

FOR SALE

721 COLORADO AVE, PALO ALTO, CA

OFFICE BUILDING

721
COLORADO AVENUE

721 Colorado Avenue
Amenities: Reservations, Meet & Greet, 24hr Concierge
721 Colorado Ave. Suite 300
Colliers Commercial, Inc. Suite 300
1000 California Street, Suite 170



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

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



MIKE COBB

Senior Vice President
dre license #00979399
| 650.486.2251
| mike.cobb@colliers.com

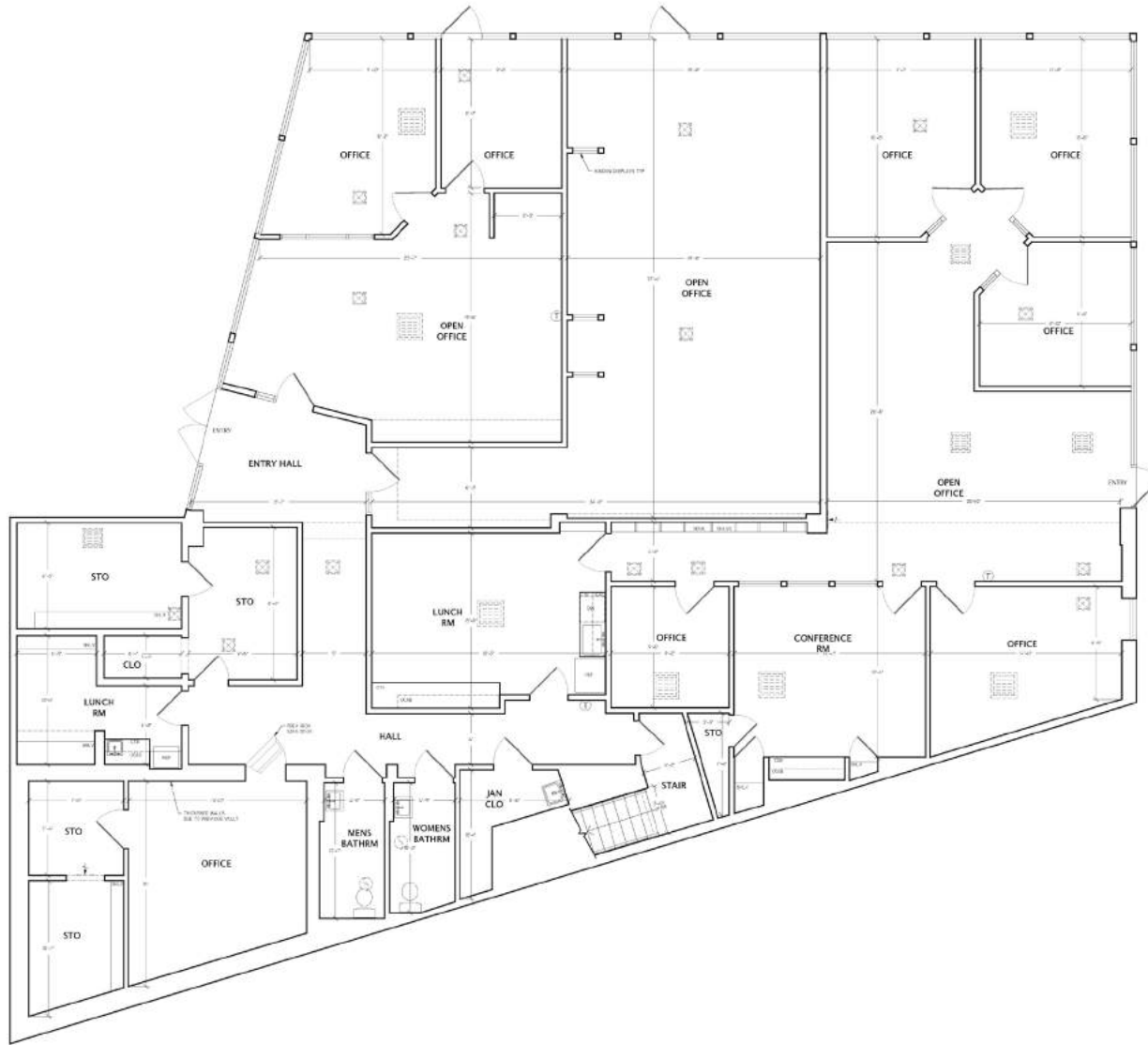
EXECUTIVE SUMMARY

Premier Properties and Colliers, as the exclusive listing brokers, are pleased to present the opportunity to acquire the two-story office building located at 721 Colorado Ave, Palo Alto. This Midtown property is partially occupied by the owner and partially by short-term tenants. The public parking lot adjacent to the property allows tenants and guests to park all day for free. The property boasts a balcony on the second floor and a prime location in Midtown, surrounded by restaurants and amenities.

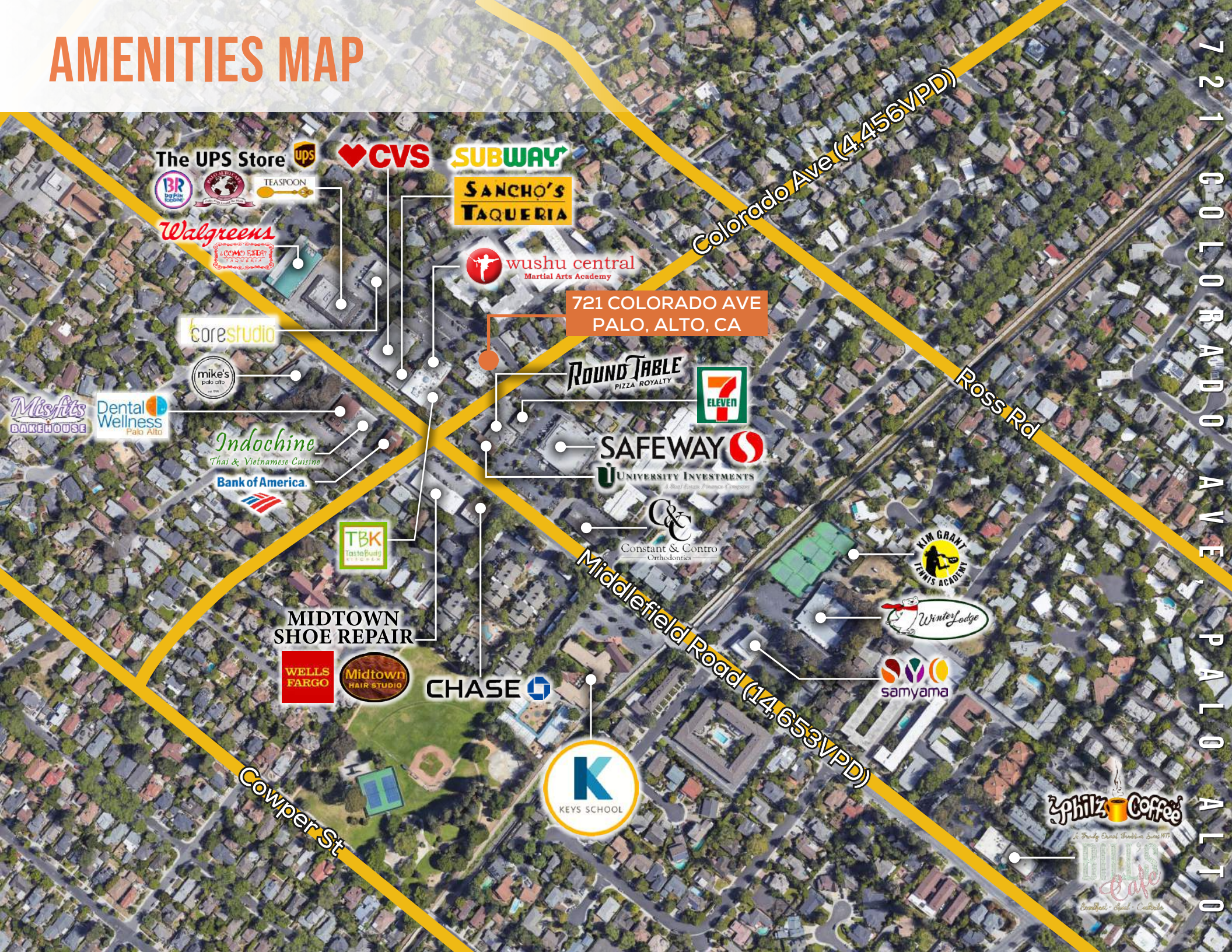
721 Colorado Ave presents an excellent investment or owner-user opportunity to purchase a building consisting entirely of office space in this resilient Palo Alto submarket.

Address:	721 Colorado Ave, Palo Alto, CA 94303
APN:	127-34-091
Building Size:	±6,584 Sq. Ft.
Parcel Size:	±6,970 Sq. Ft. / 0.16 Acre (Per Public Record)
Zoning:	CN (Neighborhood Commercial)
Price:	\$6,500,000

FIRST FLOOR PLAN



AMENITIES MAP



721
C
O
L
O
R
A
D
O
A
V
E
P
A
L
O
A
L
T
O

The UPS Store

CVS

SUBWAY

SANCHO'S TAQUERIA

Walgreens

wushu central
Martial Arts Academy

721 COLORADO AVE
PALO, ALTO, CA

corestudio

mike's
palo alto

ROUND TABLE
PIZZA ROYALTY

7
ELEVEN

Misfit's
BAKEHOUSE

Dental
Wellness
Palo Alto

Indochine
Thai & Vietnamese Cuisine

SAFEMART

UNIVERSITY INVESTMENTS

Bank of America

TBK
TasteBuds

Constant & Contro
Orthodontics

KIM GRANT
TENNIS ACADEMY

MIDTOWN
SHOE REPAIR

WELLS
FARGO

Midtown
HAIR STUDIO

CHASE

K
KEYS SCHOOL

WinterLodge

samyama

Cowper St

Middlefield Road (14,653 VPD)

Colorado Ave (4,456 VPD)

Ross Rd

Philz Coffee

Philz Cafe

TRANSPORTATION MAP



PLANES

SJC - 18 miles
SFO - 18 miles
OAK - 28 miles



TRAINS

San Francisco - 1 h 4 min
Milbrae - 36 min
San Jose - 45 min



AUTOMOBILES

San Francisco - 31 miles
Downtown San Jose - 21 miles
Downtown Oakland - 34 miles

Caltrain

Caltrain

Downtown Redwood City

San Francisco International Airport

Menlo Park

Downtown Menlo Park

Downtown Palo Alto

Palo Alto

Old Palo Alto

California Ave Business District

Oregon Expy

Midtown

721 COLORADO AVE
PALO, ALTO, CA

101

Bayshore Fwy
(227,900 VPD)

El Camino Real

Alma St. (34,700 VPD)

Middlefield Road (14,653 VPD)

Embarcadero Rd

721 COLORADO AVE, PALO ALTO



DEMOGRAPHICS



ONE-MILE POPULATION: 24,746

MEDIAN AGE

43.7

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

6,210



Average Household Income

\$286,859

Average Household Size: **2.76** | Owner Occupied Housing Units: **5,591** | Renter Occupied Housing Units: **3,343** | Median Household Income: **\$200,001** | Average Household Income: **\$286,859**

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	989
Total Employees:	7,598
Total Residential Population:	24,746
Employee/Residential Population Ratio (per 100 Residents)	31



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Premier Properties and should not be made available to any other person or entity without the written consent of Premier Properties. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Premier Properties has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however Premier Properties has not verified and will not verify any of the information contained herein, nor has Premier Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

FOR SALE

721 COLORADO AVE, PALO ALTO, CA

OFFICE BUILDING

721
COLORADO AVENUE

721 Colorado Avenue
Kerrington/Debra Danes 3600 101
Chad Burtis
Cody Anderson, Inc. 3600 102
Mike Cobb 3600 103



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

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



MIKE COBB

Senior Vice President
dre license #00979399
| 650.486.2251
| mike.cobb@colliers.com