

SINGLE-TENANT INDUSTRIAL BUILDING

760 SAN ANTONIO ROAD

Palo Alto, CA 94303



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KIRK TRAMMELL

Executive Managing Director Investments
kirk.trammell@marcusmillichap.com
Office: 650.391.1809 | License CA 01038657

JOSHUA JOHNSON

First Vice President Investments
joshua.johnson@marcusmillichap.com
Office: 650.391.1784 | License CA 01930127

DAVID CUTLER

First Vice President Investments
david.cutler@marcusmillichap.com
Office: 650.391.1753 | License CA 01514751

The BACH Company

El Dorado Trading Group
The BACH Company
760 San Antonio Road



EXECUTIVE SUMMARY

760 San Antonio Road - Palo Alto, CA

THE OFFERING

Price	\$6,500,000
Gross Building Area	9,979 SF
Site Size	0.67 Acres 29,256 SF
Year Built	1975
Build Out	30% Office 70% Warehouse
Clear Height	16 Feet
Parking	20 Spaces 2.00/1,000 SF
Loading	1 Recessed Dock 1 Grade Door
APN	147-05-091
Zoning	Service Commercial
Comprehensive Plan	Service Commercial



PROPERTY SUMMARY

760 San Antonio Road - Palo Alto, CA



SINGLE-TENANT LIGHT INDUSTRIAL BUILDING

760 San Antonio Road is single-tenant light industrial property located near the intersection of San Antonio Road and Leghorn Street. The building measures +/-9,979 gross square feet and is situated on a 0.67-acre site. Approximately 30% of the building is improved with office space, with the remaining 70% currently utilized for warehouse use. Additionally, there is bonus mezzanine area with an office and storage space that is not included in the gross building area. Loading is provided by one recessed interior dock door and one grade door. There are 20 parking spaces on site, for a ratio of 2.00 per 1,000 square feet.

EXCELLENT OWNER/USER OPPORTUNITY

This is an excellent opportunity for an owner/user to acquire a good-quality building in Palo Alto with flexible zoning. Permitted uses in the Service Commercial zoning district include business and trade schools, churches and religious institutions, private educational facilities, administrative office services, professional and general business offices, personal services, general business services, banks and financial services, and day care centers. The location and visibility of the property make it ideal for a business owner looking for strong identity and easy access.

RESIDENTIAL REDEVELOPMENT POTENTIAL

The site is in an area targeted by the city for residential redevelopment; several properties along San Antonio Road have been proposed for redevelopment or are in the planning stages. The parcel is part of the Housing Incentive Program, which increases the potential density for selected properties, and has also been included in the list of Residential Opportunity Sites in the city's 2023-2031 Housing Element. Based on the nearby proposed and approved projects, the subject site could be redeveloped at a density exceeding 90 units per acre.

PROPERTY SUMMARY

760 San Antonio Road - Palo Alto, CA



The BACH Company

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EXCELLENT ACCESS AND VISIBILITY

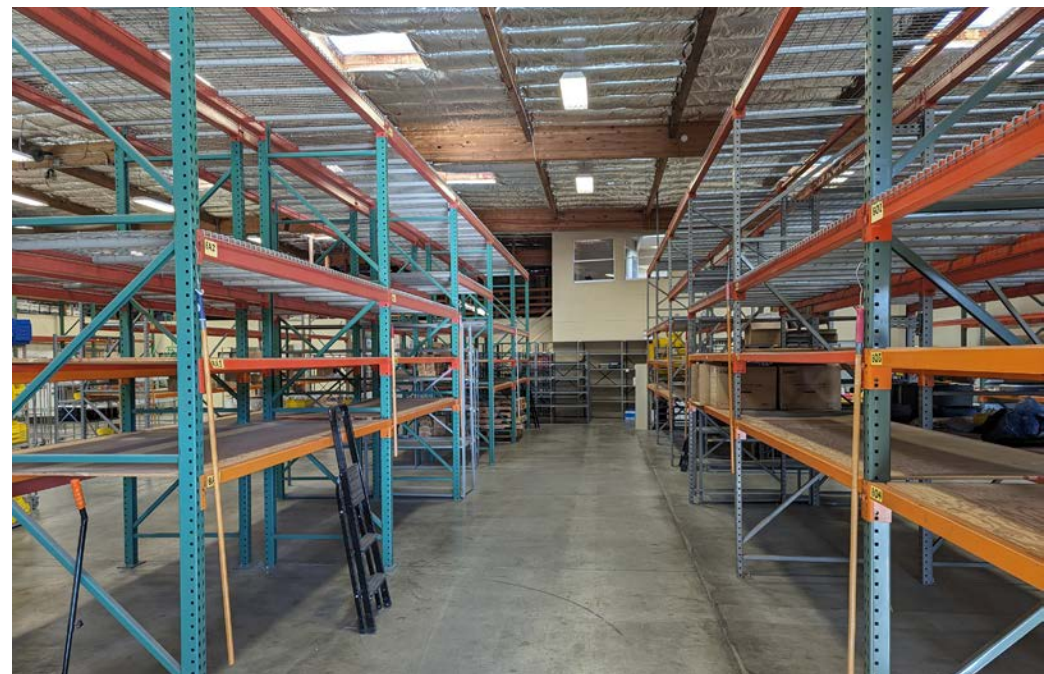
San Antonio Road is a primary traffic carrier in Palo Alto; more than 32,000 vehicles pass the site each day. The building has great exposure for users that want a high-profile location with good identity and signage. The site is about one-half mile from an interchange with US Highway 101, providing excellent regional access. Middlefield Road connects with San Antonio Road just south of the property and is a major surface traffic carrier in Palo Alto and Mountain View.

HEART OF SILICON VALLEY

The property is located in Palo Alto, which is credited as being the birthplace of Silicon Valley. The world's largest technology companies are headquartered in the area, including Apple, Google, Facebook, Cisco, and Oracle. Silicon Valley consistently receives more than 40% of all venture capital funding in the United States and is a center of technological innovation. Palo Alto is at the heart of the most concentrated high-tech digital region in the world.

PROPERTY PHOTOS

760 San Antonio Road - Palo Alto, CA



PROPERTY PHOTOS

760 San Antonio Road - Palo Alto, CA



ZONING AND COMPREHENSIVE PLAN

760 San Antonio Road - Palo Alto, CA

COMPREHENSIVE PLAN LAND USE DESIGNATION - SERVICE COMMERCIAL

Facilities providing citywide and regional services and relying on customers arriving by car. These uses do not necessarily benefit from being in high volume pedestrian areas such as shopping centers or Downtown. Typical uses include auto services and dealerships, motels, lumberyards, appliance stores and restaurants, including fast service types. In almost all cases, these uses require good automobile and service access so that customers can safely load and unload without impeding traffic. In some locations, residential and mixed-use projects may be appropriate in this land use category. Examples of Service Commercial areas include San Antonio Road, El Camino Real and Embarcadero Road northeast of the Bayshore Freeway. Non-residential FARs will range up to 0.4. Consistent with the Comprehensive Plan's encouragement of housing near transit centers, higher density multi-family housing may be allowed in specific locations.

ZONING DESIGNATION – SERVICE COMMERCIAL

The service commercial district is intended to create and maintain areas accommodating citywide and regional services that may be inappropriate in neighborhood or pedestrian-oriented shopping areas, and which generally require automotive access for customer convenience, servicing of vehicles or equipment, loading or unloading, or parking of commercial service vehicles.

PERMITTED USES

Business and trade schools; churches and religious institutions; private educational facilities; private clubs, lodges, or fraternal organizations; administrative office services; professional and general business offices; multi-family; home occupations; residential care facilities; retail services; liquor stores; eating and drinking services; personal services; general business services; banks and financial services; hotels; day care centers; convalescent facilities; family and adult day care homes; and animal care. In the Commercial Service district, office uses shall not exceed 5,000 square feet of total area.

DEVELOPMENT STANDARDS

	Non- Residential	Mixed Use/Residential
Minimum Site Size	None	None
Maximum Site Coverage	None	50%
Maximum Height	50 Feet	50 Feet
Minimum Non-Residential FAR	N/A	0.15
Maximum Non-Residential FAR	0.40	0.40
Maximum Hotel FAR	2.00	2.00
Maximum Residential FAR	N/A	0.60*
Maximum Residential Density	N/A	30 Units/Acre**

* Sites on San Antonio Road between Middlefield Road and Charleston Road have a maximum residential FAR of 2.00

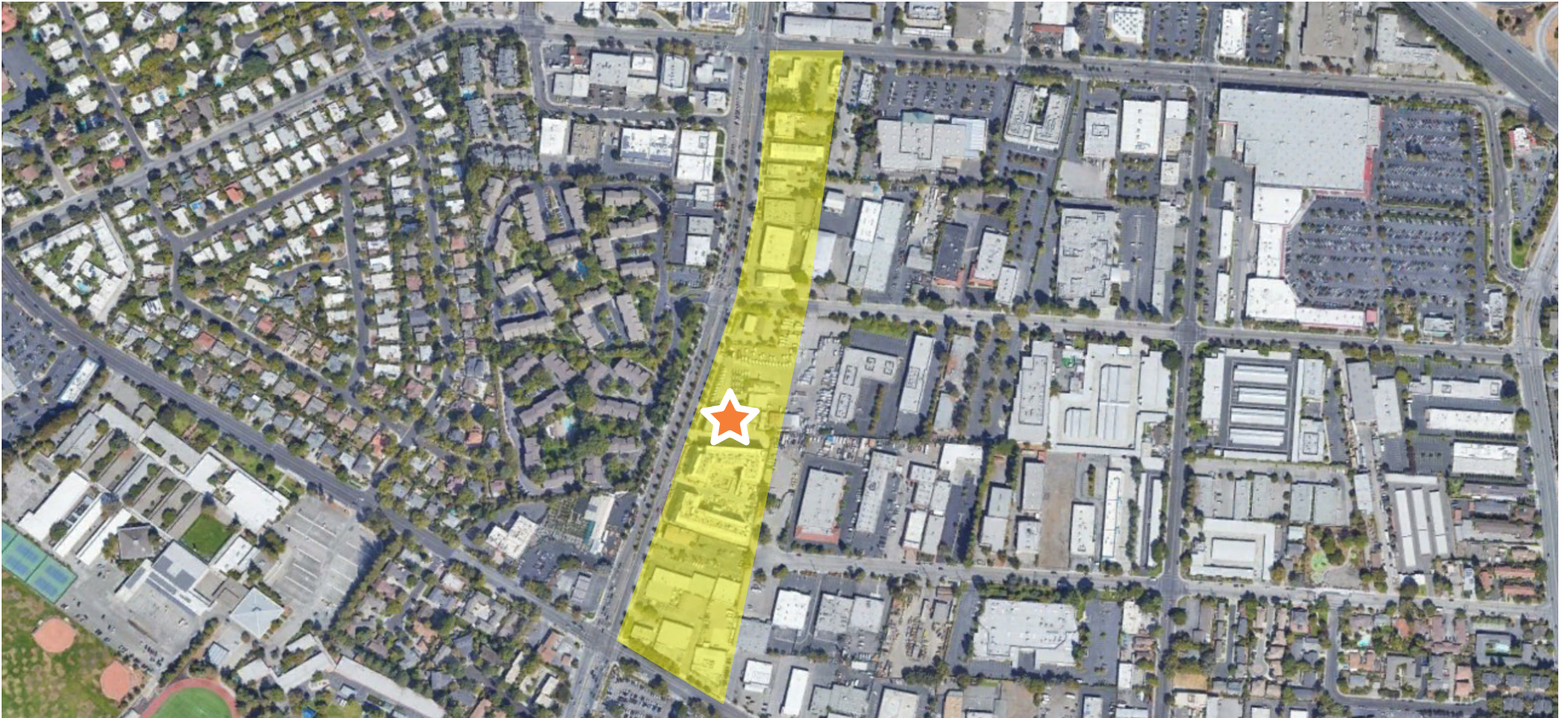
** Sites on San Antonio Road between Middlefield Road and Charleston Road have no maximum residential density

ZONING AND COMPREHENSIVE PLAN

760 San Antonio Road - Palo Alto, CA

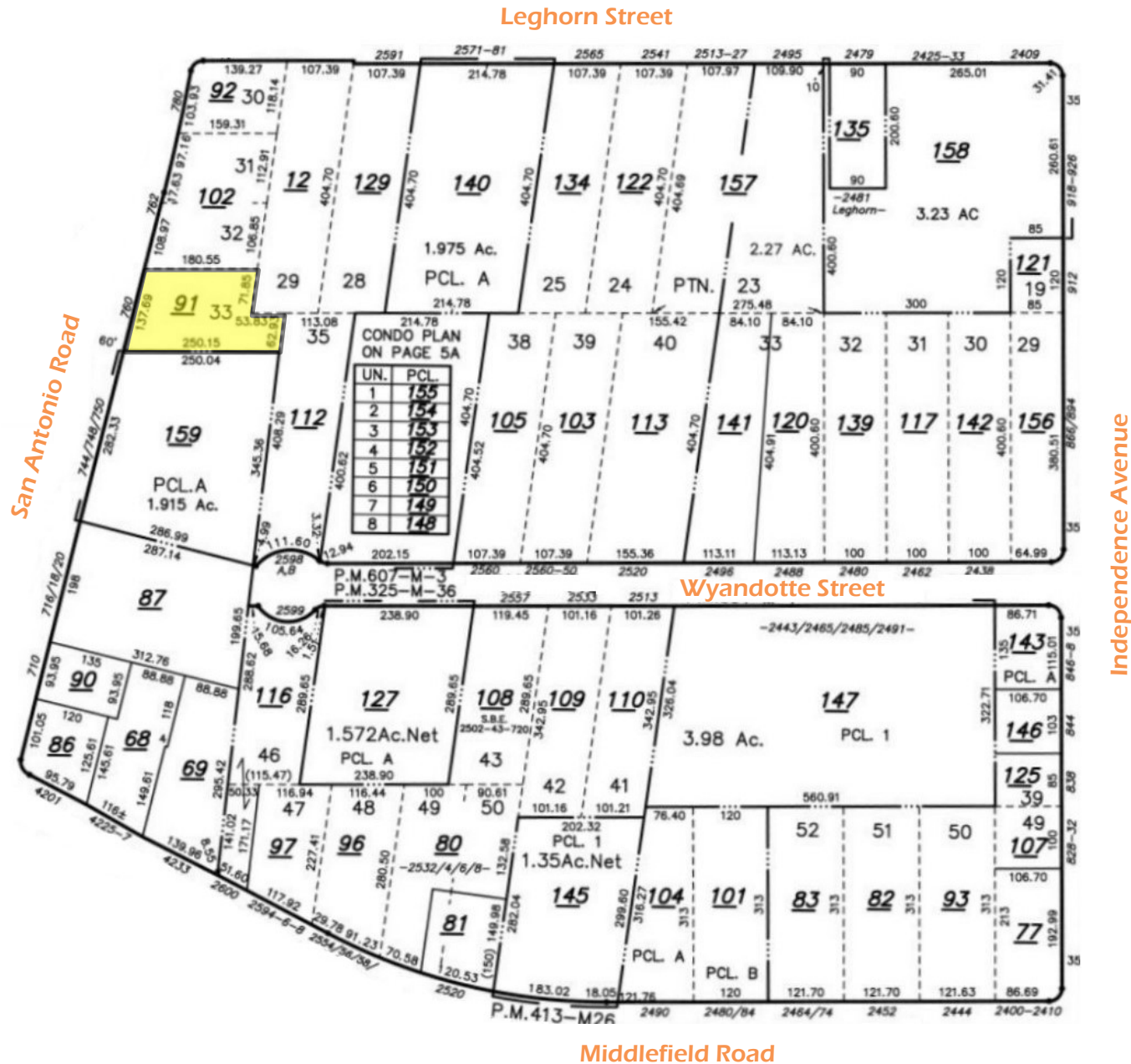
In November 2020, the City of Palo Alto expanded their Housing Incentive Program (HIP) to include 18 parcels on the east side of San Antonio Road between Charleston Avenue and Middlefield Road. The HIP designation increases the density at which properties can be developed and provides waivers for some development standards. The parcels in the new HIP area total about 9.54 acres and are envisioned for development with more than 800 residential units.

After receiving feedback on the draft 2023-2031 Housing Element from the state Department of Housing and Community Development, the City of Palo Alto adopted the new plan in May 2023. The subject property is one of several sites designated as a Residential Opportunity Site with the potential to be up-zoned. This designation makes the site attractive to developers, as it indicates the city's desire to see a new residential project built on the site.



PARCEL MAP

760 San Antonio Road - Palo Alto, CA



PROPOSED DEVELOPMENT MAP

760 San Antonio Road - Palo Alto, CA



3977 Fabian Way



800 San Antonio Road



788 San Antonio Road



762 San Antonio Road



Subject Property

PROPOSED DEVELOPMENT SUMMARIES

760 San Antonio Road - Palo Alto, CA

762 San Antonio Road



Proposed

Proposed Use	198 Multifamily Units and 12,820 SF Retail
Density	111 Units/Acres
FAR	3.27
BMR	40 Units (20%)
Height	7 Stories (85 Feet)
Parking	252 Spaces in Two-Level Podium Garage
Developer	Acclaim Properties

788-796 San Antonio Road



Approved

Proposed Use	102 Multifamily Units & 1,800 SF Retail
Density	102 Units/Acres
FAR	1.99
BMR	16 Units (15%)
Height	4 Stories (49 Feet)
Parking	126 Spaces in Two-Level Subterranean Garage
Developer	Grubb Properties

800-814 San Antonio Road



Approved

Proposed Use	76 Multifamily Units
Density	87 Units/Acres
FAR	2.99
BMR	16 Units (21%)
Height	5 Stories (55 Feet)
Parking	144 Spaces in Two-Level Subterranean Garage
Developer	TimeSpace Group

3977 Fabian Way

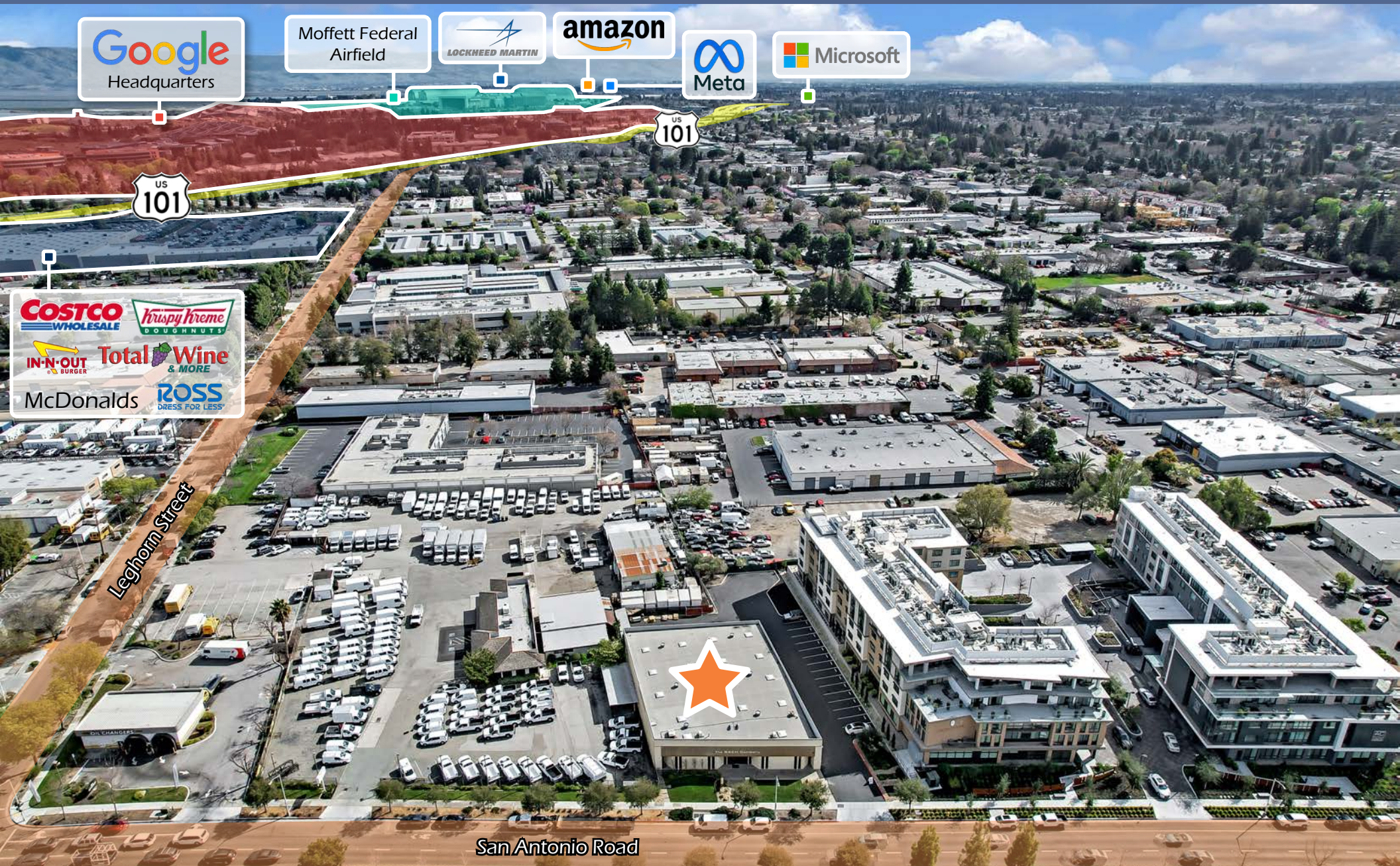


Proposed

Proposed Use	292 Multifamily Units
Density	136 Units/Acres
FAR	3.12
BMR	15 Units (5%)
Height	7 Stories (77 Feet)
Parking	337 Spaces in Two-Level Podium Garage
Developer	Juno Realty Partners / Far Western Land Co.

VIEW LOOKING EAST

760 San Antonio Road - Palo Alto, CA



Google
Headquarters

Moffett Federal
Airfield

LOCKHEED MARTIN

amazon

Meta

Microsoft

US
101

US
101

COSTCO
WHOLESALE

Krispy Kreme
DOUGHNUTS

IN-N-OUT
BURGER

Total Wine
& MORE

McDonalds

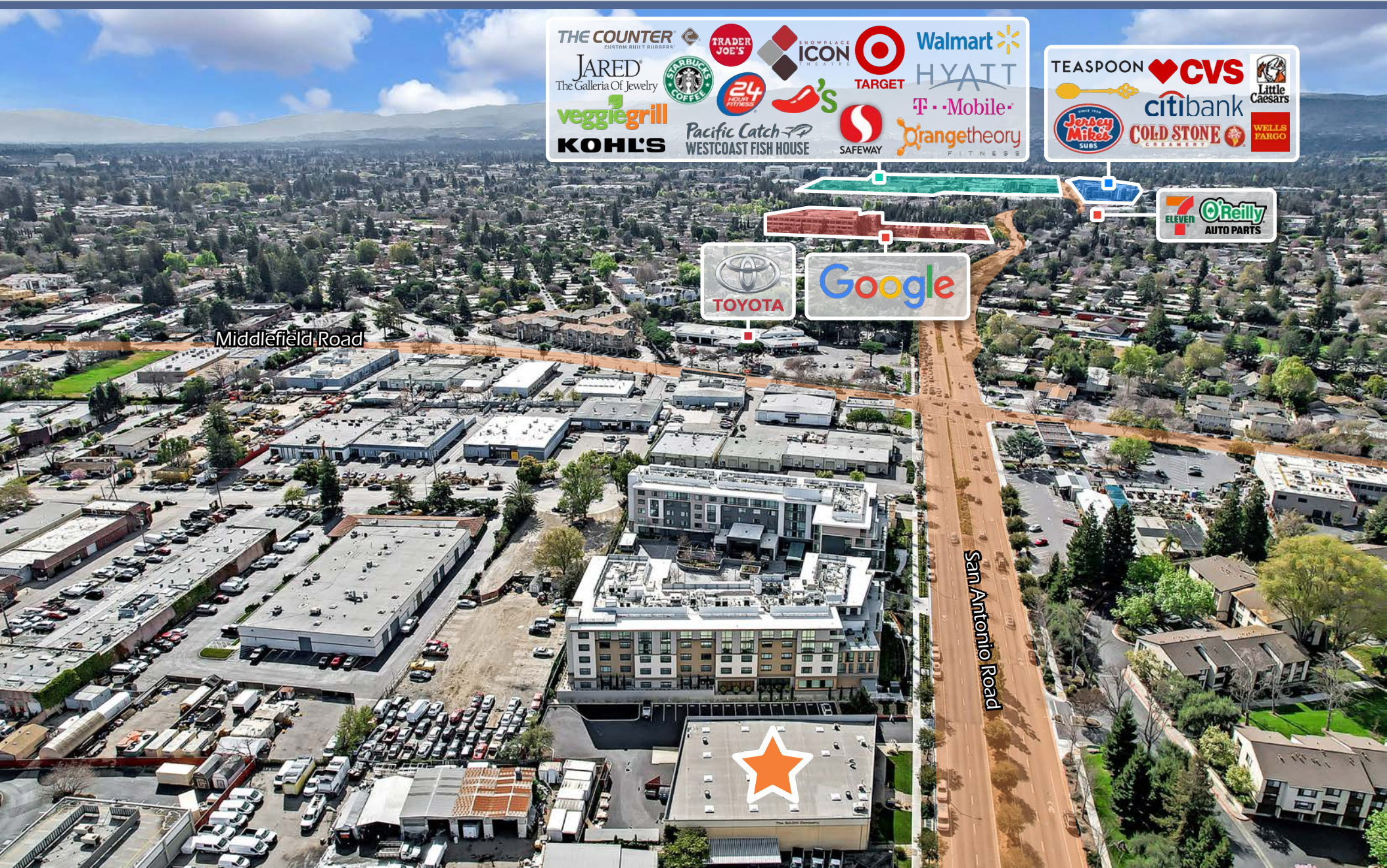
ROSS
DRESS FOR LESS

Leghorn Street

San Antonio Road

VIEW LOOKING SOUTH

760 San Antonio Road - Palo Alto, CA



Middlefield Road

San Antonio Road



VIEW LOOKING WEST

760 San Antonio Road - Palo Alto, CA



Cubberly
Community Center

Charleston
Shopping Center

 **Stanford**
University

JLS Middle School

Middlefield Road

San Antonio Road



DEMOGRAPHICS

760 San Antonio Road - Palo Alto, CA

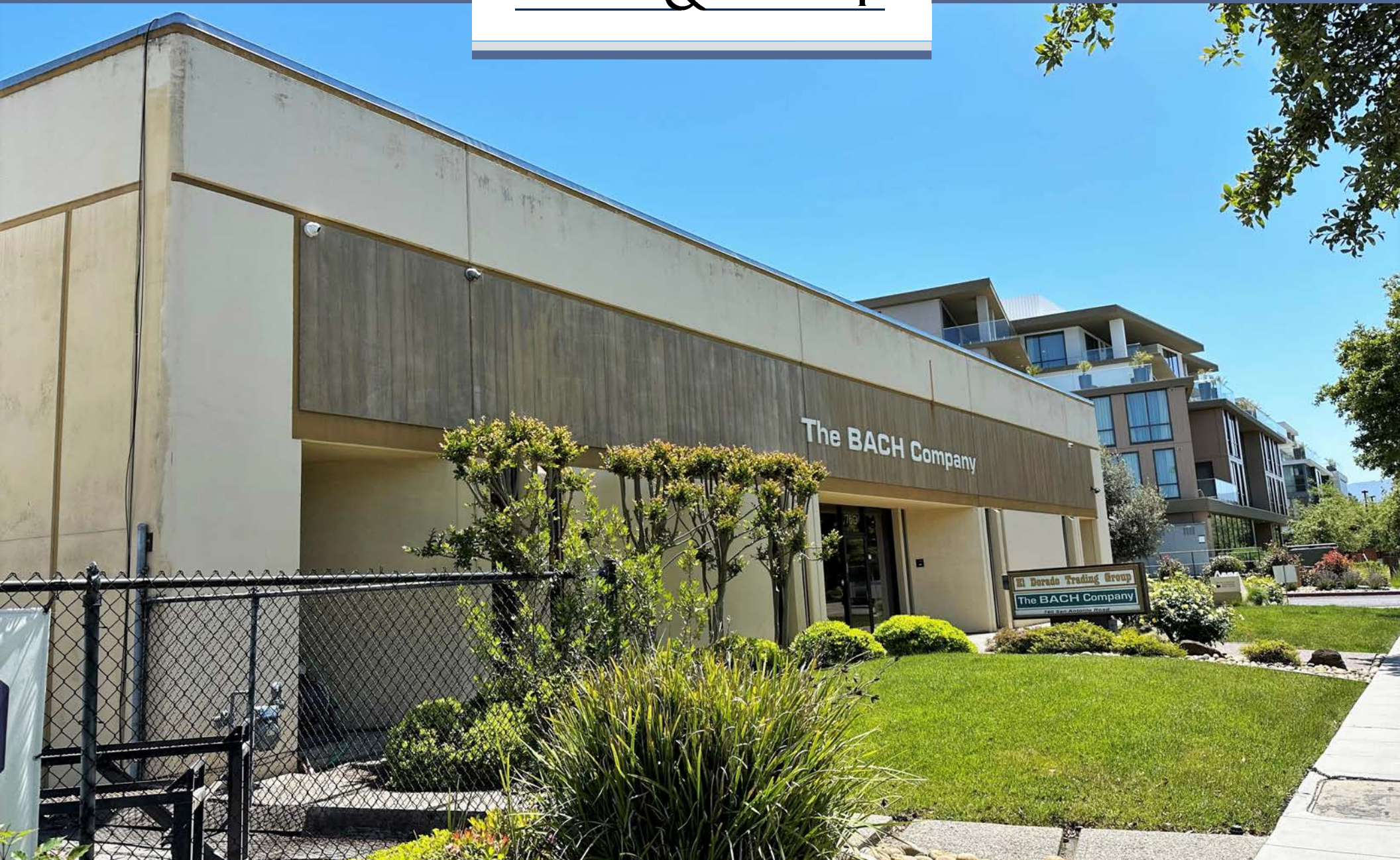
POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	21,076	141,924	308,958
2022 Estimate	20,023	135,885	297,513
Growth 2022 - 2027	5.26%	4.44%	3.85%
2000 Census	17,231	119,124	259,511
2010 Census	17,891	123,918	272,185
Growth 2000 - 2010	3.83%	4.02%	4.88%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2027 Projection	8,738	58,665	118,739
2022 Estimate	8,342	56,202	114,365
Growth 2022 - 2027	4.74%	4.38%	3.82%
2000 Census	7,394	49,849	101,285
2010 Census	7,440	50,887	104,534
Growth 2000 - 2010	0.62%	2.08%	3.21%

INCOME - 2022 ESTIMATE	1 MILE	3 MILES	5 MILES
\$200,000 or More	38.41%	38.45%	38.40%
\$150,000 - \$199,999	14.46%	13.19%	13.26%
\$100,000 - \$149,999	17.44%	15.81%	15.33%
\$75,000 - \$99,999	6.85%	7.13%	7.04%
\$50,000 - \$74,999	7.52%	8.49%	8.67%
\$35,000 - \$49,999	5.18%	6.15%	6.16%
\$25,000 - \$34,999	2.56%	2.89%	3.46%
\$15,000 - \$24,999	2.98%	3.20%	3.06%
\$10,000 - \$14,999	2.17%	1.91%	1.93%
Under \$9,999	2.43%	2.78%	2.69%
Ave. Household Income	\$214,449	\$217,059	\$216,960
Median Household Income	\$159,064	\$155,724	\$155,936
Est. Per Capita Income	\$89,380	\$89,847	\$84,044

HOUSING OCCUPANCY STATUS	1 MILE	3 MILES	5 MILES
2027 Owner Occupied	51.60%	45.82%	46.15%
2027 Renter Occupied	40.89%	49.44%	49.14%
2027 Vacant	7.51%	4.74%	4.72%
2022 Owner Occupied	51.93%	46.25%	46.48%
2022 Renter Occupied	41.24%	49.16%	48.92%
2022 Vacant	7.81%	6.28%	5.90%
2010 Owner Occupied	52.78%	47.53%	47.23%
2010 Renter Occupied	40.15%	47.06%	47.07%
2010 Vacant	7.08%	5.41%	5.69%

Marcus & Millichap



KIRK TRAMMELL

Executive Managing Director Investments
kirk.trammell@marcusmillichap.com
Office: 650.391.1809 | License CA 01038657

JOSHUA JOHNSON

First Vice President Investments
joshua.johnson@marcusmillichap.com
Office: 650.391.1784 | License CA 01930127

DAVID CUTLER

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david.cutler@marcusmillichap.com
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