



PREMIER
PROPERTIES
COMMERCIAL
REAL ESTATE


MEDICAL BUILDING FOR SALE

359 MIDDLEFIELD ROAD
PALO ALTO, CALIFORNIA



OFFERING MEMORANDUM

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ADDRESS 359 Middlefield Road
Palo Alto, California

APN 003-01-066

BUILDING SIZE ±1,230 Sq. Ft.

PARKING Five (5) Spaces

LAND AREA ±5,652 Square Feet

PRICING Contact Broker

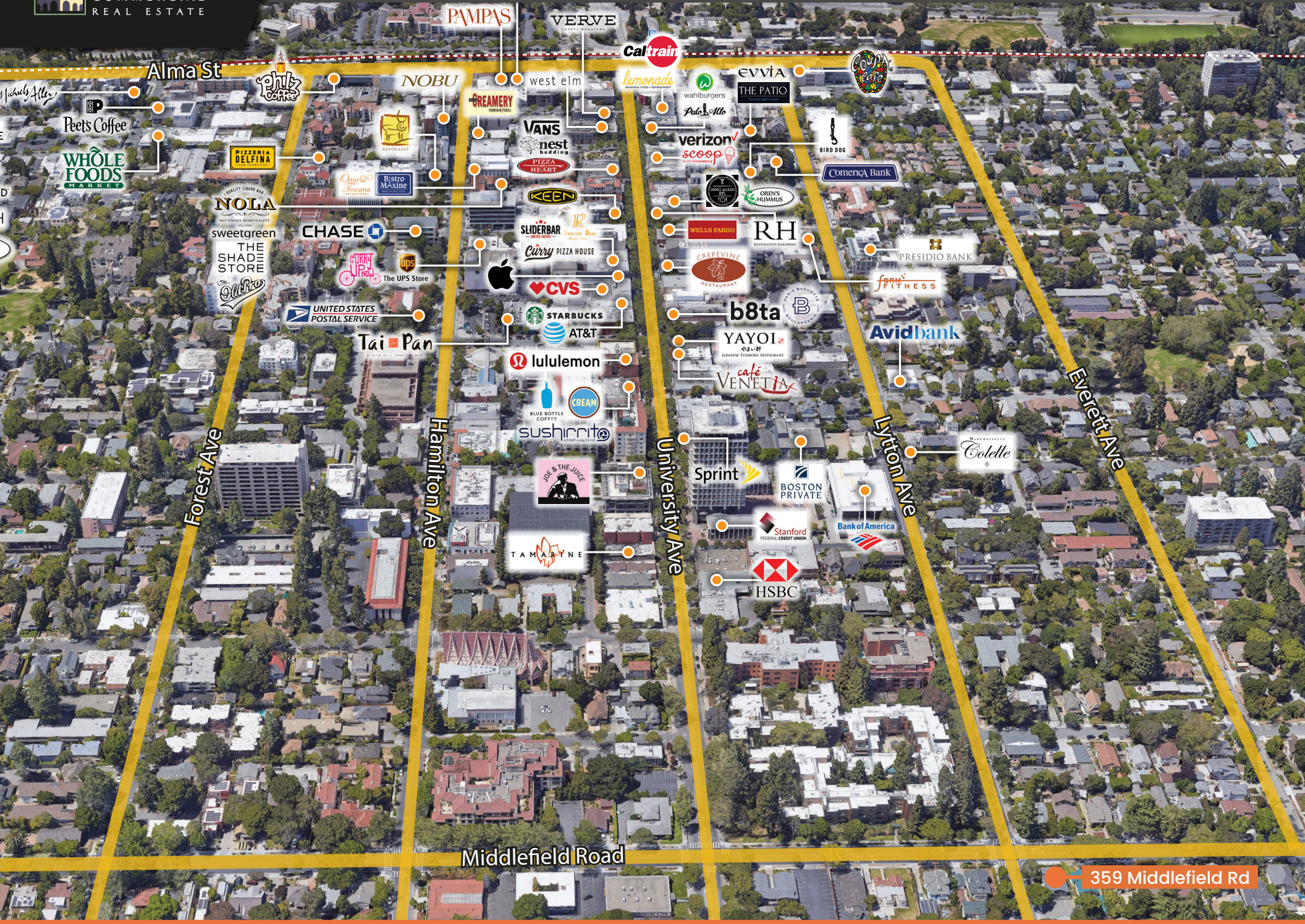
ZONING R1

Medical Office use is "Legal and Non-Conforming" per the Planning Department of Palo Alto. Prospective Buyer should verify with the City of Palo Alto.

HIGHLIGHTS:

- New roof (approximately two (2) years old)
- Four (4) Exam Rooms
- Updated Electrical
- Upgraded Bathroom (two (2) restrooms-total)
- New Sewage Line (replaced by Owner and City of PAO)
- Medical Grade Windows
- This building has a Basement

AMENITIES AERIAL



Alma St

Forest Ave

Hamilton Ave

University Ave

Lytton Ave

Everett Ave

Middlefield Road

359 Middlefield Rd

Peets Coffee

WHOLE FOODS MARKET

NOLA

sweetgreen

THE SHADE STORE

Old Pro

CHASE

UNITED STATES POSTAL SERVICE

Tai Pan

lululemon

BLUE BOTTLE COFFEE

sushirrito

JOE & THE JUICE

TAMAYNE

NOBU

CREAMERY

VANS

nest

PIZZA HEART

KEEN

SLIDERBAR

Curry PIZZA HOUSE

Apple

CVS

STARBUCKS

AT&T

CREAM

CREAMERY

STARBUCKS

AT&T

CREAM

CREAMERY

STARBUCKS

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CREAM

CREAMERY

VERVE

Caltrain

lemonade

wahburgers

Palace

verizon

scoop

WELLS FARGO

CREPEVINE

b8ta

YAYOI

VENETIA

Sprint

BOSTON PRIVATE

Stanford FEDERAL CREDIT UNION

HSBC

evvia

THE PATIO

verizon

scoop

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HSBC

Comerica Bank

BIRD DOG

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HSBC

Bank of America

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Colette

TRANSPORTATION AERIAL



PLANES

SJC - 16 miles
 SFO - 19 miles
 OAK - 28 miles



TRAINS

San Francisco - 58 min
 Milbrae - 37 min
 San Jose - 17 min



AUTOMOBILES

San Francisco - 38 miles
 Downtown San Jose - 19 miles
 Downtown Oakland - 34 miles

Downtown San Francisco →

San Francisco
 Int. Airport

Bayshore Fwy
 (227,900 VPD)
 101

Downtown
 Redwood City

INTERSTATE
 280
 (122,000 VPD)

El Camino Real (37,300 VPD)
 Caltrain Rail Line

Middlefield Rd (13,415 VPD)

359 MIDDLEFIELD ROAD

Stanford
 Medical Center

Stanford
 Shopping Center

Palo Alto
 CalTrain Station

Downtown
 Palo Alto

Sand Hill Rd (31,468 VPD)

Stanford
 University

University Ave (18,700 VPD)

Palm Dr





MEDIAN AGE
40.0

HOUSEHOLDS
9,870

FAMILIES
5,334

FAMILIES **5,334**

Median Household Income
\$172,546

Average Household Size: **2.35** Owner Occupied Housing Units: **4,569** Renter Occupied Housing Units: **5,301** Median Household Income: **\$172,546** Average Household Income: **\$231,112**

MA

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	2,526	7,917	14,489
Total Employees:	30,833	127,815	213,464
Total Residential Population:	17,926	145,779	265,830
Employee / Residential Population Ratio (per 100 Residents)	49	88	80





About Palo Alto, CA

Located 35 miles south of San Francisco and 14 miles north of San Jose, Palo Alto is a community of approximately 67,082 residents. Part of the San Francisco Metropolitan Bay Area and the Silicon Valley, Palo Alto is located within Santa Clara County and borders San Mateo County. The City's boundaries extend from San Francisco Bay on the east to the Skyline Ridge of the coastal mountains on the west, with Menlo Park to the north and Mountain View to the south. The City encompasses an area of approximately 26 square miles, of which one-third is open space. Palo Alto is strategically located and easily accessible to major surface routes, including Interstate 280, Highway 101, Highway 84 - the Dumbarton Bridge and Highway 92 - the Hayward-San Mateo Bridge. Air transportation is easily accessible by bus, automobile or shuttle service to San Francisco, San Jose and Oakland international airports. Within the City, commuter rail transportation is conveniently located and the Palo Alto stop is one of the most used in the Caltrain system. Alternative transportation options include numerous bike paths throughout the City and an internal shuttle service is also available.

The City of Palo Alto is more than 100 years old, and is named after a majestic 1000 (not 250) year old coastal redwood tree along San Francisquito Creek, where early Spanish explorers settled. The blend of business and residential areas anchored by a vibrant downtown defines Palo Alto's unique character. A charming mixture of old and new, Palo Alto's tree-lined streets and historic buildings reflect its California heritage. At the same time, Palo Alto is recognized worldwide as a leader in cutting-edge technological development. This exciting mix of tradition and innovation makes Palo Alto an extraordinary place in which to operate a business. Unique among California cities, Palo Alto is a full-service municipality that owns and operates its gas, electric, water, sewer, refuse and storm drainage services at very competitive rates for its customers.



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