

FOR SALE

450 CAMBRIDGE AVE, PALO ALTO, CA

OFFICE BUILDING



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

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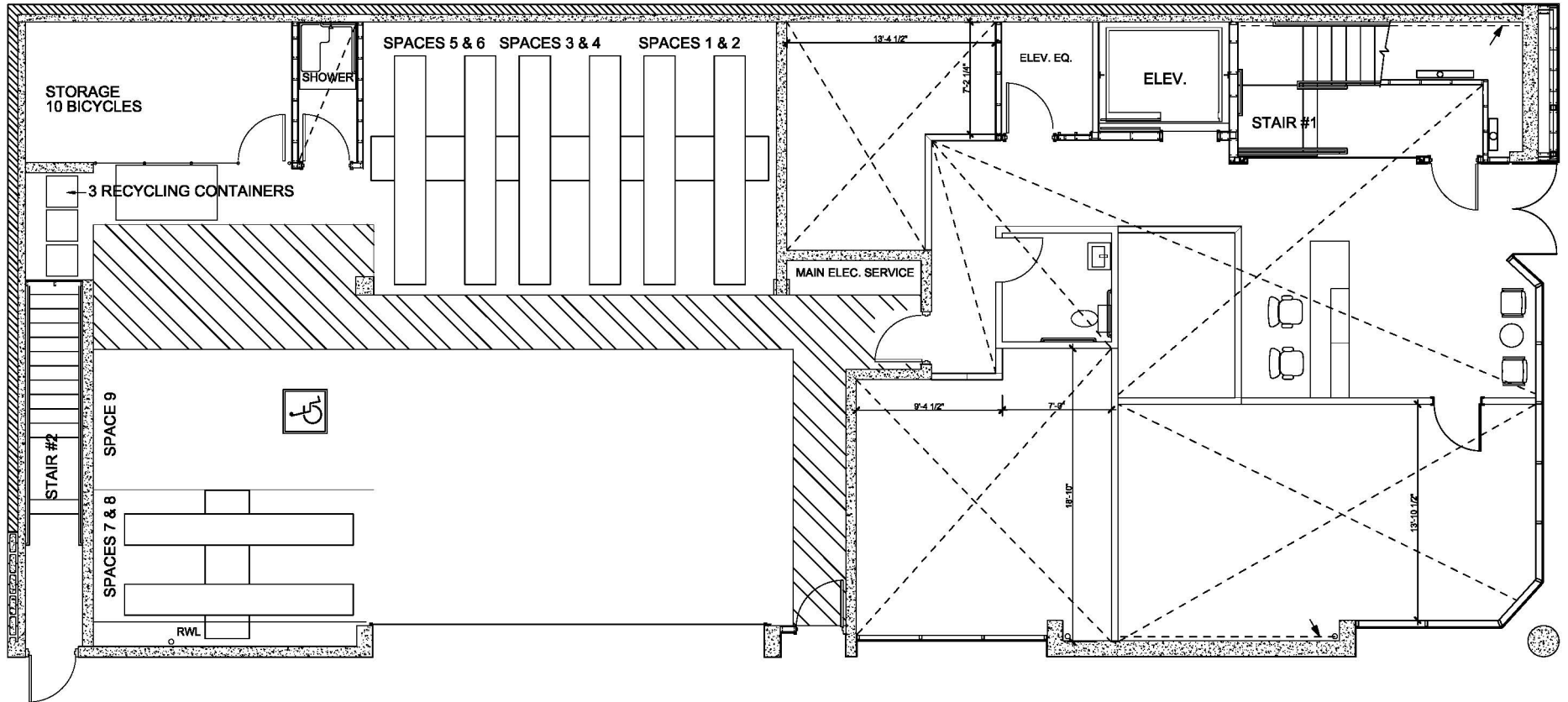
EXECUTIVE SUMMARY

Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire the three-story office building located at 450 Cambridge Ave, Palo Alto. This property has the unique potential to be either an owner-user opportunity or a fully-leased acquisition. The building was constructed in 2009, and, until recently, it was exclusively occupied by the owner. The owner currently occupies the first and second floors, and a new office tenant took over the third floor on November 1, 2023. All three floors feature impressive ceiling heights and large windows on three sides. The building can be single-tenant but features the flexibility of division with kitchenette/break areas on both the first and third floors. The property boasts nine on-site parking spaces, a rooftop deck with extensive seating area, and a prime location in the California Ave Business District. It is surrounded by restaurants and amenities and is just blocks from the CalTrain Station.

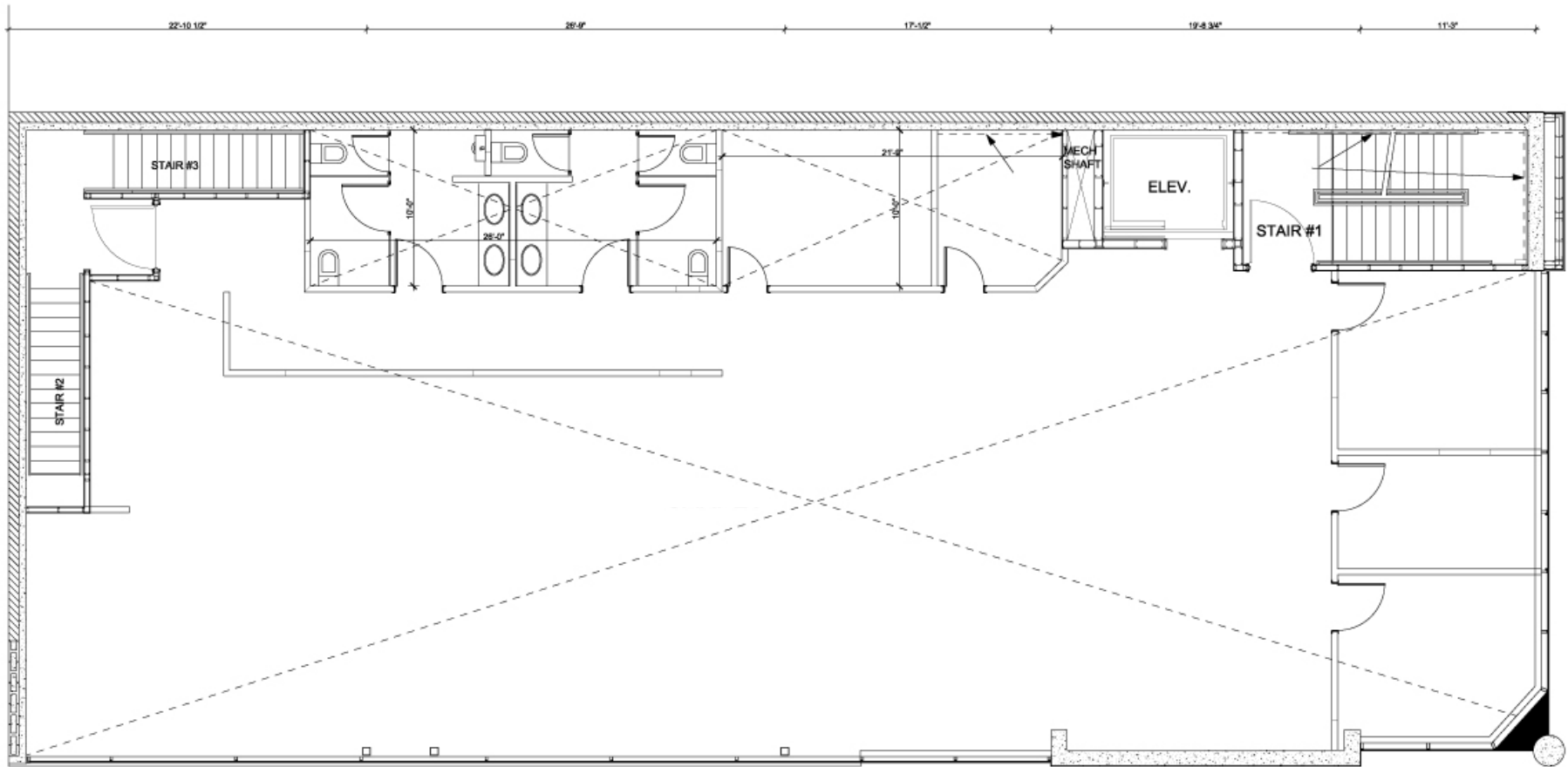
450 Cambridge Ave presents an excellent investment or owner-user opportunity to purchase a building consisting entirely of office space in this resilient Palo Alto submarket.

Address:	450 Cambridge Ave, Palo Alto, CA 94306
APN:	124-32-011
Building Size:	±9,775 Sq. Ft.
Parking:	9 Spaces
Parcel Size:	±5,008 Sq. Ft. / 0.12 Acre (Per Public Record)
Zoning:	CC(2)(R)
Price:	\$10,000,000

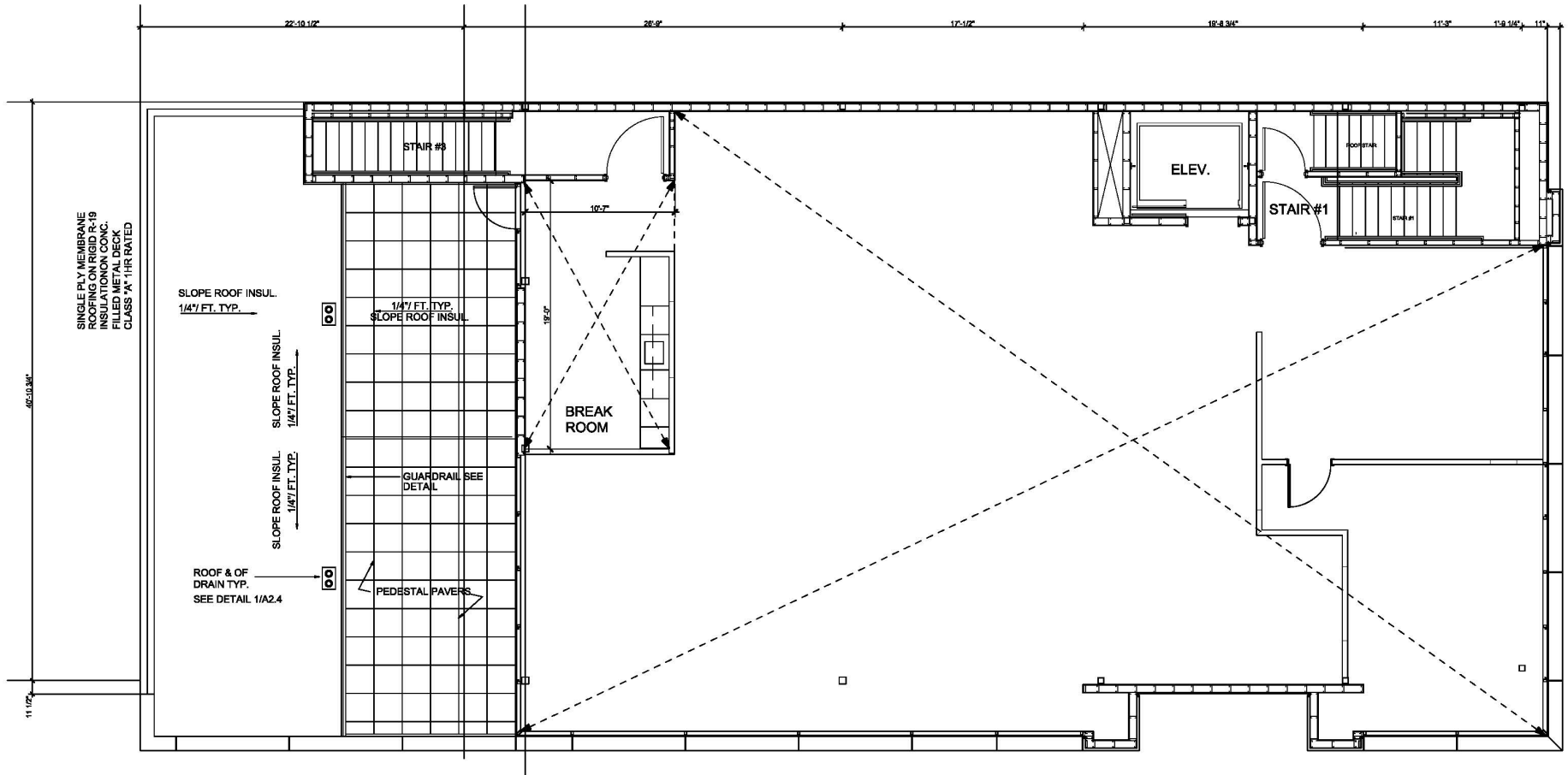
FIRST FLOOR PLAN

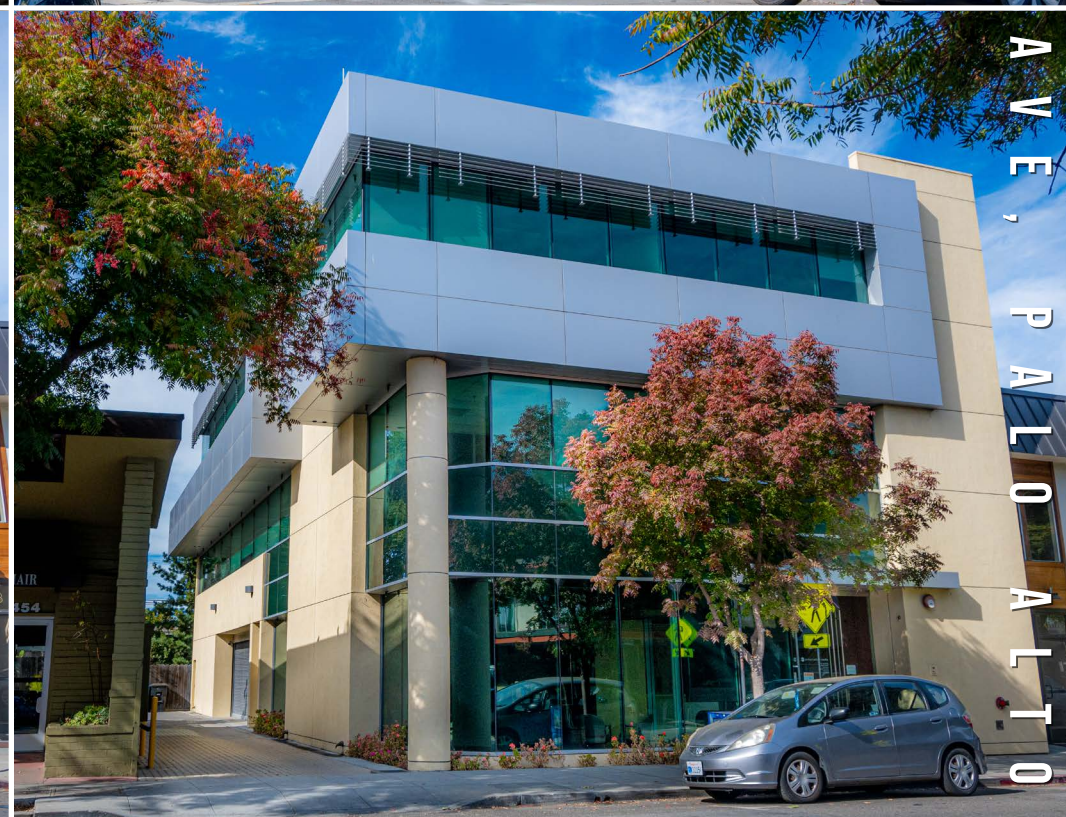
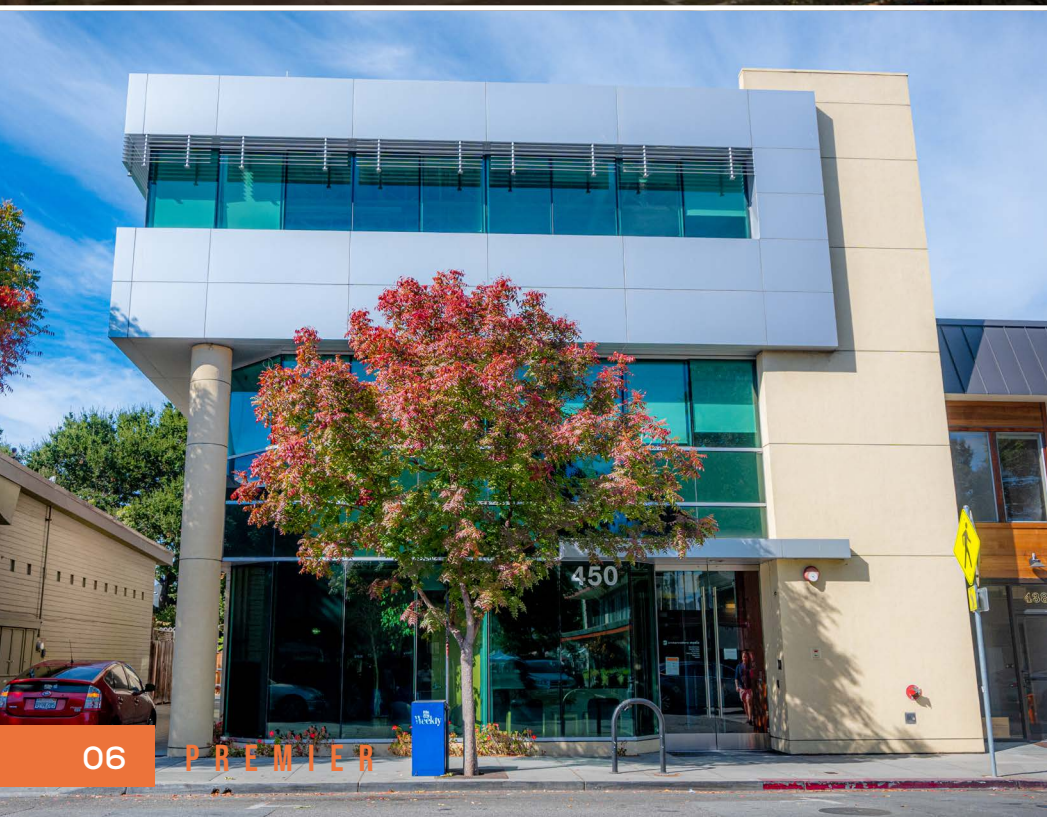


SECOND FLOOR PLAN



THIRD FLOOR PLAN





AMENITIES MAP



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

Caltrain

Palo Alto Station

San Francisco
Int. Airport

Downtown
Palo Alto

Caltrain Rail 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

California Avenue
Station

Stanford
Research Park

Page Mill Rd (24,737 VPD)

El Camino Real (46,000 VPD)

DEMOGRAPHICS



ONE-MILE POPULATION: 22,238

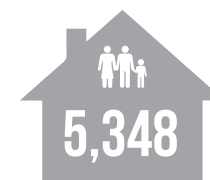
MEDIAN AGE

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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