

# Town & Country Village

855 EL CAMINO REAL PALO ALTO, CA 94301



## Offering Summary

|                |                                |
|----------------|--------------------------------|
| Lease Rate:    | \$48.00 - 84.00 SF/yr<br>(NNN) |
| Building Size: | 176,000 SF                     |
| Available SF:  | 895 - 4,956 SF                 |
| Lot Size:      | 11.9 Acres                     |
| Year Built:    | 1960                           |
| Renovated:     | 2007                           |
| Zoning:        | C2                             |
| Market:        | San Francisco MSA              |
| Submarket:     | Mid-Peninsula                  |

## Property Overview

One of the original Town & Country style shopping centers from the 1960's. You don't get more authentic than this. A major renovation and full re-tenanting took place in 2007-2008. The common areas have all been redecorated in the past year with comfortable and interesting furniture, creating compelling hangout zones. Located in the heart of Silicon Valley and directly across the street from Stanford University. There is a unique mix of world-class demographics in the surrounding community, very dense daytime population and a dynamic tourist population visiting the University and Silicon Valley.

The property has the unique combination of being a destination for:

- \*Daily Needs shopping
- \*Specialty Dining
- \*Unique specialty retail
- \*Boutique fashion
- \*A variety of unique and diverse quick service food and beverage

The mixture of these features result in a destination that is the social center of the market.

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# Site Plan



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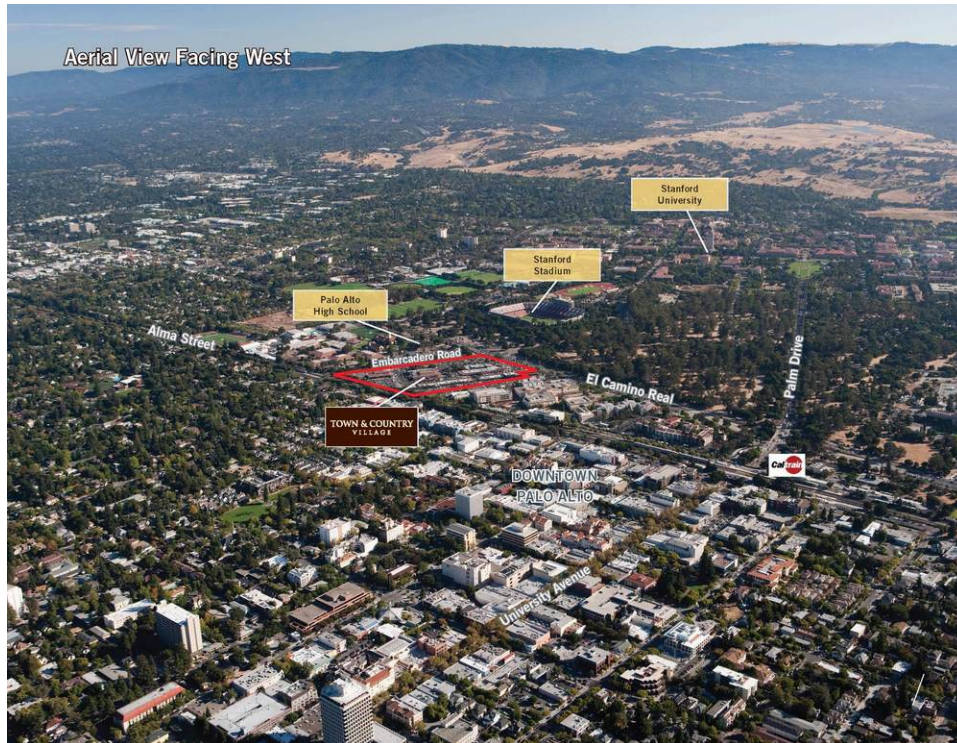
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Aerial Photo - Vicinity

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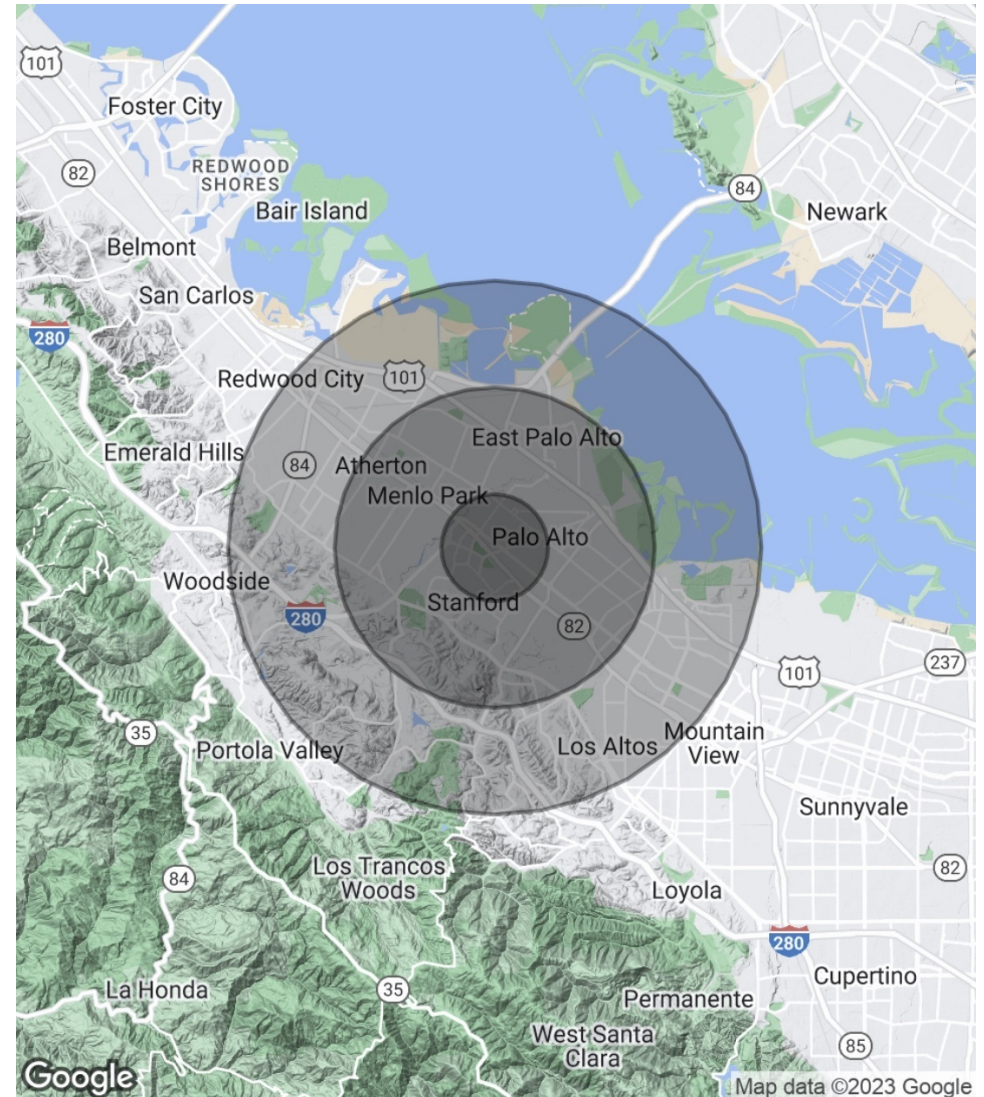
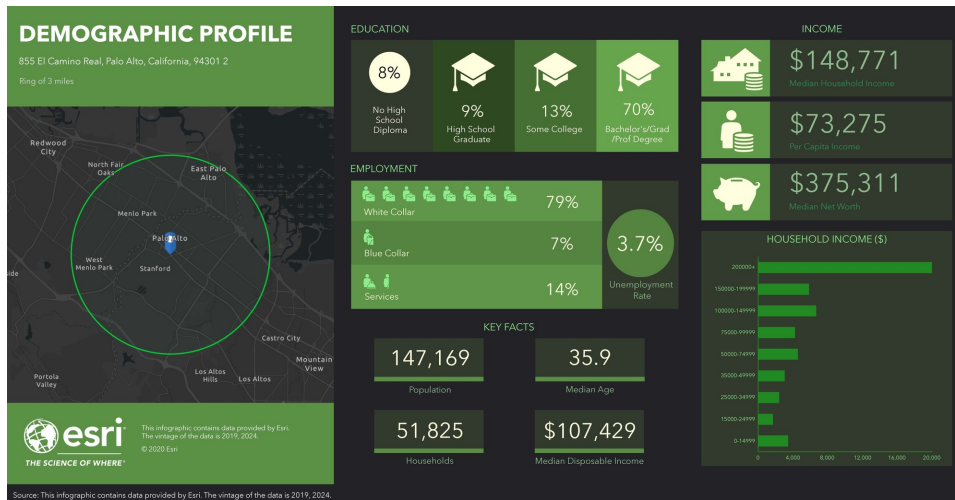
Aerial Photo Close-in





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## Availabilities

### Lease Information

Tenants under construction and coming soon include:

Horsefeather, Johnny Was and Kohler Signature Store

### Available Spaces

| Suite     | Tenant    | Size (SF)        | Lease Type | Lease Rate    | Description   |
|-----------|-----------|------------------|------------|---------------|---|
| Suite 13B | Available | 895 SF           | NNN        | \$84.00 SF/yr | Very nice space that is clean and bright. Rear stock room. Nice storefront.                     |
| Suite 14  | Available | 926 - 1,821 SF   | NNN        | \$84.00 SF/yr | Clean space that has a rear exit. Can be combined with adjacent space to double the size.       |
| Suite 107 | Available | 1,294 - 2,640 SF | NNN        | \$78.00 SF/yr | Located in the "wellness" zone of the shopping center.  |
| Suite 108 | Available | 1,346 - 2,640 SF | NNN        | \$78.00 SF/yr | Located in the "wellness" zone of the shopping center.  |
| Suite 126 | Available | 1,326 - 4,956 SF | NNN        | \$81.00 SF/yr | Formerly home to Jarbo. This space is very clean and open.                                      |
| Suite 157 | Available | 1,881 SF         | NNN        | \$48.00 SF/yr | Formerly Village Cheese House. Needs to be To-Go foodservice. Minimal interior seating allowed. |

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