



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

FOR LEASE

185 UNIVERSITY AVE

Palo Alto, CA

±5,000 Sq. Ft. Restaurant



BRAD EHIKIAN

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PROPERTY DESCRIPTION

- ▀ Second Generation Restaurant
- ▀ Ideal Location in the Heart of Downtown Palo Alto
- ▀ Completely Remodeled in 2017
- ▀ Bonus Large Basement Level Provides Ample Storage Space
- ▀ Outdoor Seating and Permitted Parklet
- ▀ Unbeatable Corner Location
- ▀ High-Visibility Signage Opportunities
- ▀ Surrounded by Countless Downtown Restaurants & Amenities
- ▀ Available with 90 Days' Notice



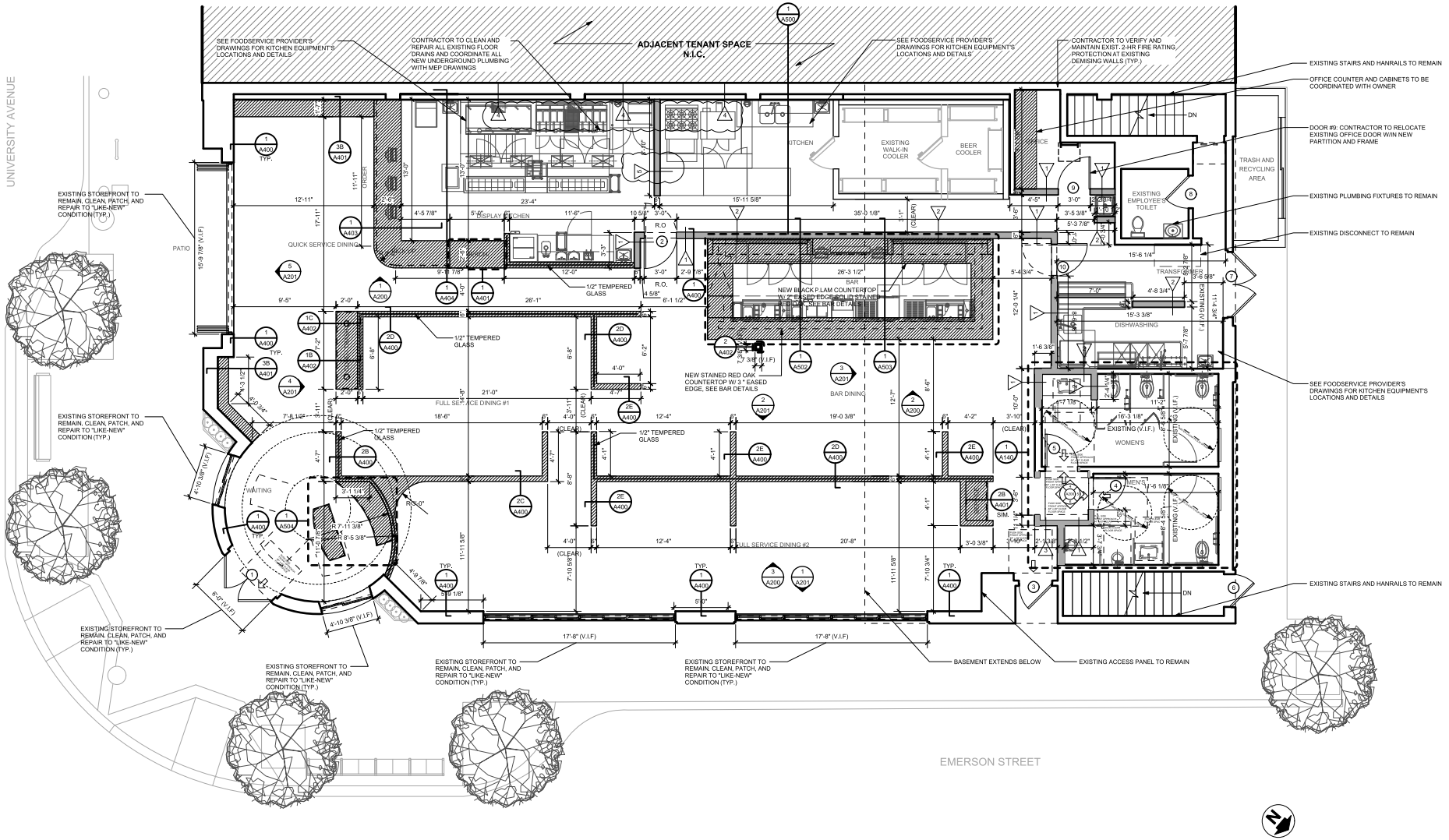
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FLOOR PLAN

UNIVERSITY AVENUE



EMERSON STREET



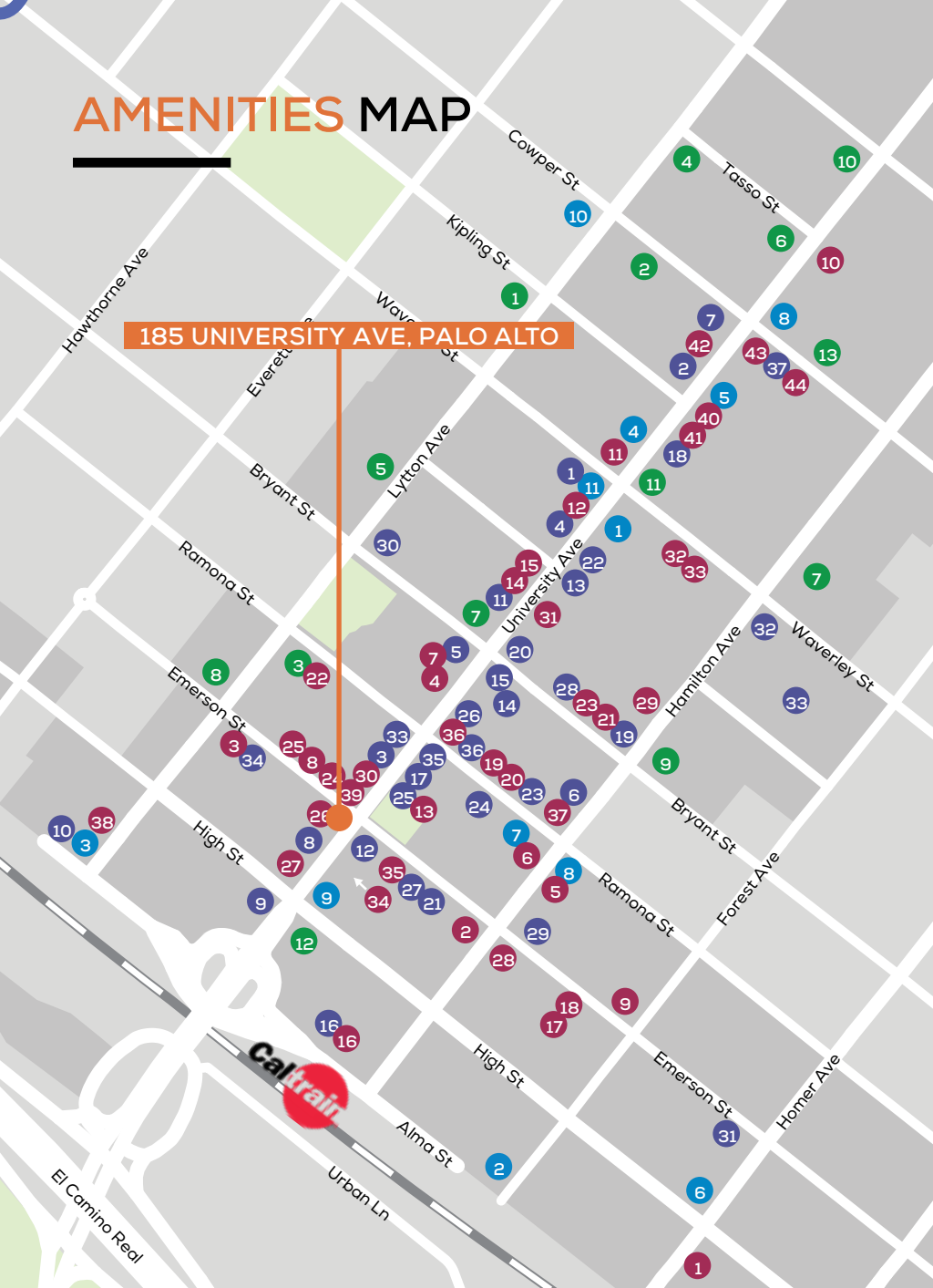
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AMENITIES MAP



SHOPPING / SERVICES

- 1 B8ta Palo Alto
- 2 Footwear Etc
- 3 Verizon
- 4 Design Within Reach
- 5 Restoration Hardware
- 6 Shinola
- 7 Sprint Store
- 8 Palo Alto Bicycles
- 9 Natural Mattress Store
- 10 E-bike Annex
- 11 Rejuvenation
- 12 West Elm
- 13 Apple Store
- 14 Jos. A. Banks
- 15 Keen Garage
- 16 Patagonia
- 17 Vans
- 18 lululemon
- 19 UPS Store
- 20 Walgreens
- 21 Bells Books
- 22 CVS
- 23 Warby Parker
- 24 Good Vibrations
- 25 Nest Bedding
- 26 The Shade Store
- 27 Mac's Smoke Shop
- 28 Timothy Adams
- 29 Rumble Fitness
- 30 Form Fitness
- 31 Whole Foods
- 32 US Postal Service
- 33 Stanford Theatre
- 34 Aquarius Theatre
- 35 Juut Salon
- 36 Edge Hair Salon
- 37 Garden Court

RESTAURANTS

- 1 Saint Michael Alley
- 2 Palo Alto Creamery
- 3 Evvia
- 4 Orens Hummus
- 5 Reposado
- 6 Osteria
- 7 Local Union
- 8 Rangoon Ruby
- 9 Pizza Delfina
- 10 Tamarine
- 11 Yayoi Palo Alto
- 12 Crepevine
- 13 Pizza My Heart
- 14 La Strada
- 15 Joya
- 16 Pampas
- 17 Tacolicious
- 18 Dan Gordon's
- 19 Nola
- 20 The Old Pro
- 21 Zola
- 22 Bird Dog
- 23 Ramen Nagi
- 24 Steam
- 25 Patxis
- 26 Wahlburgers
- 27 Lemonade
- 28 Nobu
- 29 Curry Up Now
- 30 Subway
- 31 SliderBar
- 32 Ethlys 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 Cream
- 42 Cielo
- 43 Gyros Gyros
- 44 Il Fornaio

BANKS

- 1 Avid Bank
- 2 Boston Private
- 3 Comerica Bank
- 4 Bank of America
- 5 Presidio Bank
- 6 Stanford Credit Union
- 7 Wells Fargo
- 8 City National Bank
- 9 Chase Bank
- 10 HSBC Bank
- 11 Union Bank
- 12 E*TRADE Bank
- 13 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
- 11 Paris Baguette



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TRANSPORTATION AERIAL



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DEMOGRAPHICS



ONE-MILE POPULATION: 9,644

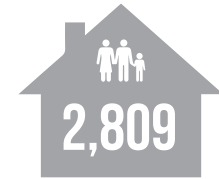
MEDIAN AGE

51.0

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

2,809



Average Household Income

\$301,520

Average Household Size: 2.55 | Owner Occupied Housing Units: 3,036 | Renter Occupied Housing Units: 739 | Median Household Income: \$200,001 | Average Household Income: \$301,520

MAJOR EMPLOYERS:

| Data for all businesses in area | 1 mile |
|---|--------|
| Total Businesses: | 932 |
| Total Employees: | 5,725 |
| Total Residential Population: | 9,644 |
| Employee/Residential Population Ratio (per 100 Residents) | 99 |



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