



FOR SALE

409 SHERMAN AVENUE
PALO ALTO, CA

*±11,874 SF Boutique
Office Building*

Exclusively Listed By

TYLER HOOPER

Kidder Mathews
408.588.2339
tyler.hooper@kidder.com
LIC N° 01398905

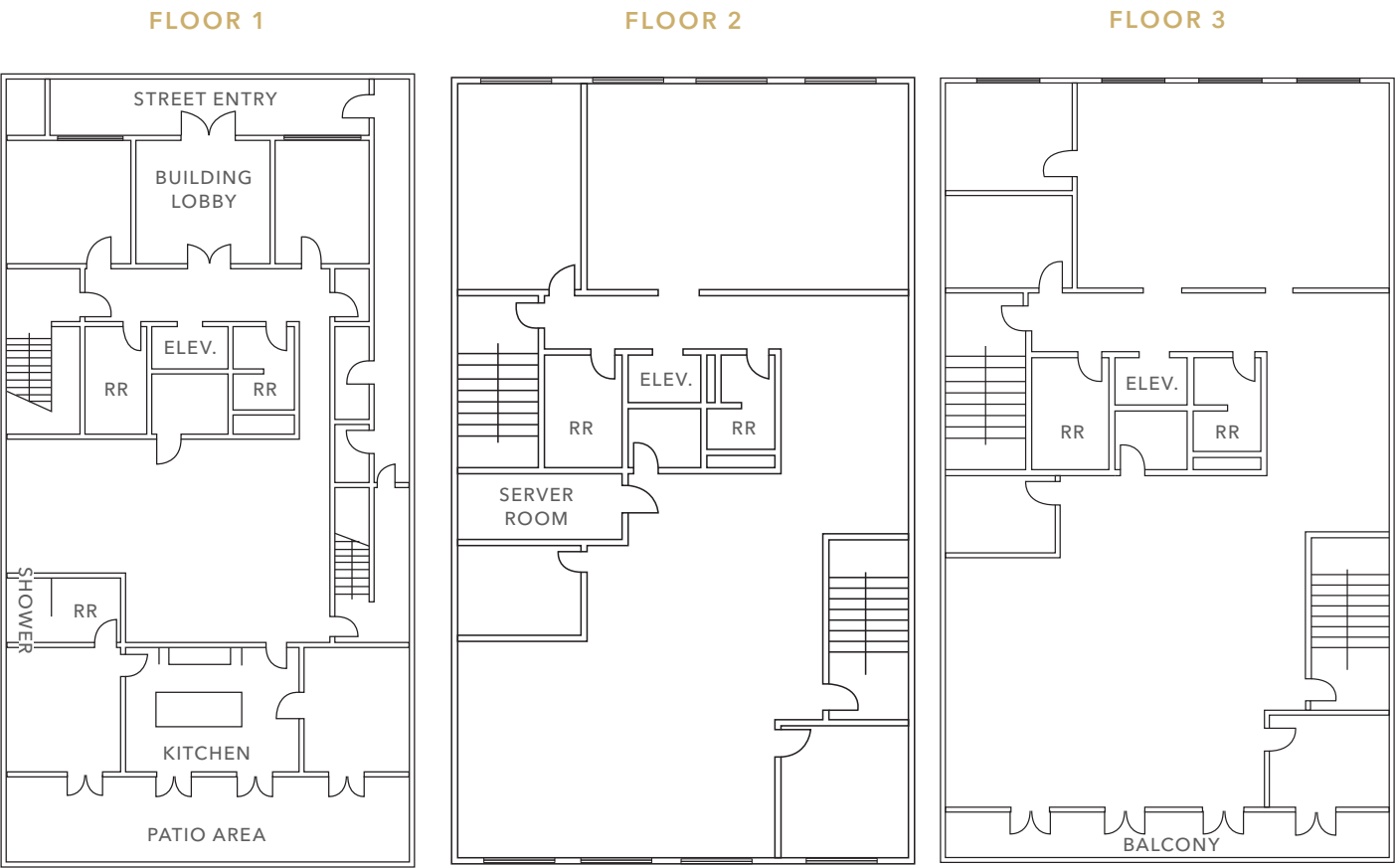
SCOTT C. DAVIS

SVN Commercial
415.407.4435
scott.davis@svn.com
LIC N° 00578914

KIDDER.COM



FLOOR PLANS



PROPERTY HIGHLIGHTS

±11,874 SF 3-story office building

Ideal Owner / User or Value Add investment opportunity

Located in the heart of Downtown California Avenue District

Walk to Caltrain and numerous restaurants and amenities

Previous tech tenants include BOX, Next Insurance, Trip Actions, Groupon, & Mixbook

Divisible by floor to ±3,958 SF

Large outdoor patio on 1st floor

Skylights & balcony on 3rd floor

New HVAC installed in 2025

AVAILABILITIES

Floor	Size	Vacancy
1st	±3,958 SF	Vacant
2nd	±3,958 SF	Vacant
3rd	±3,958 SF	Leased to Trustero (LED 3/31/27)

FLOOR PLANS NOT TO SCALE

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





NEARBY AMENITIES

RESTAURANTS

- 01 Caffe Riace
- 02 La Bodeguita Del Medio
- 03 Pastis
- 04 Mediteranean Wraps
- 05 CALAVE Wine Bar
- 06 Antonio's Nut House
- 07 Jin Sho
- 08 Terun
- 09 Palot Alto Sol
- 10 Panda Express
- 11 Anatolian Kitchen
- 12 Baume
- 13 Jack in the Box
- 14 Peking Duck
- 15 Bistro Elan on Birch St
- 16 Chipotle
- 17 Ordori Sushi
- 18 Vitality Bowls
- 19 iTalico

PARKING

- 01 City of Palo Alto Lot 7
- 02 City of Palo Alto Lot 8

BANKS

- 01 Bank of the West
- 02 Wells Fargo
- 03 Bank of America
- 04 Citibank
- 05 Technology Credit Union
- 06 J.P. Morgan
- 07 Woodside Capital Partners

COFFEE SHOPS

- 01 Printer's Cafe
- 02 Starbucks
- 03 Zombie Runner
- 04 Backyard Brew
- 05 The Farm
- 06 Fambrini's Cafe

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

