



456

UNIVERSITY AVENUE

Palo Alto, CA

**SECOND GENERATION
RETAIL / SHOWROOM / THEATER**
AVAILABLE FOR LEASE

±13,707 SF

INCLUDING
±2,644 SF COURTYARD

 the econic company®



PROPERTY
HIGHLIGHTS



University Avenue
frontage



Convenient Parking
(Street & Structure)



Zoning: PF (Public Facilities)
allowing for a wide
variety of uses



Large ±2,644 SF
Courtyard, offers
expansive patio seating

TRAFFIC COUNTS	
UNIVERSITY AVE	22,036 ADT
LYTTON AVE	12,380 ADT
ALMA ST	19,140 ADT
MIDDLEFIELD RD	13,415 ADT

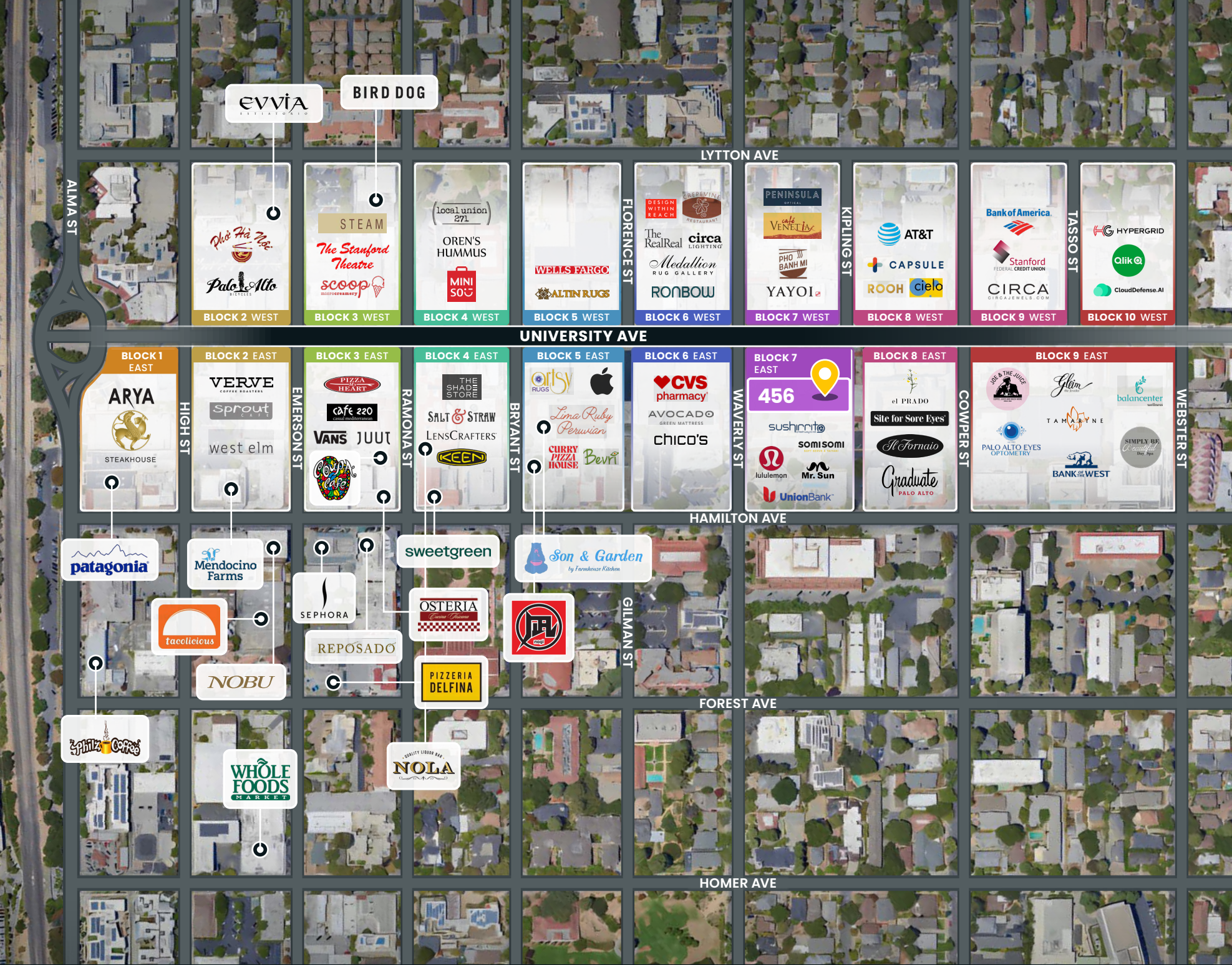
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	18,201	154,448	284,384
AVG. HOUSEHOLD INCOME	\$256,517	\$234,143	\$226,217
DAYTIME POPULATION	44,413	202,866	374,687

Source: 2024 Esri.

PROPERTY
SITE PLAN



±11,063 SF **+** **±2,644 SF** **=** **±13,707 SF**
RSF SPACE COURTYARD **TOTAL**



UNIVERSITY AVENUE NEARBY RETAIL

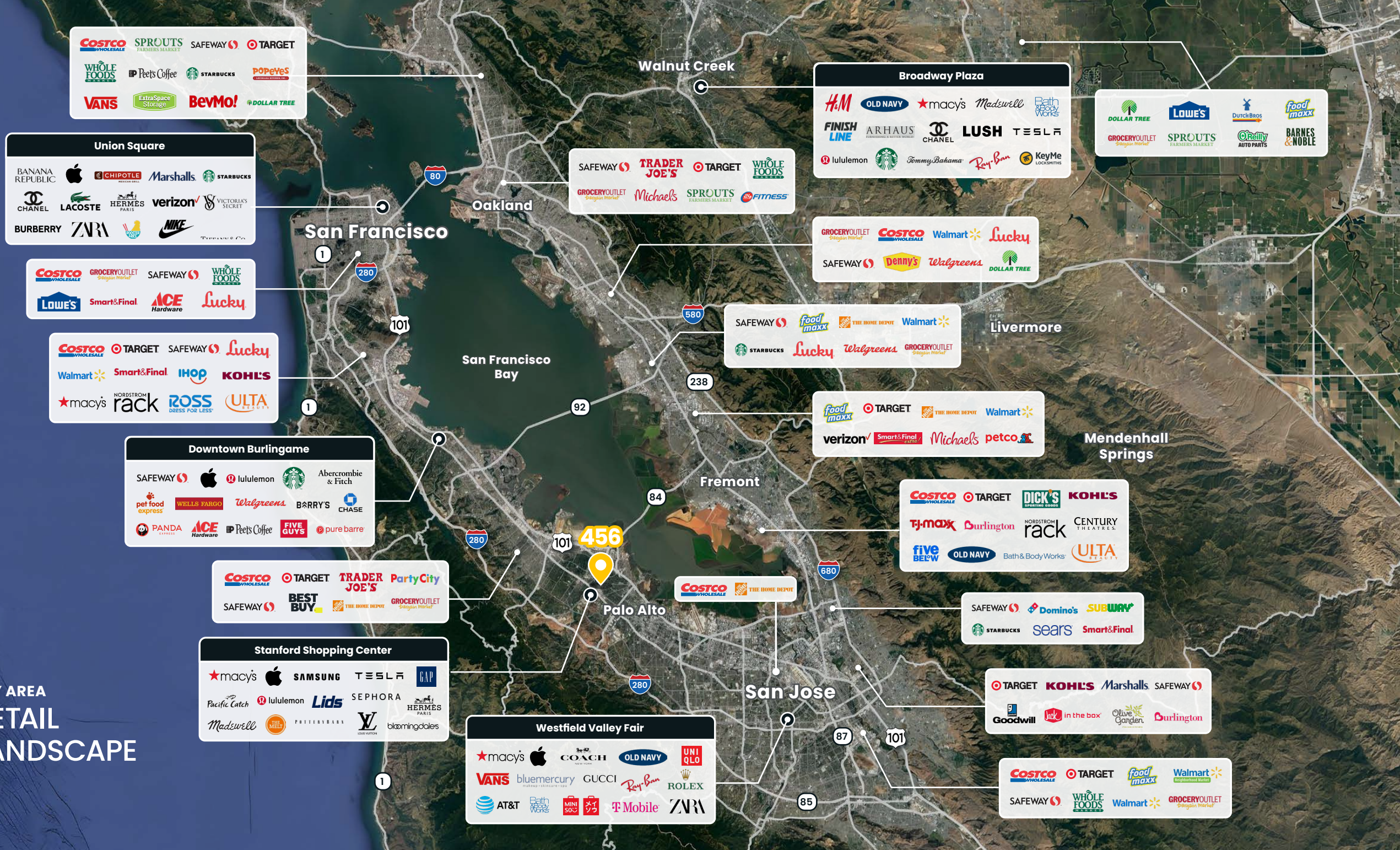
ON UNIVERSITY AVE BY BLOCK

- B1** Arya Steakhouse
- B2** Palo Alto Bicycles
- B2** Pho Ha Noi
- B2** Verve Coffee
- B2** Sprout Cafe
- B2** West Elm
- B3** Scoop
- B3** Steam
- B3** Stanford Theater
- B3** Pizza My Heart
- B3** Cafe 220
- B3** Vans
- B3** Juut (Aveda Salon)
- B4** Oren's Hummus
- B4** Local Union 271
- B4** Miniso
- B4** The Shade Store
- B4** Salt & Straw
- B4** LensCrafters
- B4** Keen
- B5** Wells Fargo
- B5** Altin Rugs
- B5** Bevri
- B5** Artsy Rugs
- B5** Curry Pizza House
- B5** Lima Ruby Peruvian
- B5** Apple
- B6** Medallion Rug Gallery
- B6** Design Within Reach
- B6** Crepevine
- B6** Circa Lighting
- B6** The Real Real
- B6** Ronbow
- B6** CVS
- B6** Avocado Mattress
- B6** Chicos
- B7** Yayoi
- B7** Pho Banh Mi
- B7** Peninsula Optical
- B7** Cafe Venetia
- B7** Union Bank
- B7** Lululemon
- B7** Mr. Sun
- B7** Somi Somi
- B7** Varsity Theater
- B7** Rooh
- B7** Capsule
- B7** Cielo
- B8** AT&T
- B8** Site for Sore Eyes
- B8** Graduate Hotel
- B8** Joe & The Juice
- B8** Tamaryne
- B8** Bank of the West
- B8** Gleim the Jeweler
- B9** Balancenter
- B9** Simply Be Beautiful
- B9** Palo Alto Eyes
- B9** Hypergrid
- B9** Qlik Q
- B10** CloudDefense.AI

OFF UNIVERSITY AVE

- Whole Foods
- Nobu
- Reposado
- Tacolicious
- Pizzeria Delfina
- Mendocino Farms
- Philz Coffee
- Patagonia
- Sweetgreen
- Nola
- Evvia Estiatorio
- Bird Dog
- Ramen Nagi
- Son & Garden
- Osteria Toscana
- Coupa Cafe
- Sephora

BAY AREA RETAIL LANDSCAPE



UNIVERSITY AVENUE
GALLERY



456

UNIVERSITY AVENUE

Palo Alto, CA

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