

FOR LEASE

117-119 UNIVERSITY AVE, PALO ALTO

±4,300 - 8,600 SQ. FT. OFFICE



VIEW SUITE
117 3D TOUR



VIEW SUITE
119 3D TOUR



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

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PROPERTY HIGHLIGHTS

- ±4,300 Sq. Ft. Office Suites on Each Floor
- Prime Downtown Palo Alto Location
- High Visibility Signage Opportunities at the Gateway to University Ave
- Open to Full Building Users or Divisible by Floor
- Kitchenettes and Restrooms on Each Floor
- Two Secured Private Entrances on University Ave
- Surrounded by Downtown Amenities
- Adjacent to Caltrain Station

117: ±4,300 SF Ground Floor Suite

- Fully-Furnished
- Four Glass-Walled Conference / Meeting Rooms
- Great Natural Light
- Polished Concrete Floors
- Available September 1, 2025

119: ±4,300 SF Second Floor Suite

- Newly Remodeled and Never Occupied
- Open Layout with Three Meeting Rooms
- Excellent Natural Light
- New Lighting Throughout
- Available Immediately

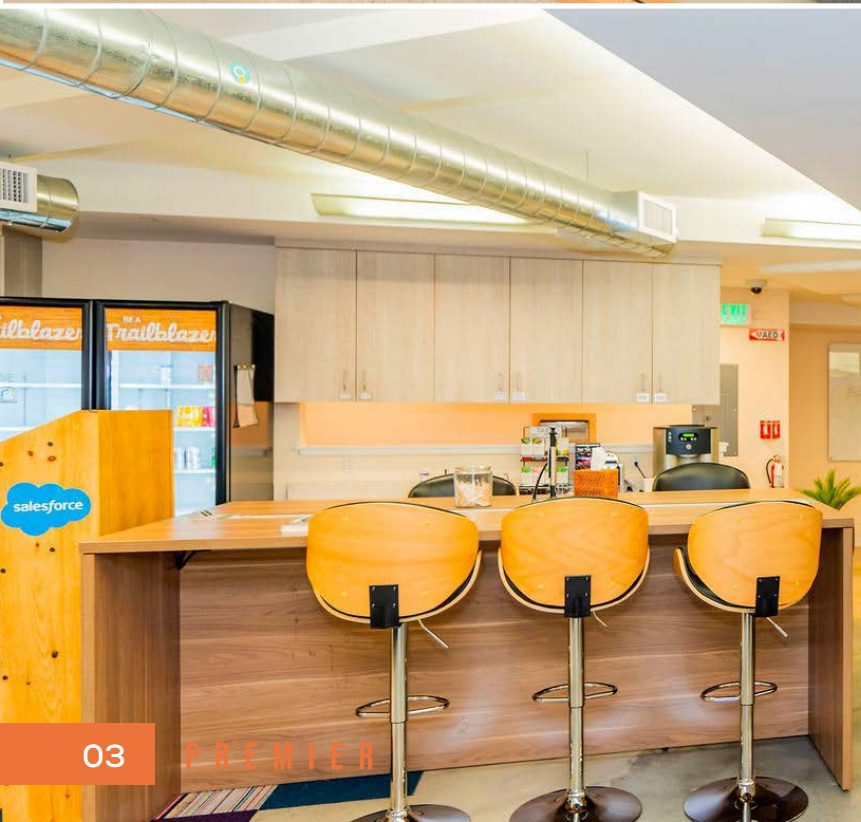


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VIEW SUITE
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117 INTERIOR PHOTOS



03

PREMIER



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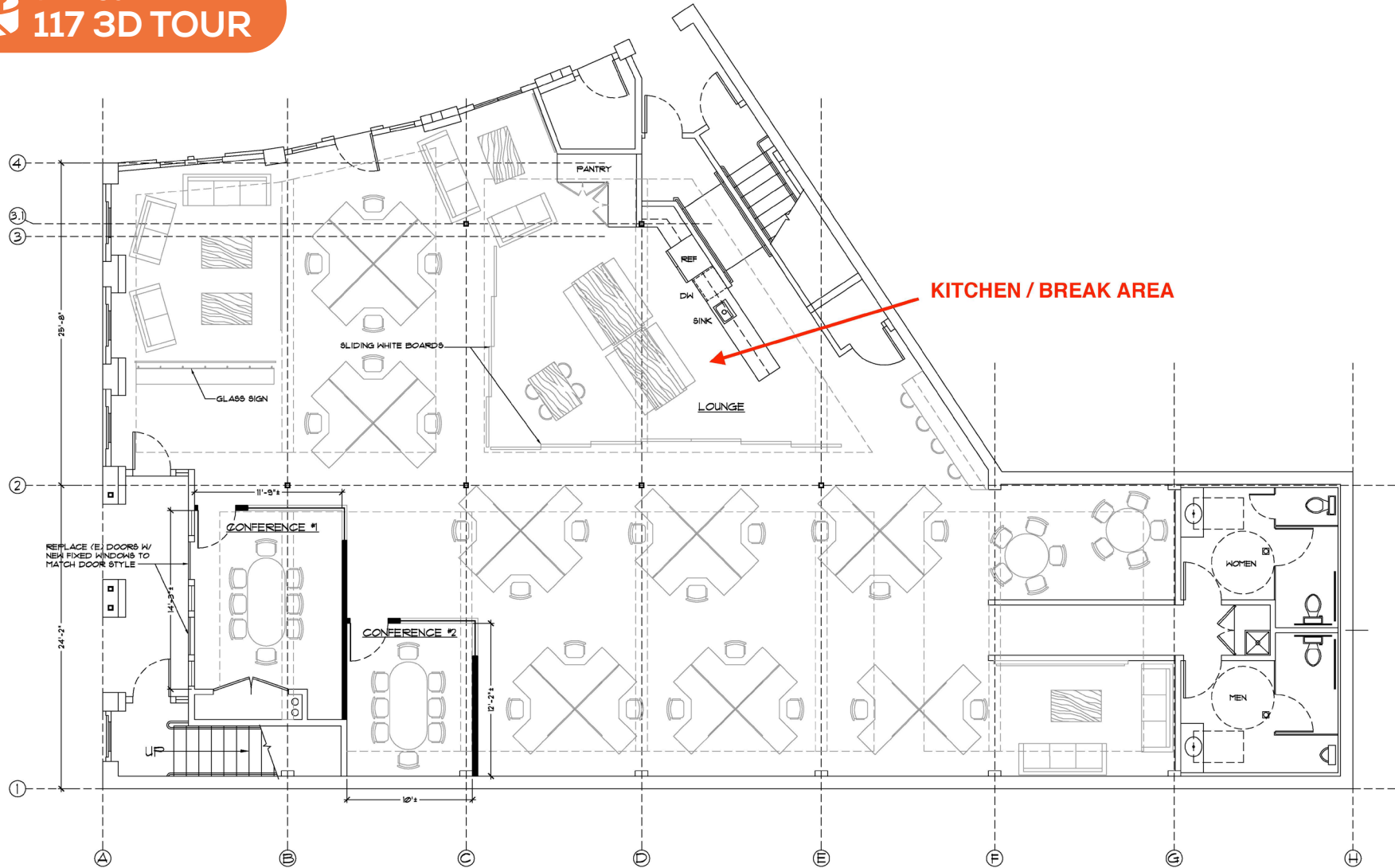
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GROUND FLOOR PLAN



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UNIVERSITY AVE

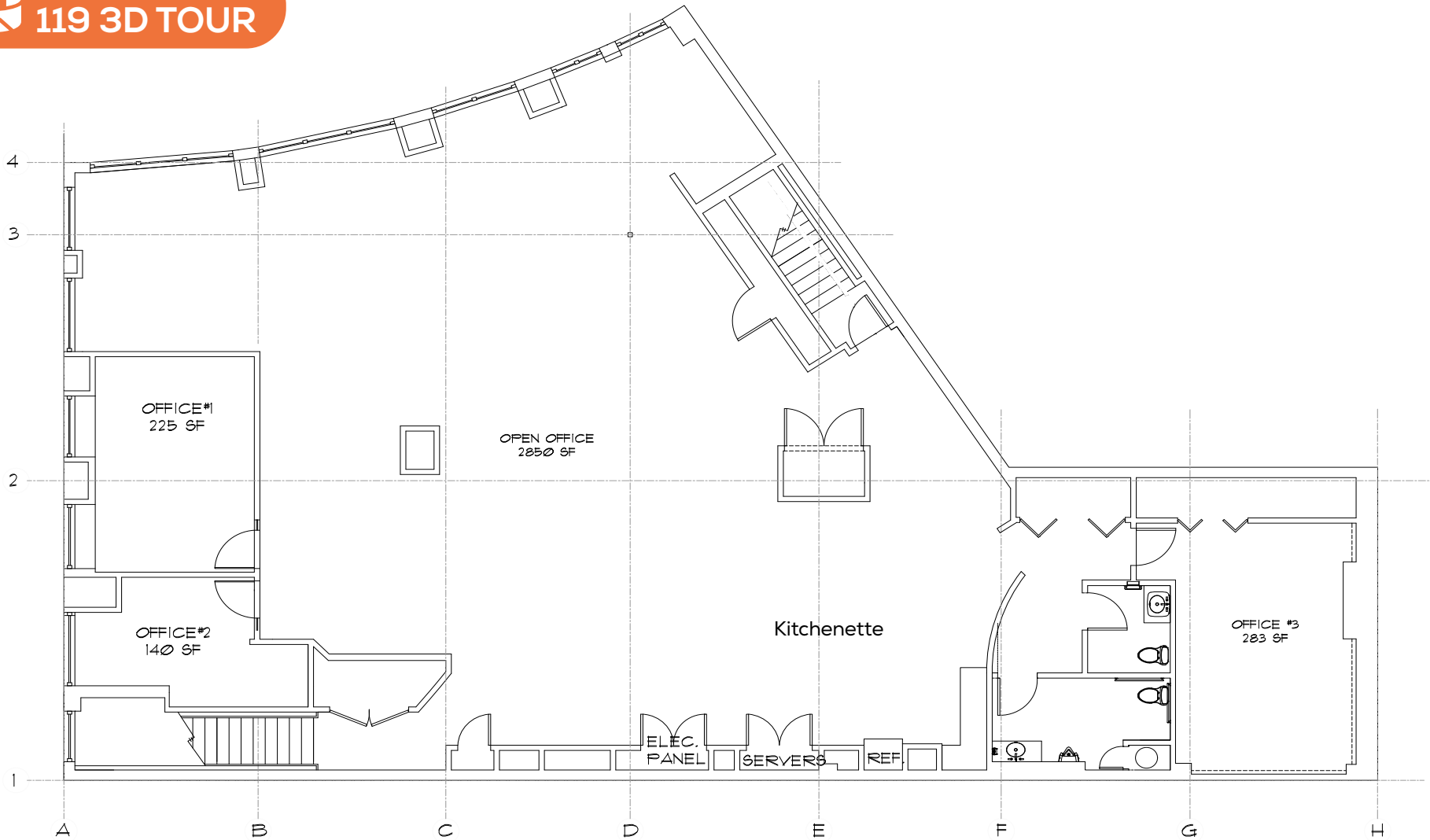


SECOND FLOOR PLAN



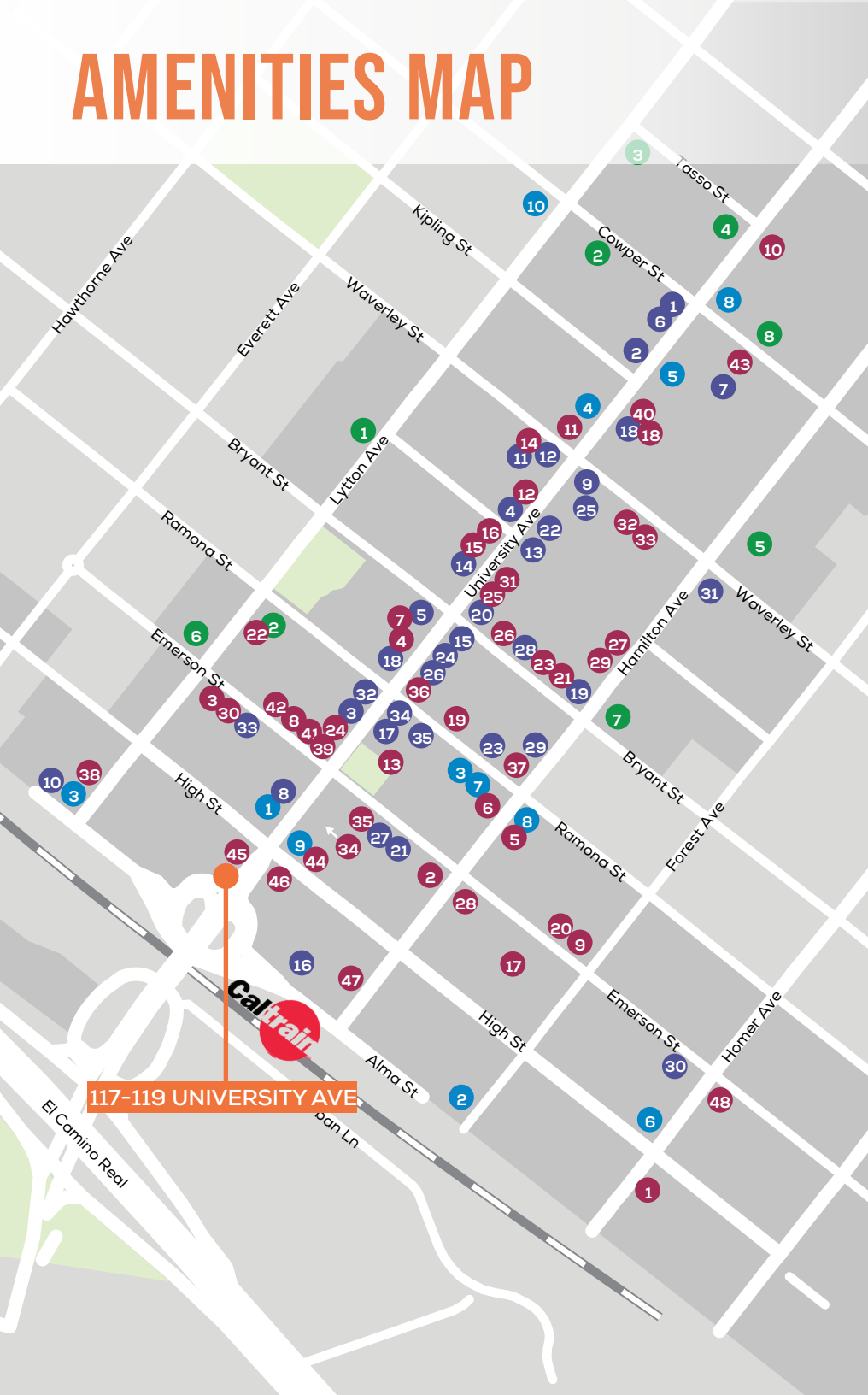
VIEW SUITE
119 3D TOUR

UNIVERSITY AVE



MAY NOT BE ACCURATE / TO SCALE

AMENITIES MAP



SHOPPING / SERVICES

- 1 AT&T Store
- 2 Footwear Etc
- 3 Verizon
- 4 Design Within Reach
- 5 Miniso
- 6 Cielo
- 7 el PRADO Hotel
- 8 Palo Alto Bicycles
- 9 Chico's
- 10 E-bike Annex
- 11 Visual Comfort & Co
- 12 The RealReal
- 13 Apple Store
- 14 Brandy Melville
- 15 Keen Garage
- 16 Patagonia
- 17 Fjallraven
- 18 Arnoldi Jewelers
- 19 UPS Store
- 20 Artsy Rugs
- 21 Bells Books
- 22 CVS
- 23 Warby Parker
- 24 Lenscrafters
- 25 Avocado Green Mattress
- 26 The Shade Store
- 27 Mac's Smoke Shop
- 28 Timothy Adams
- 29 Scandia Home
- 30 Whole Foods
- 31 US Postal Service
- 32 Stanford Theatre
- 33 Aquarius Theatre
- 34 Juut Salon
- 35 Mansoor Fine Jewelers

RESTAURANTS

- 1 St Michael's Alley
- 2 Palo Alto Creamery
- 3 Evvia
- 4 Orens Hummus
- 5 Reposado
- 6 Osteria Toscana
- 7 Local Union
- 8 Rangoon Ruby
- 9 Pizzeria Delfina
- 10 Tamarine
- 11 Yayoi Palo Alto
- 12 Crepevine
- 13 Pizza My Heart
- 14 Marugame Udon
- 15 Bevri
- 16 Khazana by Chef Sanjeev Kapoor
- 17 Tacolicious
- 18 SOMSOMI
- 19 Nola
- 20 Buca di Beppo
- 21 Zola
- 22 Macarena
- 23 Ramen Nagi
- 24 Steam
- 25 Curry Pizza House
- 26 Son & Garden
- 27 New York Pizza
- 28 Nobu
- 29 Curry Up Now
- 30 The Patio
- 31 La Corneta Taqueria
- 32 Ethel's Fancy
- 33 Tai Pan
- 34 Sprout Café
- 35 Bare Bowls
- 36 Salt and Straw
- 37 sweetgreen
- 38 Darbar Indian Cuisine
- 39 Scoop
- 40 Sushirrito
- 41 Tane Vegan Izakaya
- 42 Gelato Classico
- 43 Il Fornaio
- 44 Sweet Maple
- 45 New York New York Sandwiches
- 46 Arya Steakhouse
- 47 San Agus Cocina Urbana
- 48 Taverna

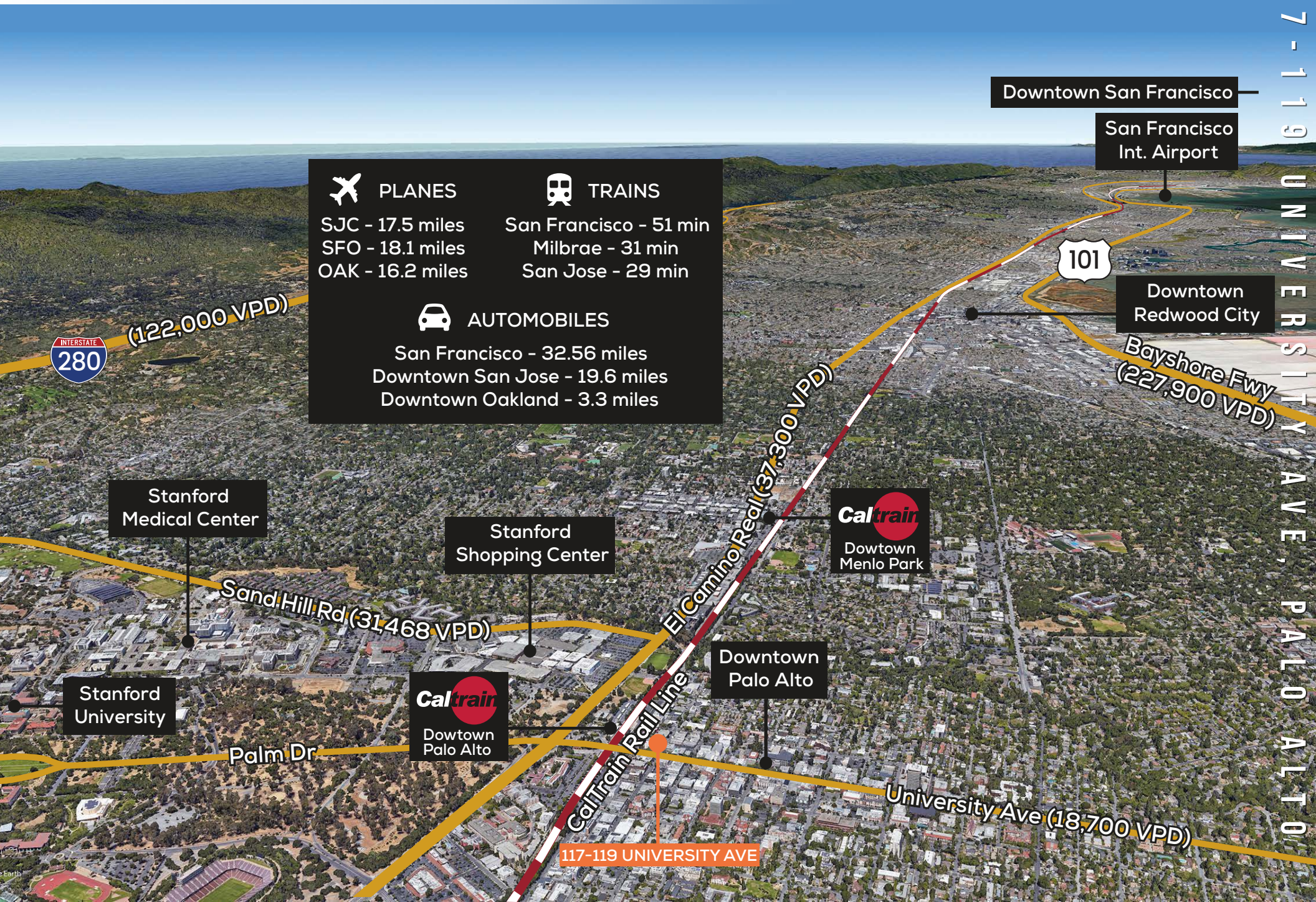
BANKS

- 1 Heritage Bank of Commerce
- 2 Comerica Bank
- 3 Bank of America
- 4 Stanford Credit Union
- 5 Wells Fargo
- 6 City National Bank
- 7 Chase Bank
- 8 Bank of The West

COFFEE

- 1 Starbucks
- 2 Philz Coffee
- 3 Coupa Cafe
- 4 Café Venetia
- 5 Blue Bottle Café
- 6 Peets
- 7 Bistro Maxine
- 8 Joe & the Juice
- 9 Verve
- 10 Mademoiselle Colette

TRANSPORTATION MAP



PLANES

SJC - 17.5 miles
SFO - 18.1 miles
OAK - 16.2 miles



TRAINS

San Francisco - 51 min
Milbrae - 31 min
San Jose - 29 min



AUTOMOBILES

San Francisco - 32.56 miles
Downtown San Jose - 19.6 miles
Downtown Oakland - 3.3 miles



(122,000 VPD)



Bayshore Fwy
(227,900 VPD)

Stanford
Medical Center

Stanford
Shopping Center

Caltrain
Downtown
Menlo Park

Stanford
University

Sand Hill Rd (31,468 VPD)

Caltrain
Downtown
Palo Alto

Palm Dr

Downtown
Palo Alto

University Ave (18,700 VPD)

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DEMOGRAPHICS



ONE-MILE POPULATION: 9,549

MEDIAN AGE

50.8

AVERAGE HOUSEHOLD
SIZE



FAMILIES



FAMILIES

2,571



Average Household Income

\$325,995

Average
Household Size: 2.78

Owner Occupied
Housing Units:

2,707

Renter Occupied
Housing Units

712

Median
Household Income

\$200,001

Average
Household Income

\$325,995

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	980
Total Employees:	6,090
Total Residential Population:	9,549
Employee/Residential Population Ratio (per 100 Residents)	64



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