

# 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

702 Colorado Ave, Palo Alto, CA 94303



**Bay East Brokers, Inc.**

Harmit S. Toor

Broker

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DRE Lic. # 01462579

## PROPERTY FACTS

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- 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

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## Asking Price

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

## Pizza Business

- NOI: \$196,800 (Performa)

## Real Estate

- Rental Income: \$183,626 (Annual) (Performa)
- Cap Rate: 5.63%



Interior Picture



**Harmit S Toor**  
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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**

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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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