

# FOR SALE

831 HIGH STREET, PALO ALTO, CA  
SINGLE-TENANT 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 single-tenant office building located at 831 High Street, Palo Alto. This property is ideally situated in downtown, adjacent to Whole Foods and surrounded by downtown restaurants and amenities. This is a unique  $\pm 5,625$  Sq. Ft. owner-user or investor opportunity. The building is currently vacant and features a beautiful exposed barrel vaulted ceiling. Skylights allow for natural light throughout.

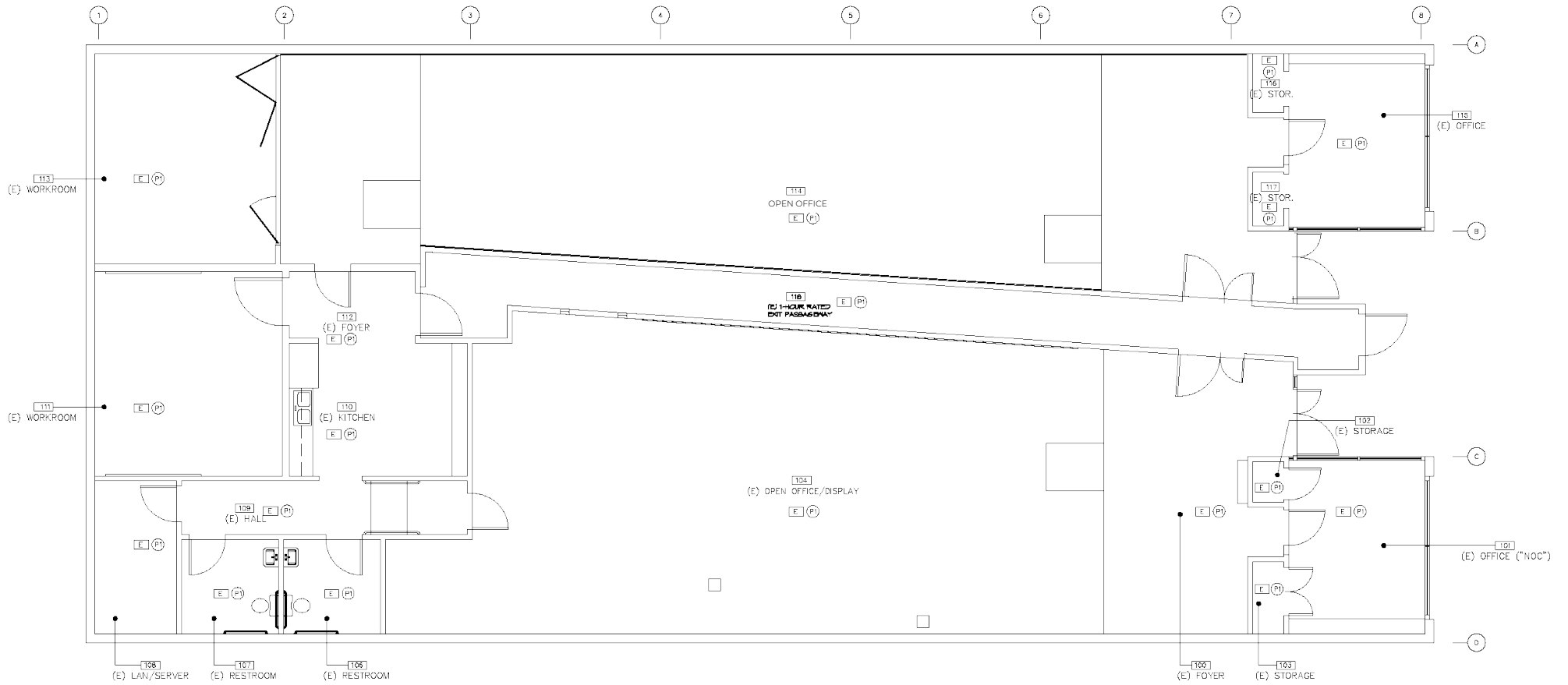
831 High Street presents a unique opportunity for an owner-user or investor to purchase a building in the resilient downtown Palo Alto submarket.

<b>Address:</b>	831 High Street, Palo Alto, CA 94301
<b>APN:</b>	120-28-041
<b>Building Size:</b>	$\pm 5,625$ Sq. Ft.
<b>Parcel Size:</b>	$\pm 5,663$ Sq. Ft. / 0.13 Acre (Per Public Record)
<b>Zoning:</b>	RT-35 (South of Forest Area Residential Transition District)
<b>Price:</b>	Unpriced

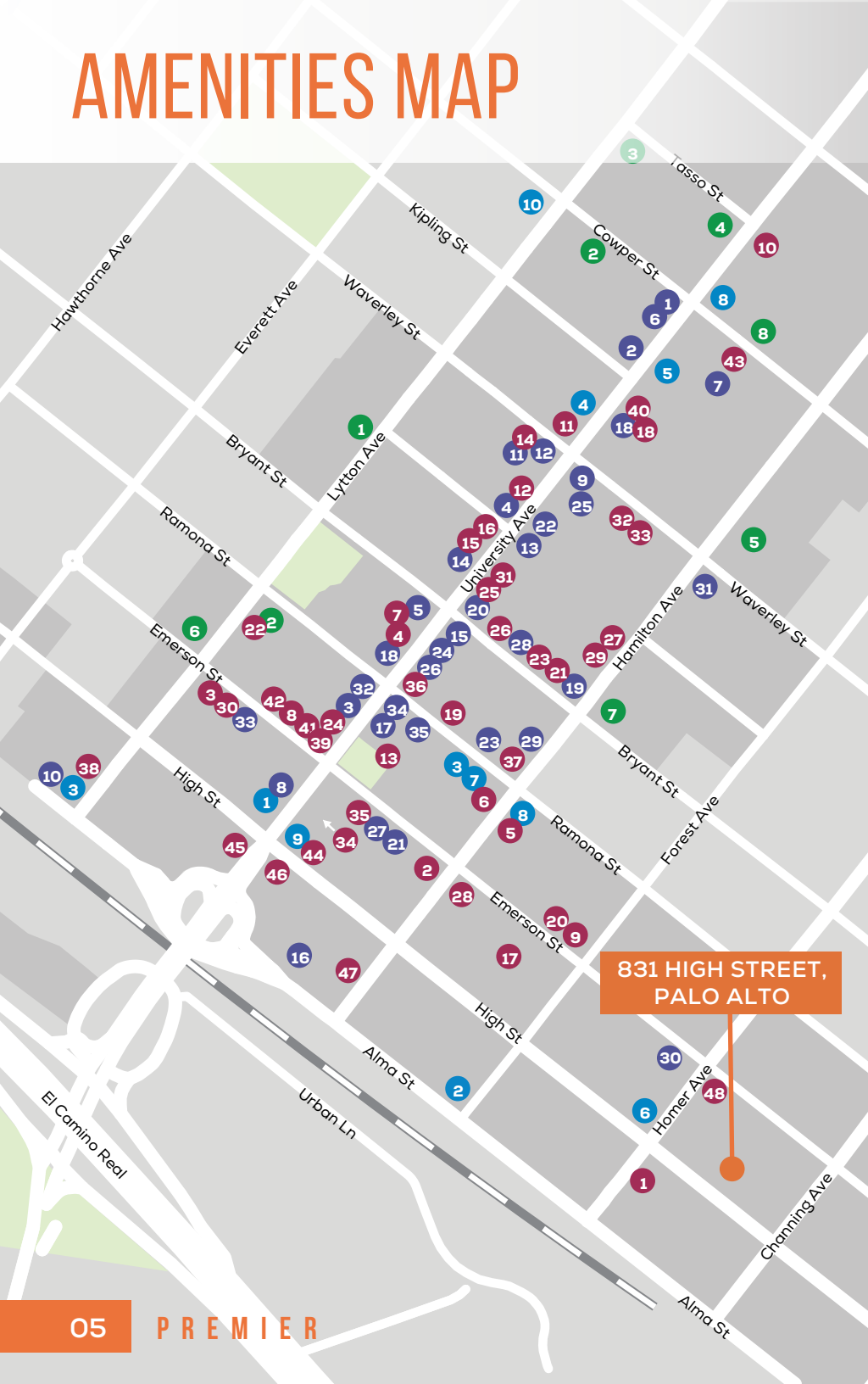
831 HIGH STREET, PALO ALTO



# FLOOR PLAN



# AMENITIES MAP



831 HIGH STREET,  
PALO ALTO

## 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 SOMISOMI
- 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

831 HIGH STREET PALO ALTO

 <b>PLANES</b>	 <b>TRAINS</b>
SJC - 16.6 miles	San Francisco - 58 min
SFO - 21.7 miles	Milbrae - 37 min
OAK - 34.4 miles	San Jose - 36 min
 <b>AUTOMOBILES</b>	
San Francisco - 32.8 miles	
Downtown San Jose - 18.9 miles	
Downtown Oakland - 34.6 miles	



# DEMOGRAPHICS



ONE-MILE POPULATION: 18,670

MEDIAN AGE

39.1

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

4,129



Average Household Income

\$306,435

Average Household Size: **2.3** | Owner Occupied Housing Units: **3,168** | Renter Occupied Housing Units: **4,599** | Median Household Income: **\$205,435** | Average Household Income: **\$306,435**

## MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	2,429
Total Employees:	35,355
Total Residential Population:	17,295
Employee/Residential Population Ratio (per 100 Residents)	204



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