

FOR LEASE

174 UNIVERSITY AVE, PALO ALTO

±2,300 SQ. FT. PERSONAL SERVICES / RETAIL



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

BRAD EHIKIAN

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PROPERTY HIGHLIGHTS

- ±2,300 Sq. Ft. Personal Services / Retail
- Built Out as a Salon with Beautiful Finishes
- Excellent Location in the Heart of Downtown
- High-Visibility Signage Opportunities
- Mezzanine Allows for Additional Services Space
- Storage Space Available in Basement
- Surrounded by Downtown Restaurants & Amenities
- Two Blocks from CalTrain Station
- Available with 30 Days' Notice

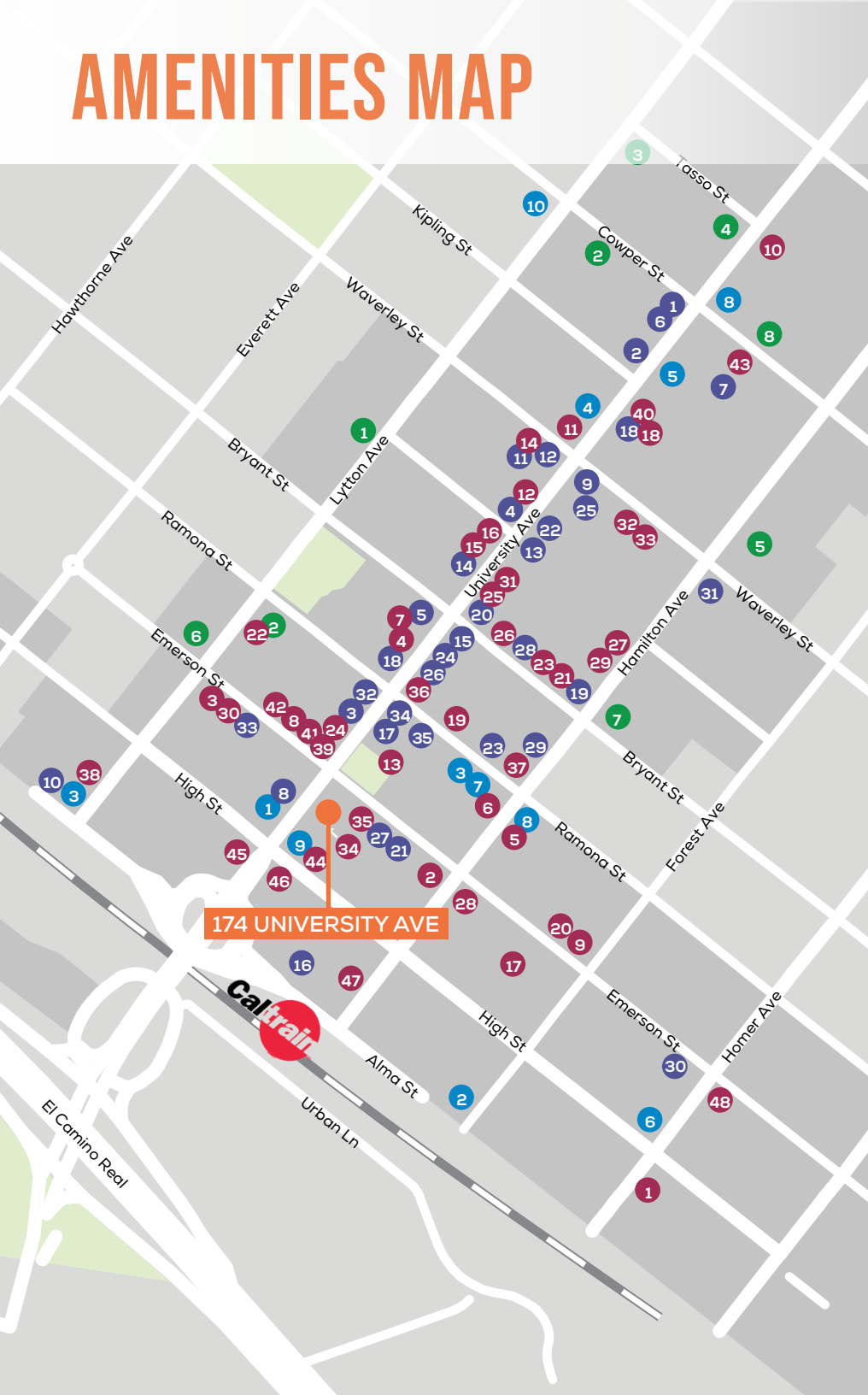
174 UNIVERSITY AVE., PALO ALTO



CITY PARKING LOT MAP



AMENITIES MAP



SHOPPING / SERVICES

- 1 AT&T Store
- 2 Footwear Etc
- 3 Verizon
- 4 Design Within Reach
- 5 Miniso
- 6 Cielo
- 7 el PRADO Hotel
- 8 Palo Alto Bicycles
- 9 Chico's
- 10 E-bike Annex
- 11 Visual Comfort & Co
- 12 The RealReal
- 13 Apple Store
- 14 Brandy Melville
- 15 Keen Garage
- 16 Patagonia
- 17 Fjallraven
- 18 Arnoldi Jewelers
- 19 UPS Store
- 20 Artsy Rugs
- 21 Bells Books
- 22 CVS
- 23 Warby Parker
- 24 Lenscrafters
- 25 Avocado Green Mattress
- 26 The Shade Store
- 27 Mac's Smoke Shop
- 28 Timothy Adams
- 29 Scandia Home
- 30 Whole Foods
- 31 US Postal Service
- 32 Stanford Theatre
- 33 Aquarius Theatre
- 34 Juut Salon
- 35 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 Marugame Udon
- 15 Bevri
- 16 Khazana by Chef Sanjeev Kapoor
- 17 Tacolicious
- 18 SOMSOMI
- 19 Nola
- 20 Buca di Beppo
- 21 Zola
- 22 Macarena
- 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 La Corneta Taqueria
- 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 Tane Vegan Izakaya
- 42 Gelato Classico
- 43 Il Fornaio
- 44 Sweet Maple
- 45 New York New York Sandwiches
- 46 Arya Steakhouse
- 47 San Agus Cocina Urbana
- 48 Taverna

BANKS

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

TRANSPORTATION MAP



**PLANES**
SJC - 17.5 miles
SFO - 18.1 miles
OAK - 16.2 miles

**TRAINS**
San Francisco - 51 min
Milbrae - 31 min
San Jose - 29 min

**AUTOMOBILES**
San Francisco - 32.56 miles
Downtown San Jose - 19.6 miles
Downtown Oakland - 3.3 miles

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DEMOGRAPHICS



ONE-MILE POPULATION: 9,549

MEDIAN AGE

50.8

AVERAGE HOUSEHOLD
SIZE



FAMILIES



FAMILIES

2,571



Average Household Income

\$325,995

Average
Household Size: 2.78

Owner Occupied
Housing Units: 2,707

Renter Occupied
Housing Units 712

Median
Household Income \$200,001

Average
Household Income \$325,995

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	980
Total Employees:	6,090
Total Residential Population:	9,549
Employee/Residential Population Ratio (per 100 Residents)	64



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