



# 432

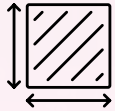
UNIVERSITY AVE  
PALO ALTO

PRIME RETAIL  
SPACE  
FOR LEASE

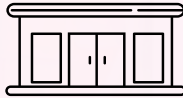
3,472 SF

**CBRE**

# BUILDING FEATURES



**3,472 SF**  
of Space For Lease



**PRIME RETAIL LOCATION**  
on University Avenue  
in Palo Alto's Central  
Business/Retail District



Walking Distance to  
**STANFORD UNIVERSITY**  
and **CALTRAIN** Palo Alto  
Station



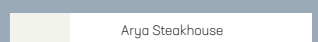
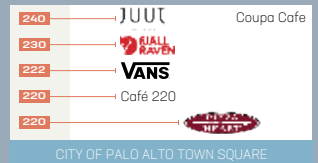
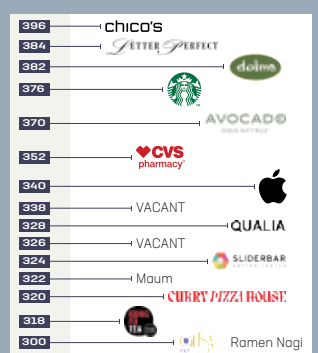
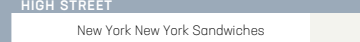
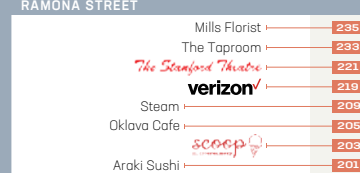
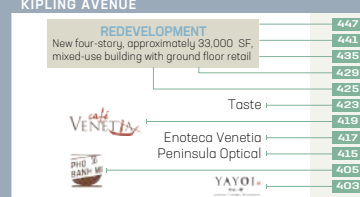
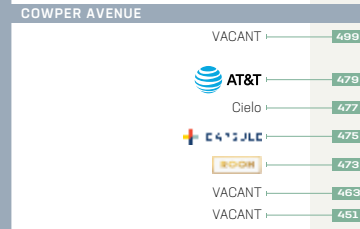
Neighboring Tenants  
Include:  
**APPLE, BLUE BOTTLE  
COFFEE, BRANDI MELVILLE,  
CIRCA LIGHTING**



**EXCELLENT STREET  
VISIBILITY**  
with Large Display  
Windows and Heavy  
Foot Traffic



**WALK SCORE 96**  
Walkers Paradise



UNIVERSITY AVENUE

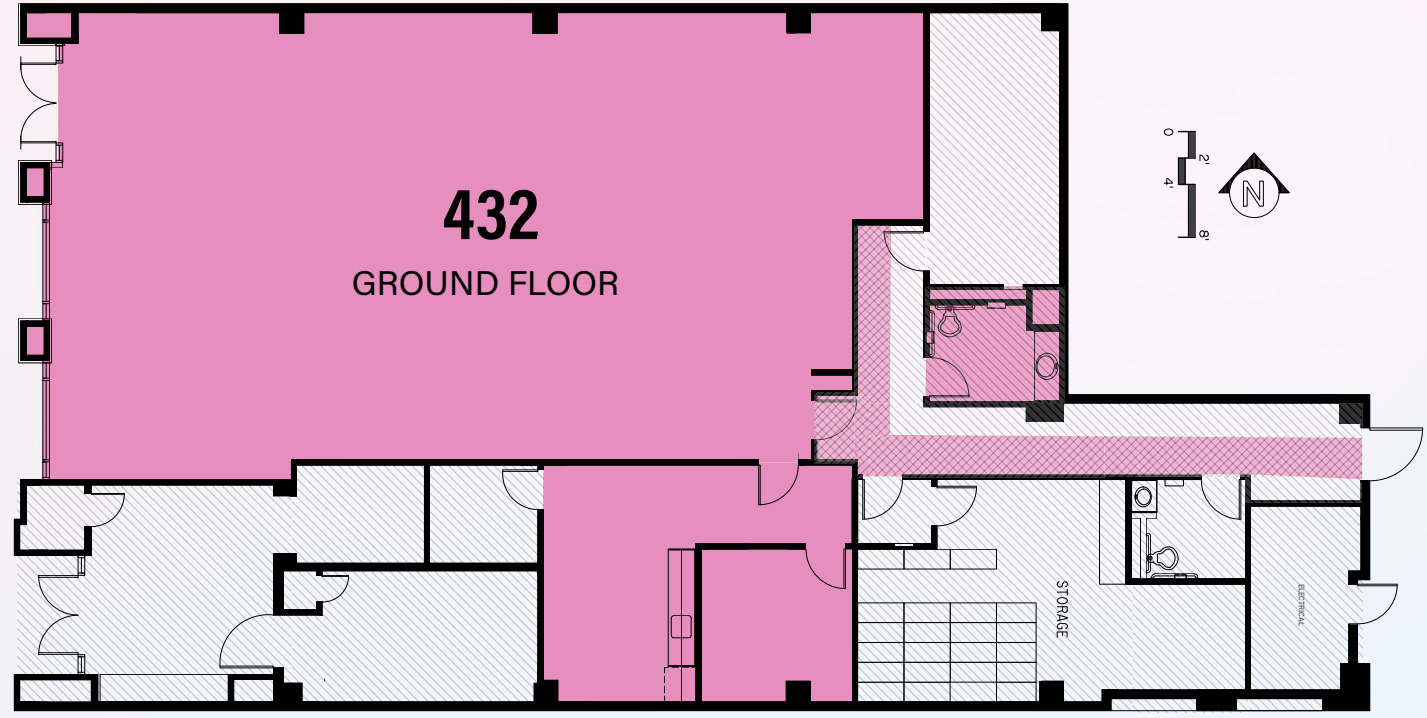
HAMILTON AVENUE

# FLOOR PLAN



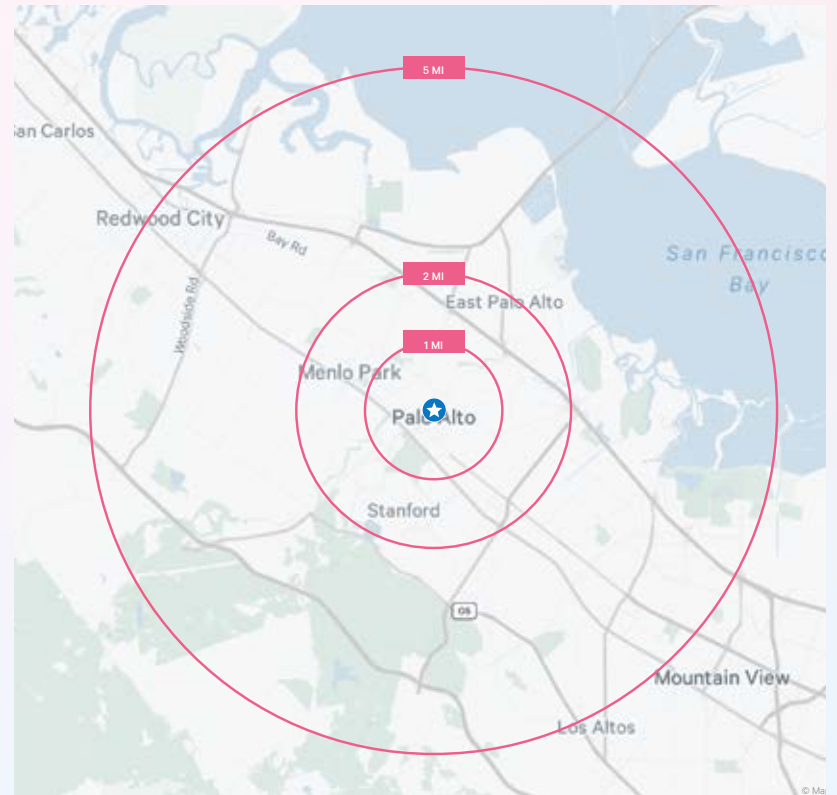
# 3,472 SF

UNIVERSITY AVE



# DEMOGRAPHICS

	1 MILE	2 MILES	5 MILES
<b>2023 DAY TIME POPULATION</b>	39,675	192,452	354,624
<b>2023 POPULATION</b>	19,196	155,865	281,041
<b>SOME COLLEGE OR HIGHER EDUCATION</b>	94%	81%	79%
<b>2023 BUSINESSES</b>	2,640	8,310	14,844
<b>2023 EMPLOYEES</b>	35,945	133,347	221,736
<b>2023 HOUSEHOLDS</b>	8,176	51,208	96,854
<b>2023 MEDIAN HOUSEHOLD INCOME</b>	\$193,383	\$160,915	\$154,905
<b>2023 AVERAGE HOUSEHOLD INCOME</b>	\$261,087	\$230,534	\$219,004





**STANFORD SHOPPING CENTER**

NORDSTROM ANTHROPOLOGIE  
 WILLIAMS-SONOMA TENDER GREENS  
 lululemon athletica macy's TRUE FOOD KITCHEN  
 SEPHORA TIFFANY & CO. GAP  
 Neiman Marcus bloomingdales  
 POTTERY BARN TESLA

**MENLO PARK**

**Caltrain**  
**PALO ALTO TRANSIT CENTER**

**DOWNTOWN PALO ALTO**

VERVE COFFEE ROASTERS  
 FILTERIA BELFINA BLUE BOTTLE COFFEE  
 RH ROOH Starbucks  
 west elm sweetgreen Mendocino Farms  
 TARDUZZI di BEPPO

**EAST PALO ALTO**

**432 UNIVERSITY AVE PALO ALTO**

**WHOLE FOODS**

**STANFORD MEDICAL CENTER**

**TOWN & COUNTRY VILLAGE CENTER**

TRADER JOE'S CVS pharmacy

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