

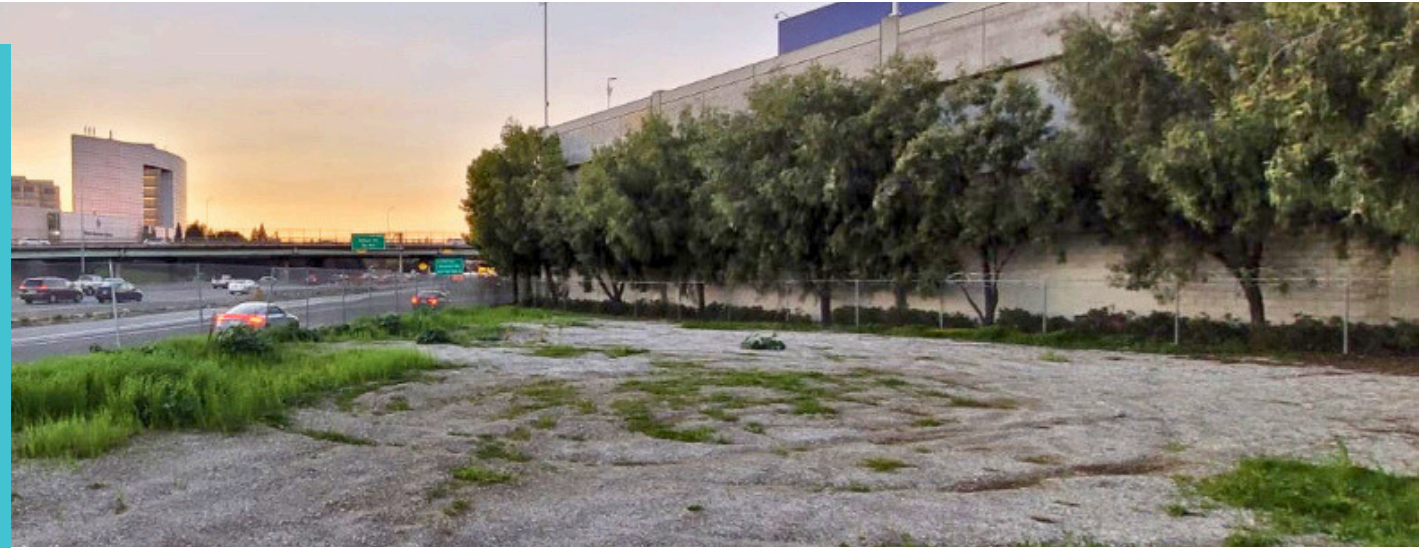
FOR SALE/LEASE: 1788 E BAYSHORE RD, CA 94303

8,712 SF VACANT COMMERCIAL LOT

ckw
REAL ESTATE

kw ADVISORS
KELLERWILLIAMS, REALTY

PRIME REAL ESTATE
HIGH VISIBILITY
NEAR IKEA & HWY 101
\$2,900,000
INQUIRE FOR
LEASE RATE



OFFERING MEMORADUM

SILICON VALLEY'S SIGNATURE COORIDOR

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1788 E BAYSHORE RD

East Palo Alto, CA 94303

PROPERTY HIGHLIGHTS

Price \$2,900,000

Lot Size: 8,712 SF/ 0.2 ACRE

Personal storage is allowable and would be approved conditionally from the city.

Seller has completed renderings for a 4-story, modern office building with 3 floors of subterranean parking.

Status of entitlement: The pre-application process is nearly complete and can be finalized in approximately 60–90 days. Early feedback from City Planning has been favorable, with most concerns around access and fire safety already addressed through enhanced design measures. Next owners need to complete process with city. Seller can recommend consultant to walk new owner through to finish.

Exceptional opportunity to acquire a vacant, high-exposure commercial lot in the heart of East Palo Alto, directly adjacent to Interstate 101 and steps from IKEA. Zoned General Commercial, this site offers flexible development potential for a wide range of public-serving businesses. Preliminary renderings for a modern four-story office building with underground parking are available. Entitlements in process—ideal for visionary investors, developers, or owner-users looking to capitalize on rare freeway frontage in a high-traffic corridor.

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LOCATION OVERVIEW

Freeway-Frontage Commercial - Rare Development Opportunity

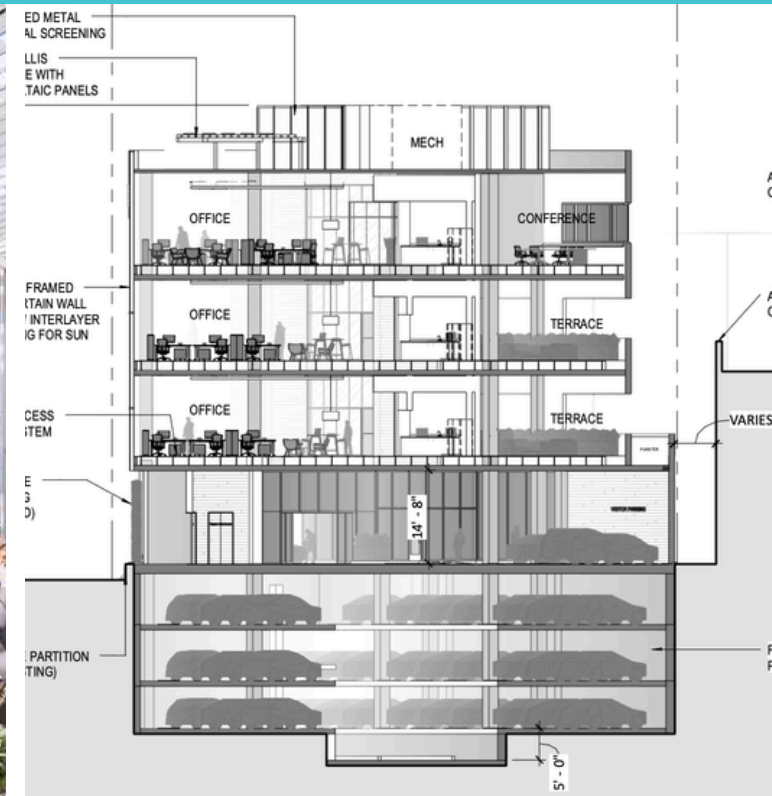
Positioned directly along the highly trafficked U.S. 101 corridor with an estimated 500,000 daily drivers (pre-COVID), this ±8,712 SF vacant lot offers unmatched visibility in one of the Bay Area's most dynamic commercial hubs. Located immediately next to IKEA and within walking distance of Home Depot, Nordstrom Rack, Starbucks, and Target, the site is surrounded by powerhouse retailers and tech giants, including Amazon, Meta (Facebook), and Google, with Stanford University and the Four Seasons Hotel just minutes away.

Zoned General Commercial, this property allows for a broad array of uses serving the public, including retail, medical, office, hospitality, or mixed commercial uses. Preliminary renderings for a striking four-story office building with three levels of subterranean parking are available. The pre-application process with the City of East Palo Alto is nearly complete and can be finalized in approximately 60–90 days. Early feedback from City Planning has been favorable, with most concerns around access and fire safety already addressed through enhanced design measures.

With utilities accessible nearby and entitlements in motion, this property offers a strategic head start for developers, investors, or business owners seeking a premier, high-visibility location in the heart of Silicon Valley. Whether you're looking to build a flagship headquarters, retail destination, or flexible commercial asset, this lot delivers rare exposure, proximity to major employers, and long-term upside.



PHOTOS ARE RENDERS



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PRIMEREAL ESTATE. NEARBY
BUSINESSES INCLUDE AMAZON, FACEBOOK HQ,
GOOGLEPLEX, STANFORD UNIVERSITY, HEWLETT
PACKARD, FOUR SEASONS HOTEL. GET 500K
VEHICLE COUNT DAILY. (PRE/POST COVID)



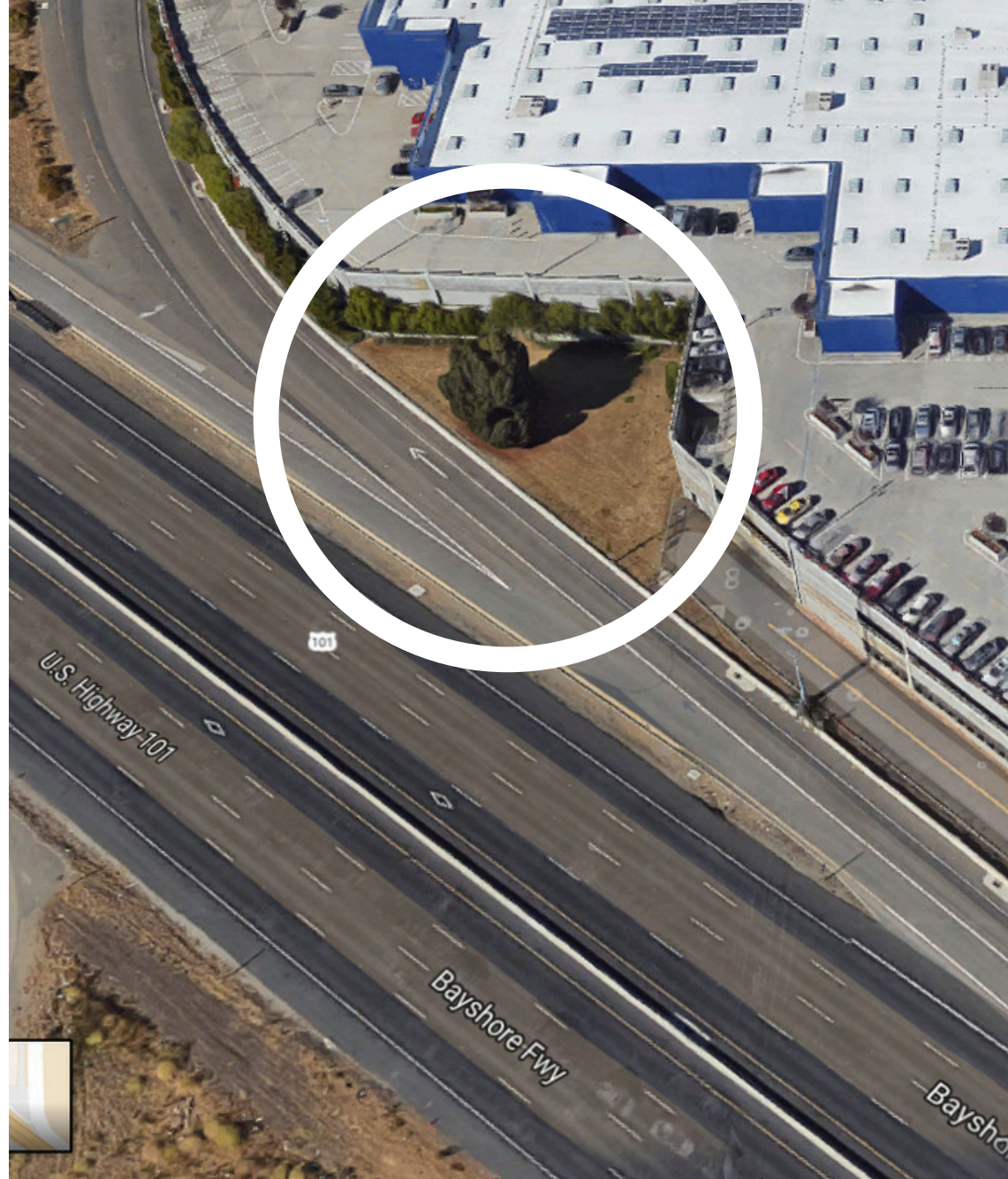
**0.3 MILES TO TESLA
SUPERCHARGER**
0.3 MILES TO AMAZON HQ
**0.8 MILES TO FOUR SEASONS
SILICON VALLEY**



9 MINUTES TO FACEBOOK HQ
9 MINUTES TO GOOGLEPLEX
**10 MINUTES TO SAND HILL
ROAD**
**11 MINUTES TO STANFORD
UNIVERSITY**
**15 MINUTES TO UNIVERSITY
AVENUE**



3 MINUTES TO INTERSTATE 101
7 MINUTES TO CA-84



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FREEWAY FRONTAGE OPPORTUNITY | EAST PALO ALTO GROWTH ZONE



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