



456

UNIVERSITY AVENUE

Palo Alto, CA

**SECOND GENERATION
RETAIL / SHOWROOM / THEATER**
AVAILABLE FOR LEASE

±13,843 SF

INCLUDING
±2,458 SF COURTYARD

 the econic company®



PROPERTY
HIGHLIGHTS



University Avenue
frontage



Convenient Parking
(Street & Structure)



Zoning: PF (Public Facilities)
allowing for a wide
variety of uses



Large ±2,458 SF
Courtyard, offers
expansive patio seating

TRAFFIC COUNTS

UNIVERSITY AVE	22,036 ADT
LYTTON AVE	12,380 ADT
ALMA ST	19,140 ADT
MIDDLEFIELD RD	13,415 ADT

DEMOGRAPHICS

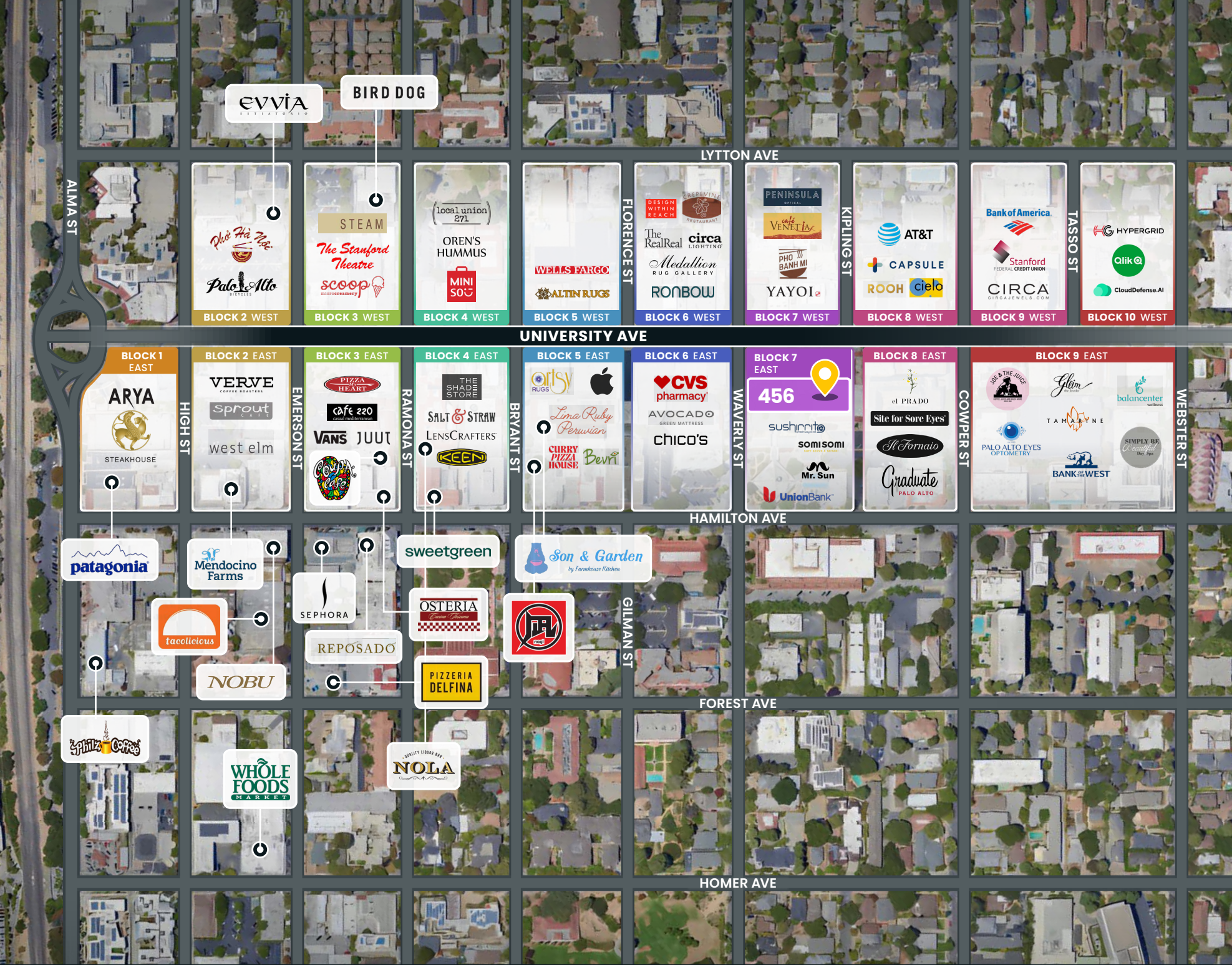
	1 MILE	3 MILES	5 MILES
POPULATION	18,201	154,448	284,384
AVG. HOUSEHOLD INCOME	\$256,517	\$234,143	\$226,217
DAYTIME POPULATION	44,413	202,866	374,687

Source: 2024 Esri.

PROPERTY
SITE PLAN



±11,385 SF + **±2,458 SF** = **±13,843 SF**
RSF SPACE COURTYARD TOTAL



UNIVERSITY AVENUE
NEARBY RETAIL

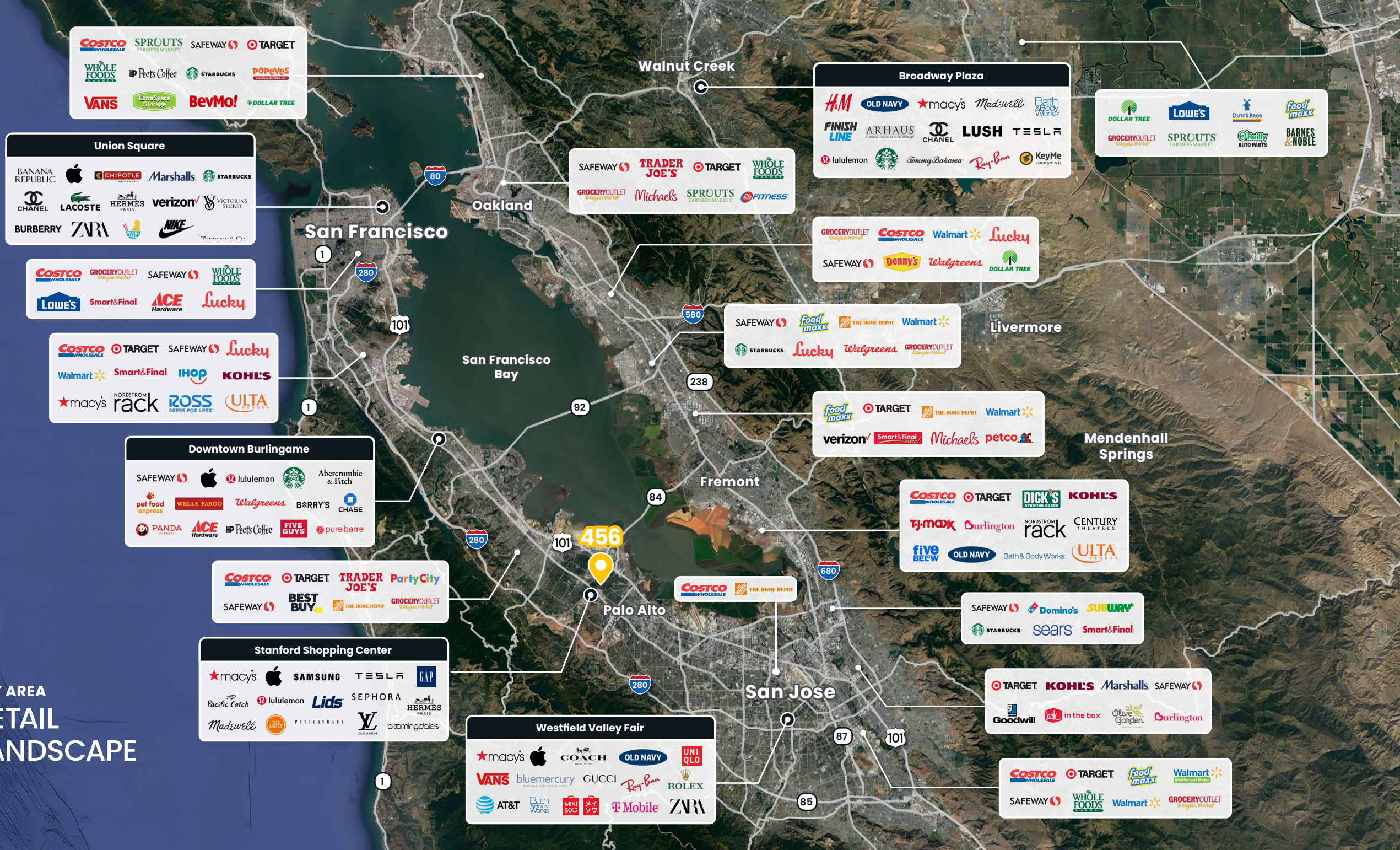
ON UNIVERSITY AVE
BY BLOCK

- B1 Arya Steakhouse
- B2 Palo Alto Bicycles
- B2 Pho Ha Noi
- B2 Verve Coffee
- B2 Sprout Cafe
- B2 West Elm
- B2 Scoop
- B3 Steam
- B3 Stanford Theater
- B3 Pizza My Heart
- B3 Cafe 220
- B3 Vans
- B3 Juut (Aveda Salon)
- B4 Oren's Hummus
- B4 Local Union 271
- B4 Miniso
- B4 The Shade Store
- B4 Salt & Straw
- B4 LensCrafters
- B4 Keen
- B5 Wells Fargo
- B5 Altin Rugs
- B5 Bevri
- B5 Artsy Rugs
- B5 Curry Pizza House
- B5 Lima Ruby Peruvian
- B5 Apple
- B6 Medallion Rug Gallery
- B6 Design Within Reach
- B6 Crepevine
- B6 Circa Lighting
- B6 The Real Real
- B6 Ronbow
- B6 CVS
- B6 Avocado Mattress
- B6 Chicos
- B7 Yayoi
- B7 Pho Banh Mi
- B7 Peninsula Optical
- B7 Cafe Venetia
- B7 Union Bank
- B7 Mr. Sun
- B7 Somi Somi
- B7 Varsity Theater
- B7 Rooh
- B7 Capsule
- B7 Cielo
- B8 AT&T
- B8 Site for Sore Eyes
- B8 Graduate Hotel
- B8 Joe & The Juice
- B8 Tamaryne
- B8 Bank of the West
- B8 Gleim the Jeweler
- B9 Balancenter
- B9 Simply Be Beautiful
- B9 Palo Alto Eyes
- B10 Hypergrid
- B10 Qlik Q
- B10 CloudDefense.AI

OFF UNIVERSITY AVE

- Whole Foods
- Nobu
- Reposado
- Tacolicious
- Pizzeria Delfina
- Mendocino Farms
- Philz Coffee
- Patagonia
- Sweetgreen
- Nola
- Evvia Estiatorio
- Bird Dog
- Ramen Nagi
- Son & Garden
- Osteria Toscana
- Coupa Cafe
- Sephora

BAY AREA RETAIL LANDSCAPE



UNIVERSITY AVENUE
GALLERY



456

UNIVERSITY AVENUE

Palo Alto, CA

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