

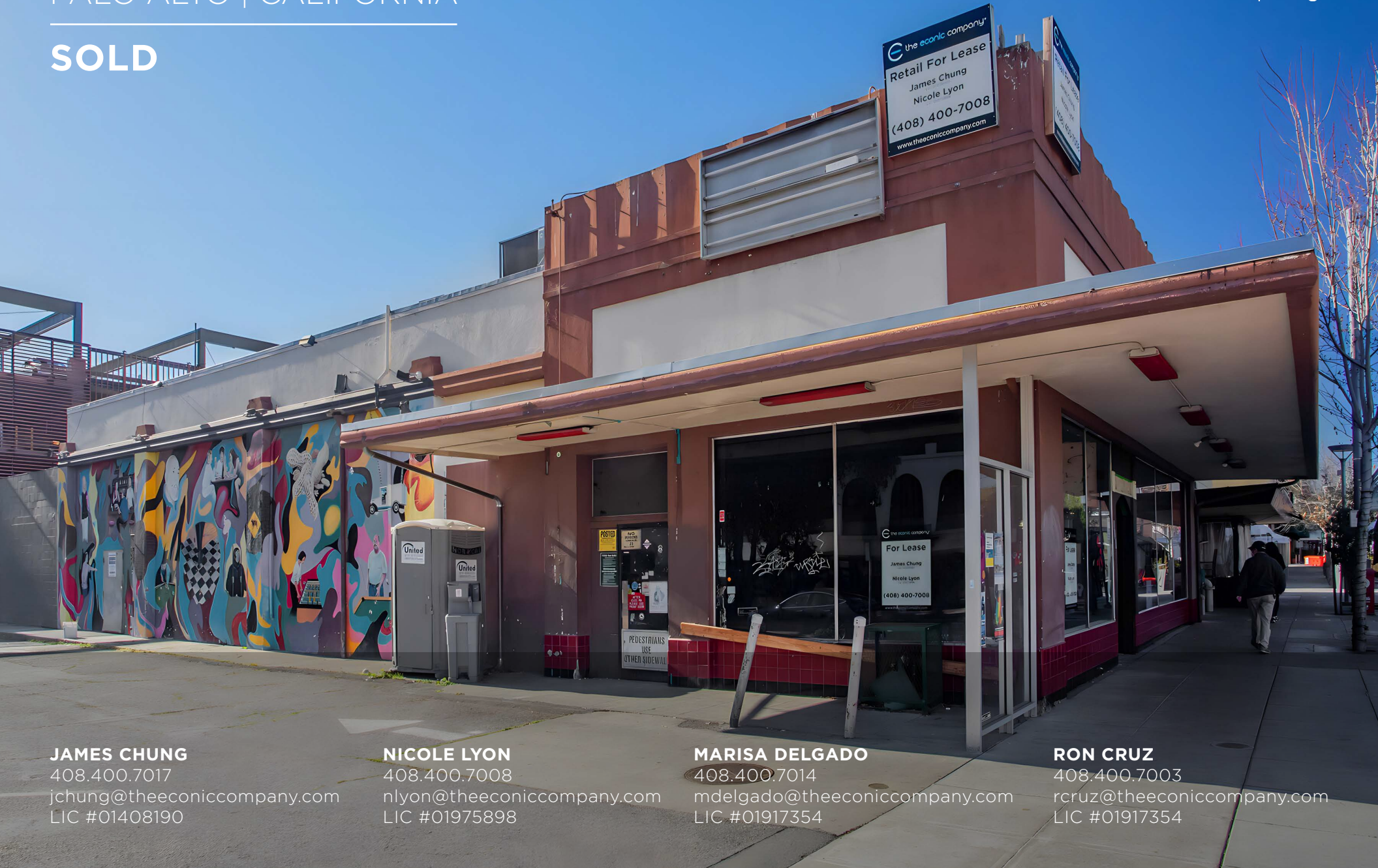
321 CALIFORNIA AVENUE

PALO ALTO | CALIFORNIA

SOLD



the econic company®



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HIGHLIGHTS

- ±4,775 SF former restaurant freestanding building situated on 10,454 SF lot
- Patio Space Offers Additional Square Footage
- Premium Location off California Avenue in Palo Alto
- Exclusive On-Site Parking
- Great Downtown Location 2 Blocks from CalTrain and Walkable to Stanford University
- Nearby Tenants Include Starbucks, Club Pilates, Pure Barre, The Counter and Equinox
- Directly Adjacent to the New Public Parking Garage at 350 Sherman Avenue with 636 Parking Stalls

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	22,203	142,382	276,576
AVG. HH INCOME	\$188,815	\$214,748	\$211,602
DAYTIME POP.	26,442	173,294	141,307



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PROPERTY INFORMATION

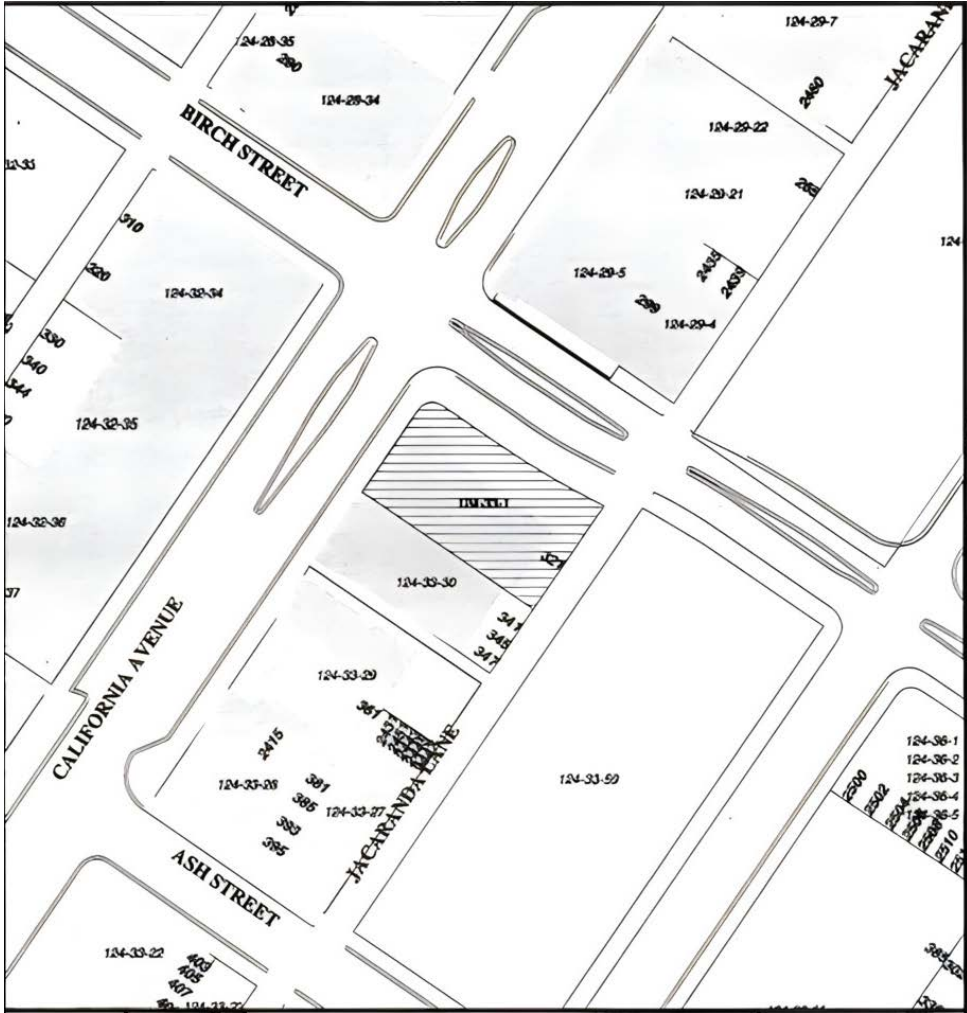
APN Number	124-33-001
Land SF	310,454 SF
Year Built	1938
Zoning	CC2RP - Link Here
Asking Price	\$5.2M

TRAFFIC COUNTS

California Avenue	6,046 ADT
El Camino Real	46,000 ADT
Oregon Expressway	24,358 ADT

90 Day Due Diligence Period

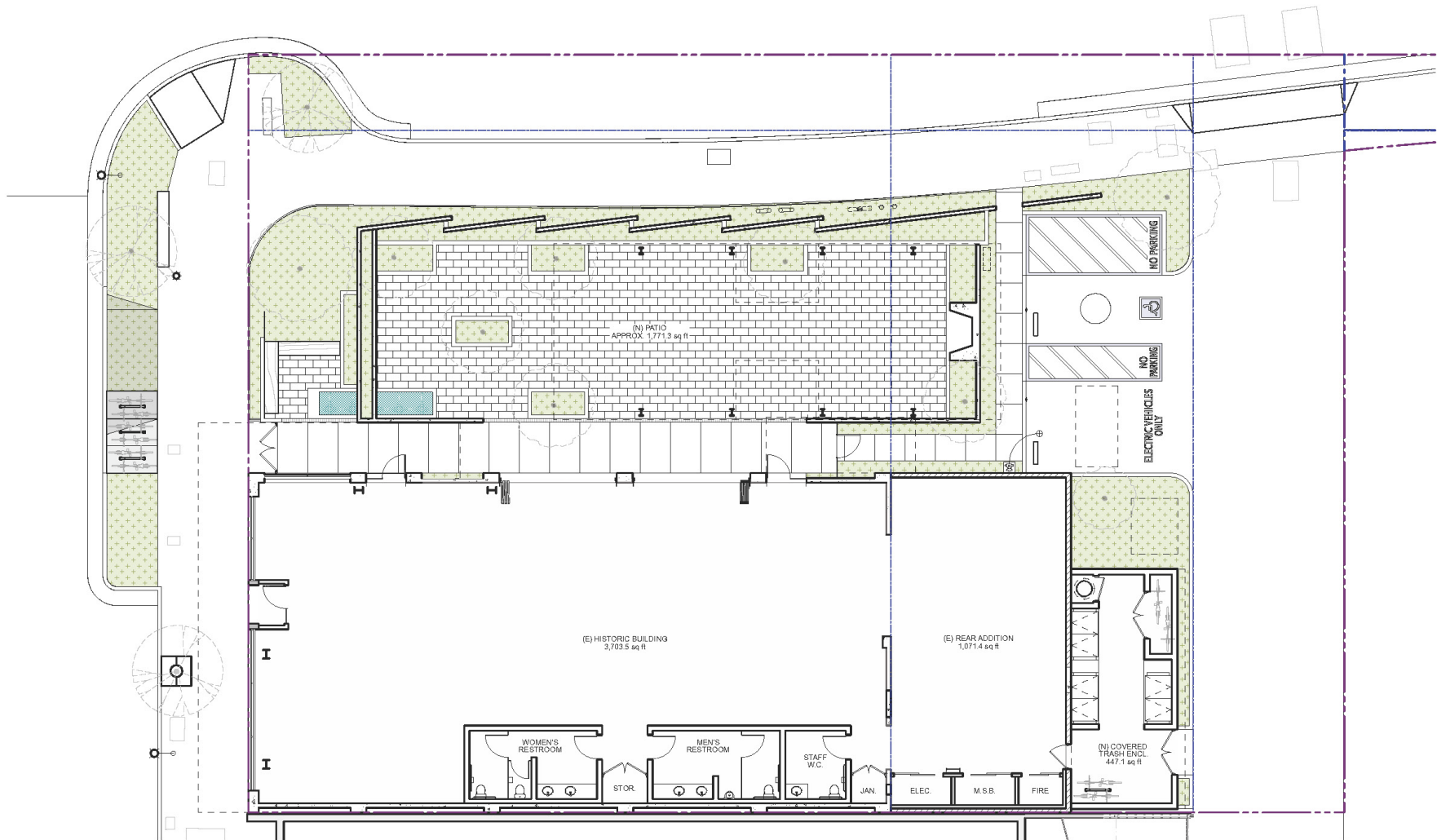
PARCEL MAP



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SITE PLAN



(Please note: Sale price includes redevelopment plans, but the building is being sold as-is.)

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PROPOSED RENDERING

321 CALIFORNIA AVENUE

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4 MINUTE WALK FROM 321 CALIFORNIA AVENUE TO CALIFORNIA AVENUE CALTRAIN STATION

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