

For Sale

Operating a pizza restaurant business with fee-simple real estate in prime Midtown Palo Alto. Rare owner-user or investor opportunity to acquire both business and property in a high-barrier Silicon Valley market. Well-located neighborhood restaurant with strong local patronage and long-term upside. Ideal for owner-operators, 1031 buyers, or investors seeking durable real estate fundamentals. Business and real estate are sold together.

Prime Midtown Palo Alto Opportunity

706 Colorado Ave, Palo Alto, CA 94303



Bay East Brokers, Inc.

Harmit S. Toor

Broker

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DRE Lic. # 01462579

PROPERTY FACTS

- Center Type: Strip Center
- Total Building Size: 3,261 SF
- Land Area: 0.19 Acres
- Year Built: 1954
- Total Stores: 3
- Units 1 & 2: 2061 SF
- Unit 3: 1200 SF (Available Space)



CONTACT

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Financial

Asking Price

- \$3,700,000 (Including Real Estate and Business)

Pizza Business

- NOI: \$196,800 (Performa)

Real Estate

- Rental Income: \$195,000 (Annual) (Performa)



Interior Picture



BAY EAST
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Midtown Palo Alto

Midtown Palo Alto is one of the city's most established and in-demand neighborhoods, known for its **central location, strong residential base, and neighborhood-serving commercial corridors**. Positioned between Downtown Palo Alto and California Avenue, Midtown offers consistent demand from residents, professionals, and local businesses.

Traffic & Visibility (Approx.)

Colorado Avenue: ~12,000-16,000 vehicles per day

Middlefield Road (near Midtown):

~28,000-35,000 vehicles per day

Intense neighborhood drive-by exposure with consistent daily traffic

Primary access routes connecting Midtown to Downtown Palo Alto and California Avenue

Demographic Callouts (Approx. 1-3 Mile Radius)

Median Household Income: \$175,000-\$200,000+

Population: ~40,000-75,000

Highly educated professional base with strong discretionary spending
Significant concentration of tech, healthcare, and Stanford-affiliated households

High owner-occupancy supporting stable, repeat local patronage

LOCATION ADVANTAGES

- Centrally located within **Palo Alto**
- Quick access to **US-101, El Camino Real, and I-280**
- Minutes to **Downtown Palo Alto, California Avenue, and Stanford University**
- Ideal for **neighborhood-serving retail, food & beverage, and owner-user properties**

CONTACT US

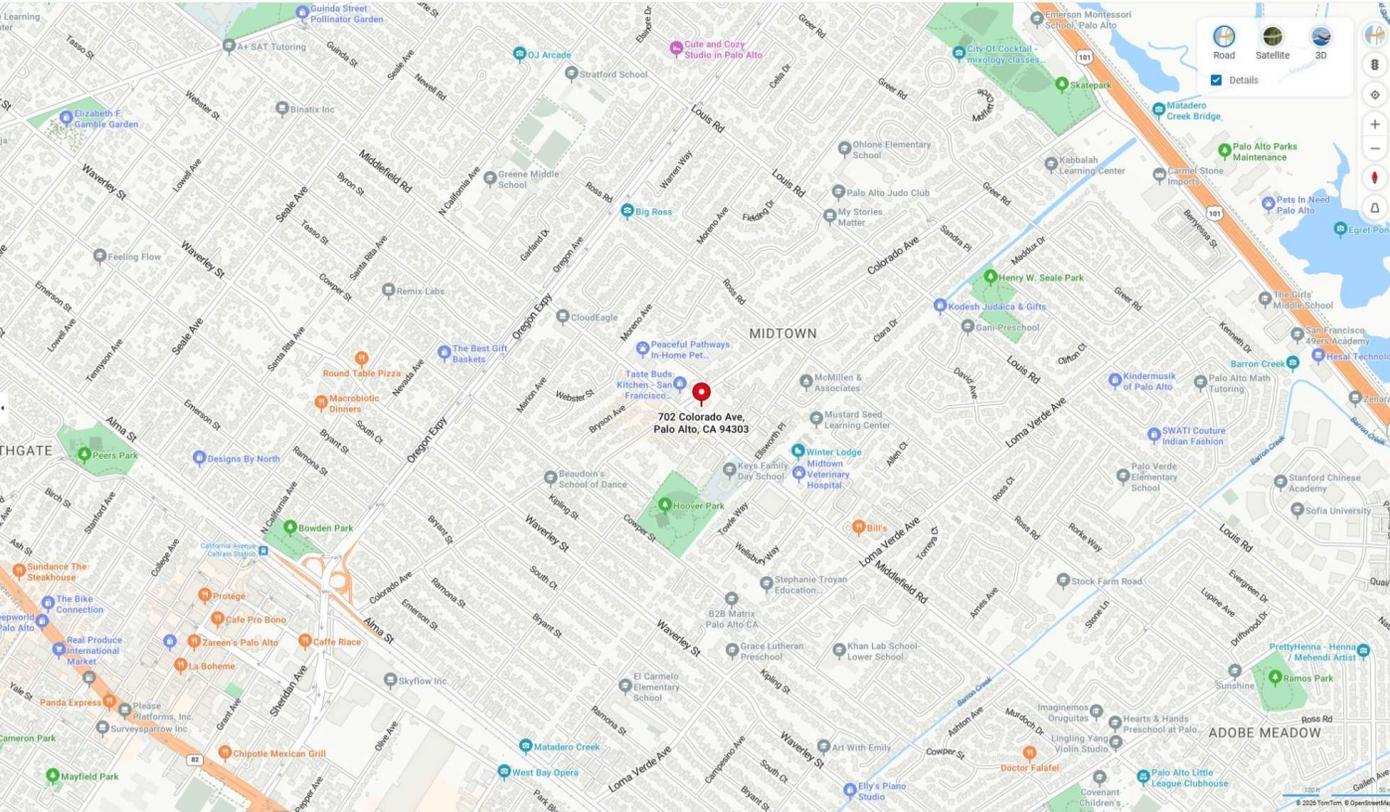
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SURROUNDING RETAILERS

- 7-Eleven
- Safeway

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PROPERTY HIGHLIGHTS

- Rare chance to acquire **both business and real estate** in Palo Alto
- Excellent access to major Silicon Valley employment centers
- Dense, affluent residential surroundings
- Strong daytime and evening activity driven by residents
- Potential for operational upside or long-term appreciation

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