



**PREMIER**  
PROPERTIES  
COMMERCIAL  
REAL ESTATE

# BRAND NEW MIXED-USE BUILDING FOR SALE

425 PAGE MILL ROAD  
PALO ALTO, CA



## OFFERING MEMORANDUM

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## EXECUTIVE SUMMARY

Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire a brand new building in the coveted Palo Alto submarket. The 71,000 Sq. Ft. gross building area includes two levels of parking with charging stations, 16,039 Sq. Ft. of office, 4,033 Sq. Ft. of retail, and 14,411 Sq. Ft. of residential (16 units). 425 Page Mill was constructed using the highest standard of design and materials and is a Green Plus certified building. It offers unbeatable exposure on Page Mill Rd, adjacent to the El Camino Real intersection. The building boasts incredible views from the second and third floors and impressive street frontage for the ground floor tenant. All 16 apartment units enjoy their own private exterior deck and are fully-leased. The commercial spaces are in shell condition and ready for a tenant to build out their ideal suite. On the ground floor, the  $\pm 4,033$  Sq. Ft. space is suitable for retail, financial services, or personal services tenants and can easily be divided into two units. On the second floor, the  $\pm 6,614$  Sq. Ft. and  $\pm 9,425$  Sq. Ft. office spaces can be leased together or separately. Shared restrooms and a shower room have already been built out on the second floor. The buyer will have the luxury of residential units that are 100% occupied while the commercial spaces are built out for their respective ideal tenants.

425 Page Mill Rd is down the street from Stanford Research Park, walking distance to the California Ave Business District restaurants, amenities, and CalTrain Station, and just minutes from downtown Palo Alto and Stanford University. The subject property presents an excellent opportunity to acquire a newly-developed building in a submarket with resilient rents and where development is becoming ever more scarce--it is the rare chance to invest in high-quality, new product in Palo Alto.

<b>ADDRESS</b>	425 Page Mill Rd, Palo Alto, CA 94306
<b>APN</b>	132-37-073
<b>BUILDING SIZE</b>	$\pm 71,000$ Sq. Ft. (Gross Building Area)
<b>OFFICE / RETAIL</b>	$\pm 20,072$ Sq. Ft.
<b>RESIDENTIAL</b>	$\pm 14,411$ Sq. Ft.
<b>PARKING</b>	80 Interior Spaces
<b>PARCEL SIZE</b>	$\pm 26,932$ Sq. Ft. / $\pm 0.62$ Acre
<b>ZONING</b>	Service Commercial (CS)
<b>PRICE</b>	\$42,900,000

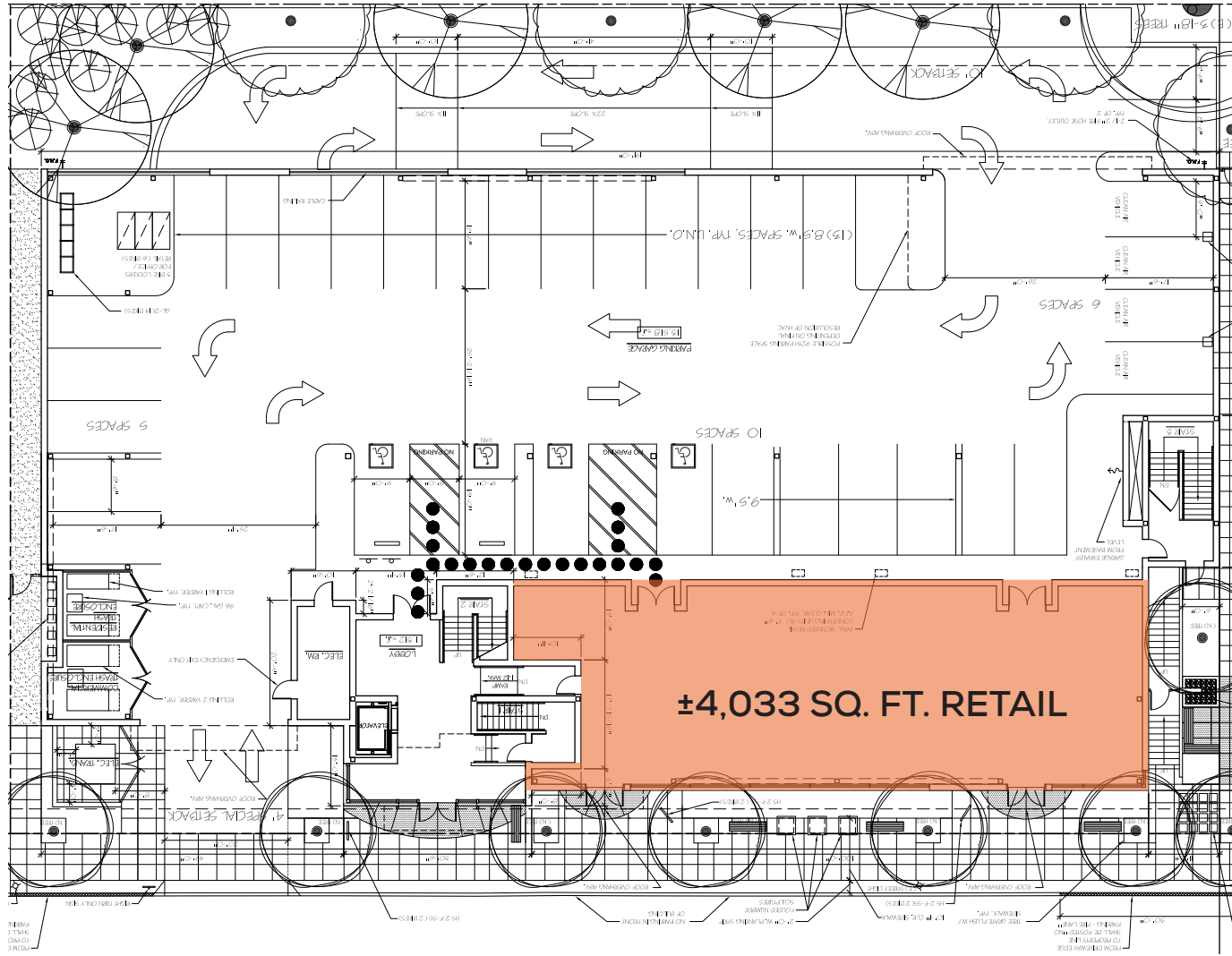


## UNIT DETAILS

Floor	Type	Unit Number	Rentable Sq. Ft.	BR/BA
1	Retail	103	4,033	N/A
2	Office	200	6,614	N/A
2	Office	205	9,425	N/A
2	Residential	210	733	1/1
2	Residential	211	733	1/1
2	Residential	212	720	1/1
3	Residential	300	807	1/1
3	Residential	301	750	1/1
3	Residential	302	975	2/2
3	Residential	303	900	2/2
3	Residential	304	900	2/2
3	Residential	305	900	2/2
3	Residential	306	900	2/2
3	Residential	307	900	2/2
3	Residential	308	1,196	2/2
3	Residential	309	1,197	2/2
3	Residential	310	681	1/1
3	Residential	311	1,066	2/2
3	Residential	312	1,066	2/2



# FIRST FLOOR PLAN

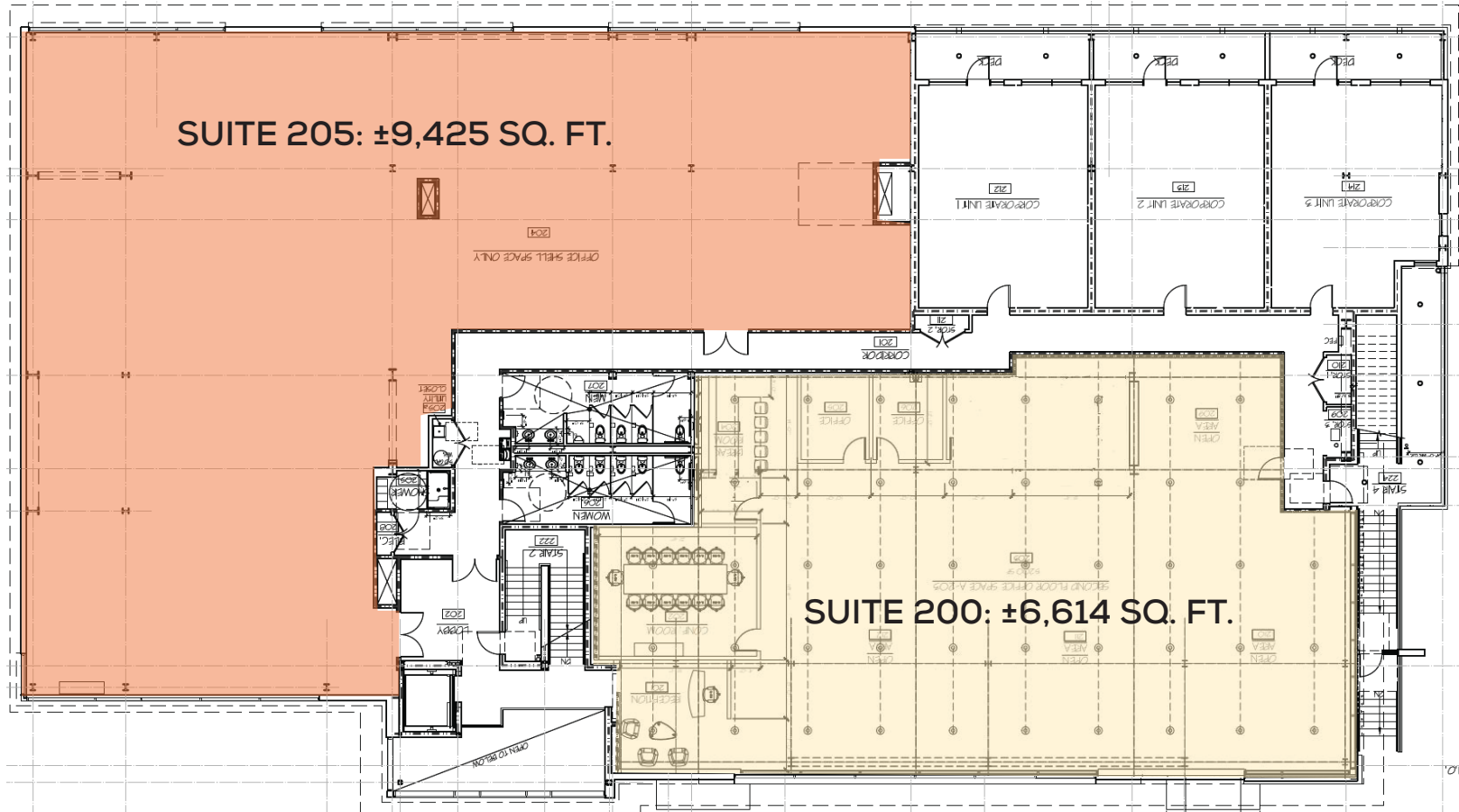


PAGE MILL ROAD

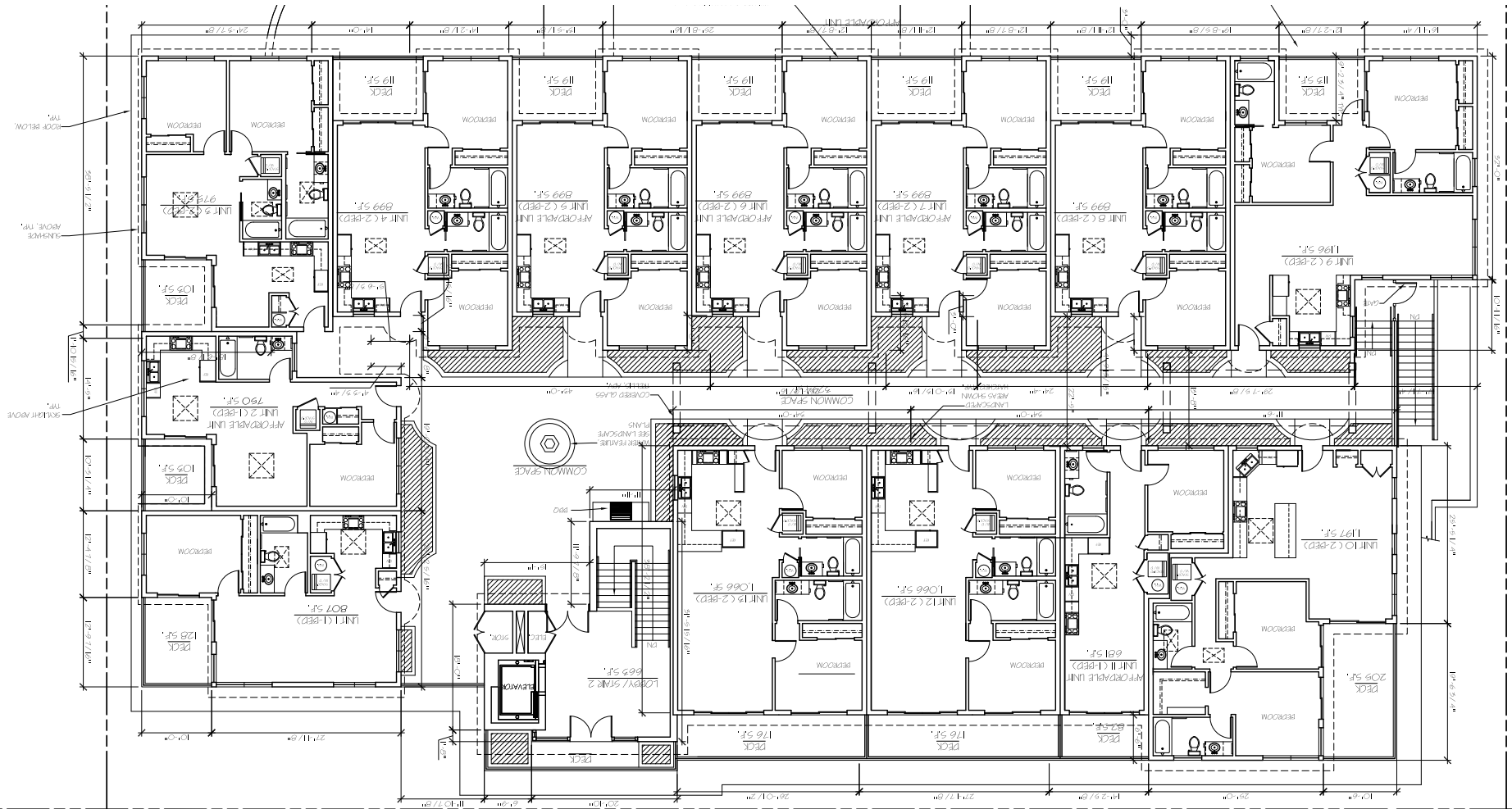




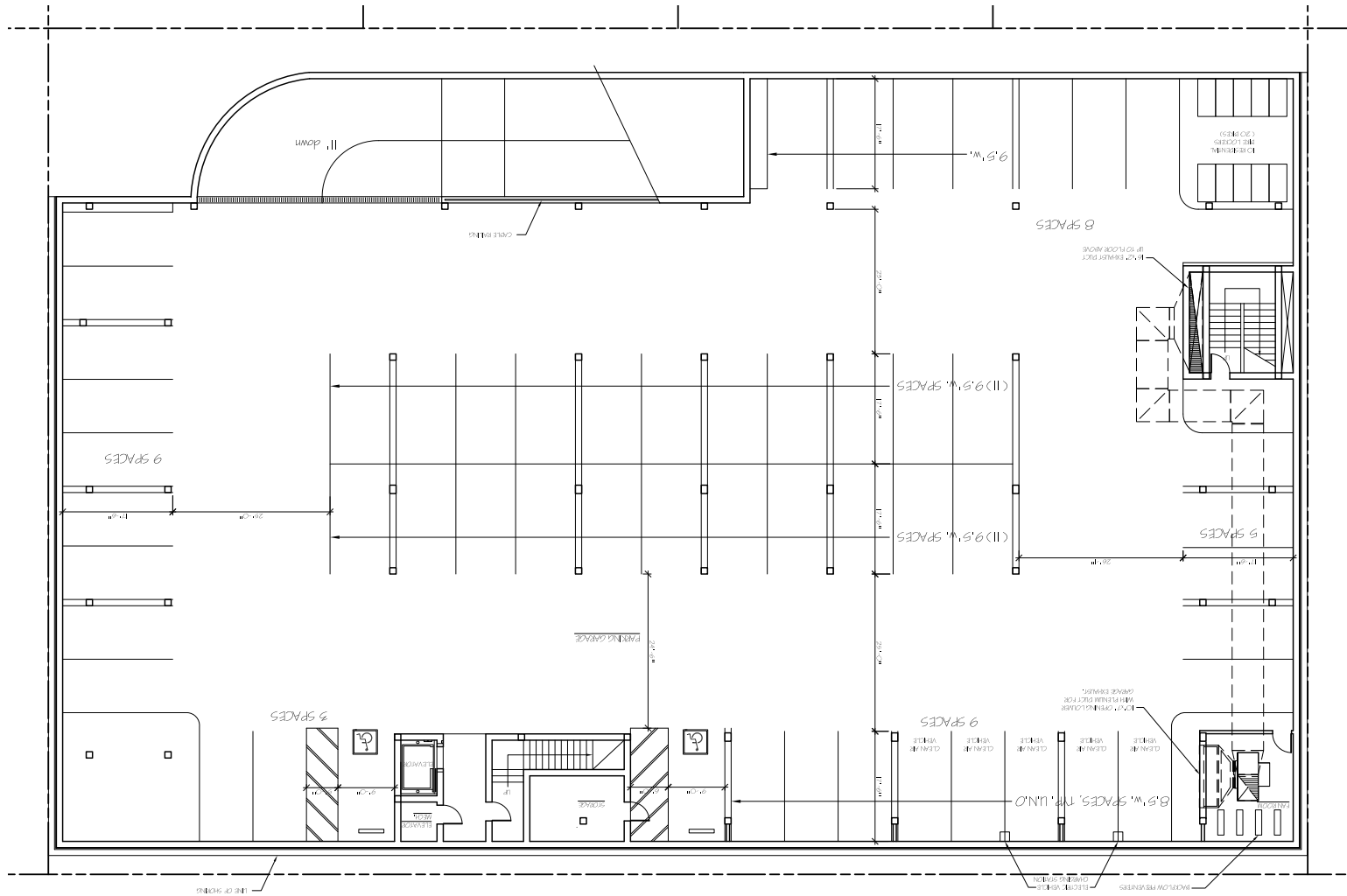
# SECOND FLOOR PLAN



PAGE MILL ROAD













# TRANSPORTATION AERIAL

(122,000 VPD) 

Downtown San Francisco

San Francisco Int. Airport

Stanford Medical Center

Downtown Redwood City

Sand Hill Rd (31,468 VPD)

SLAC National Accelerator Laboratory

Stanford University


Stanford Shopping Center

Downtown Palo Alto

**Caltrain**  
 Palo Alto CalTrain Station

Caltrain Rail Line

 PLANES

 TRAINS

SJC - 16 miles    San Francisco - 1 h 11 min  
 SFO - 22 miles    Milbrae - 41 min  
 OAK - 30 miles    San Jose - 25 min

 AUTOMOBILES

San Francisco - 35 miles  
 Downtown San Jose - 22 miles  
 Downtown Oakland - 36 miles

425 Page Mill Road

California Business District

**Caltrain**  
 California Avenue Station

Stanford Research Park

Page Mill Rd (24,737 VPD)

El Camino Real (46,000 VPD)





**ONE-MILE POPULATION: 23,361**

AVERAGE AGE

**34.3**

HOUSEHOLDS



FAMILIES



**FAMILIES**

**5,429**



Average Household Income

**\$187,815**

Average Household Size: **2.34** | Owner Occupied Housing Units: **4,055** | Renter Occupied Housing Units: **5,728** | Median Household Income: **\$129,293** | Average Household Income: **\$187,815**

## MAJOR EMPLOYERS:

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,470	8,248	14,543
Total Employees:	19,676	151,087	222,070
Total Residential Population:	23,361	143,827	271,906
Employee/Residential Population Ratio (per 100 Residents)	84	105	82







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# RENDERINGS





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