffic Counts of +/- 39,000 ADT
- Near California Ave Downtown District

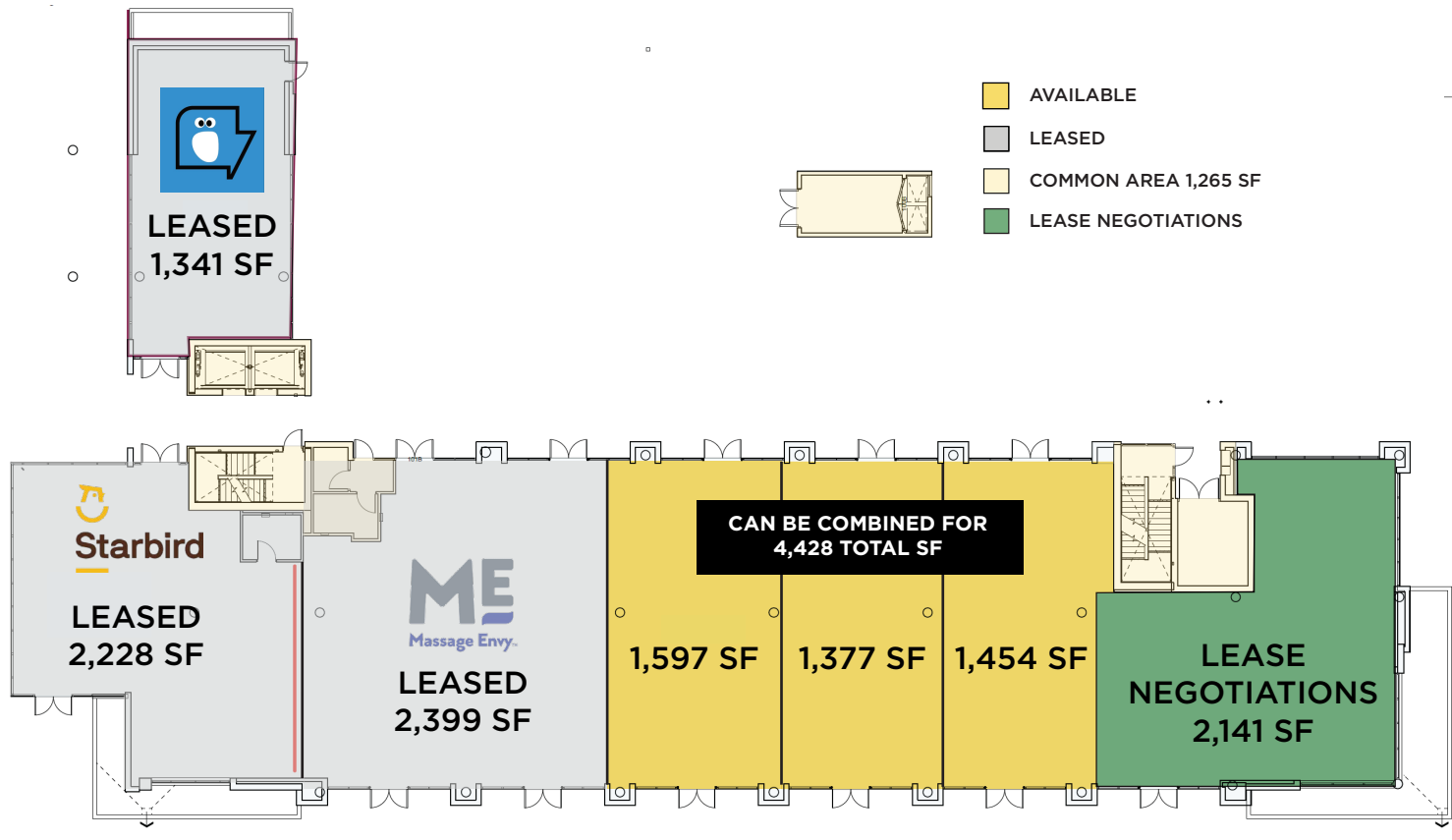


2515 EL CAMINO REAL
PALO ALTO, CA



AVAILABLE SF
+/- 4,428





AERIAL MAP



RETAIL MAP



STANFORD SHOPPING CENTER
Crate&Barrel POTTERY
★ macy's BARN P.F. CHANG'S
NORDSTROM Neiman Marcus

PALO ALTO
SENIOR HIGH SCHOOL
Vikings

STANFORD STADIUM

Stanford University

El Camino Real

PIZZERIA Terun
Domino's Pizza
CALIFORNIA AVENUE Farmers' Market
SUMMIT BICYCLES
LA BOHEME
Mediterranean WRAPS
PROTÉGÉ
PALO ALTO

STARBUCKS COFFEE
Jack in the box
PANDA EXPRESS CHINESE KITCHEN
WELLS FARGO
FAMBRI'S ESTABLISHED 1925
SHELL

POPULATION AT A GLANCE



304,792
5-Mile
Population



\$183,859
5-Mile Median
Household Income



112,792
5-Mile
Households

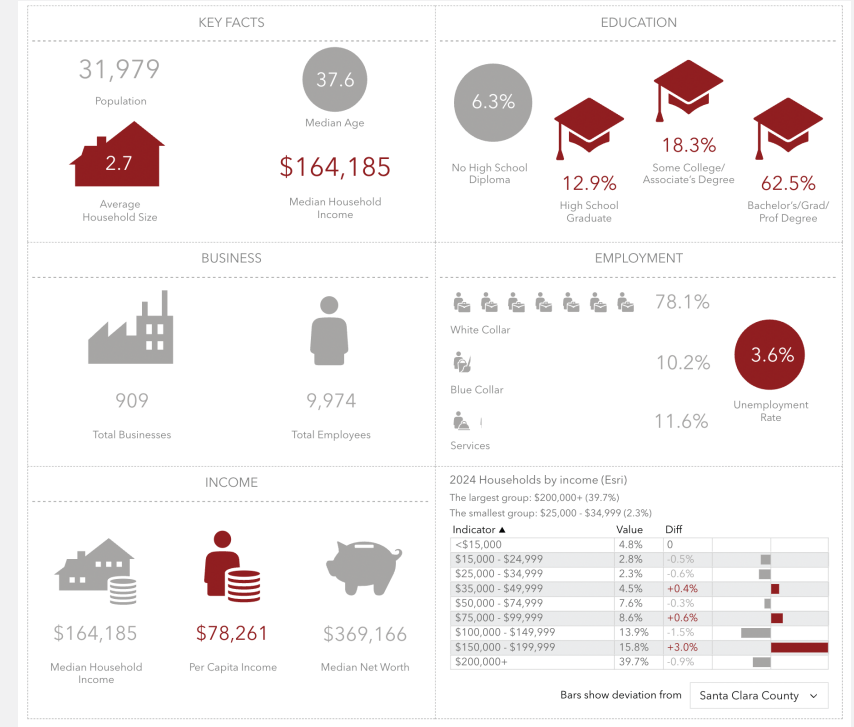
DEMOGRAPHICS

2024 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	31,979	208,041	592,807
Households	11,798	77,860	225,425
Families	7,884	50,051	141,780
Average Household Size	2.71	2.61	2.59
Owner Occupied Housing Units	5,805	31,319	89,208
Renter Occupied Housing Units	5,993	46,541	136,216
Median Age	37.6	36.1	36.6
Median Household Income	\$164,185	\$165,250	\$163,224
Average Household Income	\$211,292	\$217,943	\$216,215

2029 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	32,186	221,265	616,222
Households	12,038	83,813	237,342
Families	8,090	54,063	149,495
Average Household Size	2.67	2.58	2.56
Owner Occupied Housing Units	5,997	32,345	91,662
Renter Occupied Housing Units	6,041	51,467	145,680
Median Age	39.5	38.2	38.5
Median Household Income	\$183,533	\$183,821	\$181,362
Average Household Income	\$240,376	\$244,703	\$242,196



PALO ALTO, CALIFORNIA, IN SILICON VALLEY, IS RENOWNED FOR TECH INNOVATION AND HOME TO STANFORD UNIVERSITY. ITS MIX OF HIGH-TECH CULTURE, UPSCALE AMENITIES, AND NATURAL BEAUTY ATTRACTS TECH ENTHUSIASTS AND NATURE LOVERS. SUSTAINABILITY EFFORTS AND A RICH HISTORY MAKE IT A UNIQUE DESTINATION FOR A HIGH-QUALITY LIFESTYLE IN NORTHERN CALIFORNIA

PALO ALTO OVERVIEW

Palo Alto, situated in the heart of Silicon Valley, is a city celebrated for its prominent role in the world of technology and as the home of Stanford University. This vibrant community effortlessly combines the energy of tech innovation with the serene beauty of tree-lined streets and nearby natural landscapes. Visitors and residents alike can explore upscale boutiques, savor the diverse culinary offerings, and enjoy a rich cultural scene. Palo Alto's dedication to sustainability initiatives and its deep-rooted history provide a unique backdrop for those seeking a high-quality, well-rounded lifestyle in the midst of Northern California's captivating landscapes and entrepreneurial spirit.



PALO ALTO HIGHLIGHTS

- **Tech Hub:** Palo Alto is at the epicenter of Silicon Valley, home to numerous tech giants and startups, making it a global hub for technological innovation.
- **Prestigious Education:** Stanford University, one of the world's top universities, is located in Palo Alto, attracting top-tier talent and fostering academic excellence.
- **Natural Beauty:** This city offers a scenic and tranquil environment with tree-lined streets, parks, and easy access to the beautiful landscapes of Northern California.



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