

# FOR SALE

2750 MIDDLEFIELD RD, PALO ALTO, CA

OFFICE/RETAIL BUILDING



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# EXECUTIVE SUMMARY

Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire the two-story office/retail building located at 2750 Middlefield Rd, Palo Alto. This property is ideally situated on a high-visibility corner in Midtown and boasts abundant on-site parking. The building is fully-leased with retail on the ground floor and office on the second floor. The owner enjoys added rental income from the ATM machine at the building.

2750 Middlefield Rd presents a unique opportunity to purchase a fully-leased Palo Alto building with future development potential.

**Address:** 2750 Middlefield Rd, Palo Alto, CA 94306

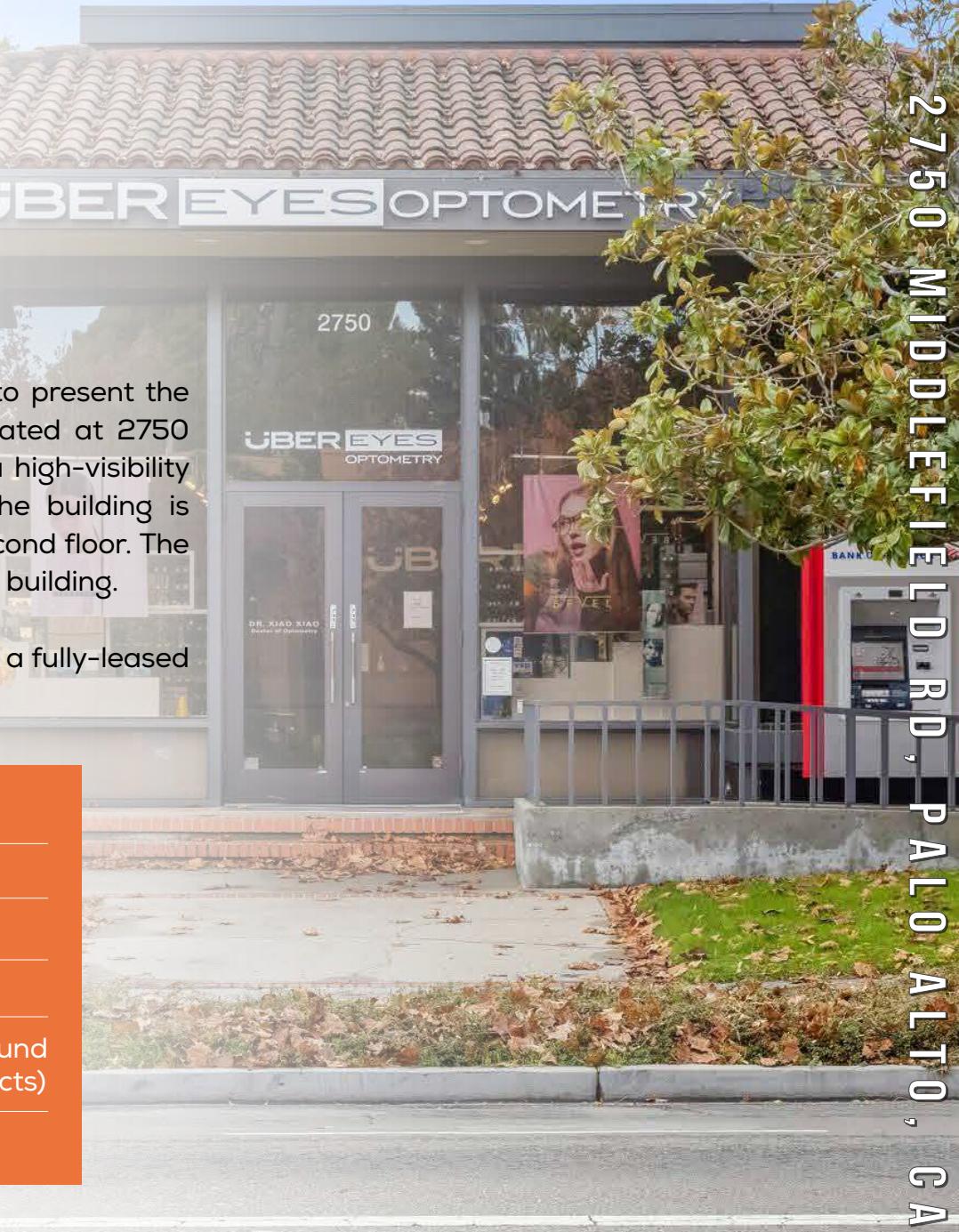
**APN:** 132-02-060

**Building Size:** ±2,328 Sq. Ft.

**Parcel Size:** ±12,197 Sq. Ft. / 0.28 Acre (Per Public Record)

**Zoning:** CN(GF/P) (Neighborhood Commercial + Ground Floor & Pedestrian Shopping Combining Districts)

**Price:** \$3,000,000



2750 MIDDLEFIELD RD, PALO ALTO, CA



# AMENITIES MAP

2750 MIDDLEFIELD RD, PALO ALTO, CA

Oregon Exp/ 4030 VPD

Middlefield Rd 4,030 VPD



THE UPS STORE

CVS  
pharmacy®



2750 MIDDLEFIELD RD,  
PALO ALTO, CA 94306

Midtown  
Veterinary  
Hospital

# TRANSPORTATION MAP

2750 MIDDLEFIELD RD, PALO ALTO, CA

Moffett Field

Google  
Bay View

Googleplex

85

85

Caltrain

Bayshore Fwy

Middlefield Rd

Almo St

El Camino Real

Mitchell Park

Caltrain

PLANES

SJC - 13.9 miles   San Francisco - 1 h 12 min  
SFO - 22.2 miles   Milbrae - 49 min  
OAK - 29.5 miles   San Jose - 47 min

TRAINS

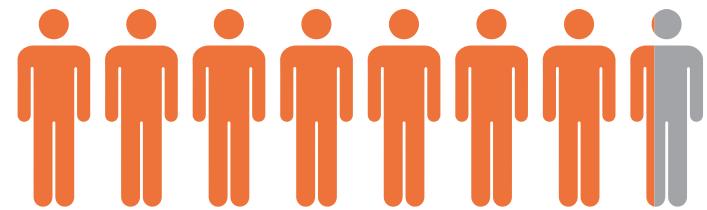
San Francisco - 1 h 12 min  
Milbrae - 49 min  
San Jose - 47 min

AUTOMOBILES

San Francisco - 33.5 miles  
Downtown San Jose - 15.6 miles  
Downtown Oakland - 34.9 miles

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# DEMOGRAPHICS



ONE-MILE POPULATION: 25,014

MEDIAN AGE

42.2

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

6,463

Average Household Income

\$344,173

Average Household Size: 2.7

Owner Occupied Housing Units:

5,321

Renter Occupied Housing Units

3,958

Median Household Income

\$240,626

Average Household Income

\$344,173

## MAJOR EMPLOYERS:

Data for all businesses in area

1 mile

Total Businesses:

307

Total Employees:

2,212

Total Residential Population:

14,245

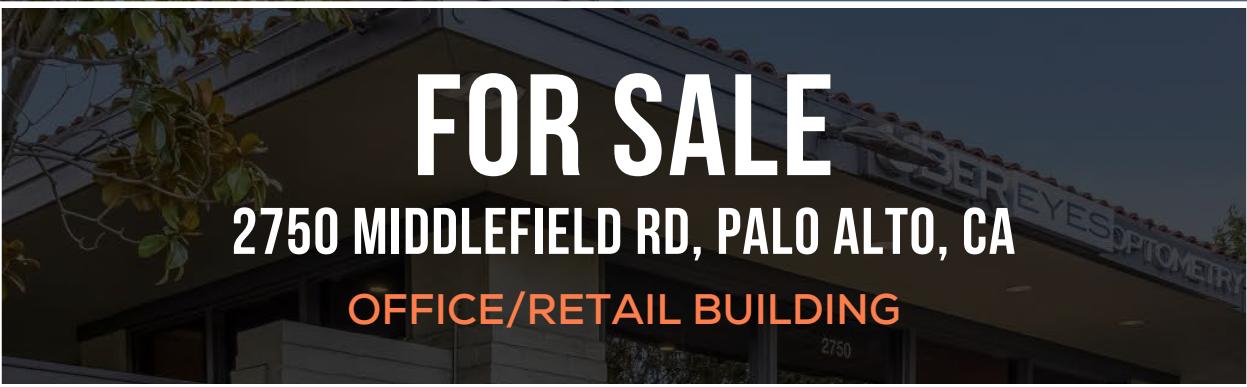
Employee/Residential Population Ratio (per 100 Residents)

16



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