

FOR LEASE

117 UNIVERSITY AVE, PALO ALTO

±4,300 SQ. FT. OFFICE



 [VIEW SUITE](#)
[117 3D TOUR](#)



PREMIER
PROPERTIES
COMMERCIAL
REAL ESTATE

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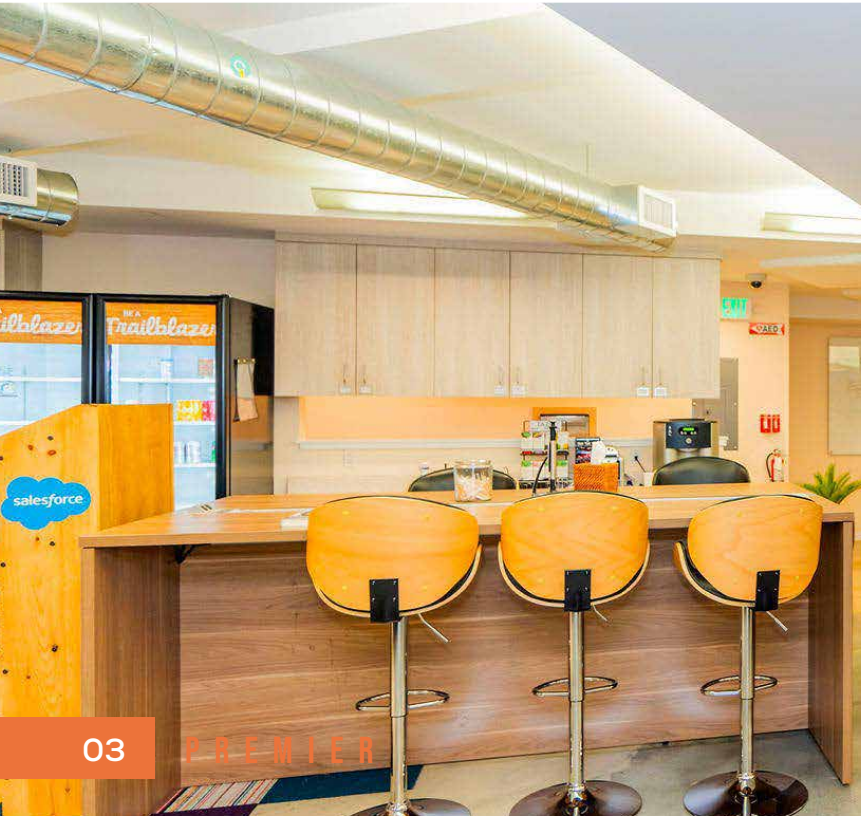
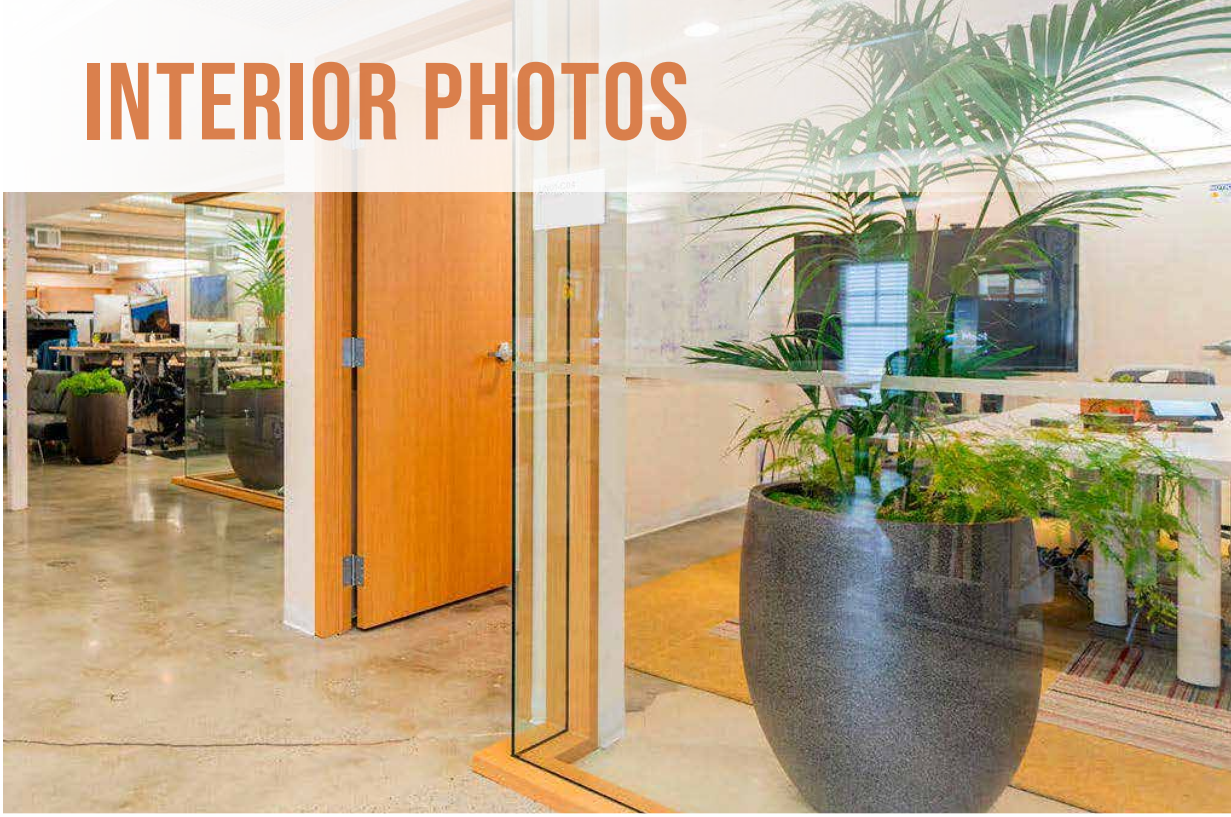
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PROPERTY HIGHLIGHTS

- 117: ±4,300 Sq. Ft. Ground Floor Office Suite
- Fully-Furnished
- Prime Downtown Palo Alto Location
- Four Glass-Walled Conference / Meeting Rooms
- Great Natural Light
- Polished Concrete Floors
- High-Visibility Signage Opportunities at the Gateway to University Ave
- In-Suite Kitchenette & Restrooms
- Secured Private Entrance on University Ave
- Surrounded by Downtown Restaurants & Amenities
- Adjacent to CalTrain Station
- Available September 1, 2026

 VIEW SUITE
117 3D TOUR

INTERIOR PHOTOS

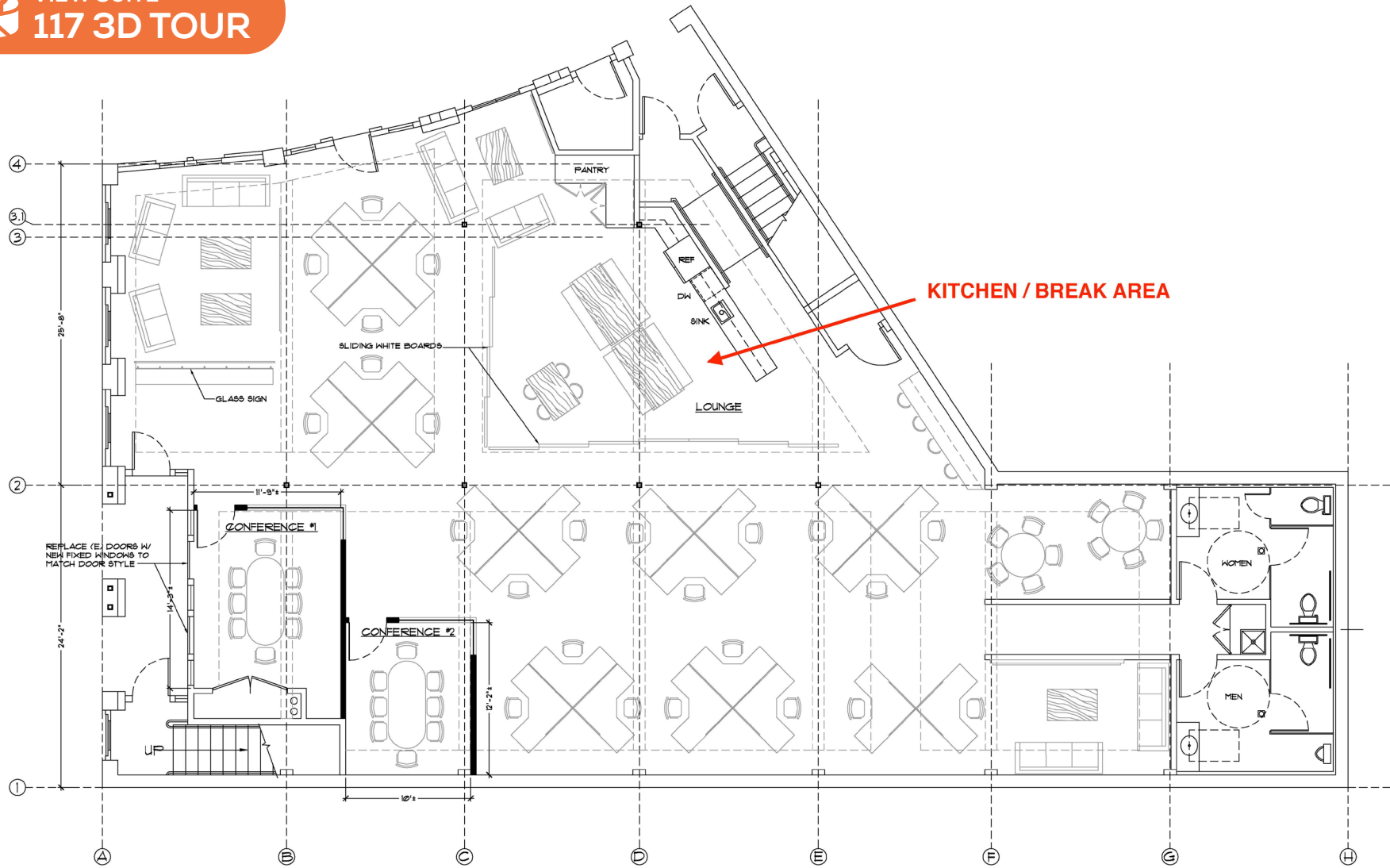


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FLOOR PLAN

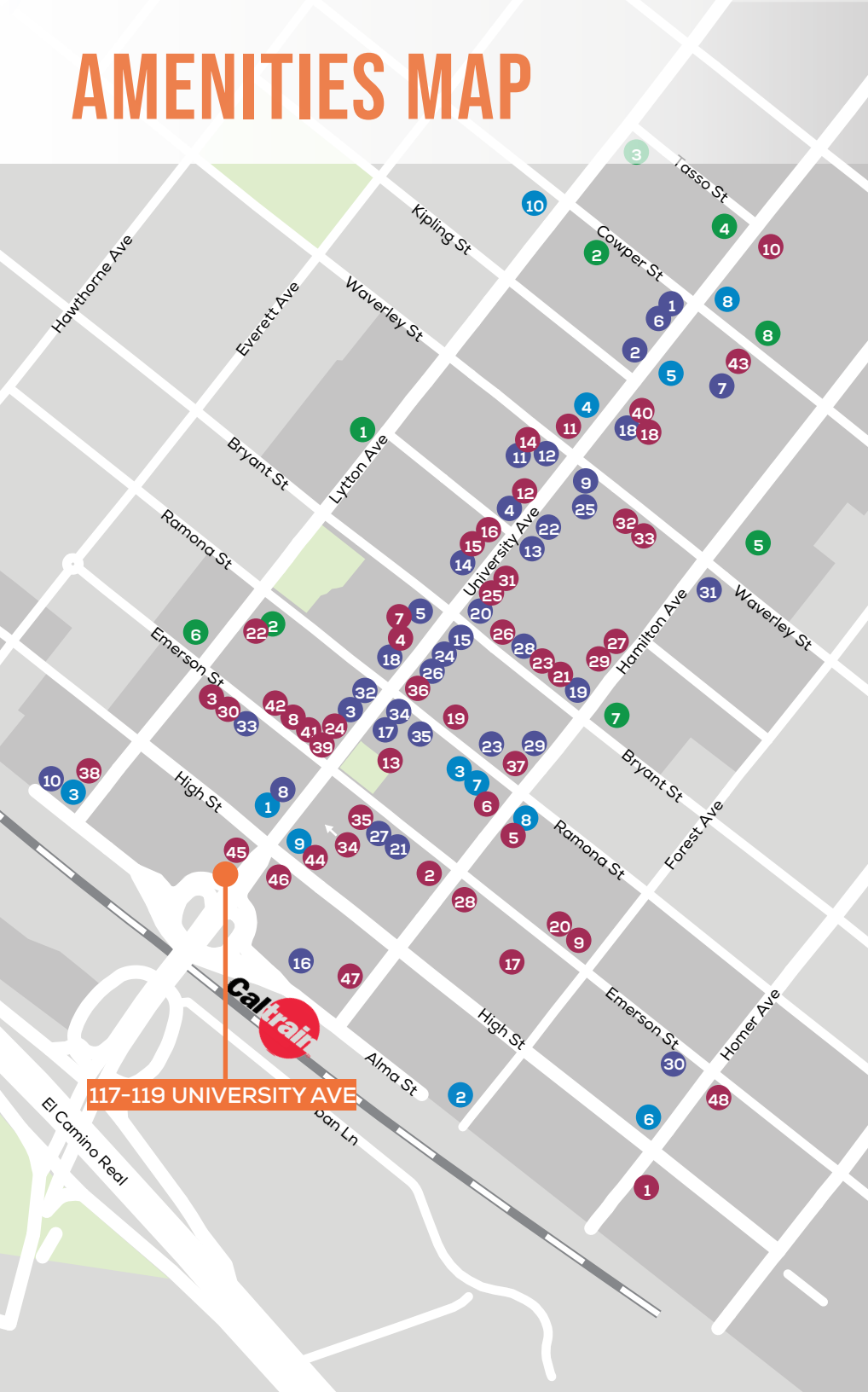
360° VIEW SUITE
117 3D TOUR

UNIVERSITY AVE



117 UNIVERSITY AVE, PALO ALTO

AMENITIES MAP



117-119 UNIVERSITY AVE

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

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TRANSPORTATION MAP

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<p> PLANES</p> <p>SJC - 17.5 miles SFO - 18.1 miles OAK - 16.2 miles</p>	<p> TRAINS</p> <p>San Francisco - 51 min Milbrae - 31 min San Jose - 29 min</p>
<p> AUTOMOBILES</p> <p>San Francisco - 32.56 miles Downtown San Jose - 19.6 miles Downtown Oakland - 33 miles</p>	



(122,000 VPD)



Bayshore Fwy
(227,900 VPD)

Stanford Medical Center

Stanford Shopping Center

Caltrain
Downtown Menlo Park

Stanford University

Sand Hill Rd (31,468 VPD)

Caltrain
Downtown Palo Alto

Downtown Palo Alto

Palm Dr

Caltrain Rail Line

117-119 UNIVERSITY AVE

University Ave (18,700 VPD)

Downtown San Francisco

San Francisco Int. Airport

Downtown Redwood City

DEMOGRAPHICS

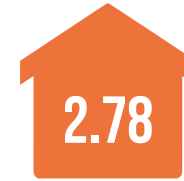


ONE-MILE POPULATION: 9,549

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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