



263 University Avenue Downtown Palo Alto

Property Type:	Retail
Building Size:	11,154 rsf
Location Description:	Downtown Palo Alto. Walkable, high-traffic location near shops, restaurants, businesses
Property Description:	Prime location. Retail

CURRENT SPACES AVAILABLE

Suite	Area (sf)	Asking Rent	Space Description	Available
263	+/-2,455 rsf <i>(Street Level Retail)</i> +/-1,000–4,356 rsf <i>(Prep/Storage Optional)</i>	1 st year: \$5.00 sf/mo. <hr/> \$7.00 sf/mo.NNN <i>(Street Level Retail)</i> <hr/> \$1.50–\$3.00 sf/mo. <i>(Prep/Storage)</i>	Prime downtown Palo Alto next to local favorite Oren's Hummus. Perfect location for a boutique restaurant; plenty of foot traffic from high-income community and tourists. 2024 operating expenses are estimated at \$2.03/sf/mo. Landlord recently completed improvements to bring the space to a warm shell. A partial buildout is required by tenant, depending on use and concept. ~672 rsf of raised mezzanine and up to 4,356 rsf of Prep/Storage basement are offered as optional additional space. 1st year: \$5.00 psf NNN. 2nd year: \$7.00 psf NNN. 3% annual base rent escalation at 3rd year <i>Space is not a second-generation restaurant nor has a kitchen or hood installed</i>	NOW



1761 Laurel Street
San Carlos, CA 94070

Trask Leonard
DRE# 01152101
650.949.0700
tleonard@baysiderp.com

Ian J. Calvello, RPA, FMA
DRE# 01713240
650.282.4621
icalvello@baysiderp.com

Jarda Brych
DRE# 01974129
650.517.2303
jbrych@baysiderp.com