

# FOR LEASE

119 UNIVERSITY AVE, PALO ALTO, CA

±4,300 SQ. FT. OFFICE



**PREMIER  
PROPERTIES**  
COMMERCIAL  
REAL ESTATE

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VIEW SUITE  
119 3D TOUR

# PROPERTY HIGHLIGHTS

- ▀ Prime Downtown Palo Alto Location
- ▀ Newly-Remodeled and Never Occupied
- ▀ High Visibility Signage Opportunities at the Gateway to University Ave
- ▀ Open Layout with Three Meeting Rooms
- ▀ Excellent Natural Light
- ▀ Secured Private Entrance on University Ave
- ▀ New Lighting Throughout
- ▀ In-Suite Kitchenette and Restrooms
- ▀ Walking Distance to Downtown Amenities
- ▀ Adjacent to CalTrain Station
- ▀ Available Immediately

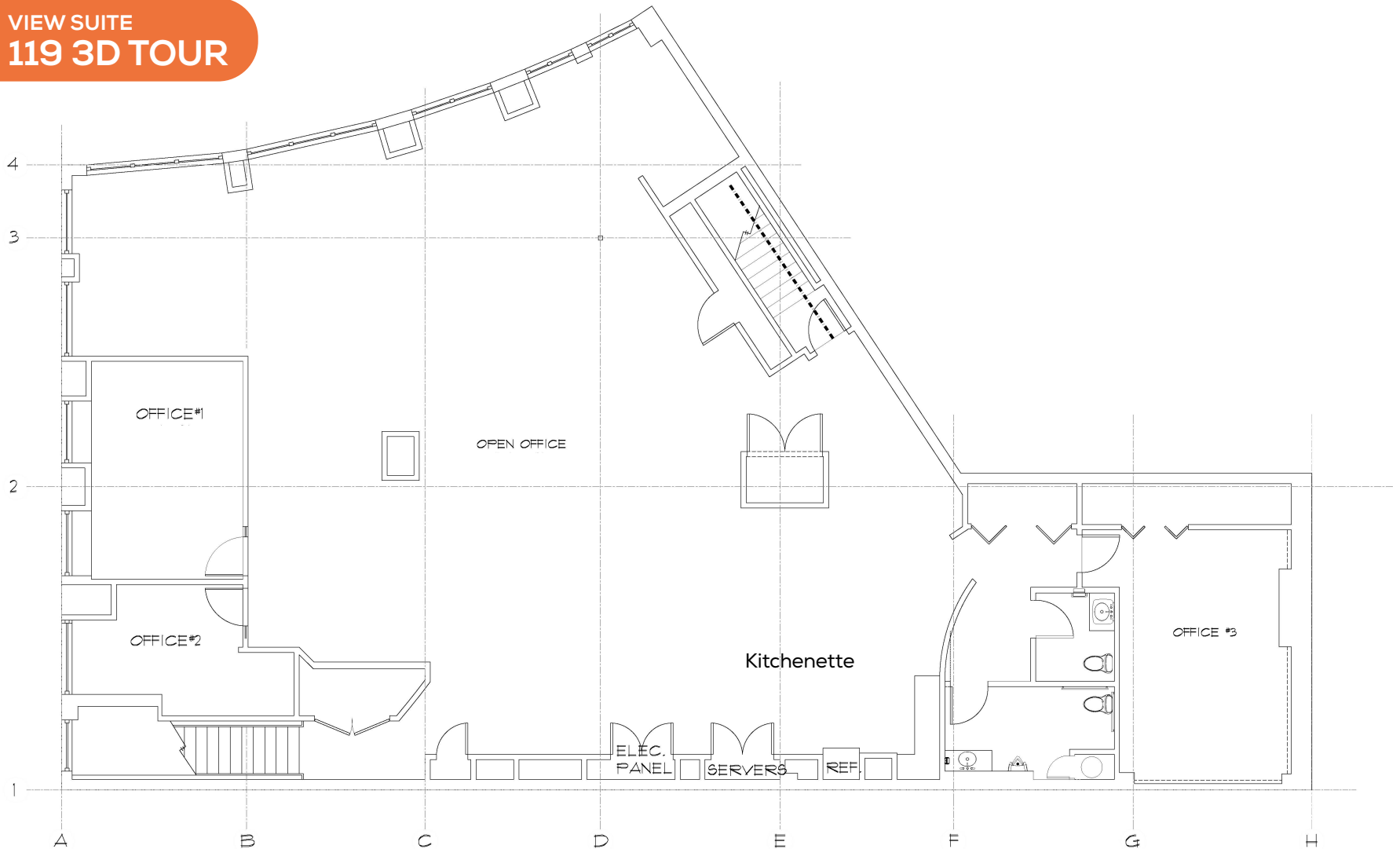
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# FLOOR PLAN



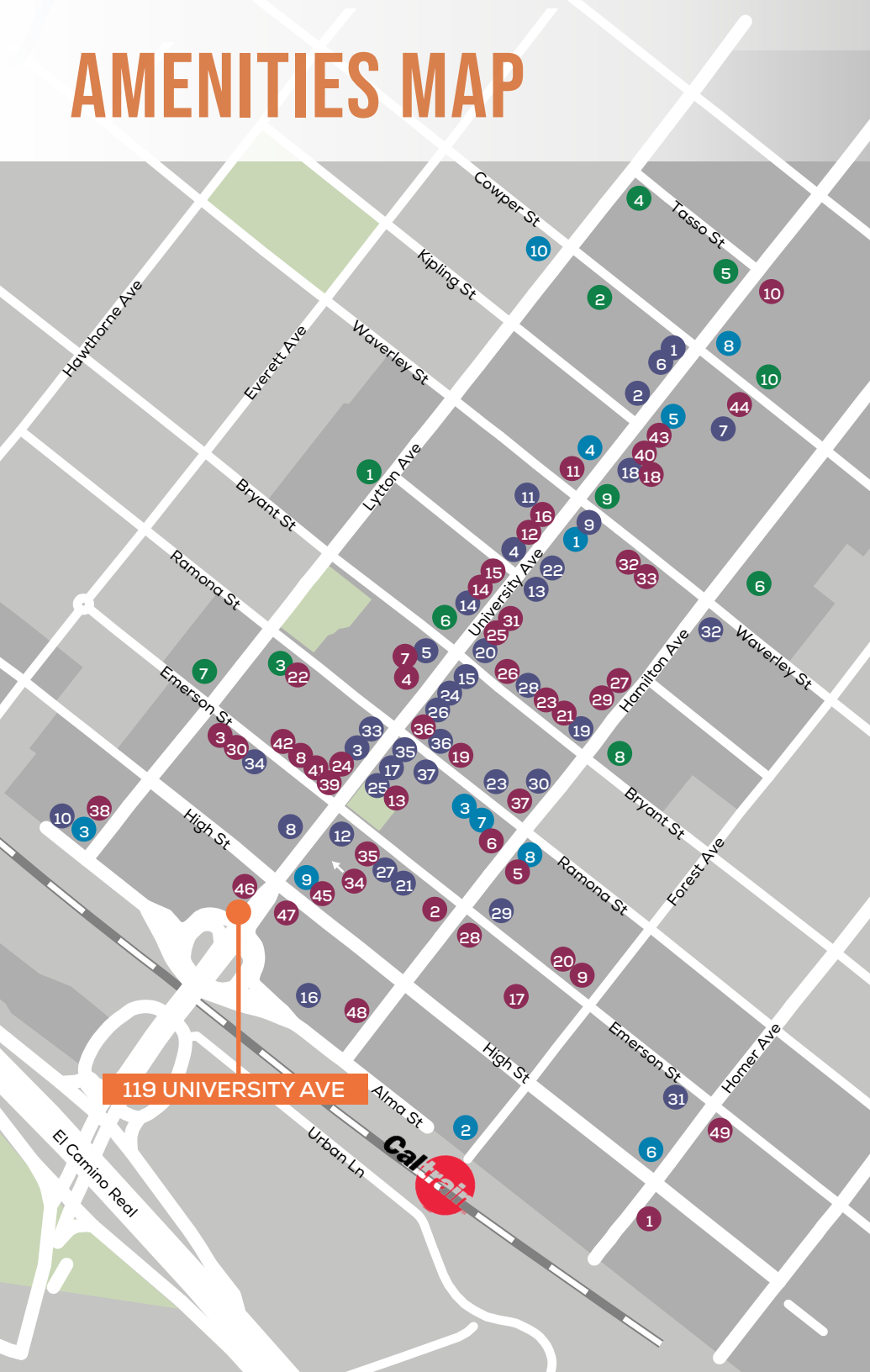
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UNIVERSITY AVE



MAY NOT BE ACCURATE / TO SCALE

# AMENITIES MAP



## SHOPPING / SERVICES

- 1 AT&T Store
- 2 Footwear Etc
- 3 Verizon
- 4 Design Within Reach
- 5 Restoration Hardware
- 6 Cielo
- 7 el PRADO Hotel
- 8 Palo Alto Bicycles
- 9 Chico's
- 10 E-bike Annex
- 11 Circa Lighting
- 12 West Elm
- 13 Apple Store
- 14 Brandy Melville
- 15 Keen Garage
- 16 Patagonia
- 17 Vans
- 18 lululemon
- 19 UPS Store
- 20 Artsy Rugs
- 21 Bells Books
- 22 CVS
- 23 Warby Parker
- 24 Lenscrafters
- 25 Nest Bedding
- 26 The Shade Store
- 27 Mac's Smoke Shop
- 28 Timothy Adams
- 29 Rumble Fitness
- 30 Scandia Home
- 31 Whole Foods
- 32 US Postal Service
- 33 Stanford Theatre
- 34 Aquarius Theatre
- 35 Juut Salon
- 36 Edge Hair Salon
- 37 Mansoor Fine Jewelers

## RESTAURANTS

- 1 St Michael's Alley
- 2 Palo Alto Creamery
- 3 Evvia
- 4 Orens Hummus
- 5 Reposado
- 6 Osteria Toscana
- 7 Local Union
- 8 Rangoon Ruby
- 9 Pizzeria Delfina
- 10 Tamarine
- 11 Yayoi Palo Alto
- 12 Crepevine
- 13 Pizza My Heart
- 14 La Strada
- 15 Joya
- 16 Cocoa & Butter
- 17 Tacolicious
- 18 Chantal Guillon
- 19 Nola
- 20 Buca di Beppo
- 21 Zola
- 22 Bird Dog
- 23 Ramen Nagi
- 24 Steam
- 25 Curry Pizza House
- 26 Son & Garden
- 27 New York Pizza
- 28 Nobu
- 29 Curry Up Now
- 30 The Patio
- 31 SliderBar
- 32 Ethel's Fancy
- 33 Tai Pan
- 34 Sprout Café
- 35 Bare Bowls
- 36 Salt and Straw
- 37 sweetgreen
- 38 Darbar Indian Cuisine
- 39 Scoop
- 40 Sushirrito
- 41 Jing Jing
- 42 Gelato Classico
- 43 Gyros Gyros
- 44 Il Fornaio
- 45 Sweet Maple
- 46 New York New York Sandwiches
- 47 Arya Steakhouse
- 48 San Agus Cocina Urbana
- 49 Taverna

## BANKS




- 1 Heritage Bank of Commerce
- 2 Boston Private
- 3 Comerica Bank
- 4 Bank of America
- 5 Stanford Credit Union
- 6 Wells Fargo
- 7 City National Bank
- 8 Chase Bank
- 9 Union Bank
- 10 Bank of The West

## COFFEE

- 1 Starbucks
- 2 Philz Coffee
- 3 Coupa Cafe
- 4 Café Venetia
- 5 Blue Bottle Café
- 6 Peets
- 7 Bistro Maxine
- 8 Joe & the Juice
- 9 Verve
- 10 Mademoiselle Colette

# TRANSPORTATION MAP

119 UNIVERSITY AVE., PALO ALTO, CA

<p> <b>PLANES</b></p> <p>SJC - 17.5 miles SFO - 18.1 miles OAK - 16.2 miles</p>	<p> <b>TRAINS</b></p> <p>San Francisco - 51 min Milbrae - 31 min San Jose - 29 min</p>
<p> <b>AUTOMOBILES</b></p> <p>San Francisco - 32.56 miles Downtown San Jose - 19.6 miles Downtown Oakland - 3.3 miles</p>	



119 UNIVERSITY AVE

# DEMOGRAPHICS



ONE-MILE POPULATION: 9,549

MEDIAN AGE

50.8

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

2,571



Average Household Income

\$325,995

Average Household Size: **2.78** | Owner Occupied Housing Units: **2,707** | Renter Occupied Housing Units: **712** | Median Household Income: **\$200,001** | Average Household Income: **\$325,995**

## MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	980
Total Employees:	6,090
Total Residential Population:	9,549
Employee/Residential Population Ratio (per 100 Residents)	64

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