

FOR LEASE

203 FOREST AVE, PALO ALTO

±4,228 SQ. FT. BUILDING
OFFICE / RETAIL / RESTAURANT



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

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PROPERTY HIGHLIGHTS

- ±4,228 Sq. Ft. Single-Tenant Building
- Currently Built Out for Office but Can Be Used for Retail, Fitness, or Restaurant
- Can Be Delivered Fully-Furnished
- Excellent Location in Downtown Palo Alto
- High Identity Building with Excellent Signage Opportunities
- Large, Open Layout with High Ceilings
- Two Private Offices and Two Conference Rooms
- Large Kitchenette
- Approximately Eight (8) On-Site Parking Spaces
- Huge Windows with Abundant Natural Light & Skylights
- Second Floor Mezzanine Can Be Used as Additional Workspace
- Surrounded by Downtown Restaurants and Amenities
- Three Blocks from CalTrain Station
- Available Immediately

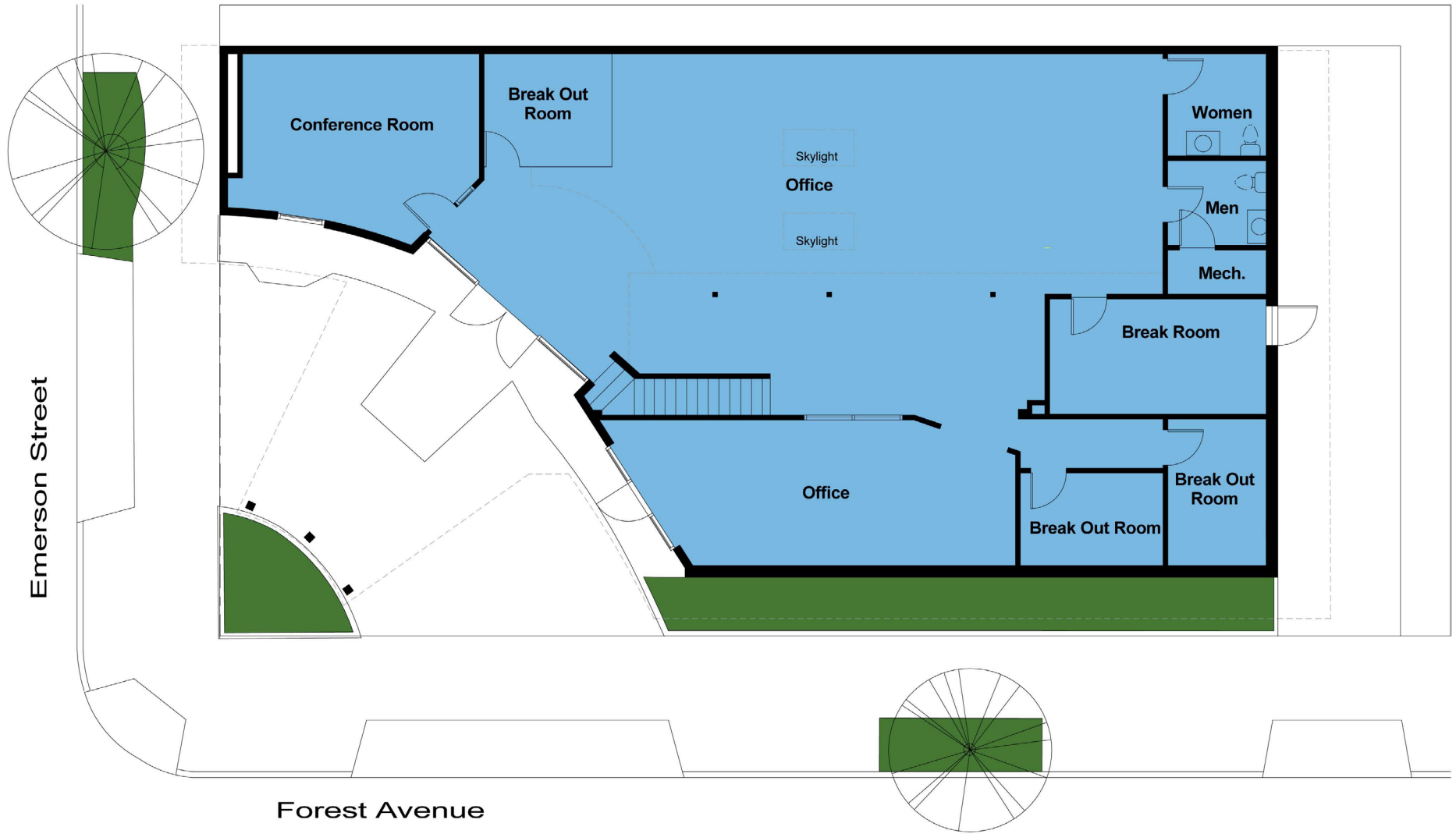


VIEW 3D TOUR

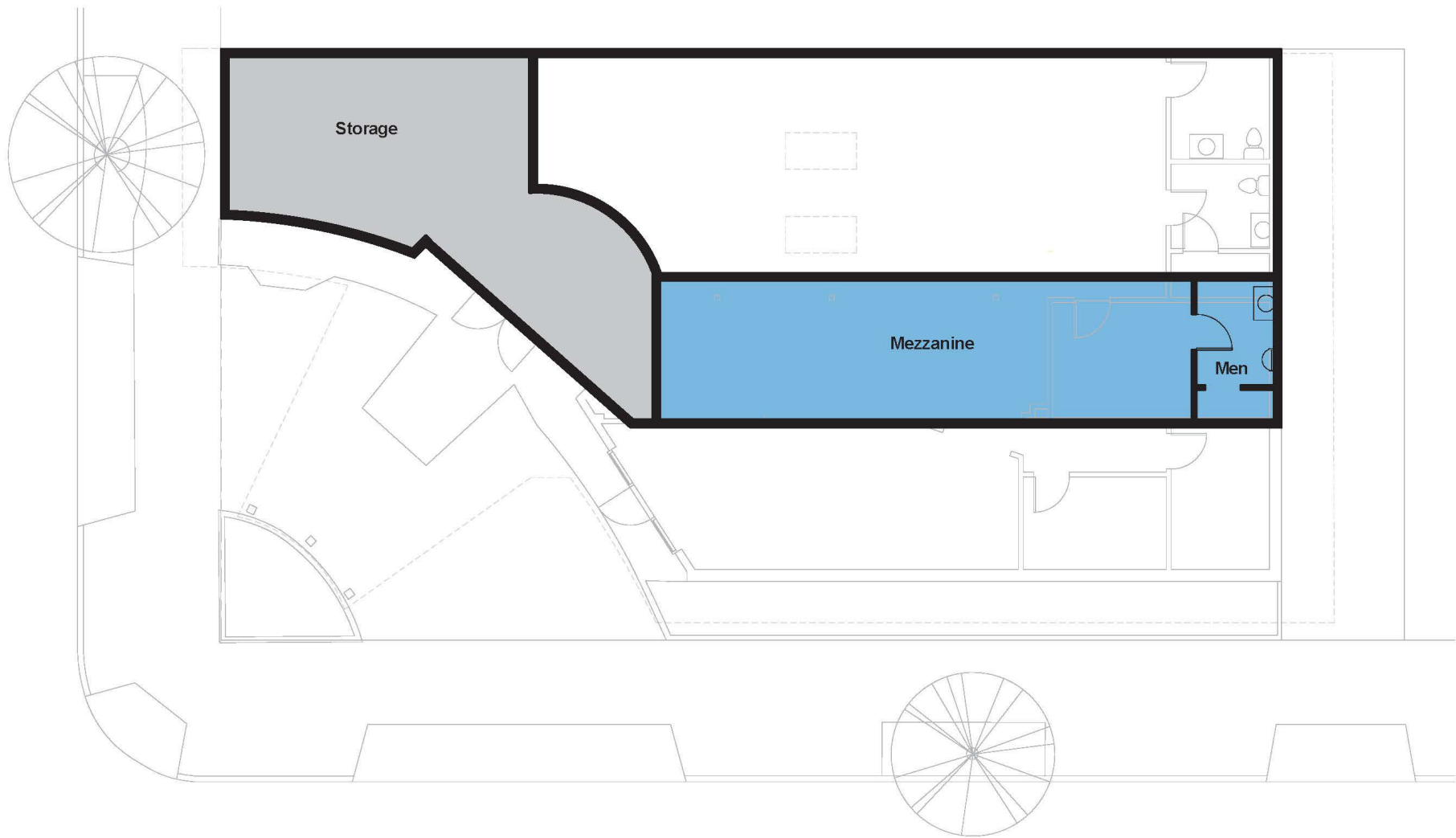
INTERIOR PHOTOS



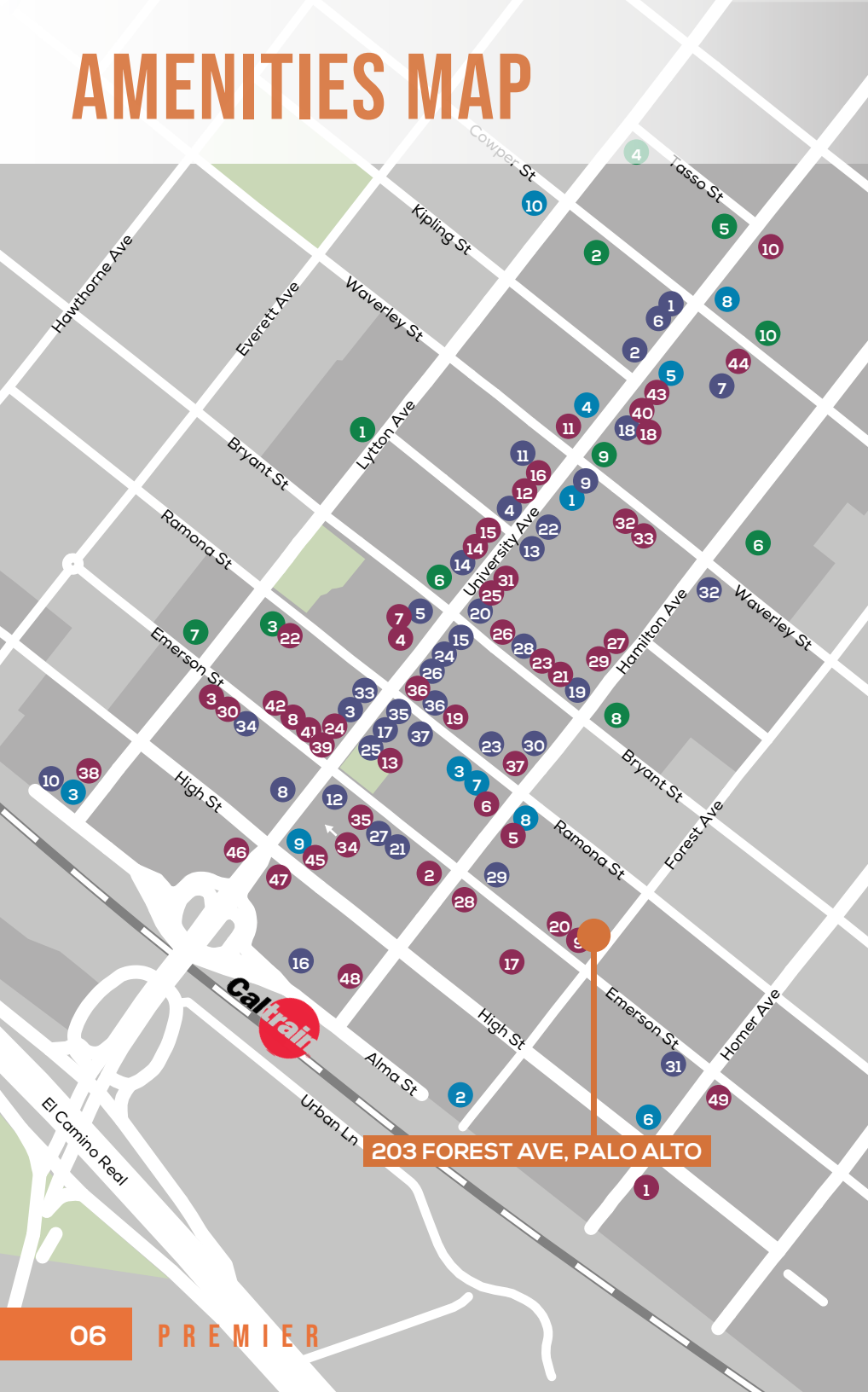
FIRST FLOOR PLAN



MEZZANINE FLOOR PLAN



AMENITIES MAP



203 FOREST AVE, PALO ALTO

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

203 FOREST AVE, PALO ALTO

**PLANES**
SJC - 17.5 miles
SFO - 18.1 miles
OAK - 16.2 miles

**TRAINS**
San Francisco - 51 min
Milbrae - 31 min
San Jose - 29 min

**AUTOMOBILES**
San Francisco - 32.56 miles
Downtown San Jose - 19.6 miles
Downtown Oakland - 3.3 miles



DOWNTOWN PARKING MAP



DEMOGRAPHICS



ONE-MILE POPULATION: 17,295

MEDIAN AGE

42.4

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

3,546



Average Household Income

\$248,553

Average Household Size: 2.2 | Owner Occupied Housing Units: 3,134 | Renter Occupied Housing Units: 4,364 | Median Household Income: \$176,464 | Average Household Income: \$248,553

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	2,429
Total Employees:	35,355
Total Residential Population:	17,295
Employee/Residential Population Ratio (per 100 Residents)	99

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