

FOR SALE

775 PAGE MILL RD, PALO ALTO, CA

CLASS A OFFICE BUILDING
1 OF ONLY 3 PRIVATELY-OWNED
PROPERTIES IN
STANFORD RESEARCH PARK

UNAUTHORIZED VEHICLES
NOT DISPLAYING
DISTINGUISHING PLACARDS
OR LICENSE PLATES ISSUED
FOR DISABLED PERSONS
WILL BE TOWED AWAY
AT OWNER'S EXPENSE.
TOWED VEHICLES
MAY BE RECLAIMED AT
4159-2419
OR BY TELEPHONING

 UBS

 UBS

775 Page Mill Road



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

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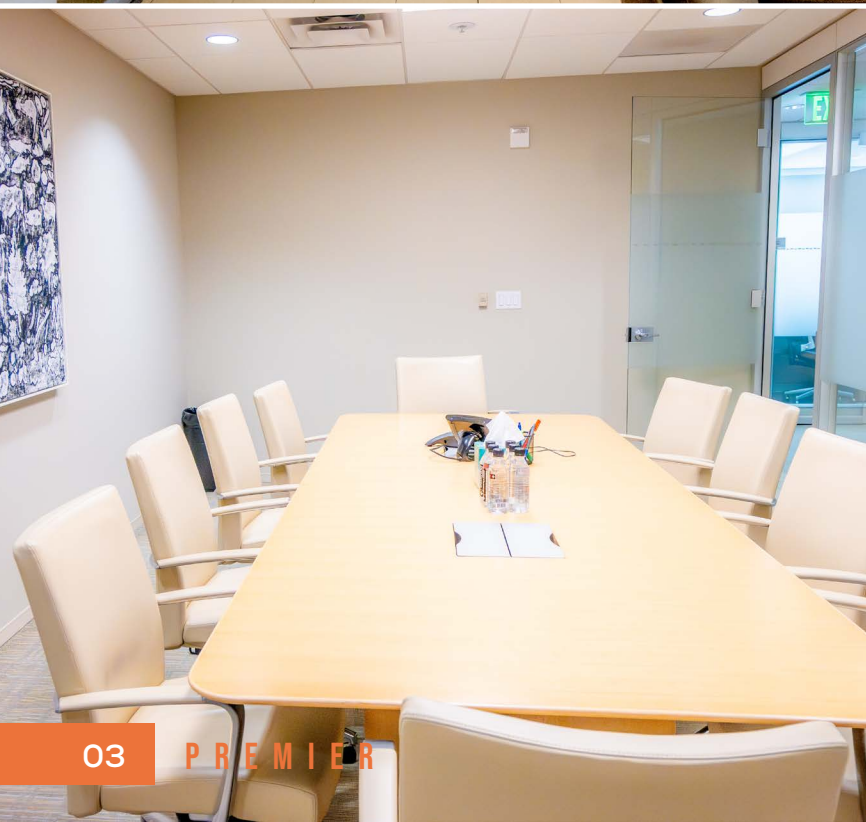
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EXECUTIVE SUMMARY

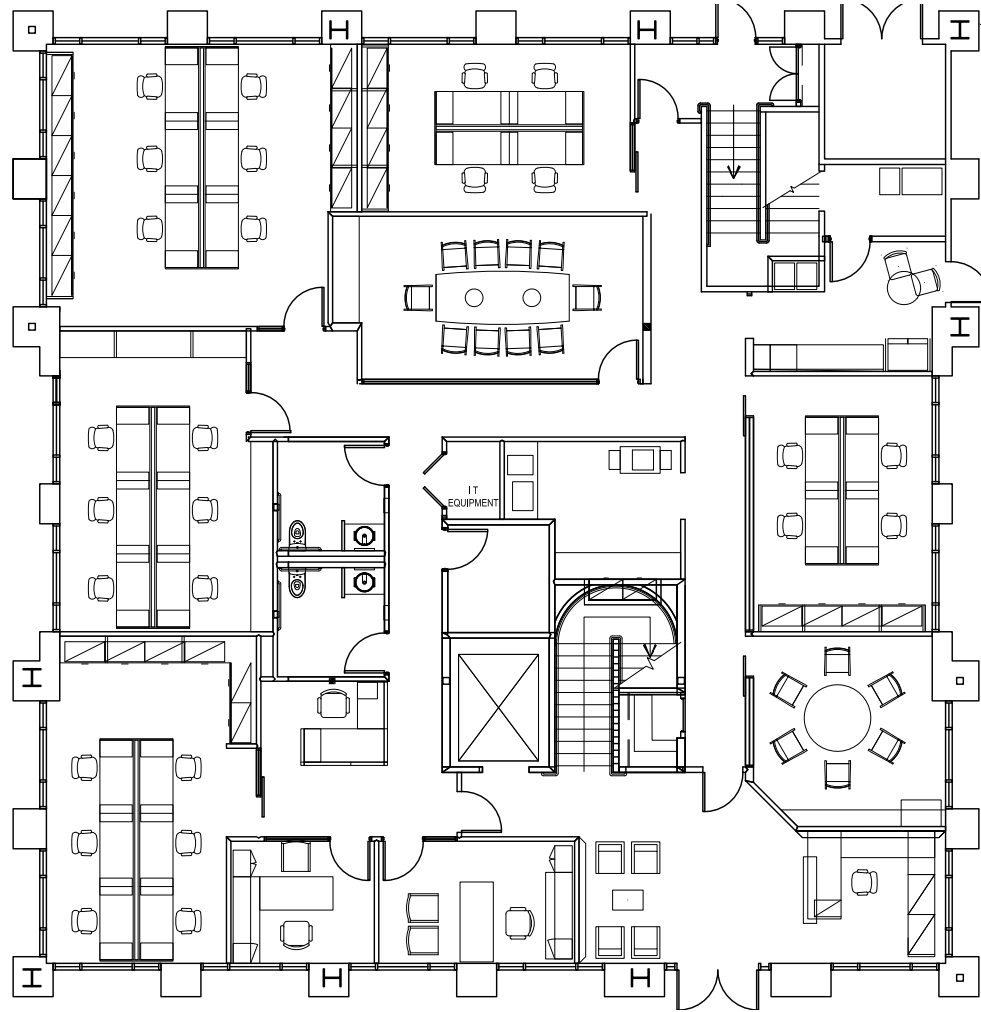
Premier Properties, as the exclusive listing broker, is pleased to present the very rare opportunity to acquire a fee simple interest in 1 of only 3 properties in Stanford Research Park that is not owned by Stanford. This beautiful single-tenant office building at 775 Page Mill Rd boasts abundant on-site parking and excellent signage opportunities with over 30,000 vehicles per day driving by. Newly vacated, this property is available for an investor or owner-user. The property is conveniently located less than a mile from the CalTrain Station and within walking distance to the California Ave Business District restaurants and amenities.

775 Page Mill Rd presents a rare opportunity to purchase a high identity, free-standing, single-tenant office building in the resilient Palo Alto Market.

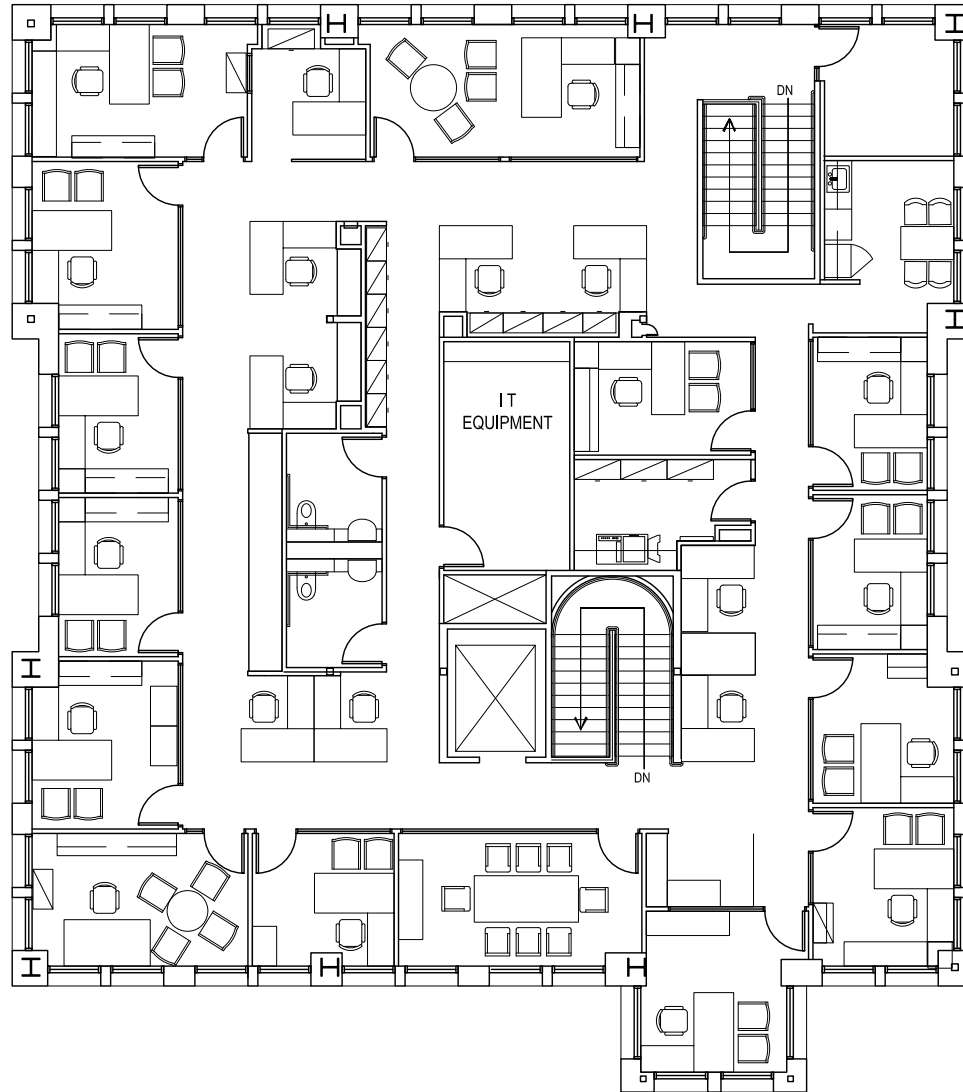
Address:	775 Page Mill Rd, Palo Alto, CA 94304
APN:	142-20-057
Building Size:	±10,544 Sq. Ft.
Parcel Size:	±24,394 Sq. Ft. / 0.56 Acre (Per Public Record)
Parking:	33 Spaces
Zoning:	Service Commercial (CS)
Price:	\$12,500,000



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AMENITIES MAP



AMENITIES MAP

775 PAGE MILL RD, PALO ALTO, CA

MOLLIE STONE'S MARKETS

LEGENDS

BAUMÉ

pure barre

CALAVE

Caltrain

Printers Cafe
(Palo Alto, CA)

CAFFE RIACE

BEET CAFE

Palo Alto Sol
Central Mortgage

BANK OF THE WEST
BNP PARIBAS

Avalon

Terun
PALO ALTO

Local Kitchens

zareen's

ZombieRunner
Coffee

THE PORT
OF PERI PERI

Anatolian
KITCHEN

KELLY-MOORE
PAINTS

MJ SUSHI
Shekoh Confections
Artisanal Chocolates

Lotus Thai Bistro

Talico

AT&T

xfinity

techCU
TECHNOLOGY CREDIT UNION

IZZI'S
BAGELS

PASTIS
RESTAURANT

RAMEY
KAWA

CHIPOTE
MEXICAN GRILL

LA BODEGUITA
DEL MEDIO

El Camino Real (46,000 VPD)

WELLS
FARGO

NATURAL
ORGANIC
FOODS

FedEx

verizon

82

citibank

775 PAGE MILL RD
PALO ALTO, CA

THE FISH MARKET
Seafood market | restaurant

McDonald's

Stanford
Research Park

TRANSPORTATION MAP



Downtown San Francisco
San Francisco Int. Airport

Downtown Redwood City

Stanford Medical Center

Downtown Palo Alto

Stanford University

Stanford Shopping Center

Caltrain

El Camino Real (46,000 VPD)

CalTrain Rail Line

California Ave Business District

Caltrain

Page Mill Rd (23,510 VPD)

Stanford Research Park

775 PAGE MILL RD
PALO ALTO, CA

Palo Alto Square

✈️ PLANES
SJC - 16 miles
SFO - 22 miles
OAK - 30 miles

🚆 TRAINS
San Francisco - 1 h 25 min
Milbrae - 54 min
San Jose - 54 min

🚗 AUTOMOBILES
San Francisco - 35 miles
Downtown San Jose - 18 miles
Downtown Oakland - 36 miles

DEMOGRAPHICS



ONE-MILE POPULATION: 25,938

MEDIAN AGE

29.5

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

4,958



Average Household Income

\$223,781

Average Household Size: **2.3** | Owner Occupied Housing Units: **2,823** | Renter Occupied Housing Units: **645** | Median Household Income: **\$142,970** | Average Household Income: **\$223,781**

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	1,470
Total Employees:	21,782
Total Residential Population:	25,938
Employee/Residential Population Ratio (per 100 Residents)	84



CONFIDENTIALITY & DISCLAIMER

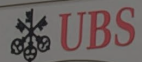
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