

FOR SALE
249-251 CALIFORNIA AVE, PALO ALTO, CA
RETAIL BUILDING



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

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EXECUTIVE SUMMARY

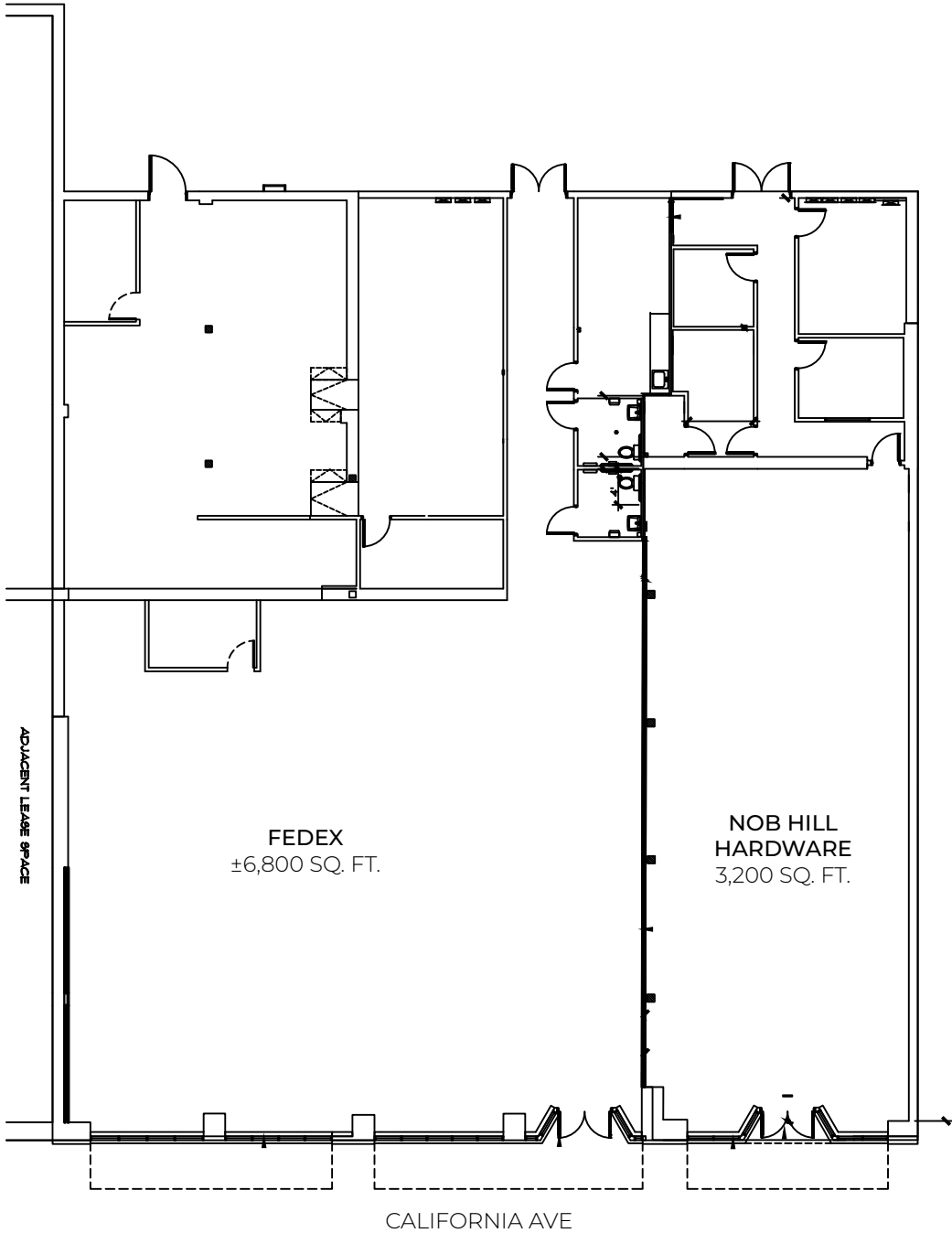
Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire the retail building located at 249-251 California Ave, Palo Alto. This property is ideally situated in the heart of the California Ave Business District. It features two ground floor retail suites, occupied by FedEx and Nob Hill Hardware. The spaces boast high ceilings and large storefront windows. In addition to five on-site parking spaces, public street parking surrounds the building, which is just one block from the new public parking garage.

249-251 California Ave presents a great opportunity for an investor to purchase a fully-leased building in a bustling Palo Alto commercial district.

Address:	249-251 California Ave, Palo Alto, CA 94306
APN:	124-29-007
Building Size:	±10,000 Sq. Ft.
Parcel Size:	±11,326 Sq. Ft. / 0.26 Acre (Per Public Record)
Zoning:	CC(2)(R)(P) - Community Commercial (2) (Retail & Pedestrian Shopping Combining Districts)
Parking:	5 Spaces
Price:	Unpriced

FLOOR PLAN

249-251 CALIFORNIA AVE, PALO ALTO, CA



AMENITIES MAP



249-251 California Ave
Palo Alto, CA



Park Blvd



California Ave (6,046 VPD)



California Ave Train Station



249-251 CALIFORNIA AVE, PALO ALTO, CA

TRANSPORTATION MAP

249-251 CALIFORNIA AVE, PALO ALTO, CA

Downtown San Francisco → San Francisco Int. Airport

Downtown Redwood City

Downtown Palo Alto

Stanford Medical Center

Sand Hill Rd (31,468 VPD)

Stanford Shopping Center

Caltrain
Palo Alto CalTrain Station

SLAC National Accelerator Laboratory

Stanford University

PLANES

SJC - 16 miles
SFO - 22 miles
OAK - 30 miles

TRAINS

San Francisco - 1 h 11 min
Milbrae - 41 min
San Jose - 25 min

AUTOMOBILES

San Francisco - 35 miles
Downtown San Jose - 22 miles
Downtown Oakland - 36 miles

249-251 California Ave

California Ave Business District

Caltrain
California Avenue Station

El Camino Real (46,000 VPD)

Page Mill Rd (24,737 VPD)

Stanford Research Park

DEMOGRAPHICS



ONE-MILE POPULATION: 23,849

MEDIAN AGE

36.3

MEDIAN NET WORTH



FAMILIES



PER CAPITA INCOME

\$94,684



Average Household Income

\$252,624

Average Household Size: 2.5

Owner Occupied Housing Units: 4,575

Renter Occupied Housing Units: 4,387

Median Household Income: \$187,373

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	1,484
Total Employees:	17,576
Total Residential Population:	23,849
Employee/Residential Population Ratio (per 100 Residents)	74



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