

Rare Restaurant with Drive-Thru

SINGLE TENANT NNN LEASED INVESTMENT

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2395 UNIVERSITY AVE, EAST PALO ALTO



RARE RESTAURANT WITH DRIVE-THRU

SINGLE TENANT NNN LEASED INVESTMENT

- 2395 University Ave, East Palo Alto presents an opportunity to acquire a single-tenant NNN leased Taqueria located on the corner of University Avenue and Bay Road in East Palo Alto
- 0.70 miles away from Ikea, Four Seasons Resort, and the Gateway 101 shopping center which includes tenants such as Home Depot, Nordstrom Rack, Target, PGA Tour Superstore and many more.
- Taqueria El Jarocho signed a 10-year lease commencing on January 1st, 2021, and expiring December 31st, 2030, with no options to extend past December of 2030.
- The property is a 579 square foot restaurant with a drive-thru situated on an 8,587 square foot lot.

CORNER LOCATION

CORNER OF UNIVERSITY AVE & BAY RD

- Excellent central location in East Palo Alto, 0.70 miles away from Ikea, Four Seasons Resort, and the Gateway 101 shopping center which includes tenants such as Home Depot, Nordstrom Rack, Target, PGA Tour Superstore and many more.
- Strong demographics with household incomes in excess of \$113,000 in a 1-mile radius.

LEASE ABSTRACT



TENANT: Taqueria El Jarocho #1

ADDRESS: 2395 University Ave, East Palo Alto

LEASE COMMENCEMENT DATE: January 1st, 2021

LEASE EXPIRATION DATE: December 31st, 2030

LEASE TYPE: NNN

CURRENT RENT: \$6,000/MO \$72,000/YR

PROPERTY TAXES: Tenants Responsibility

INSURANCE: Tenants Responsibility

UTILITIES: Tenants Responsibility

















UNIVERSITY AVE

BAY RD





UNIVERSITY AVE

BAY RD



2023 SUMMARY	1-MILE	5-MILE	10-MILE
Population	26,765	220,968	801,877
Households	6,527	78,526	291,794
Average Household Size	3.9	2.6	2.7
Owner Occupied Housing Units	2,722	36,159	159,277
Renter Occupied Housing Units	3,566	40,414	125,667
Median Age	33.9	38.1	40.3
Median Household Income	\$75,491	\$143,188	\$159,335
Average Household Income	\$113,484	\$170,789	\$180,775

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