

# FOR LEASE

124 UNIVERSITY AVE, PALO ALTO

±5,129 SQ. FT. RETAIL / FINANCIAL SERVICES



**PREMIER  
PROPERTIES**  
COMMERCIAL  
REAL ESTATE

**BRAD EHIKIAN**

Partner  
dre license #01736391  
| 650.618.3001  
| brad.ehikian@prprop.com

**JON GOLDMAN**

Partner  
dre license #01295503  
| 650.618.3003  
| jon.goldman@prprop.com

**JESSE EBNER**

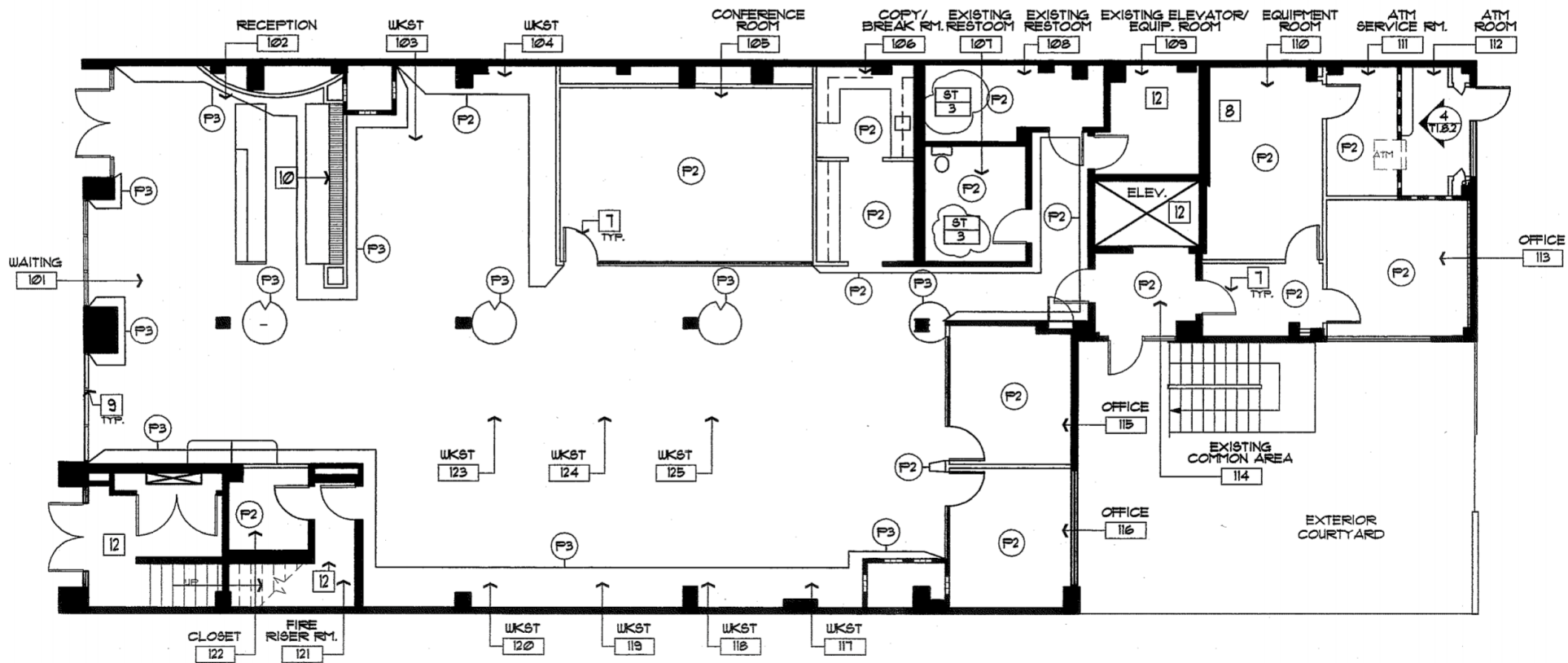
Vice President  
dre license #02055989  
| 650.618.3017  
| jesse.ebner@prprop.com

# PROPERTY HIGHLIGHTS

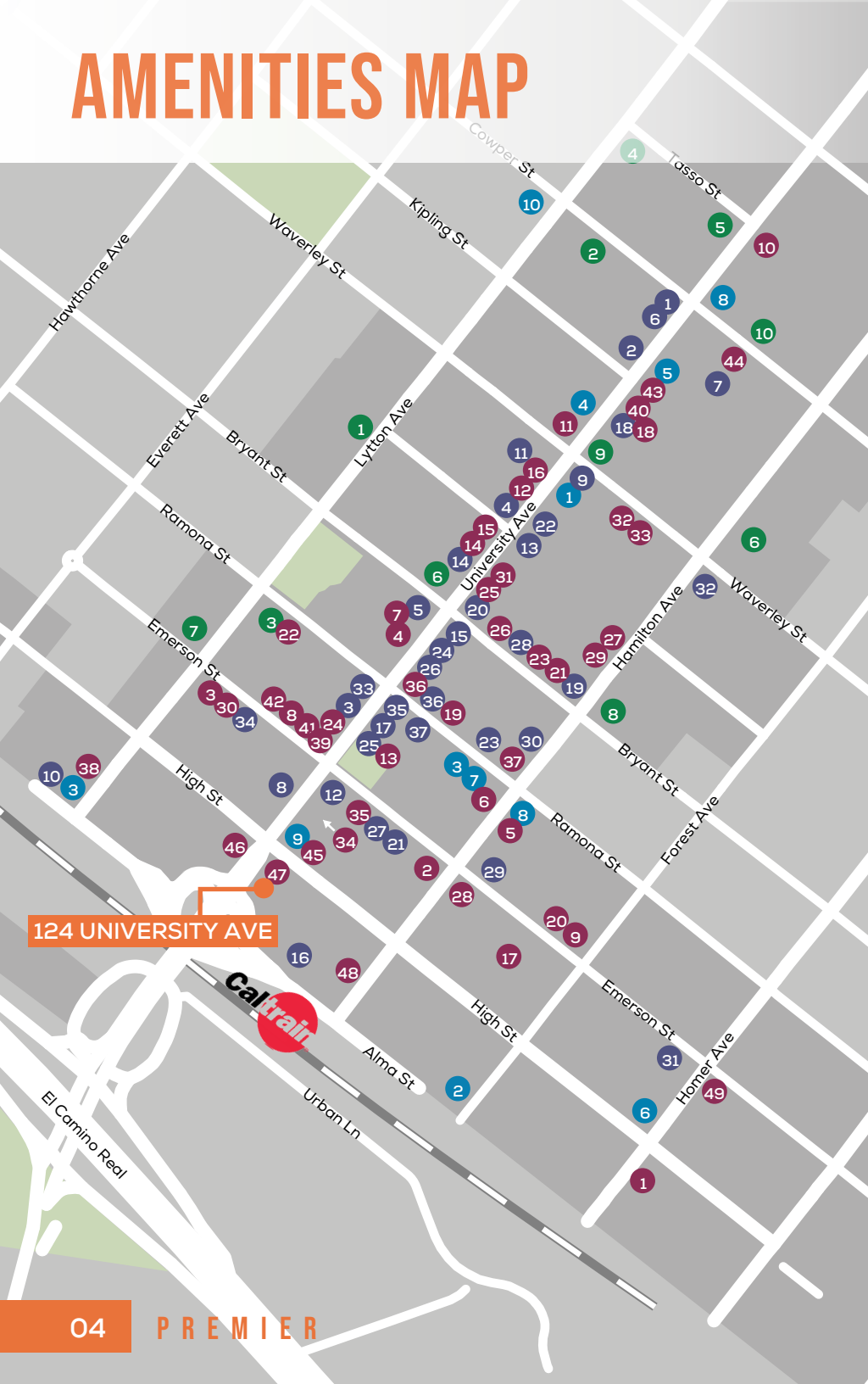
- ▀ ±5,129 Sq. Ft. Ground Floor Retail / Financial Services
- ▀ Currently Built Out For Financial Services
- ▀ High-Visibility Location at the Entrance to Downtown
- ▀ Excellent Window Line on University Ave
- ▀ Prime Signage Opportunities
- ▀ Beautiful Exterior Courtyard Area
- ▀ In-Suite Restrooms
- ▀ Adjacent to Public Parking Garage
- ▀ One Block from CalTrain Station
- ▀ Available August 1, 2024

124 UNIVERSITY AVE, PALO ALTO

# FLOOR PLAN



# AMENITIES MAP



## SHOPPING / SERVICES

- 1 AT&T Store
- 2 Footwear Etc
- 3 Verizon
- 4 Design Within Reach
- 5 Restoration Hardware
- 6 Cielo
- 7 el PRADO Hotel
- 8 Palo Alto Bicycles
- 9 Chico's
- 10 E-bike Annex
- 11 Circa Lighting
- 12 West Elm
- 13 Apple Store
- 14 Brandy Melville
- 15 Keen Garage
- 16 Patagonia
- 17 Vans
- 18 lululemon
- 19 UPS Store
- 20 Artsy Rugs
- 21 Bells Books
- 22 CVS
- 23 Warby Parker
- 24 Lenscrafters
- 25 Nest Bedding
- 26 The Shade Store
- 27 Mac's Smoke Shop
- 28 Timothy Adams
- 29 Rumble Fitness
- 30 Scandia Home
- 31 Whole Foods
- 32 US Postal Service
- 33 Stanford Theatre
- 34 Aquarius Theatre
- 35 Juut Salon
- 36 Edge Hair Salon
- 37 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 La Strada
- 15 Joya
- 16 Cocoa & Butter
- 17 Tacolicious
- 18 Chantal Guillon
- 19 Nola
- 20 Buca di Beppo
- 21 Zola
- 22 Bird Dog
- 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 SliderBar
- 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 Jing Jing
- 42 Gelato Classico
- 43 Gyros Gyros
- 44 Il Fornaio
- 45 Sweet Maple
- 46 New York New York Sandwiches
- 47 Arya Steakhouse
- 48 San Agus Cocina Urbana
- 49 Taverna

## BANKS

- 1 Heritage Bank of Commerce
- 2 Boston Private
- 3 Comerica Bank
- 4 Bank of America
- 5 Stanford Credit Union
- 6 Wells Fargo
- 7 City National Bank
- 8 Chase Bank
- 9 Union Bank
- 10 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

1 2 4 UNIVERSITY AVENUE, PALO ALTO

# TRANSPORTATION MAP

Downtown San Francisco →

1  
2  
4  
UNIVERSITY AVE,  
PALO ALTO

## ✈️ 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



(122,000 VPD)



Downtown Redwood City

Stanford Medical Center

Stanford Shopping Center

**Caltrain**  
Downtown Menlo Park

Sand Hill Rd (31,468 VPD)

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

Downtown Palo Alto

Palm Dr

**Caltrain**  
Downtown Palo Alto

124 UNIVERSITY AVE

University Ave (18,700 VPD)

# DOWNTOWN PARKING MAP



# DEMOGRAPHICS



ONE-MILE POPULATION: 18,467

MEDIAN AGE

42.1

HOUSEHOLD



FAMILIES



FAMILIES

3,762



Average Household Income

\$249,802

Average Household Size: **2.25** | Owner Occupied Housing Units: **3,281** | Renter Occupied Housing Units: **4,701** | Median Household Income: **\$170,258** | Average Household Income: **\$249,802**

## MAJOR EMPLOYERS:

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	2,513	8,041	14,537
Total Employees:	39,124	128,515	209,418
Total Residential Population:	18,467	155,757	289,732
Employee/Residential Population Ratio (per 100 Residents)	212	83	72



# FOR LEASE

124 UNIVERSITY AVE, PALO ALTO

±5,129 SQ. FT. RETAIL / FINANCIAL SERVICES



**PREMIER  
PROPERTIES**  
COMMERCIAL  
REAL ESTATE

**BRAD EHIKIAN**

Partner  
dre license #01736391  
| 650.618.3001  
| brad.ehikian@prprop.com

**JON GOLDMAN**

Partner  
dre license #01295503  
| 650.618.3003  
| jon.goldman@prprop.com

**JESSE EBNER**

Vice President  
dre license #02055989  
| 650.618.3017  
| jesse.ebner@prprop.com