

OFFICE & RETAIL BUILDING

330 LYTTON AVE, PALO ALTO, CA



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

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EXECUTIVE SUMMARY

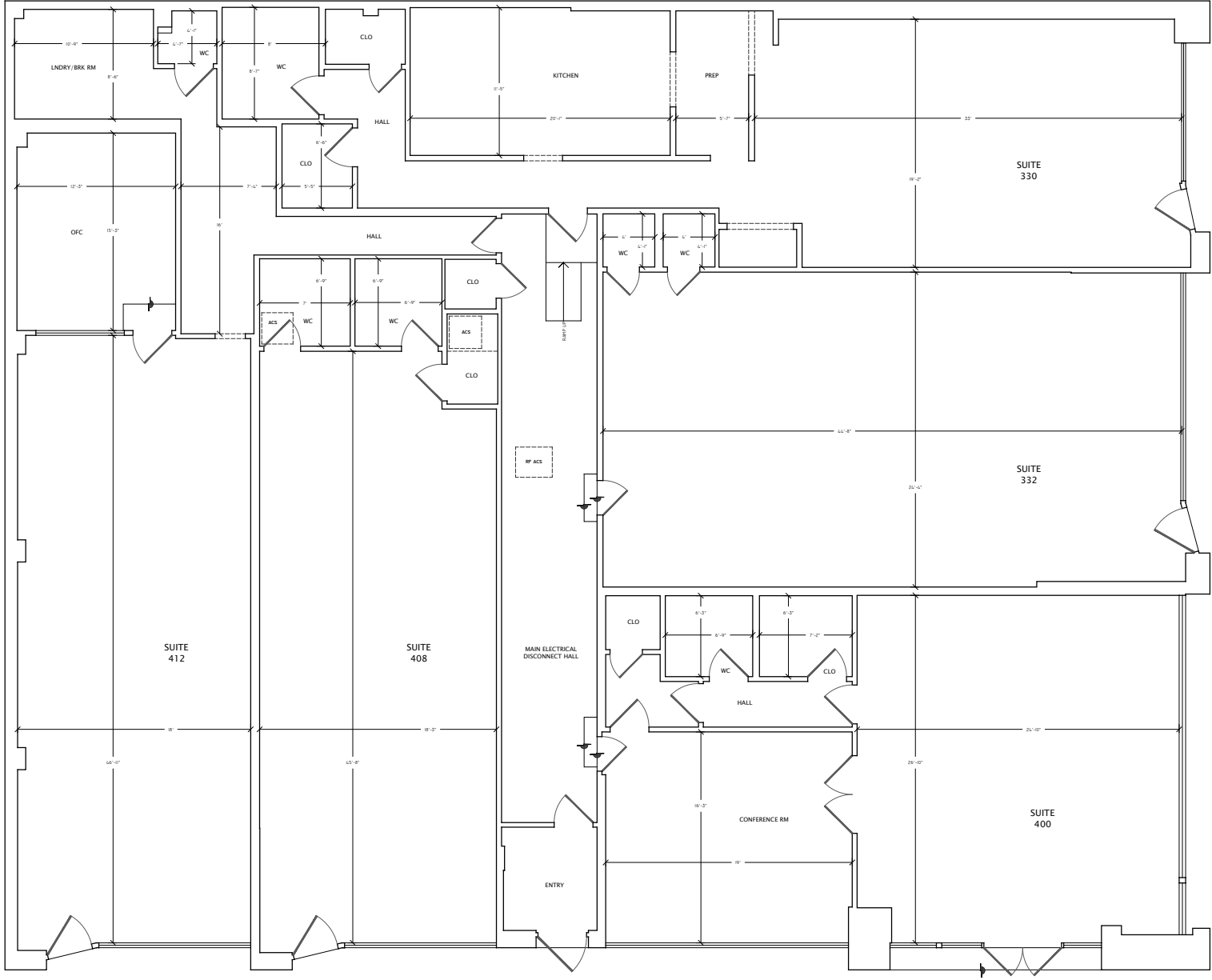
Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire 330 Lytton Ave, Palo Alto, a fully-leased building in the heart of downtown. The property boasts a high-visibility corner location and an excellent window line. Garage S/L is adjacent to the property and provides ample parking, including electric vehicle charging stations. Three office tenants and two retail tenants occupy the five suites. The building's short-term leases offer immediate cash flow with an opportunity for upside in the near future, making this a unique opportunity in the desirable downtown Palo Alto market.

Address:	330-332 Lytton Ave / 400-412 Florence St, Palo Alto, CA 94301
APN:	120-15-003
Building Size:	±6,726 Sq. Ft.
Parcel Size:	±6,970 Sq. Ft. / 0.16 Acre (Per Public Record)
Zoning:	CD-C(P) - Downtown Commercial-Central (Pedestrian Overlay)
Price:	Unpriced

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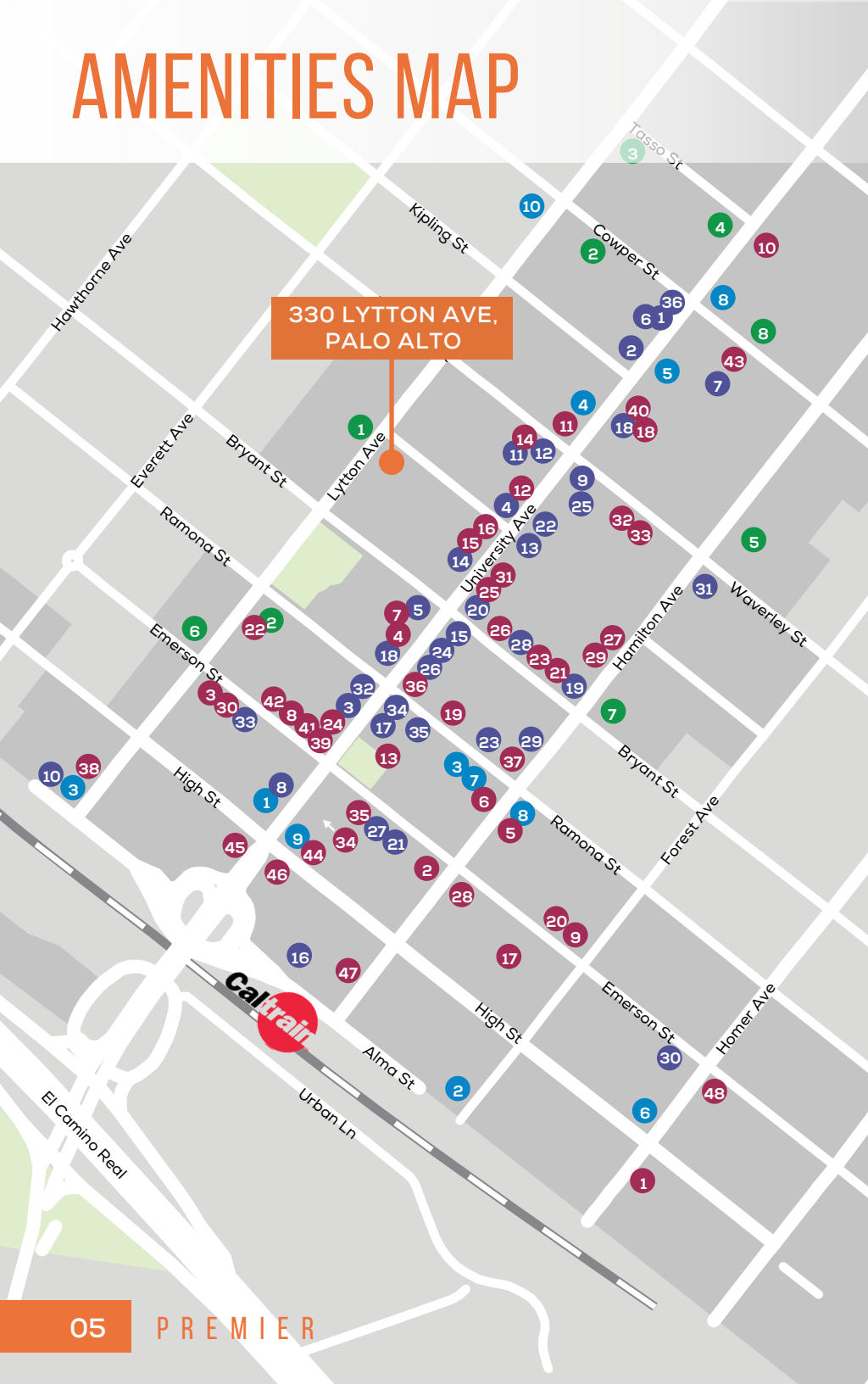
FLOOR PLAN

330 LYTTON AVE, PALO ALTO





AMENITIES MAP



330 LYTTON AVE,
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
- 36 Solidcore

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

330 LYTTON AVE, PALO ALTO

TRANSPORTATION MAP

330 LYTTON AVENUE, PALO ALTO

<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 - 33.3 miles</p>	



(122,000 VPD)

Downtown San Francisco

San Francisco Int. Airport



Downtown Redwood City

Bayshore Fwy (227,900 VPD)

Stanford Medical Center

Stanford Shopping Center

Caltrain
Downtown Menlo Park

Sand Hill Rd (31,468 VPD)

El Camino Real (37,300 VPD)

Stanford University

Caltrain
Downtown Palo Alto

Downtown Palo Alto

330 LYTTON AVE, PALO ALTO

Palm Dr

Caltrain Rail Line

University Ave (18,700 VPD)

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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