

±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

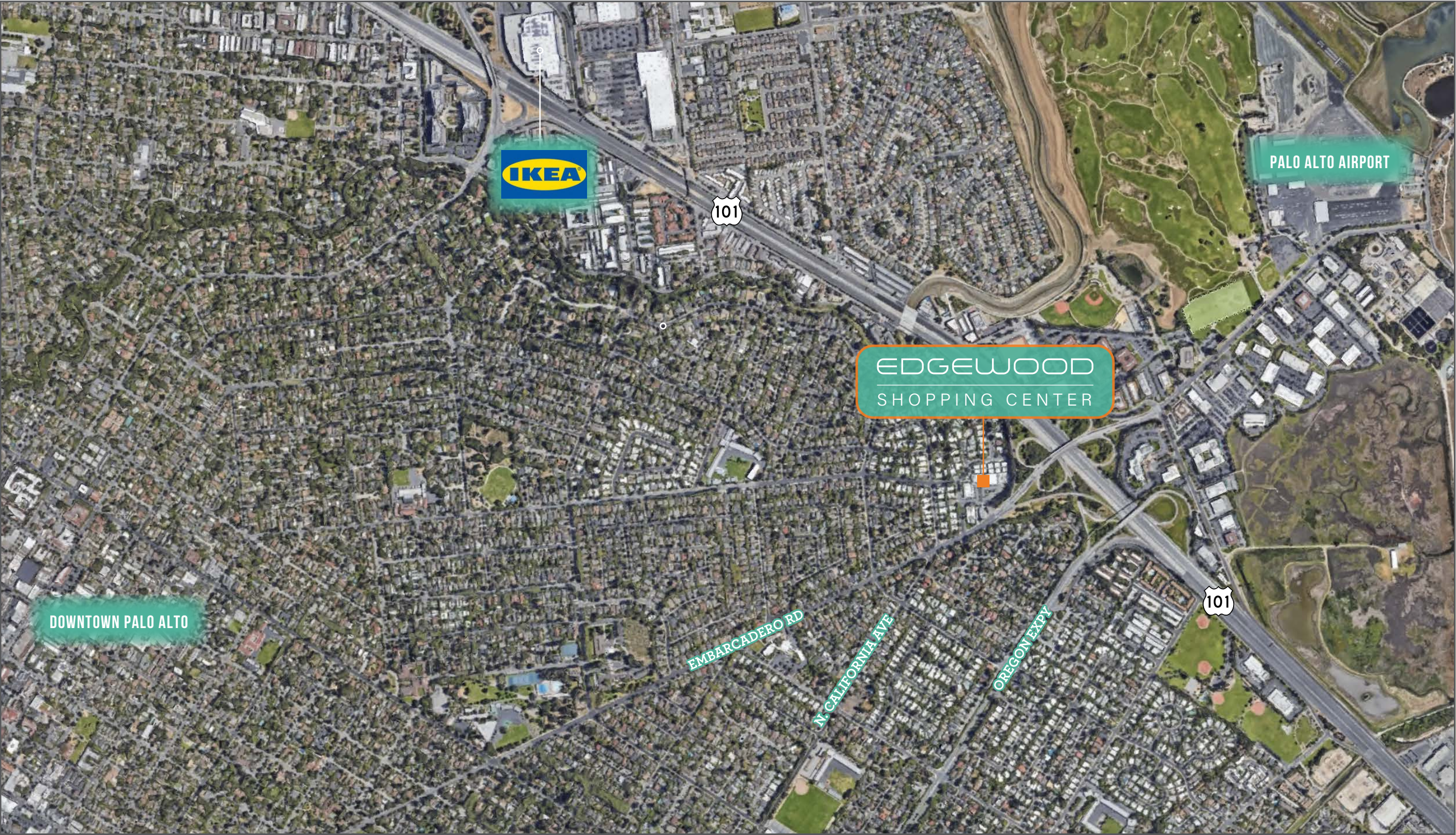
AVAILABILITY

Suite 100 3,657 SF Former Bank

Suite 160 1,639 SF Former Wax Center

EDGEWOOD
SHOPPING CENTER

AERIAL MAP



SITE PLAN



AVAILABLE SUITE

EDGEWOOD
SHOPPING CENTER

SUITE 100 ±3,657 SF



AVAILABLE SUITE

EDGEWOOD
SHOPPING CENTER

SUITE 160 ±1,639 SF

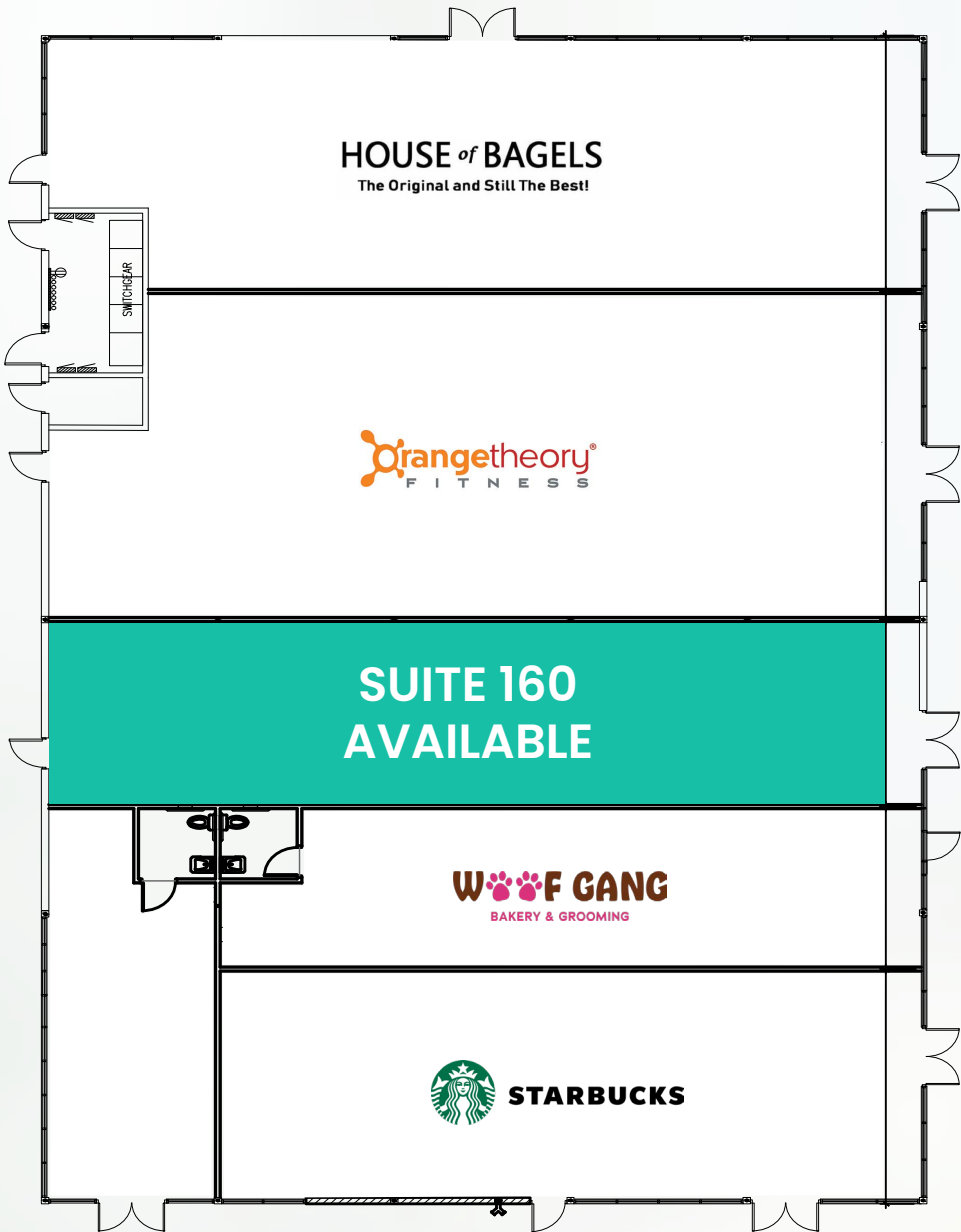
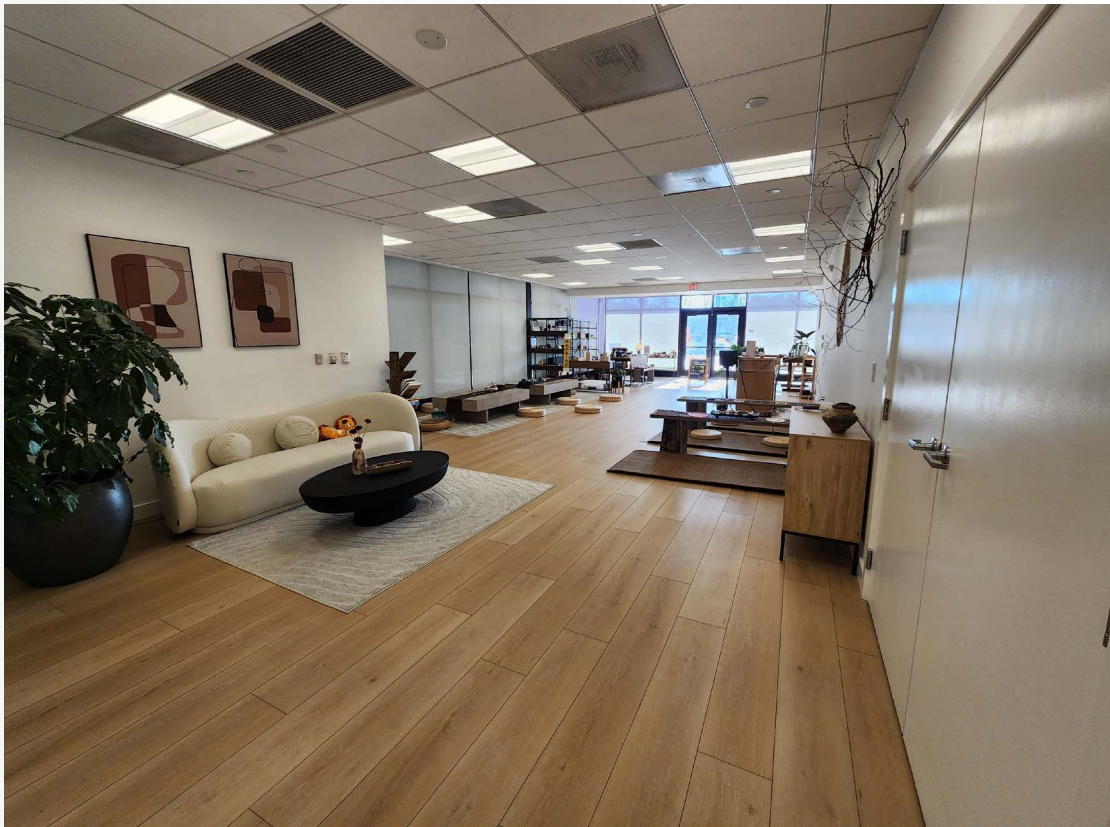


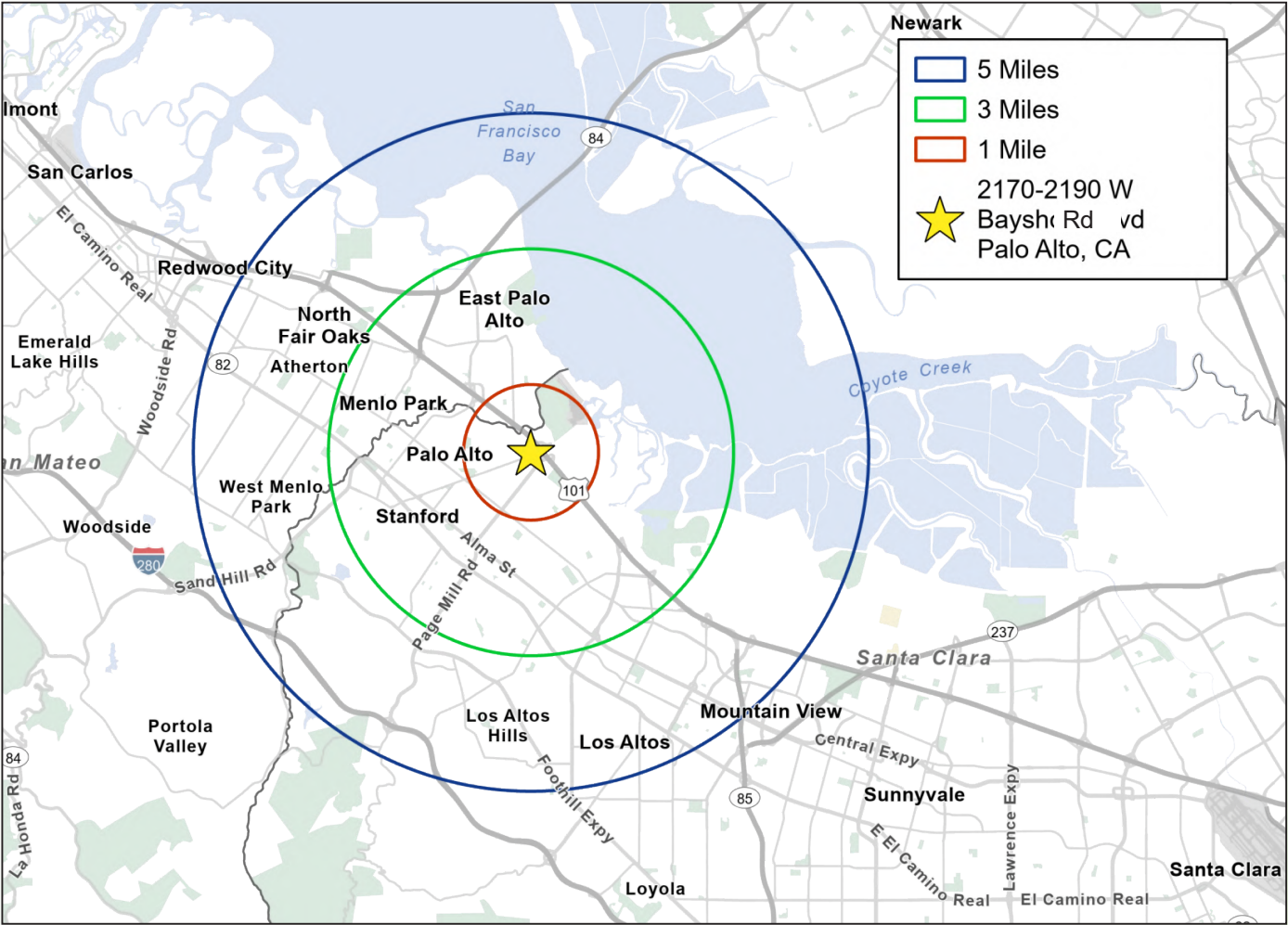
PHOTO GALLERY

EDGEWOOD
SHOPPING CENTER



DISTANCE DEMO

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

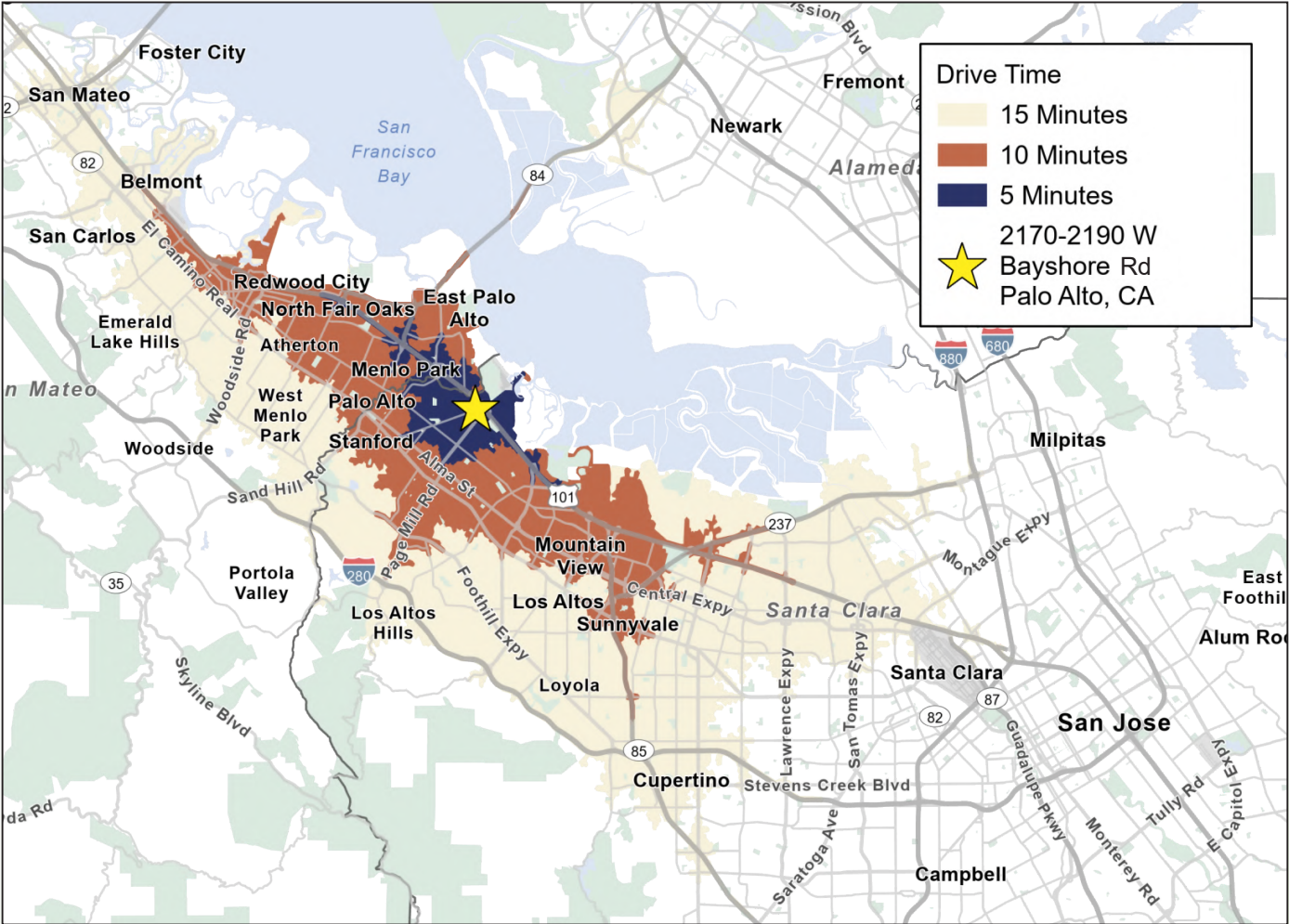


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DRIVE TIME DEMO

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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