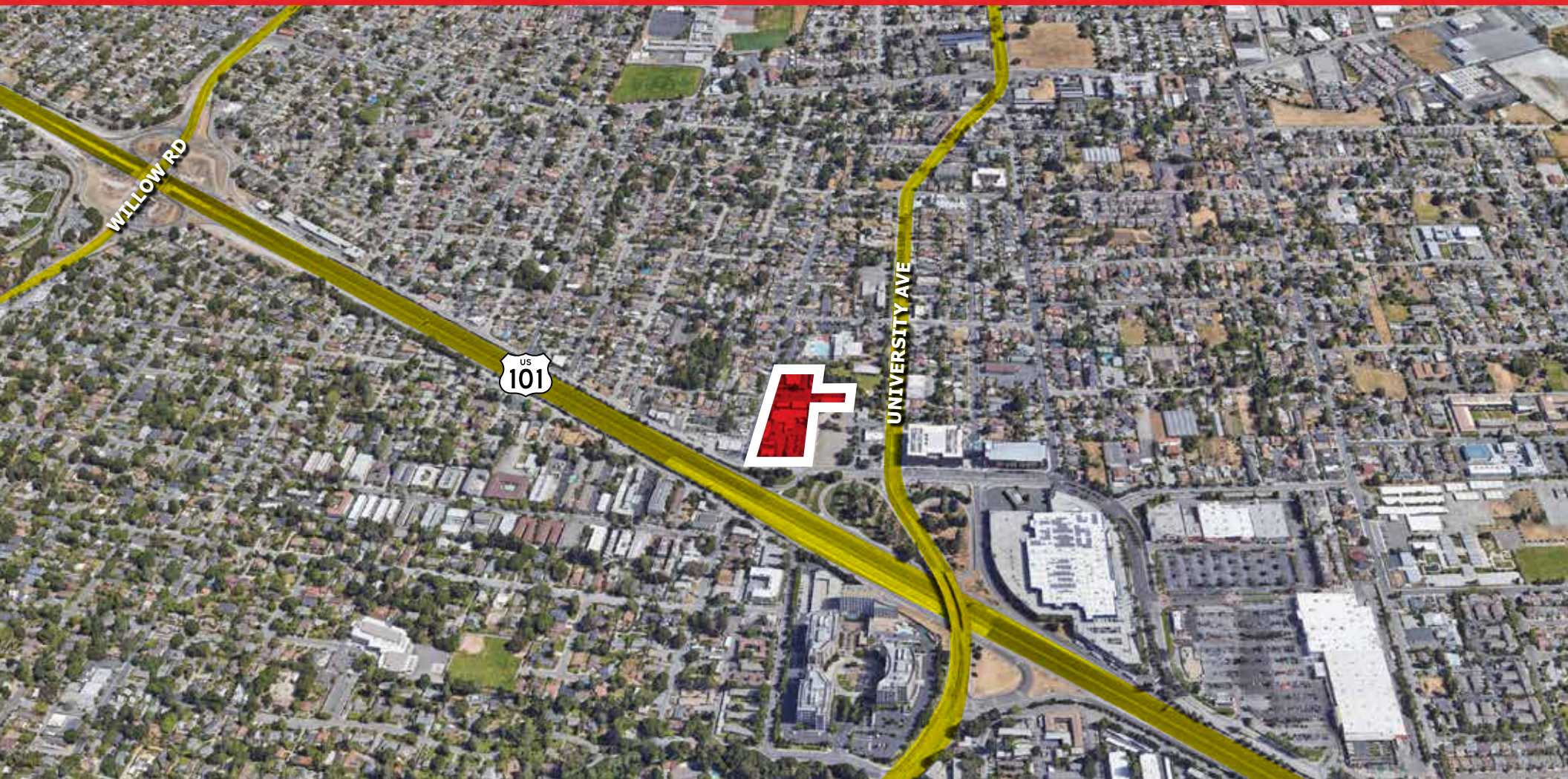


4.15 ACRES RESIDENTIAL / OFFICE DEVELOPMENT OPPORTUNITY
— LONG TERM GROUND LEASE —



2120-2160 EUCLID AVENUE

EAST PALO ALTO · CALIFORNIA

THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor, is pleased to offer for ground lease the 4.15 acre site in East Palo Alto, California. Ownership currently has offices on the Site and desires to remain in these offices during the approvals process. Ownership will vacate for redevelopment.

SITE OVERVIEW

Address	2120-2160 Euclid, East Palo Alto, CA
Acreage	4.15 Acres
APN	063-292-380

Investment Highlights



RARE LARGE SCALE 4-ACRE DEVELOPMENT SITE



IMMEDIATE ACCESS TO HIGHWAY 101



PERMISSIVE ZONING



MUNICIPALITY SUPPORTIVE OF DEVELOPMENT



PRIME INFILL SILICON VALLEY SUBMARKET



2120-2160 EUCLID AVENUE

PALO ALTO · CALIFORNIA



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