

611

Emerson Street

PALO ALTO, CA



 the econic company®

Megan McArthur

mmcarthur@theeconiccompany.com
(408) 964-8047 | LIC. 02089762

James Chung

jchung@theeconiccompany.com
(408) 400-7017 | LIC. 01408190

**±5,188 SF Ground Floor With
±1,976 SF Mezzanine**

Available For Lease

PROPERTY

Highlights



±7,164 SF Total

- ±5,188 SF Ground Floor
- ±1,976 SF Second Floor



Standalone Building Downtown Palo Alto



Former Boxing Fitness Concept



NNN: \$0.94 (2025 Estimate)



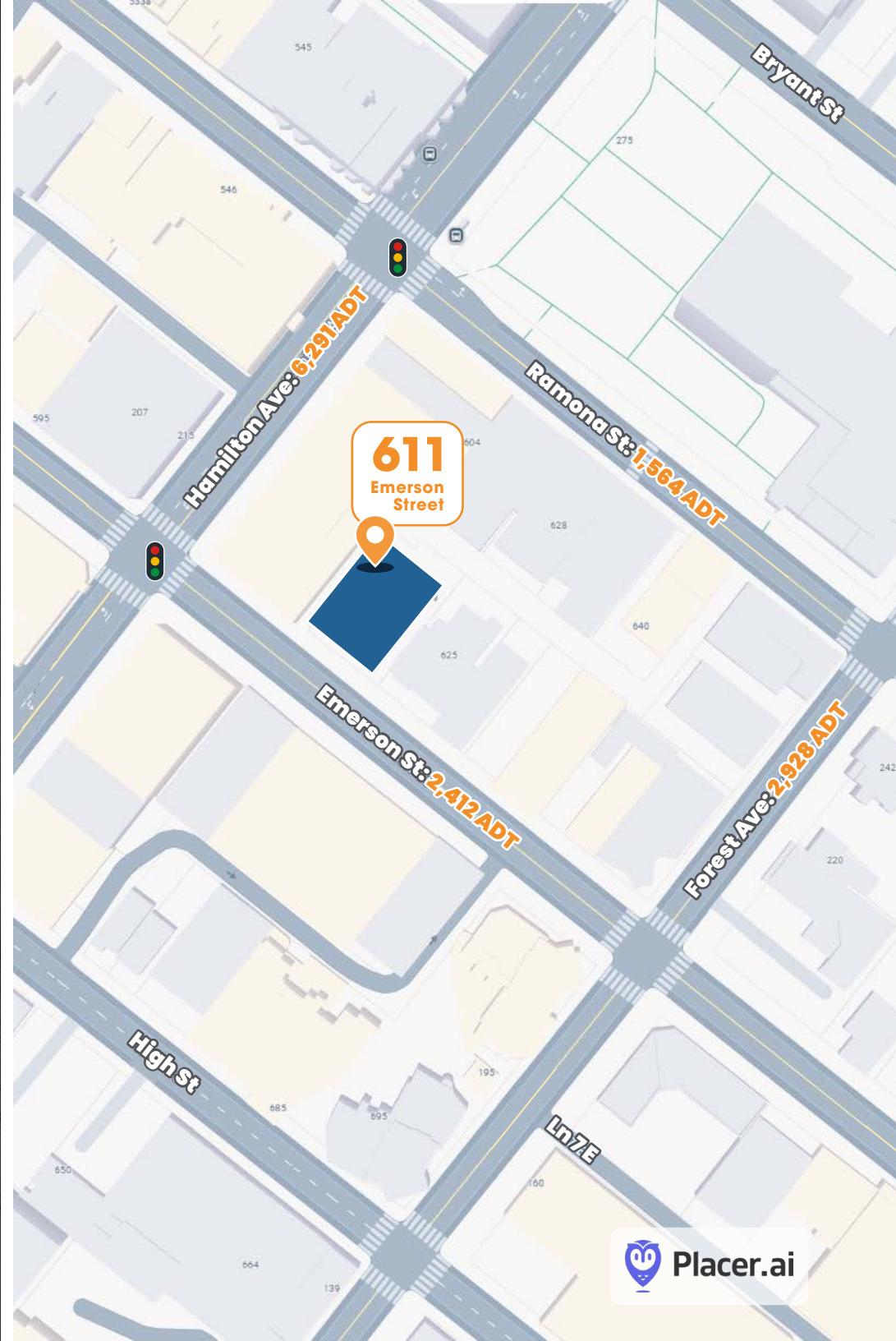
4 Dedicated Parking Stalls at Rear of Building

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	18,368	154,350	288,648
Avg. HH Income	\$246,674	\$236,611	\$227,431
Daytime Population	42,723	211,620	379,057

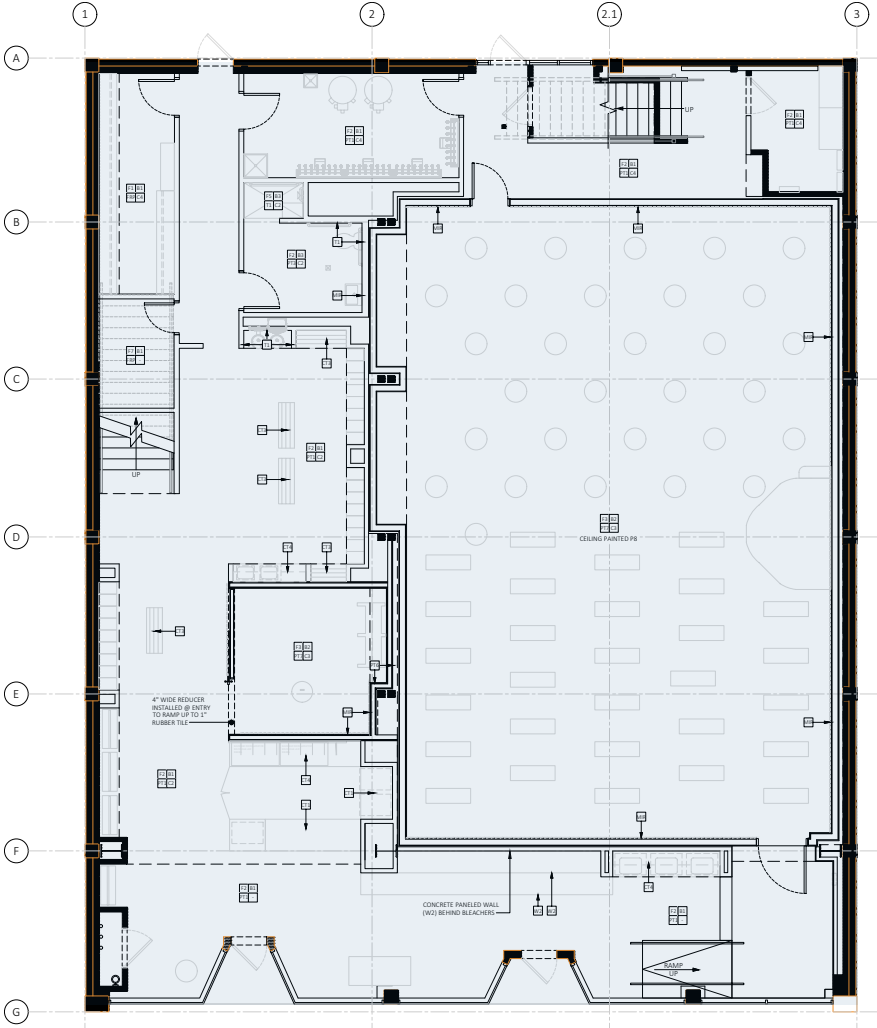
TRAFFIC COUNTS

Source: 2025 Esri.

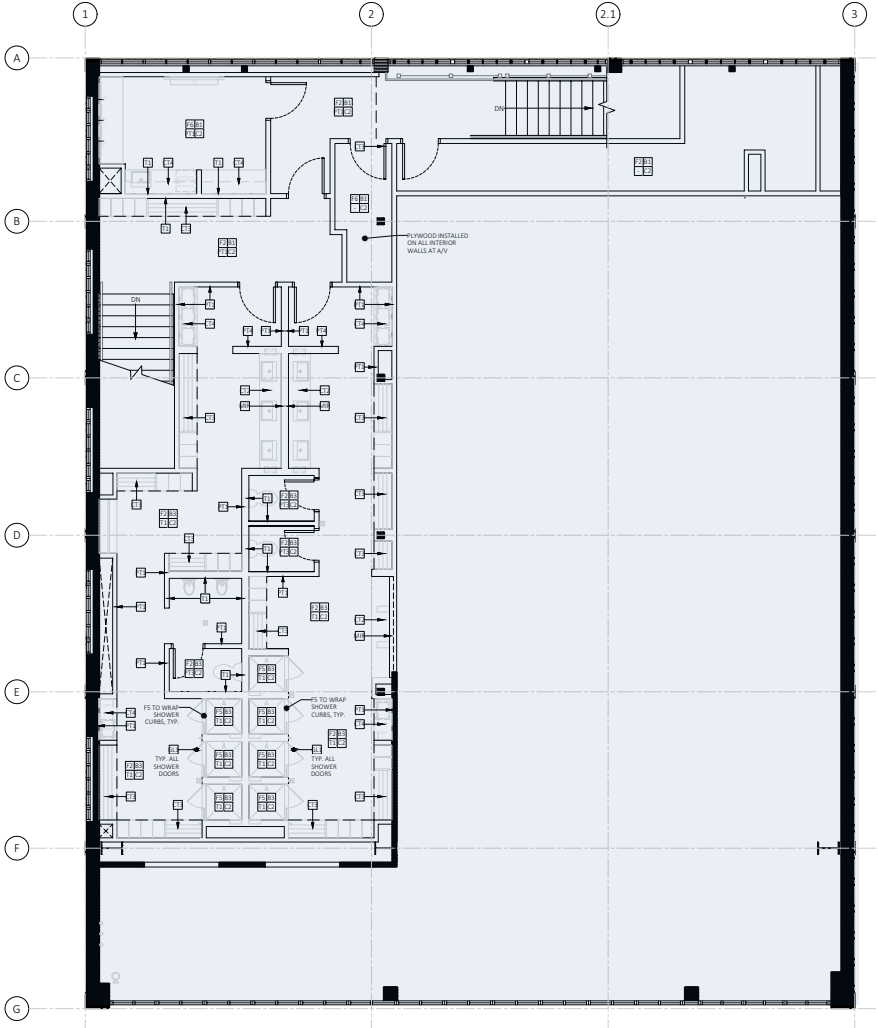
Hwy 82	37,300 ADT
Alma Street	19,140 ADT
University Avenue	21,910 ADT



Floor Plans

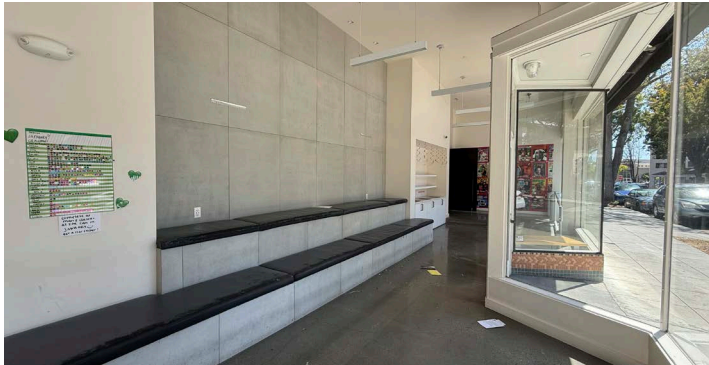
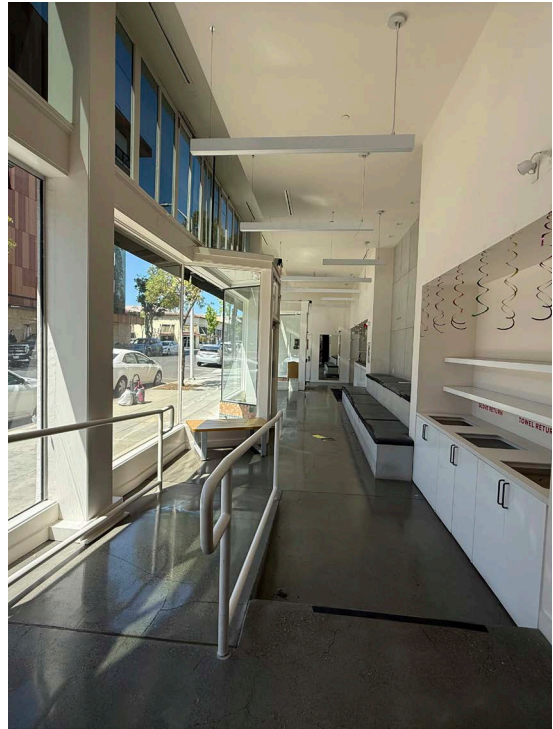
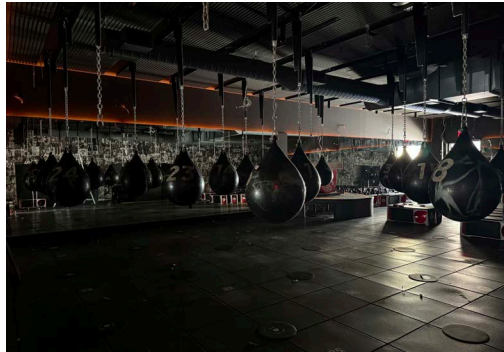
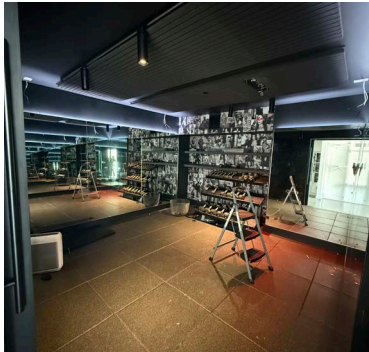
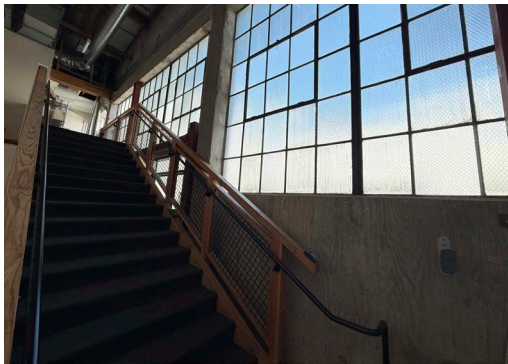


Ground Floor: 5,188 SF



Mezzanine: 1,976 SF

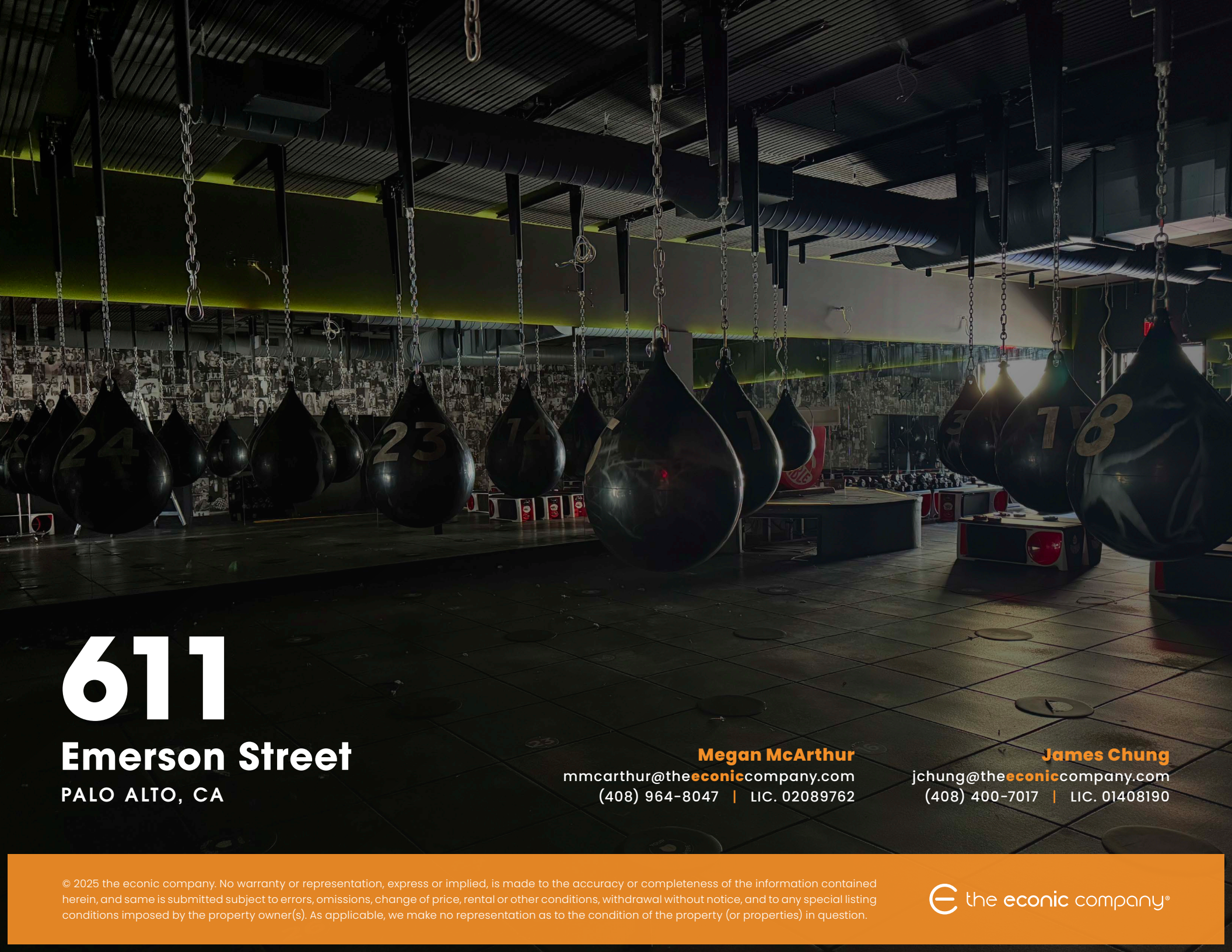
PROPERTY
Gallery



MARKET

Aerial





611

Emerson Street

PALO ALTO, CA

Megan McArthur

mmcarthur@theeconiccompany.com
(408) 964-8047 | LIC. 02089762

James Chung

jchung@theeconiccompany.com
(408) 400-7017 | LIC. 01408190

© 2025 the econic company. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

 the econic company®