

Town & Country Village

855 EL CAMINO REAL PALO ALTO, CA 94301



Offering Summary

Lease Rate:	Negotiable
Building Size:	176,000 SF
Available SF:	926 - 2,467 SF
Lot Size:	11.9 Acres
Price / SF:	\$7.00-8.00 NNN monthly
Year Built:	1960
Renovated:	2007
Zoning:	C2
Market:	San Francisco MSA
Submarket:	Mid-Peninsula

Property Overview

One of the original Town & Country style shopping centers from the 1960's. You don't get more authentic than this. A major renovation and full re-tenanting took place in 2007-2008. The common areas have all been redecorated in the past year with comfortable and interesting furniture, creating compelling hangout zones. Located in the heart of Silicon Valley and directly across the street from Stanford University. There is a unique mix of world-class demographics in the surrounding community, very dense daytime population and a dynamic tourist population visiting the University and Silicon Valley.

The property has the unique combination of being a destination for:

- *Daily Needs shopping**
- *Specialty Dining**
- *Unique specialty retail**
- *Boutique fashion**
- *A variety of unique and diverse quick service food and beverage**

The mixture of these features result in a destination that is the social center of the market.

Brian Bokman

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Site Plan

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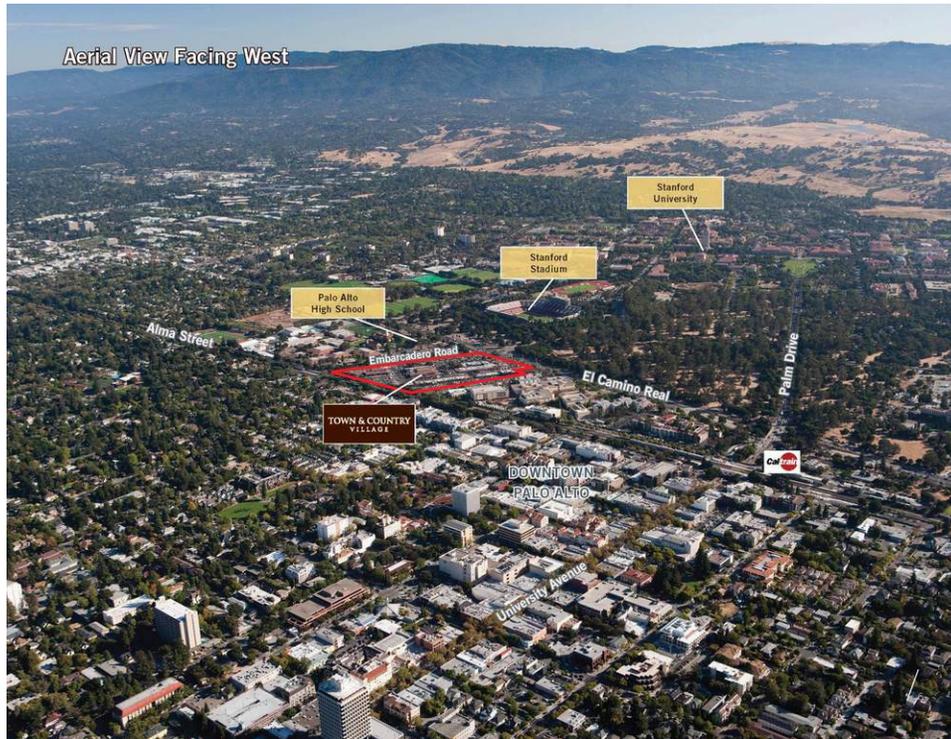
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Aerial Photo - Vicinity

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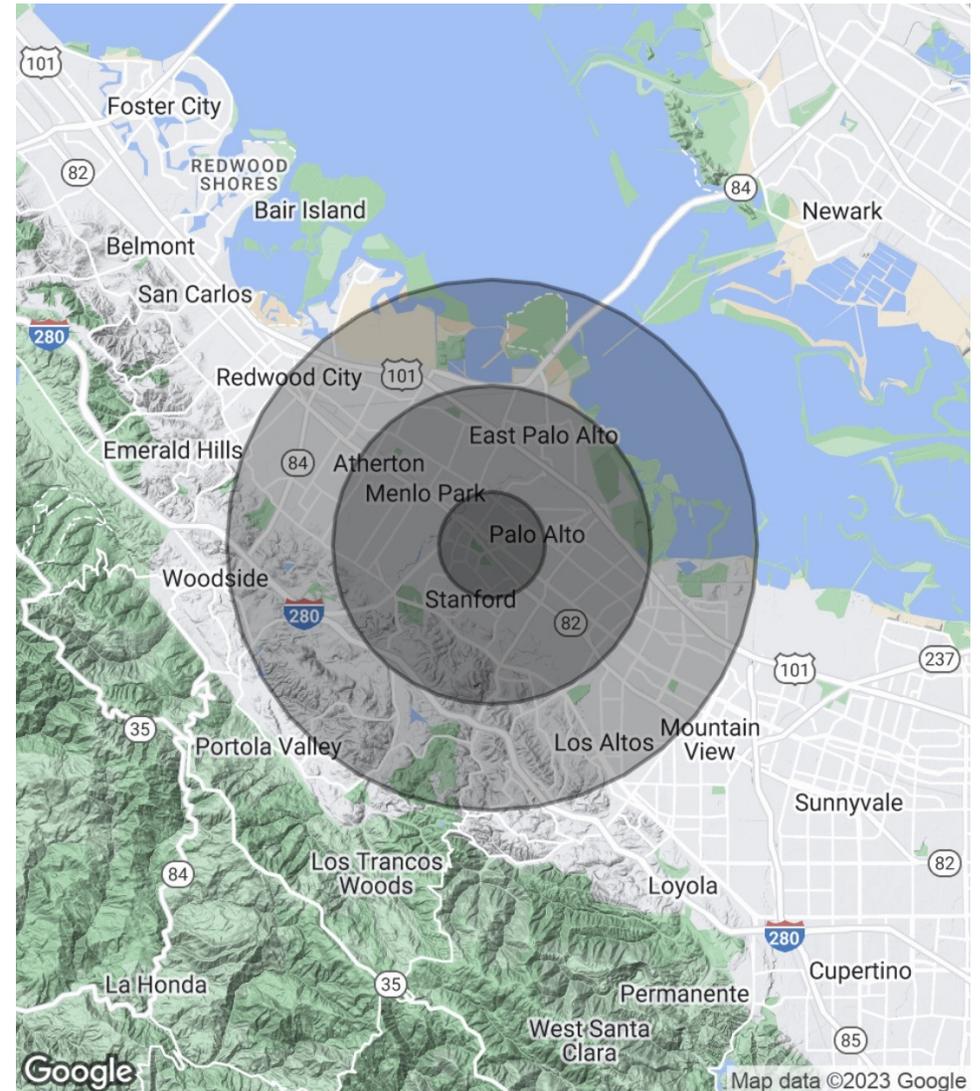
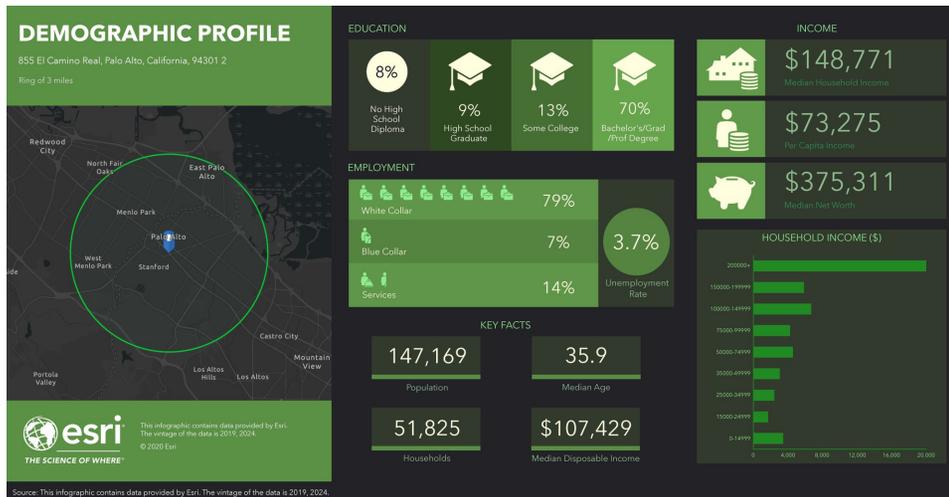


Aerial Photo Close-in



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Availabilities

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Lease Information

Tenants recently opened:

Framebridge, Mamahuhu & expanded
Roost & Roast

Tenants under construction:

Briggs & Riley and Hatched

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 5	Available	1,320 SF	NNN	Negotiable	Available 2/1/2026.
Suite 10	Available	1,313 SF	NNN	Negotiable	Available 2/1/2026.
Suite 11	Available	1,154 - 2,467 SF	NNN	Negotiable	Wide storefront. Can be combined with the adjacent space (Suite 10) after January 2026.
Suite 14	Available	926 SF	NNN	Negotiable	Available immediately. Previously Marine Layer. Non ADA compliant restroom in the space.
Suite 107	Available	1,295 SF	NNN	Negotiable	Located in the "wellness" zone of the shopping center.
Suite 125	Available	1,764 SF	NNN	Negotiable	Available 7/1/2026.

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