

# FOR SALE

## 775 PAGE MILL RD, PALO ALTO, CA

CLASS A OFFICE BUILDING  
1 OF ONLY 3 PRIVATELY-OWNED  
PROPERTIES IN  
STANFORD RESEARCH PARK



**PREMIER  
PROPERTIES**  
COMMERCIAL  
REAL ESTATE

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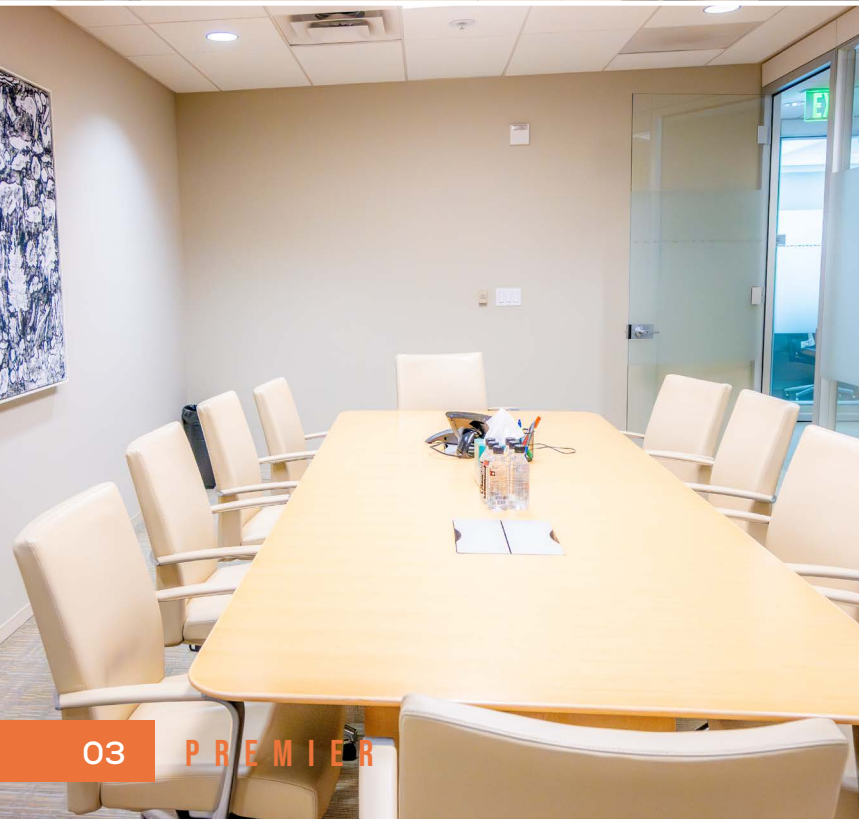
# EXECUTIVE SUMMARY

Premier Properties, as the exclusive listing broker, is pleased to present the very rare opportunity to acquire a fee simple interest in 1 of only 3 properties in Stanford Research Park that is not owned by Stanford. This beautiful single-tenant office building at 775 Page Mill Rd boasts abundant on-site parking and excellent signage opportunities with over 30,000 vehicles per day driving by. Newly vacated, this property is available for an investor or owner-user. The property is conveniently located less than a mile from the CalTrain Station and within walking distance to the California Ave Business District restaurants and amenities.

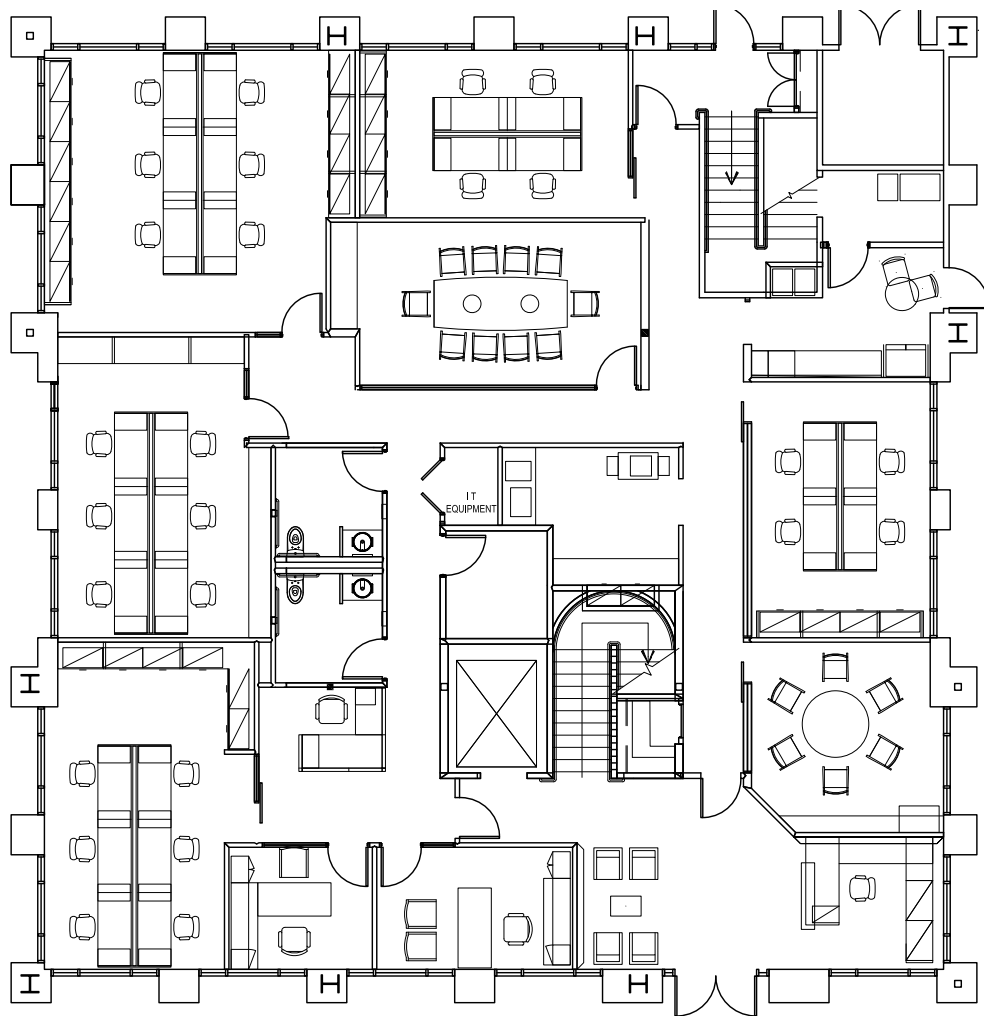
775 Page Mill Rd presents a rare opportunity to purchase a high identity, free-standing, single-tenant office building in the resilient Palo Alto Market.

Address:	775 Page Mill Rd, Palo Alto, CA 94304
APN:	142-20-057
Building Size:	±10,544 Sq. Ft.
Parcel Size:	±24,394 Sq. Ft. / 0.56 Acre (Per Public Record)
Parking:	33 Spaces
Zoning:	Research Park (RP)
Price:	\$12,500,000

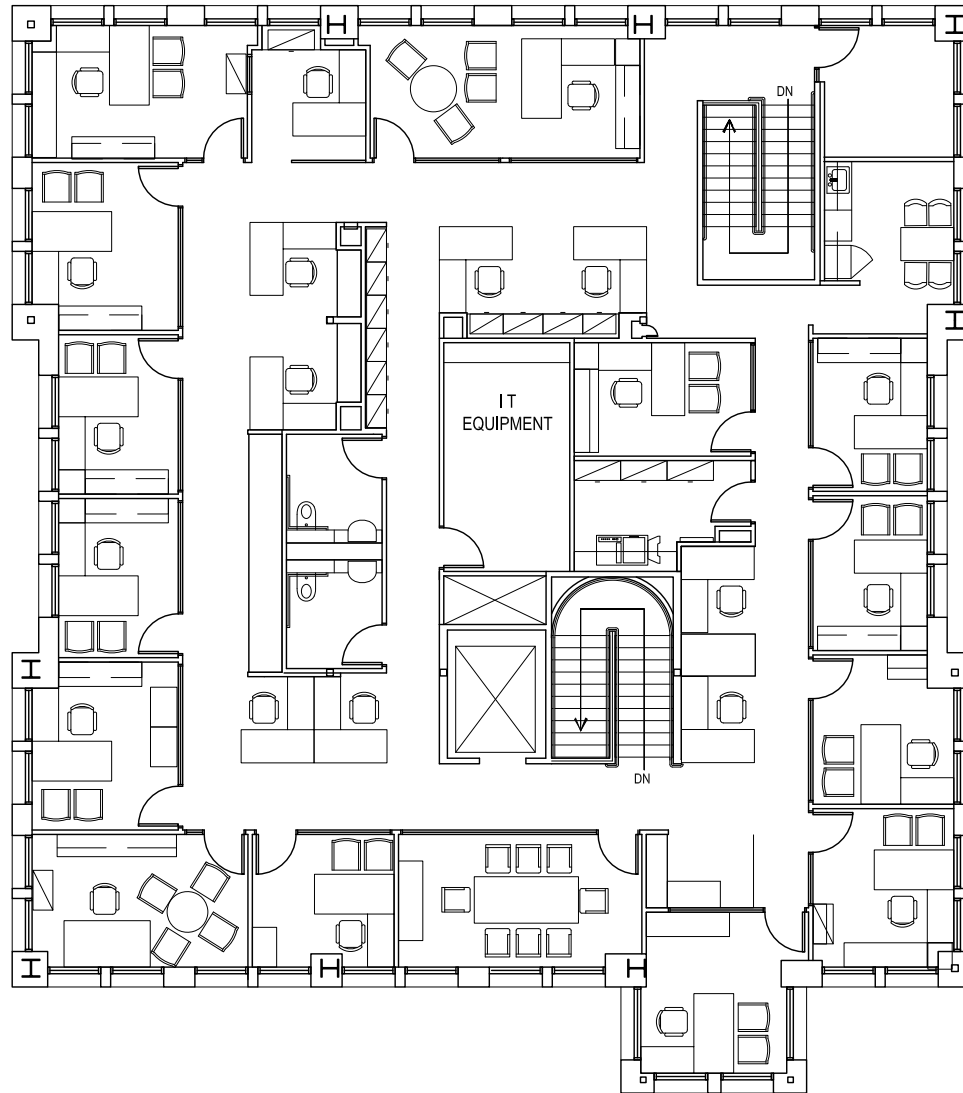




# FIRST FLOOR PLAN



# SECOND FLOOR PLAN





# AMENITIES MAP





# TRANSPORTATION MAP



## PLANES

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



## TRAINS

San Francisco - 1 h 25 min  
Milbrae - 54 min  
San Jose - 54 min



## AUTOMOBILES

San Francisco - 35 miles  
Downtown San Jose - 18 miles  
Downtown Oakland - 36 miles

Page Mill Rd (23,510 VPD)

Caltrain

Caltrain

CalTrain Rail Line

El Camino Real (46,000 VPD)

775 PAGE MILL RD  
PALO ALTO, CA



# DEMOGRAPHICS



ONE-MILE POPULATION: 25,938

MEDIAN AGE

29.5

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

4,958



Average Household Income

\$223,781

Average Household Size: 2.3

Owner Occupied Housing Units: 2,823

Renter Occupied Housing Units: 645

Median Household Income: \$142,970

Average Household Income: \$223,781

## MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	1,470
Total Employees:	21,782
Total Residential Population:	25,938
Employee/Residential Population Ratio (per 100 Residents)	84





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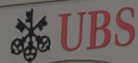


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