

±1,639 – 3,657 SF AVAILABLE

2nd Gen Retail For Lease (Conversion to Restaurant is Possible)

EDGEWOOD SHOPPING CENTER

2170-2190 W Bayshore Rd, Palo Alto



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HIGHLIGHTS

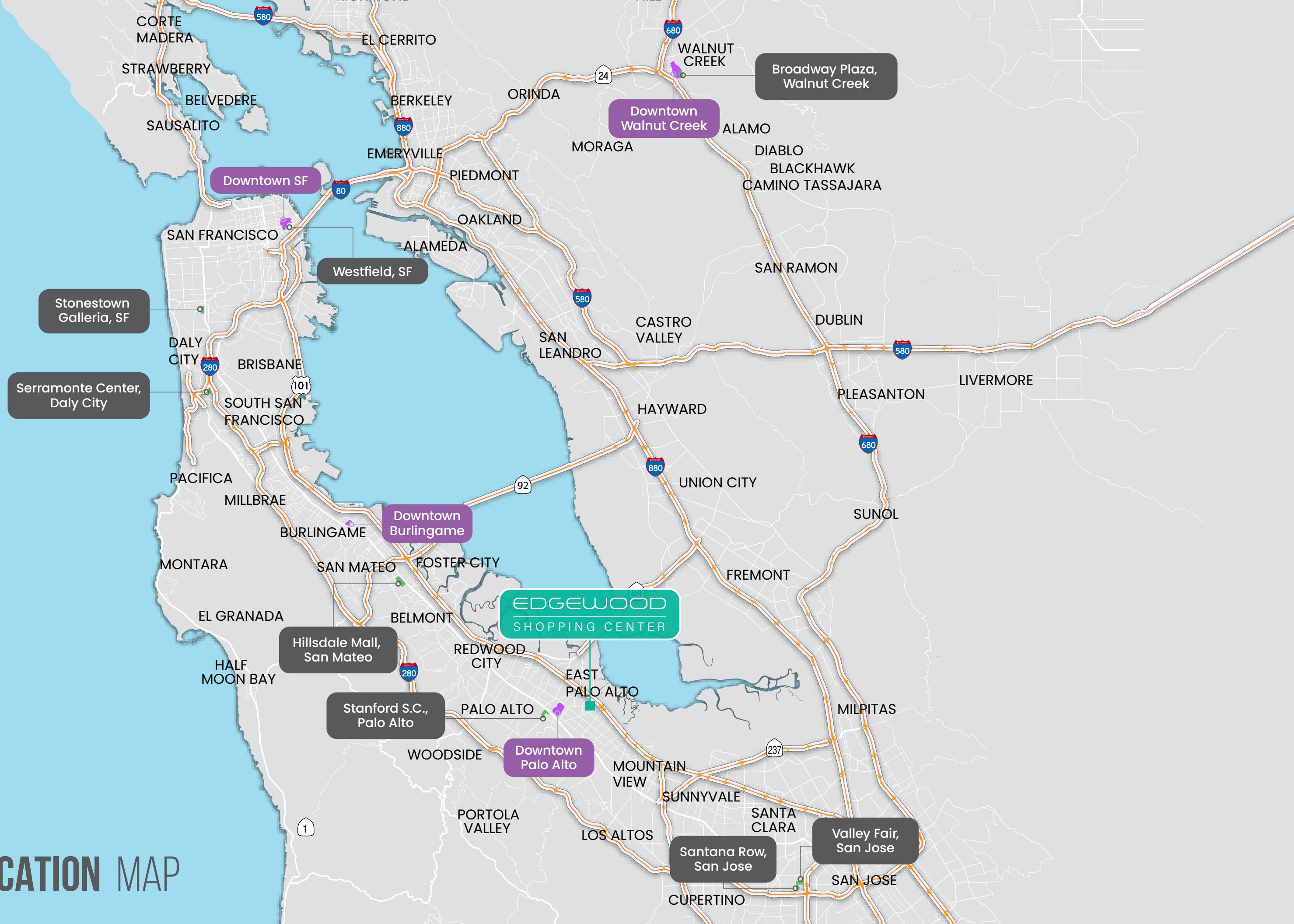
- 35,000 SF Grocery Anchored Neighborhood Center
- Anchored by The Market
- 2nd Generation Retail Spaces for Lease
- Easy Access from Hwy 101 & Embarcadero Rd
- Both spaces have access to common area grease interceptors
- NNN = \$15 psf
- Strong Surrounding Demographics
5-Min Drive Time Demo
 - 2022 Population 26,524
 - Average HH Income \$255,720

AVAILABILITY

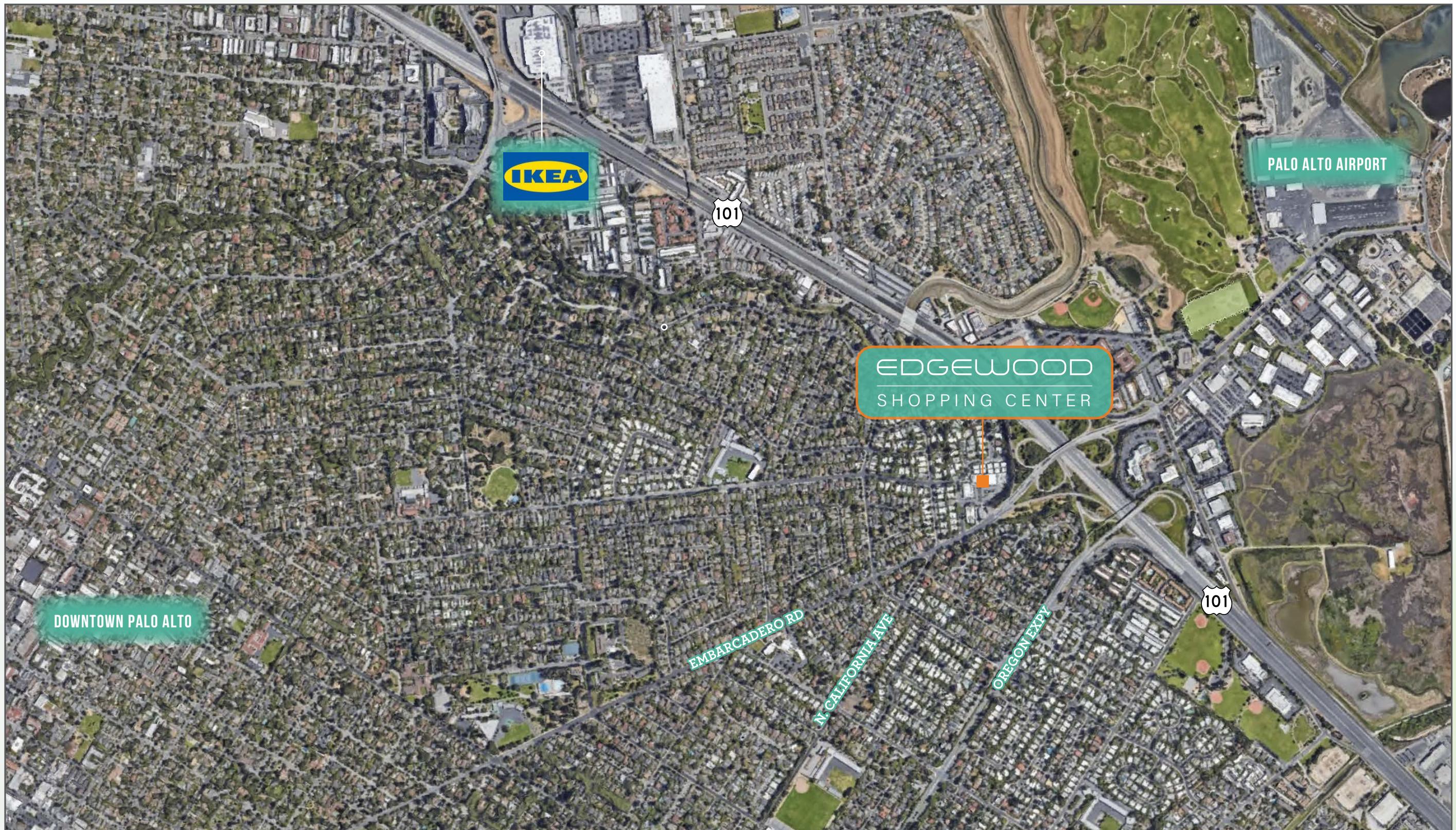
Suite 100 3,657 SF Former Bank

Suite 160 1,639 SF Former Wax Center

LOCATION MAP



AERIAL MAP

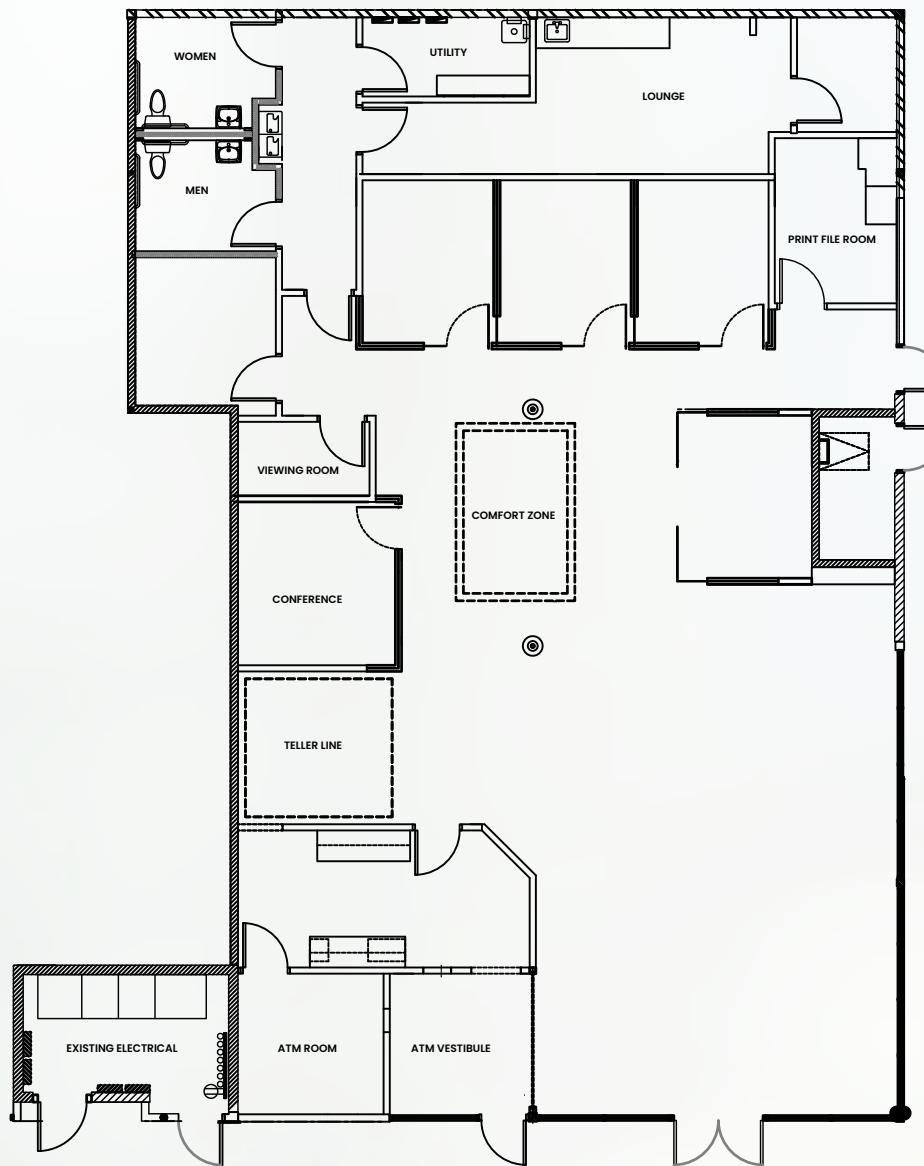


SITE PLAN

EDGEWOOD
SHOPPING CENTER

AVAILABLE SUITE

SUITE 100 ±3,657 SF

EDGEWOOD
SHOPPING CENTER

AVAILABLE SUITE

SUITE 160 $\pm 1,639$ SFEDGEWOOD
SHOPPING CENTER

PHOTO GALLERY

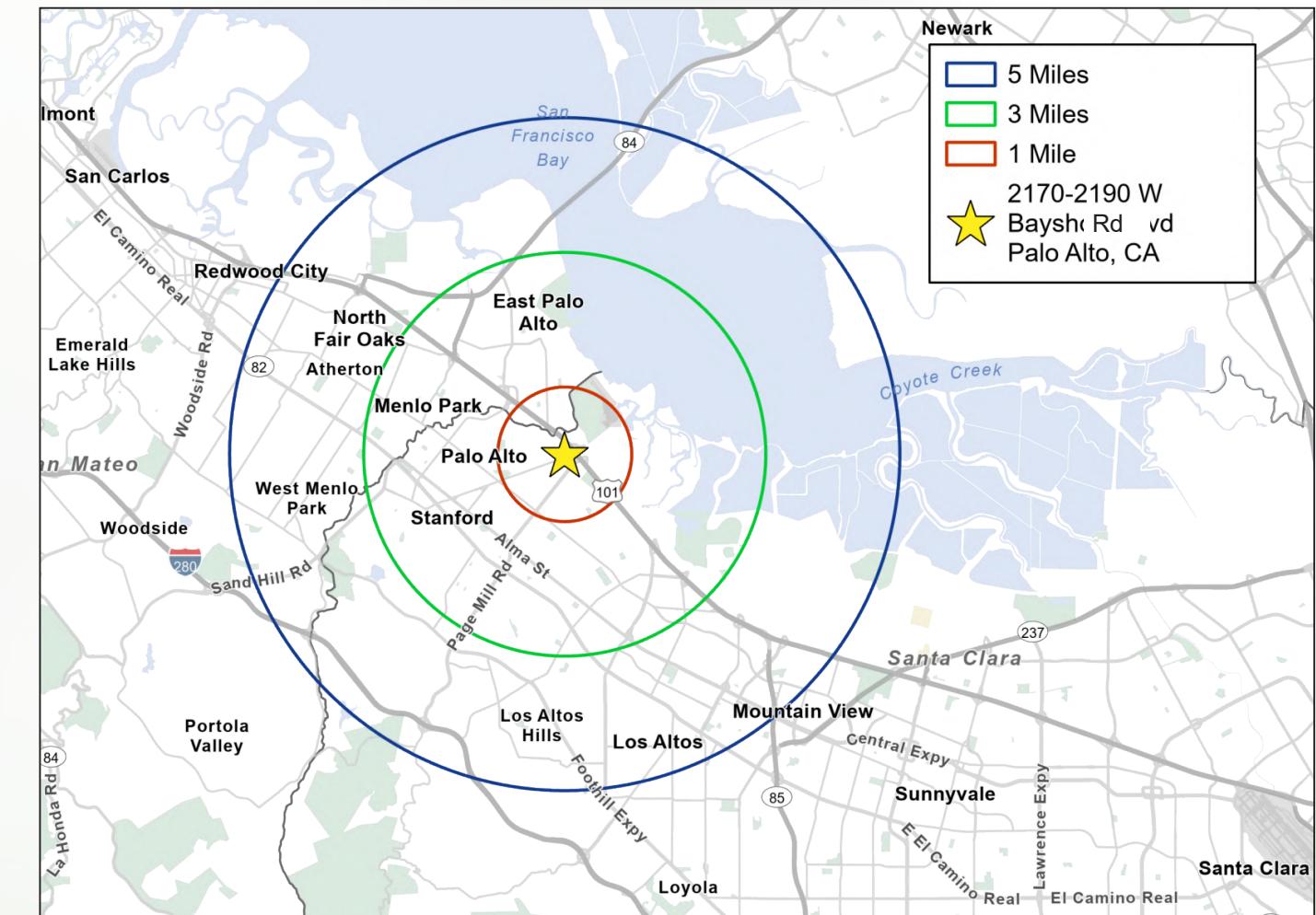
EDG E WO O D
S H O P P I N G C E N T E R



DISTANCE DEMO

EDGWOOD SHOPPING CENTER

| Demographics (2022) | 1 Mile | 3 Miles | 5 Miles |
|---------------------------------------|-----------|-----------|-----------|
| 2022 Total Population | 19,534 | 133,121 | 256,302 |
| 2027 Projected Population (Estimated) | 18,908 | 129,933 | 252,881 |
| Median Age | 37.3 | 34.0 | 35.9 |
| Total Households | 6,393 | 44,716 | 91,032 |
| Total Owner Occupied Housing Units | 3,653 | 22,276 | 43,648 |
| Total Renter Occupied Housing Units | 2,739 | 22,440 | 47,384 |
| Median Household Income | \$174,608 | \$156,284 | \$161,441 |
| Average Household Income | \$243,039 | \$222,990 | \$226,687 |
| Per Capita Income | \$79,545 | \$74,936 | \$80,864 |
| Average Household Size | 3.05 | 2.75 | 2.64 |



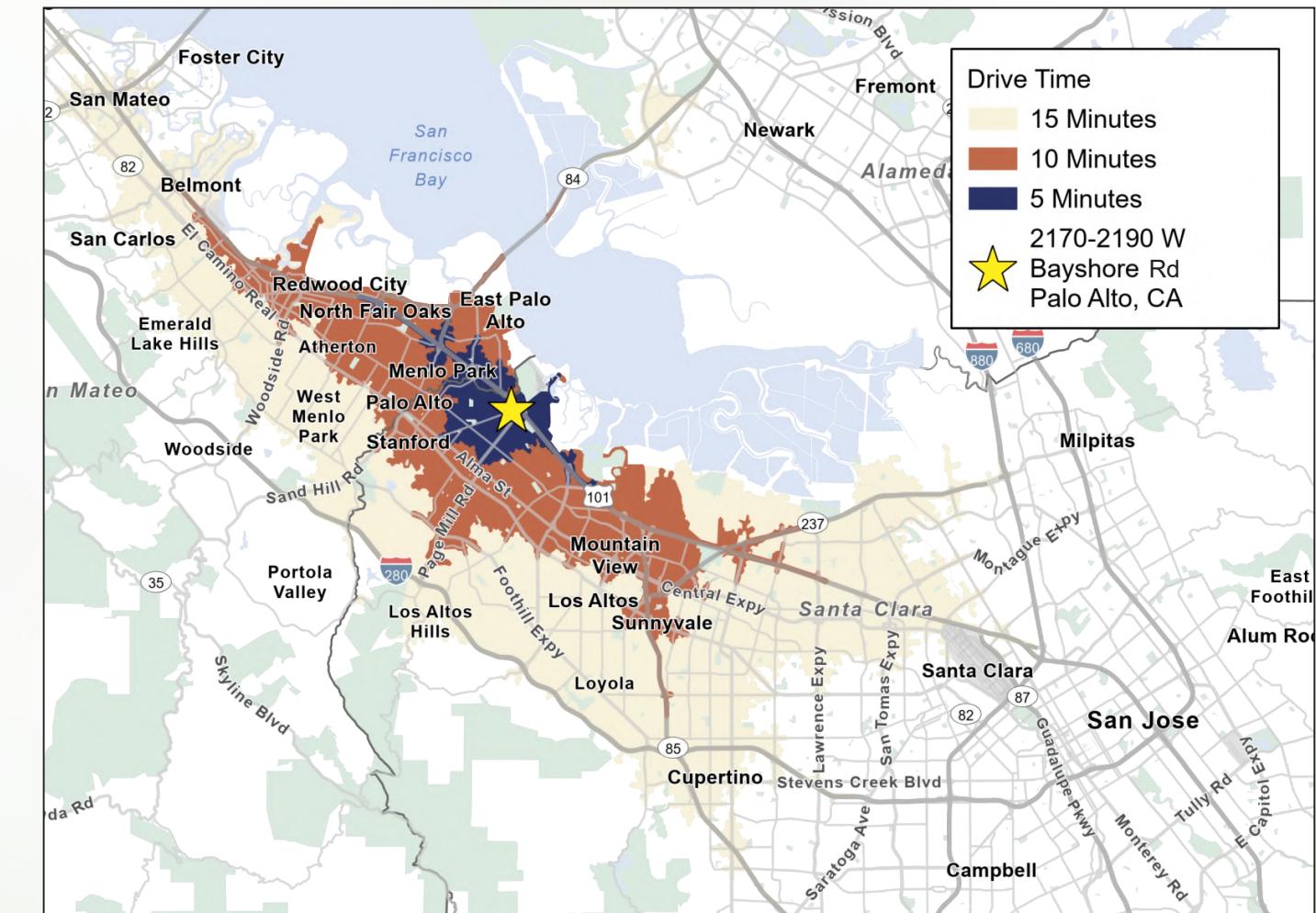
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DRIVE TIME DEMO

EDGEWOOD
SHOPPING CENTER

| DEMOGRAPHICS (2022) | 5 Min | 10 Min | 15 Min |
|---------------------------------------|-----------|-----------|-----------|
| 2022 Total Population | 26,524 | 204,462 | 563,665 |
| 2027 Projected Population (Estimated) | 25,678 | 202,316 | 559,767 |
| Median Age | 38.4 | 35.9 | 37.6 |
| Total Households | 8,841 | 74,970 | 204,792 |
| Total Owner Occupied Housing Units | 5,082 | 32,937 | 98,194 |
| Total Renter Occupied Housing Units | 3,759 | 42,033 | 106,597 |
| Median Household Income | \$188,451 | \$153,920 | \$163,606 |
| Average Household Income | \$255,720 | \$211,898 | \$219,952 |
| Per Capita Income | \$85,540 | \$77,788 | \$79,983 |
| Average Household Size | 2.99 | 2.63 | 2.66 |



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