



# For Lease

## Colorado Business Offices

711 Colorado Ave, Palo Alto, CA 94303



<b>LEASE RATE</b>	<b>\$6.00 SF/MONTH/MG</b>
-------------------	---------------------------

### OFFERING SUMMARY

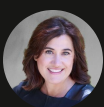
<b>AVAILABLE SIZE:</b>	±2,629 Rentable SF
<b>YEAR BUILT:</b>	1963
<b>RENOVATED:</b>	2021
<b>ZONING:</b>	CN

### PROPERTY OVERVIEW

Well-located two-story multi-tenant office/retail building located in the Midtown submarket of Palo Alto. The property benefits from several retail amenities within a short walk and ample free parking in the adjacent city-owned lot. The property is perfect for small to established firms looking for a convenient suburban location with ample parking.

### PROPERTY HIGHLIGHTS

- ±2,629 rentable SF ground floor office suite
- Seven (7) spacious private offices plus a dedicated conference room
- Two (2) ADA-compliant restrooms
- Kitchen area with space for a microwave and a refrigerator
- Significant capital improvements completed, including a new HVAC system
- Free parking is available in the adjacent city-owned parking lot
- Walking distance to numerous restaurants and cafes



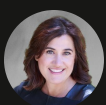
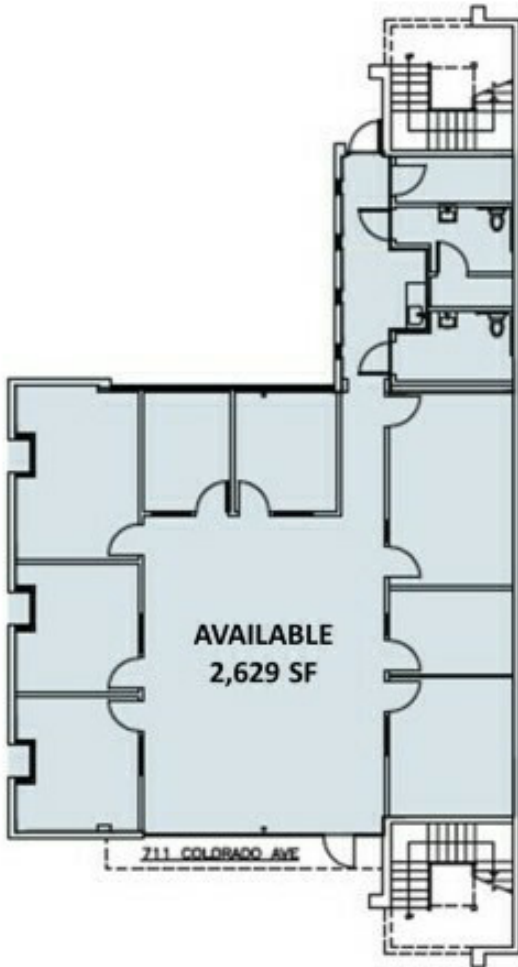
**Mary Blaser**  
 Vice President  
 O: 408.309.4049  
 mary.blaser@svn.com  
 CalDRE #01053916





# For Lease

**Colorado Business Offices**  
711 Colorado Ave, Palo Alto, CA 94303



**Mary Blaser**  
Vice President  
O: 408.309.4049  
mary.blaser@svn.com  
CalDRE #01053916

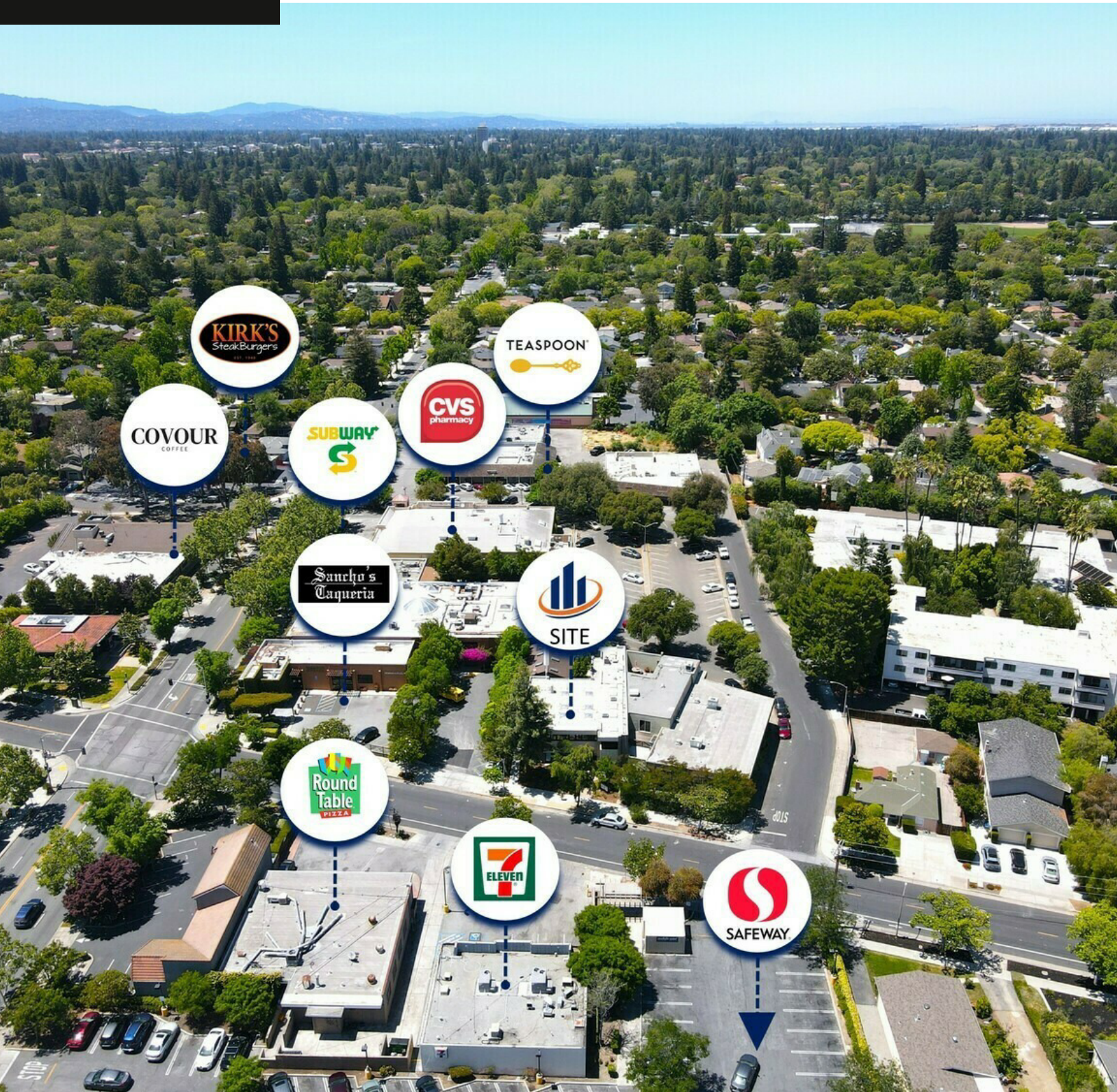




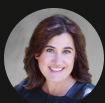
# For Lease

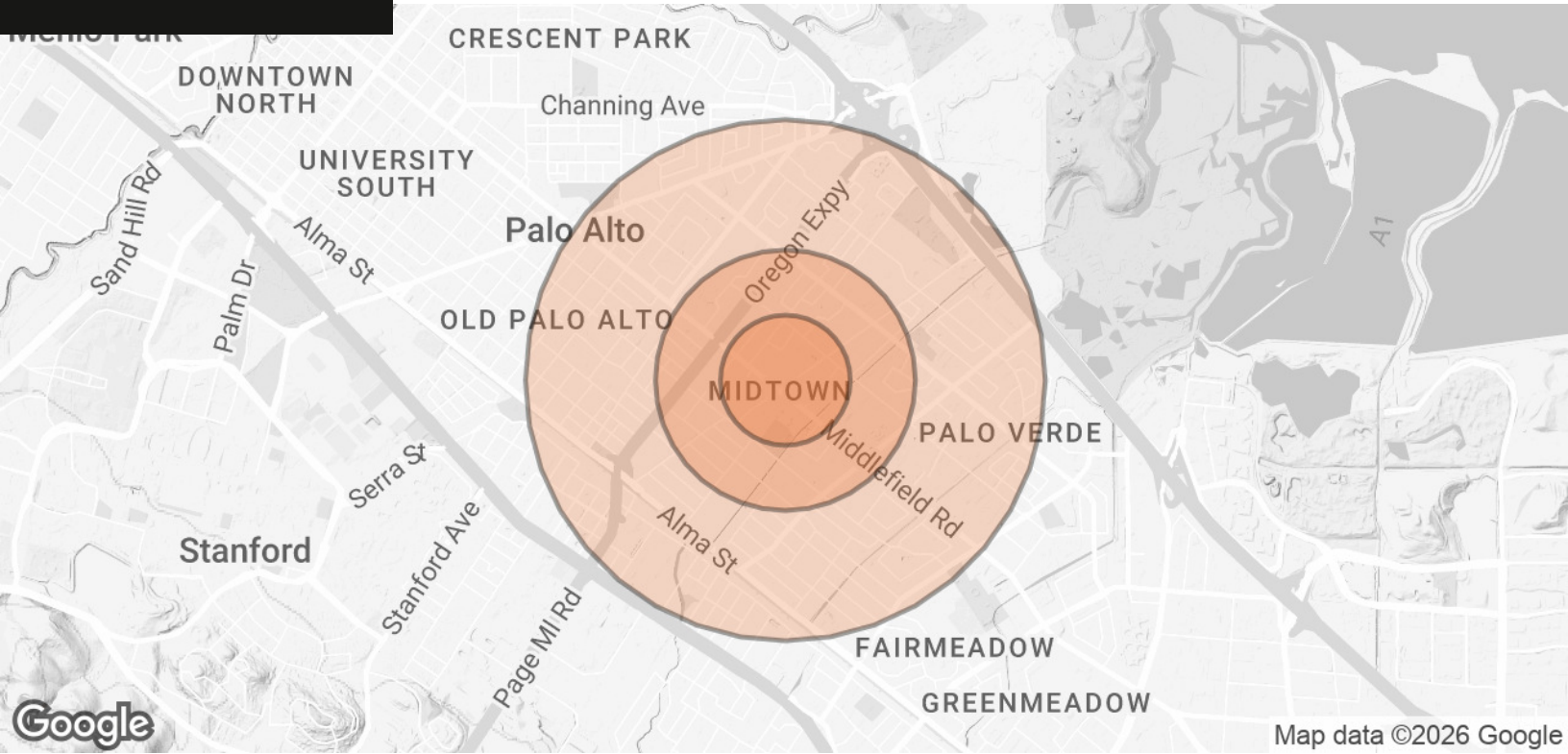
## Colorado Business Offices

711 Colorado Ave, Palo Alto, CA 94303



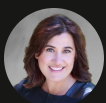
**Mary Blaser**  
Vice President  
O: 408.309.4049  
mary.blaser@svn.com  
CalDRE #01053916





POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	1,541	6,039	23,110
<b>AVERAGE AGE</b>	41.5	41.2	41.8
<b>AVERAGE AGE (MALE)</b>	40.5	40.0	41.2
<b>AVERAGE AGE (FEMALE)</b>	44.4	44.3	43.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	590	2,280	8,410
<b># OF PERSONS PER HH</b>	2.6	2.6	2.7
<b>AVERAGE HH INCOME</b>	\$285,083	\$292,773	\$322,561
<b>AVERAGE HOUSE VALUE</b>	\$2,723,165	\$2,600,564	\$2,811,273

2023 American Community Survey (ACS)



**Mary Blaser**  
Vice President  
O: 408.309.4049  
mary.blaser@svn.com  
CalDRE #01053916