

FOR LEASE

450 CAMBRIDGE AVE, PALO ALTO

±3,800 - 9,775 SQ. FT. OFFICE



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

BRAD EHIKIAN

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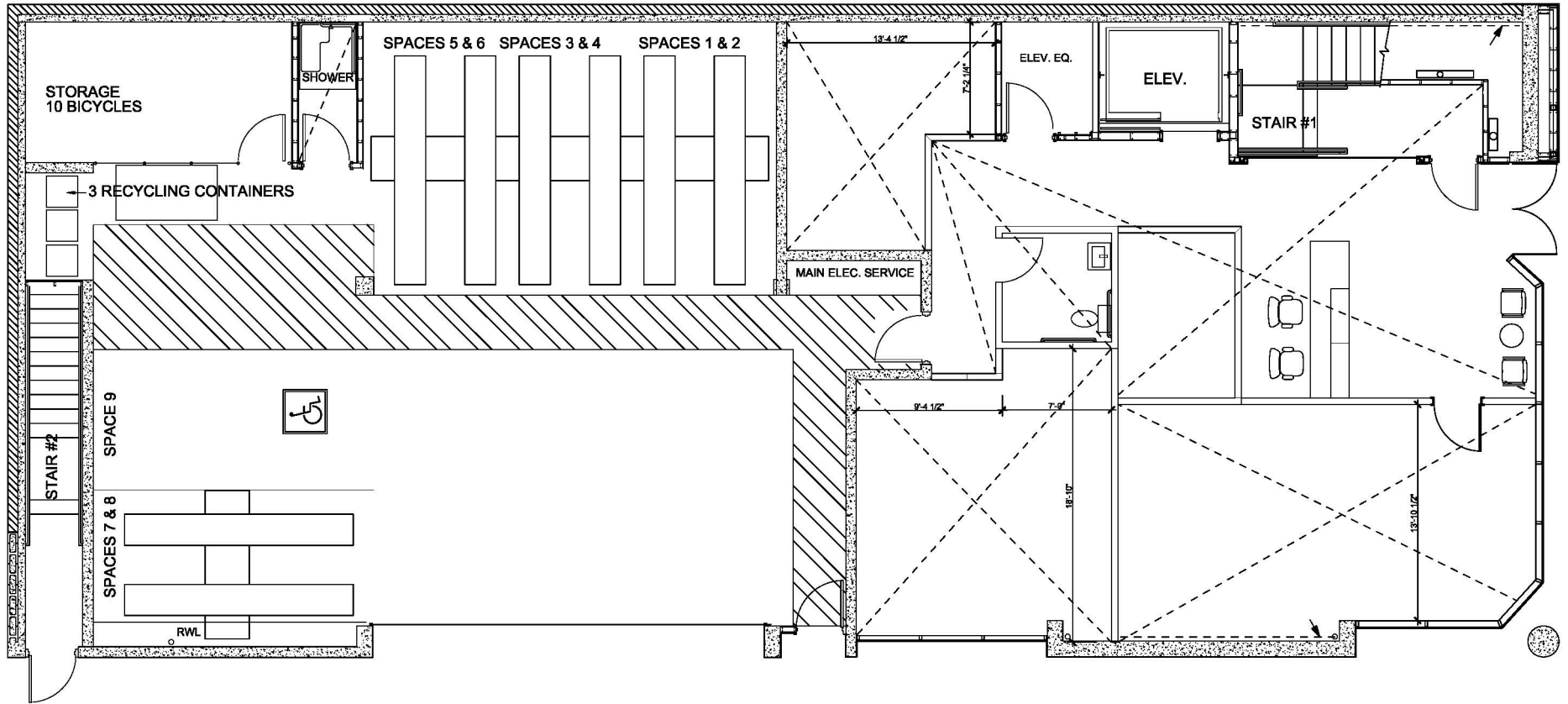
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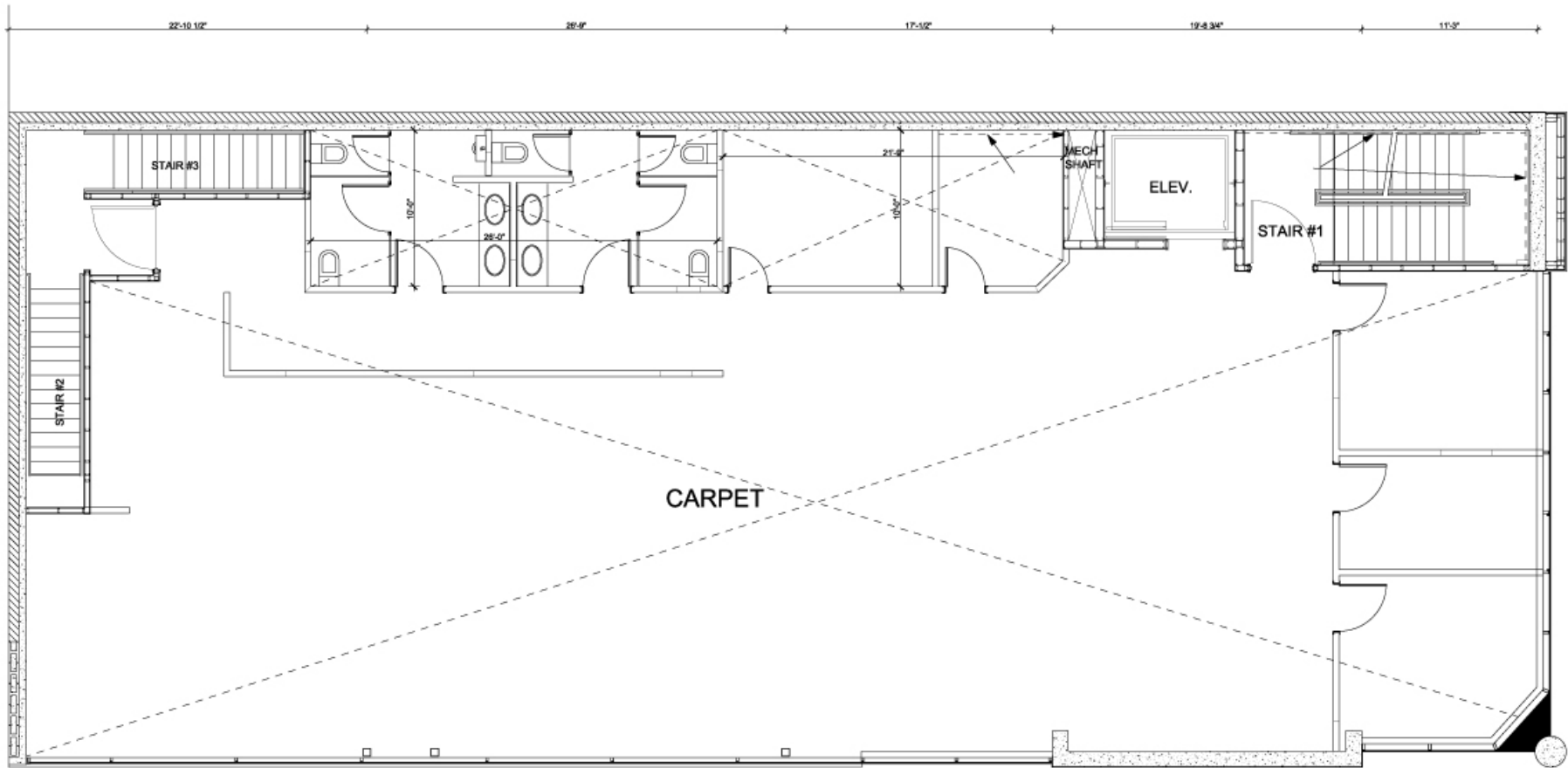
PROPERTY HIGHLIGHTS

- ±9,775 Sq. Ft. Office Building Divisible to ±3,800 Sq. Ft.
- Great Location in California Ave Business District
- Expansive Patio on Third Floor
- Entire Three-Story Building Available
- Can Be Leased by Individual Floor
- On-Site Parking
- Excellent Signage Opportunities
- Surrounded by Restaurants and Amenities
- Three Blocks from CalTrain Station

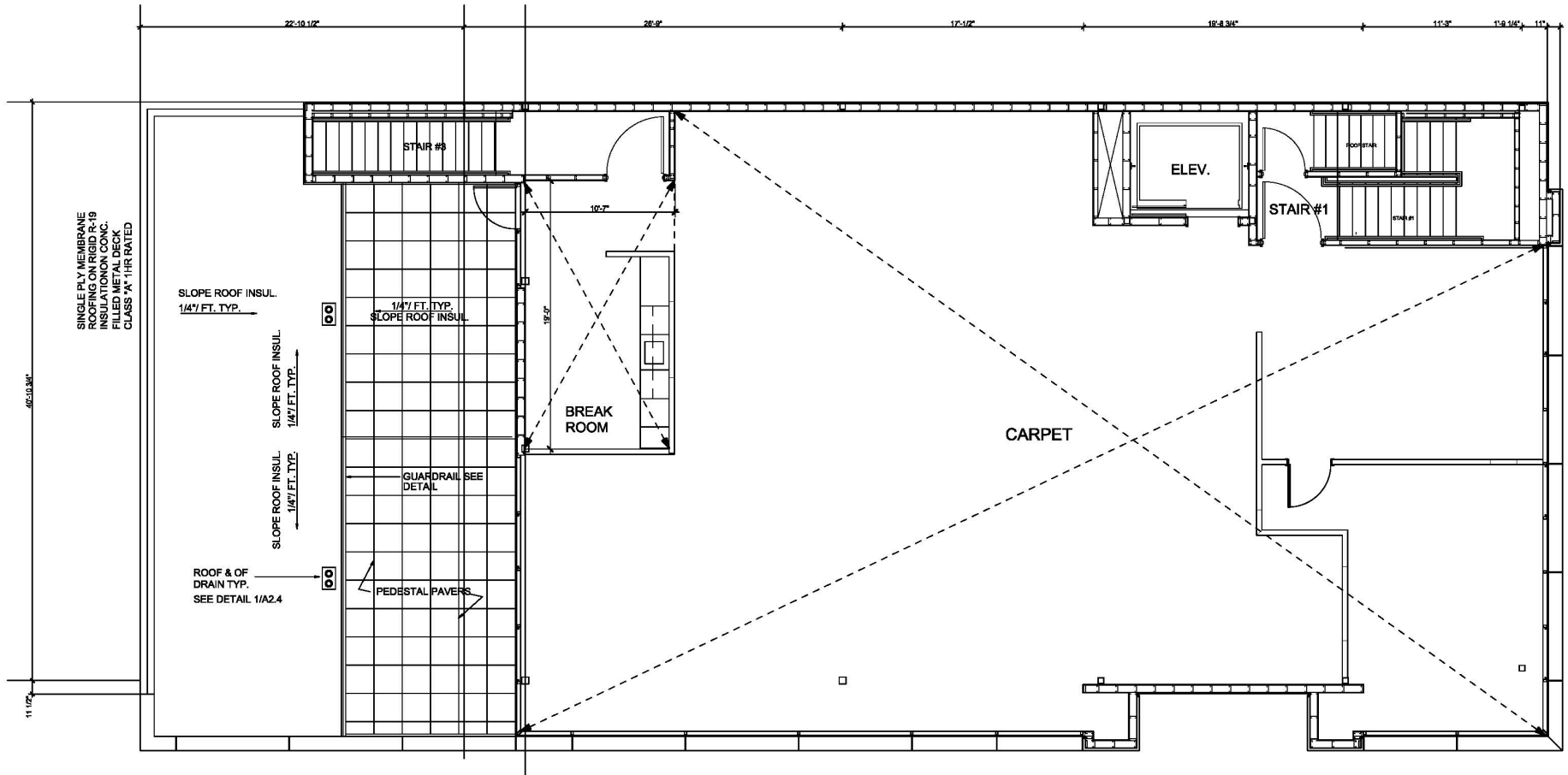
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



AMENITIES MAP



AT&T

El Camino Real (32,600 VPD)

KELLY-MOORE
PAINTS

xfinity



zareen's

ZombieRunner
Coffee



LA BODEGUITA
DEL MEDIO

citibank



the
COUNTER
CUSTOM BURGERS

CALAVE
pure barre

FedEx

VITALITYBOWLS

California Ave

Printers Cafe
(Palo Alto, CA)



PROTÉGÉ
PALO ALTO

SPICEKIT
ASIAN STREET FOOD

BANK OF THE WEST
BNP PARIBAS

450 CAMBRIDGE
AVENUE

Caltrain

MOLLIE
STONE'S
MARKETS

coinstar



TRANSPORTATION MAP

(122,000 VPD)

Sand Hill Rd (31,468 VPD)

SLAC National Accelerator Laboratory

Stanford University

Stanford Medical Center

Stanford Shopping Center

Downtown Redwood City

Downtown San Francisco

San Francisco Int. Airport

Downtown Palo Alto

Palo Alto CalTrain Station

Caltrain Roll Line



PLANES

SJC - 16 miles
SFO - 22 miles
OAK - 30 miles



TRAINS

San Francisco - 1 h 11 min
Milbrae - 41 min
San Jose - 25 min



AUTOMOBILES

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

California Business District

450 CAMBRIDGE AVENUE

Caltrain

Stanford Research Park

Page Mill Rd (24,737 VPD)

El Camino Real (46,000 VPD)

DEMOGRAPHICS



ONE-MILE POPULATION: 22,238

MEDIAN AGE

37.1

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

5,348



Average Household Income

\$208,667

Average Household Size: 2.43

Owner Occupied Housing Units: 4,364

Renter Occupied Housing Units: 4,745

Median Household Income: \$155,119

Average Household Income: \$208,667

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	1,387
Total Employees:	17,303
Total Residential Population:	22,238
Employee/Residential Population Ratio (per 100 Residents)	78



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