

FOR LEASE

203 FOREST AVE, PALO ALTO

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



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

BRAD EHIKIAN

Partner
dre license #01736391
| 650.618.3001
| brad.ehikian@prprop.com

JON GOLDMAN

Partner
dre license #01295503
| 650.618.3003
| jon.goldman@prprop.com

JESSE EBNER

Vice President
dre license #02055989
| 650.618.3017
| jesse.ebner@prprop.com

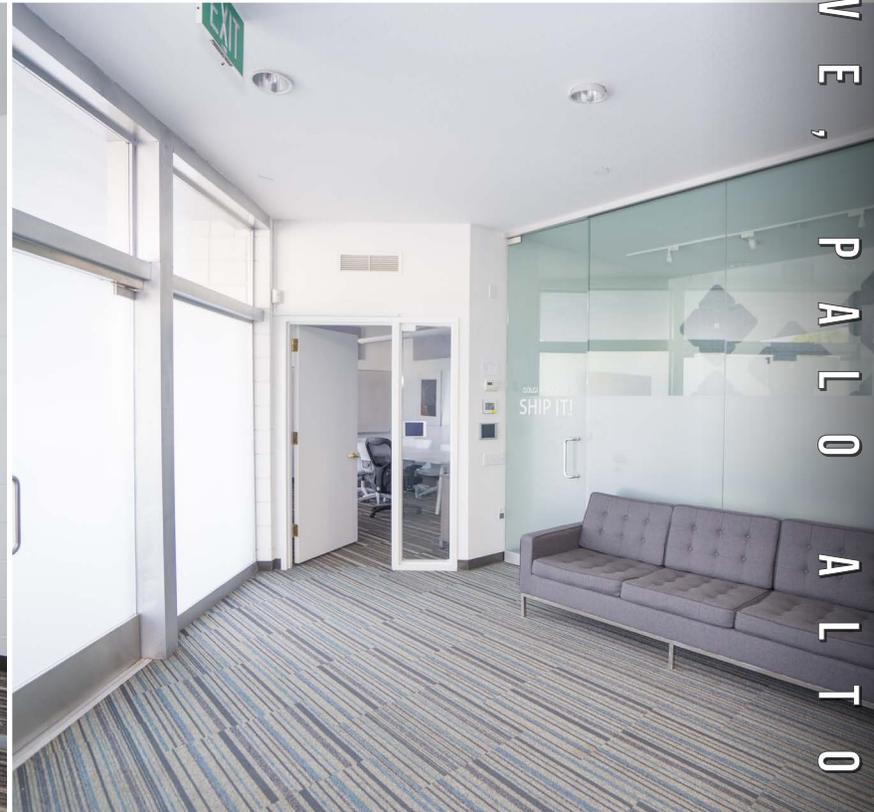
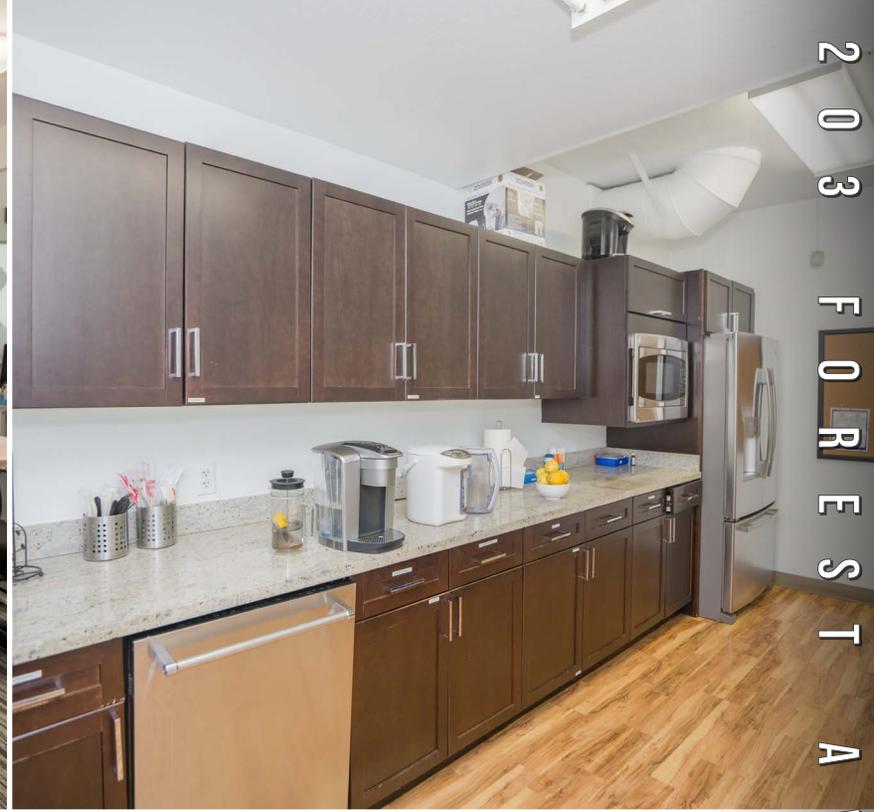
PROPERTY HIGHLIGHTS

- ▀ ±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 June 1, 2026

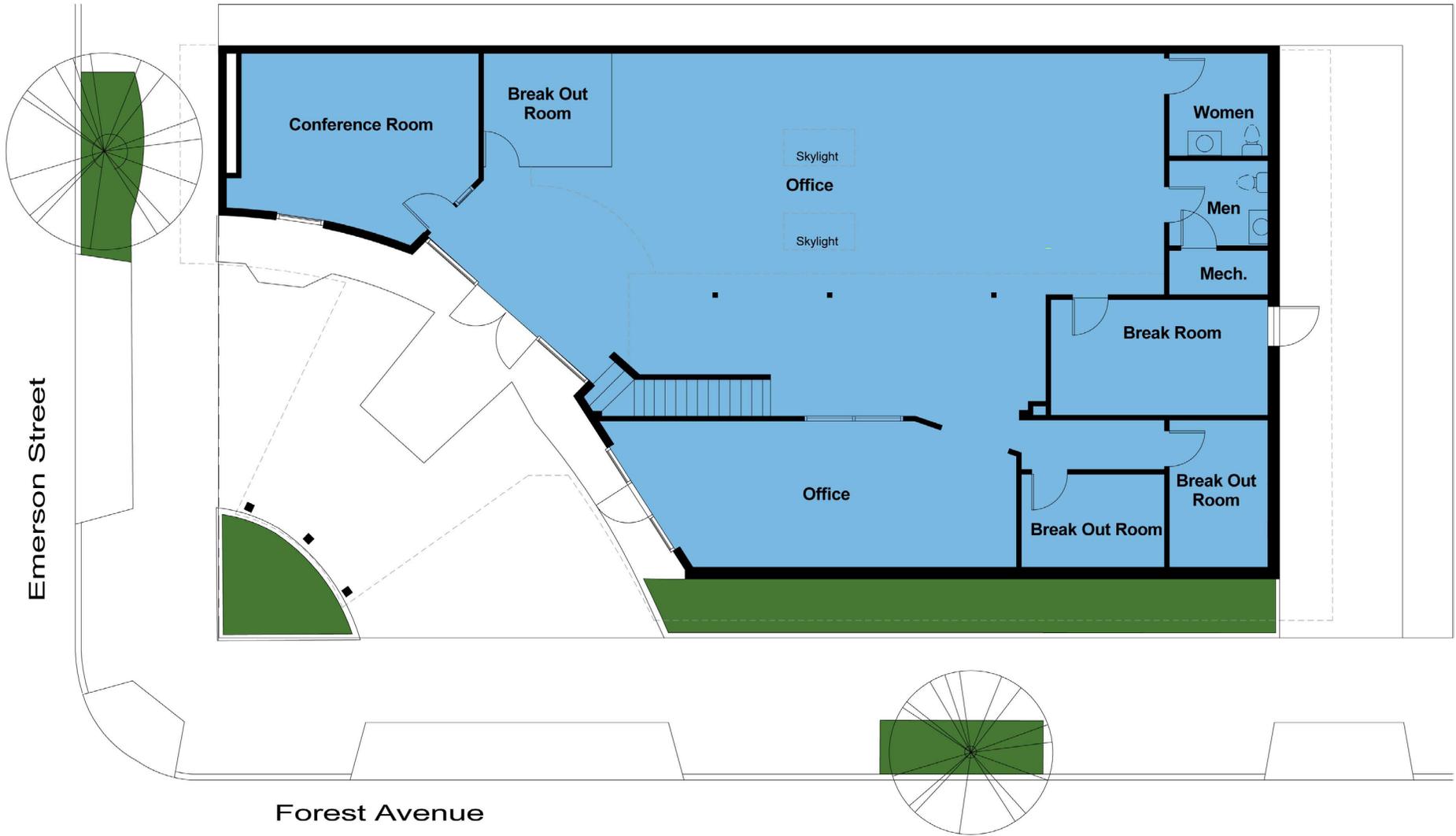


VIEW 3D TOUR

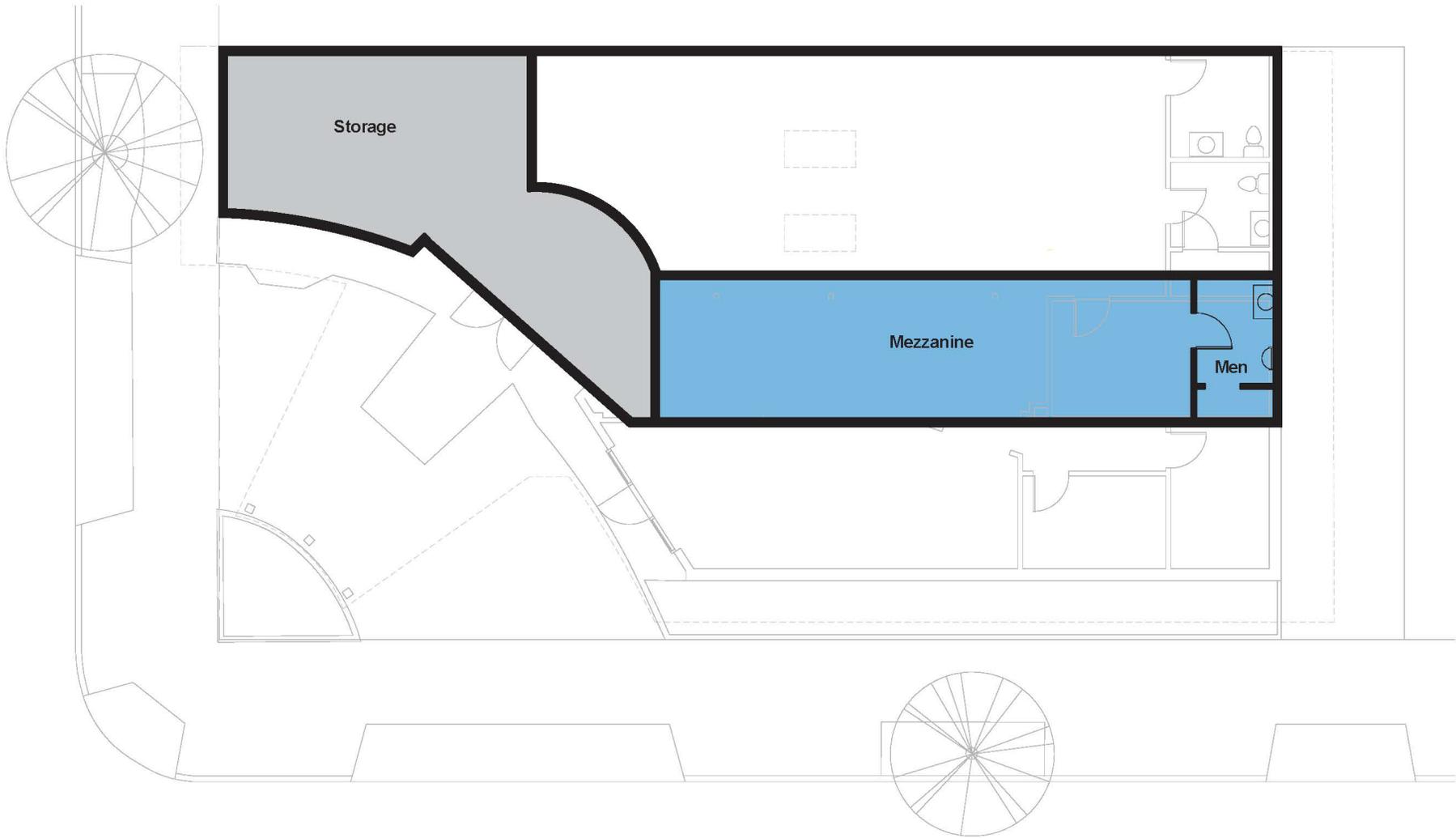
INTERIOR PHOTOS



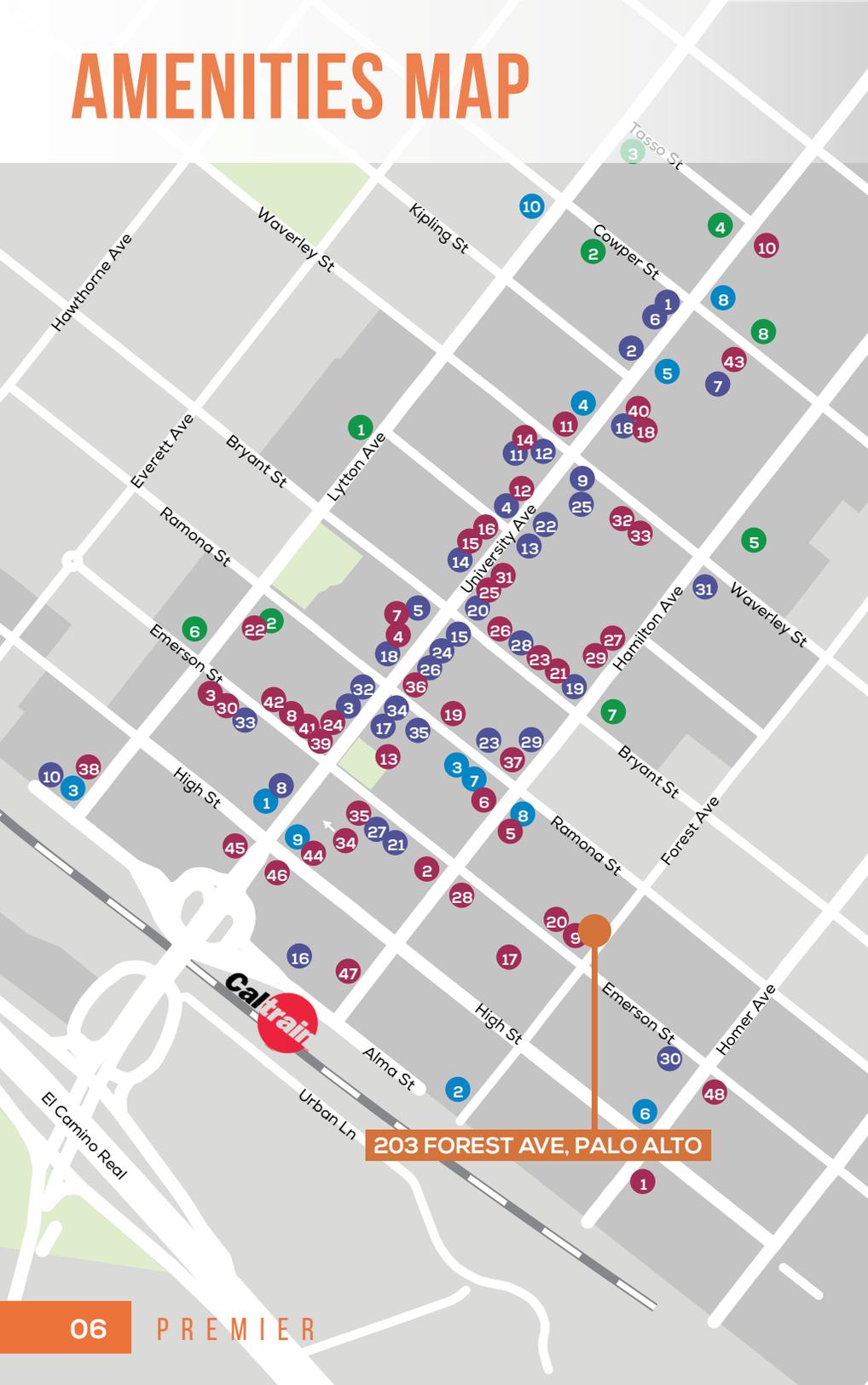
FIRST FLOOR PLAN



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 Miniso
- 6 Cielo
- 7 el PRADO Hotel
- 8 Palo Alto Bicycles
- 9 Chico's
- 10 E-bike Annex
- 11 Visual Comfort & Co
- 12 The RealReal
- 13 Apple Store
- 14 Brandy Melville
- 15 Keen Garage
- 16 Patagonia
- 17 Fjallraven
- 18 Arnoldi Jewelers
- 19 UPS Store
- 20 Artsy Rugs
- 21 Bells Books
- 22 CVS
- 23 Warby Parker
- 24 Lenscrafters
- 25 Avocado Green Mattress
- 26 The Shade Store
- 27 Mac's Smoke Shop
- 28 Timothy Adams
- 29 Scandia Home
- 30 Whole Foods
- 31 US Postal Service
- 32 Stanford Theatre
- 33 Aquarius Theatre
- 34 Juut Salon
- 35 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 Marugame Udon
- 15 Bevri
- 16 Khazana by Chef Sanjeev Kapoor
- 17 Tacolicious
- 18 SOMSOMI
- 19 Nola
- 20 Buca di Beppo
- 21 Zola
- 22 Macarena
- 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 La Corneta Taqueria
- 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 Tane Vegan Izakaya
- 42 Gelato Classico
- 43 Il Fornaio
- 44 Sweet Maple
- 45 New York New York Sandwiches
- 46 Arya Steakhouse
- 47 San Agus Cocina Urbana
- 48 Taverna

BANKS

- 1 Heritage Bank of Commerce
- 2 Comerica Bank
- 3 Bank of America
- 4 Stanford Credit Union
- 5 Wells Fargo
- 6 City National Bank
- 7 Chase Bank
- 8 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

203 FOREST AVE, PALO ALTO

TRANSPORTATION MAP

203 FOREST AVE PALO ALTO



<p> PLANES</p> <p>OAK - 1.9 miles SJC - 15.4 miles SFO - 20 miles</p>	<p> TRAINS</p> <p>San Jose - 36 min Milbrae - 36 min San Francisco - 39 min</p>
<p> AUTOMOBILES</p> <p>Downtown San Jose - 18.3 miles San Francisco - 33.2 miles Downtown Oakland - 33.6 miles</p>	

Stanford Medical Center

Stanford Shopping Center

Caltrain
Downtown Menlo Park

Stanford University

Caltrain
Downtown Palo Alto

Downtown Palo Alto

Palm Dr

University Ave (18,700 VPD)

203 FOREST AVE, PALO ALTO

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



FOR LEASE

203 FOREST AVE, PALO ALTO

±4,228 SQ. FT. OFFICE BUILDING



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

BRAD EHIKIAN

Partner
dre license #01736391
| 650.618.3001
| brad.ehikian@prprop.com

JON GOLDMAN

Partner
dre license #01295503
| 650.618.3003
| jon.goldman@prprop.com

JESSE EBNER

Vice President
dre license #02055989
| 650.618.3017
| jesse.ebner@prprop.com