

EDGEWOOD

SHOPPING CENTER

2170 W BAYSHORE RD, PALO ALTO

FOR LEASE

GROCERY SPACE

CONTACT BROKER TO TOUR - DO NOT DISTURB EXISTING TENANT

±21,646 SF

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2 PROJECT HIGHLIGHTS



±21,646 SF Grocer Space for Lease
(Former The Market)

- ±17,949 SF Ground Floor
- ±3,697 SF Mezzanine



Last 2 Shop Spaces
in Lease Negotiations



Abundant Surface Parking Field
(±5 Stalls/1,000 S.F.)



Easy Access from Hwy 101 &
Embarcadero Rd

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	19,399	135,742	262,986
Daytime Population	17,995	209,288	349,649
Average HH Income	\$286,491	\$280,988	\$287,304

Source: 2025 esri.





RICHMOND

MILL VALLEY

WALNUT CREEK

BERKELEY

BROADWAY PLAZA,
WALNUT CREEK

SAUSALITO

DOWNTOWN SF

DOWNTOWN
WALNUT CREEK

WESTFIELD, SF

OAKLAND

SAN FRANCISCO

OAK

STONESTOWN
GALLERIA, SF

DUBLIN

SERRAMONTE CENTER,
DALY CITY

PLEASANTON

SFO

HAYWARD

SUNOL

DOWNTOWN
BURLINGAME

UNION CITY

BURLINGAME

FREMONT

SAN MATEO

EDGEWOOD
SHOPPING CENTER

DOWNTOWN
PALO ALTO

HILLSDALE MALL,
SAN MATEO

REDWOOD CITY

PALO ALTO

VALLEY FAIR,
SAN JOSE

MOUNTAIN
VIEW

SJC

SUNNYVALE

STANFORD S.C.,
PALO ALTO

SAN JOSE

SANTANA ROW,
SAN JOSE

3 LOCATION
MAP

PALO ALTO
AIRPORT

EDGEWOOD
SHOPPING CENTER

IKEA

PGA TOUR
SUPERSTORE
NORDSTROM
Rack
TARGET
CARDENAS
THE HOME
DEPOT

DOWNTOWN
PALO ALTO

EMBARCADERO RD

NCALIFORNIA AVE

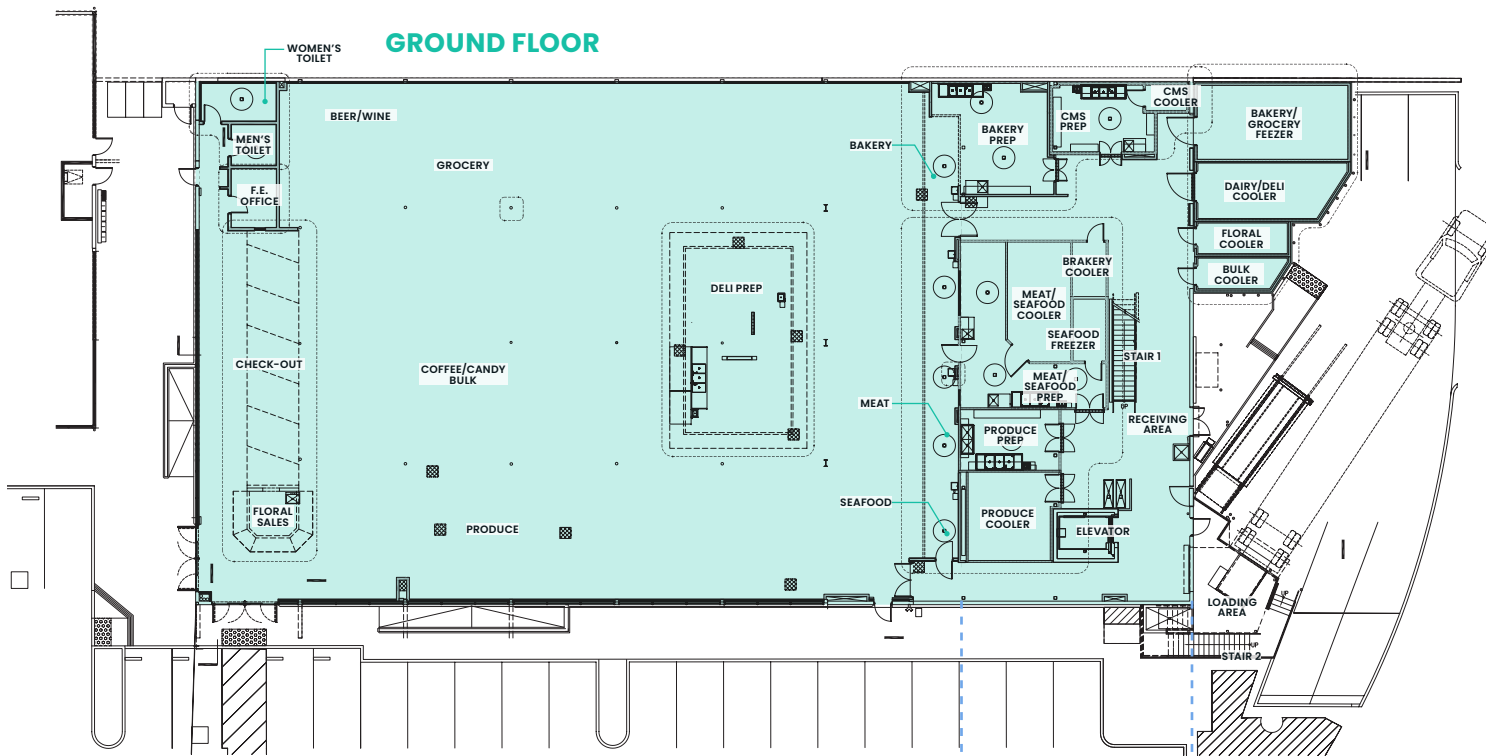
OREGON EXPY

101

SAFeway

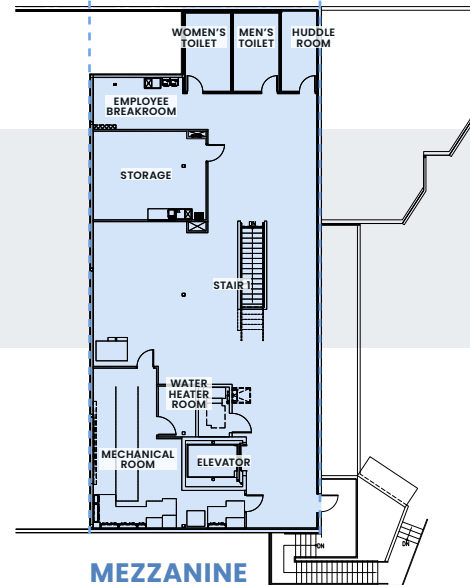
Walgreens

CVS



GROUND FLOOR
±17,949 SF

MEZZANINE
±3,697 SF



TOTAL SF
±21,646 SF



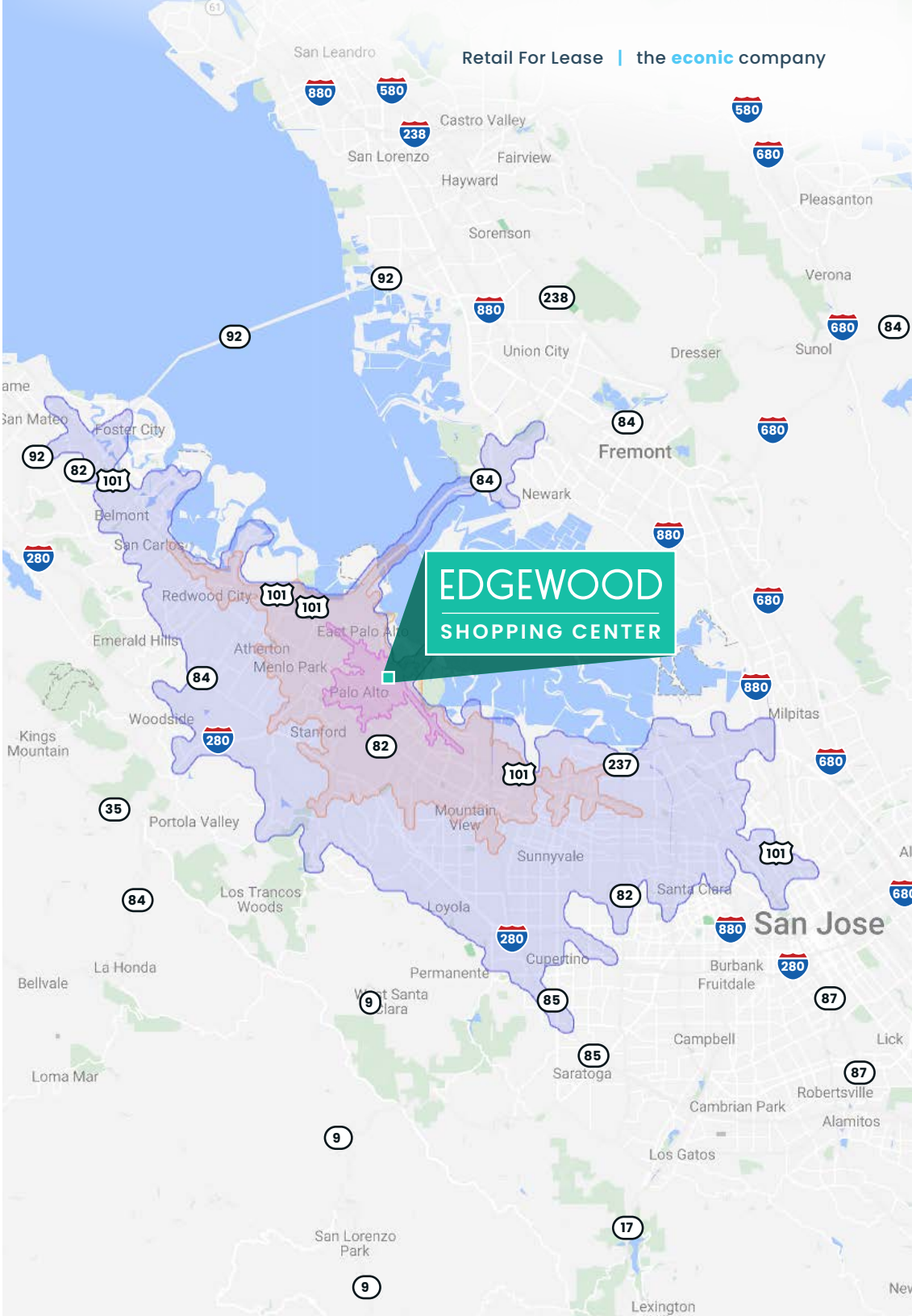
EDGEWOOD SITE PLAN



DRIVE TIME

DEMOGRAPHICS

DEMOGRAPHICS (2025)	5 MIN	10 MIN	15 MIN
2025 Total Population	19,311	159,004	459,315
2030 Total Population (Estimated)	19,051	165,510	474,167
Median Age	39.7	37.7	36.5
Total Households	6,508	57,183	167,239
Total Owner Occupied Housing Units	57.5%	46.5%	43.5%
Total Renter Occupied Housing Units	42.5%	53.5%	56.5%
Average Household Income	\$321,000	\$278,471	\$270,149
Median Household Income	\$208,135	\$188,264	\$182,671
Per Capita Income	\$109,412	\$100,575	\$98,313
Average Household Size	2.96	2.74	2.62



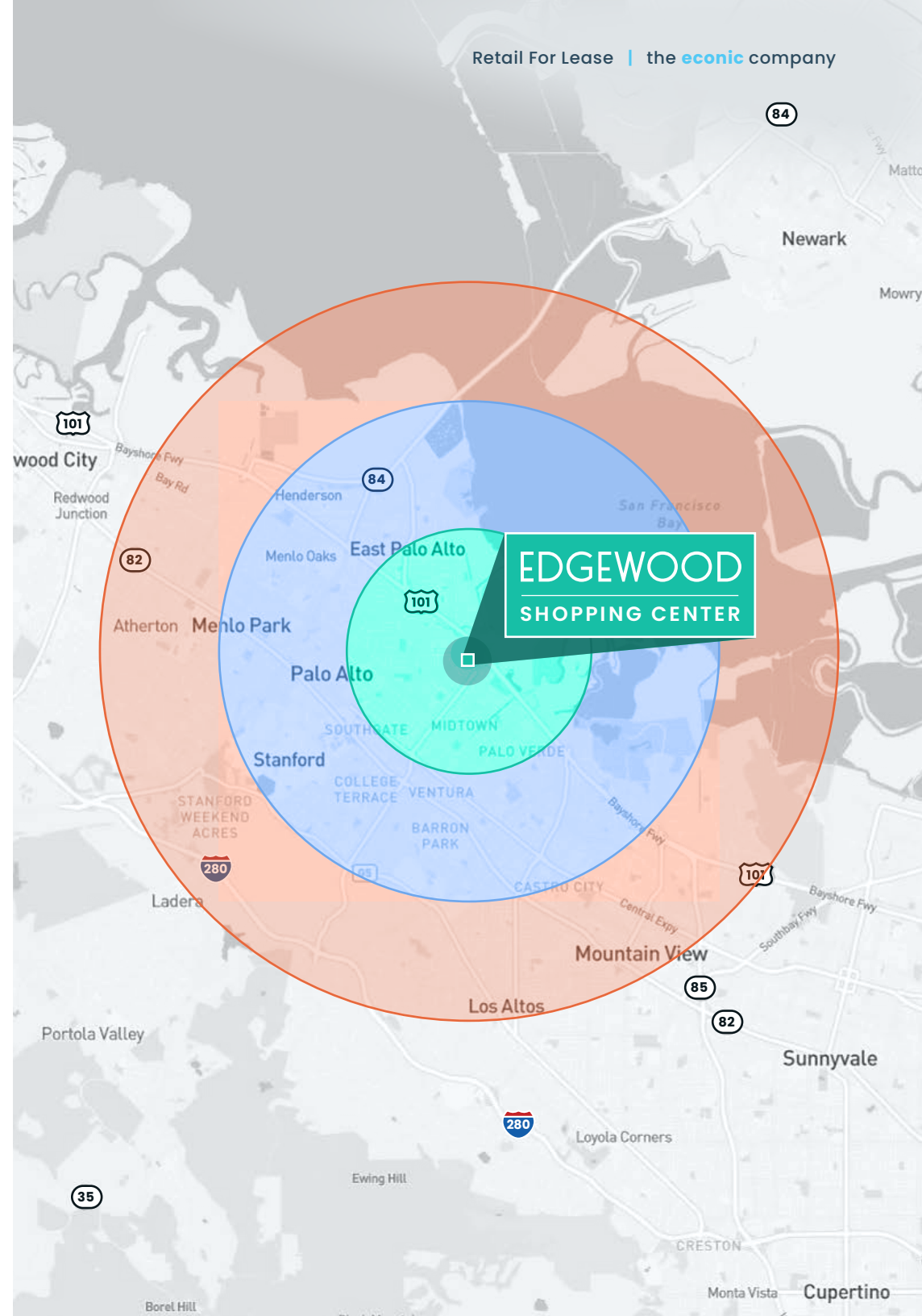
Retail For Lease | the econic company

EDGEWOOD
SHOPPING CENTER

DISTANCE

DEMOGRAPHICS

DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
2025 Total Population	19,707	133,012	252,105
2030 Total Population (Estimated)	19,175	136,378	269,891
Median Age	38.1	35.0	36.0
Total Households	6,352	45,223	92,839
Total Owner Occupied Housing Units	55.5%	46.5%	45.4%
Total Renter Occupied Housing Units	44.5%	53.5%	54.6%
Average Household Income	\$286,491	\$280,988	\$287,304
Median Household Income	\$191,823	\$180,967	\$185,937
Per Capita Income	\$93,803	\$93,335	\$101,510
Average Household Size	3.05	2.74	2.64



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