

FOR SALE

2750 MIDDLEFIELD RD, PALO ALTO, CA

OFFICE/RETAIL BUILDING



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

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EXECUTIVE SUMMARY

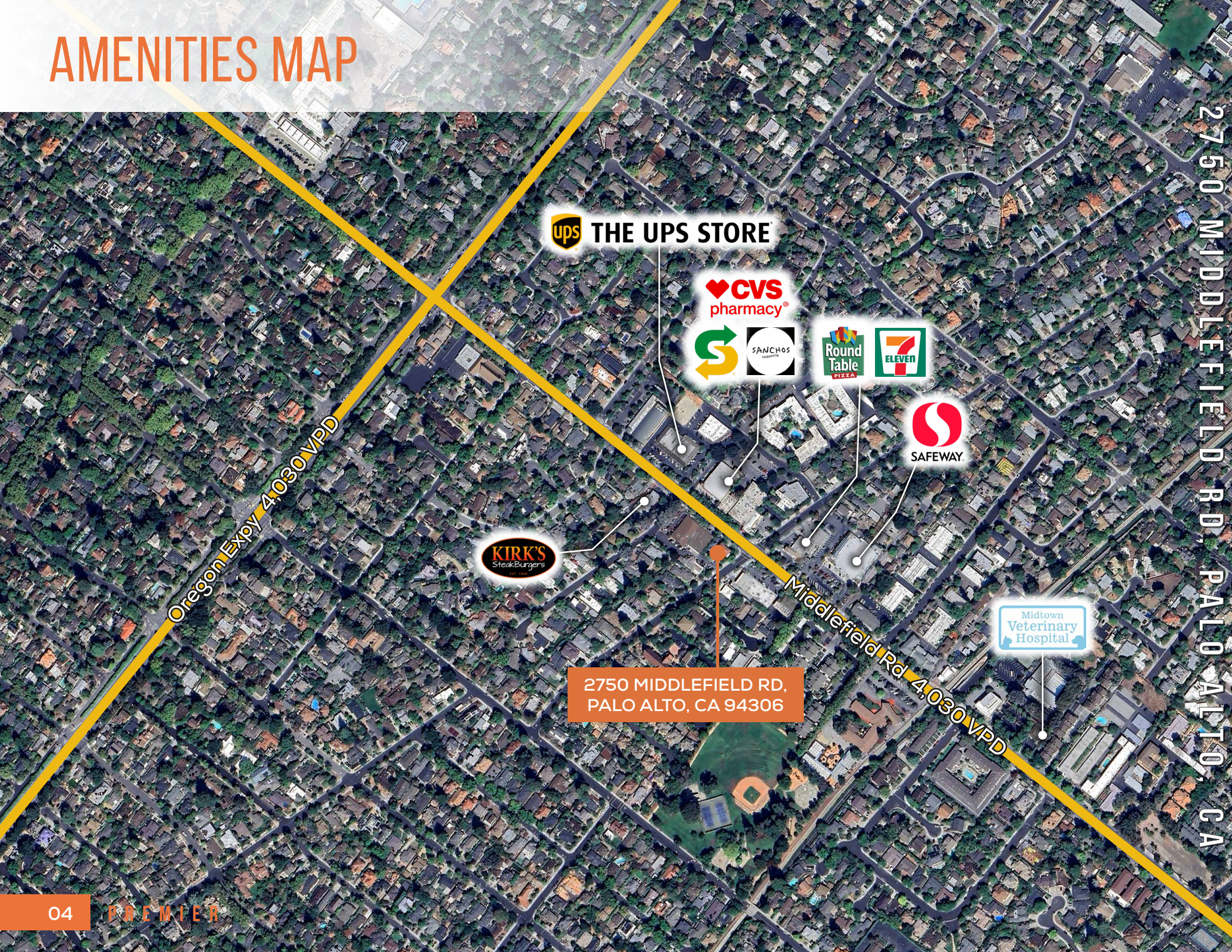
Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire the two-story office/retail building located at 2750 Middlefield Rd, Palo Alto. This property is ideally situated on a high-visibility corner in Midtown and boasts abundant on-site parking. The building 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



AMENITIES MAP



 **THE UPS STORE**

 **CVS**
pharmacy®

 **SANCHOS**
SANTITAS

 **Round Table**
PIZZA

 **7**
ELEVEN

 **SAFEWAY**

 **KIRK'S**
Steak Burgers

 **Midtown**
Veterinary
Hospital

**2750 MIDDLEFIELD RD,
PALO ALTO, CA 94306**

Oregon Expwy 4030 VPD

Middlefield Rd 4030 VPD

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TRANSPORTATION MAP

Moffett Field

Google
Bay View

Googleplex

Bayshore Fwy



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



AUTOMOBILES

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

Mitchell Park

Middlefield Rd

Almaden

El Camino Real

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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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