

FOR SALE
721 COLORADO AVE, PALO ALTO, CA
OFFICE BUILDING



PREMIER
PROPERTIES
COMMERCIAL
REAL ESTATE

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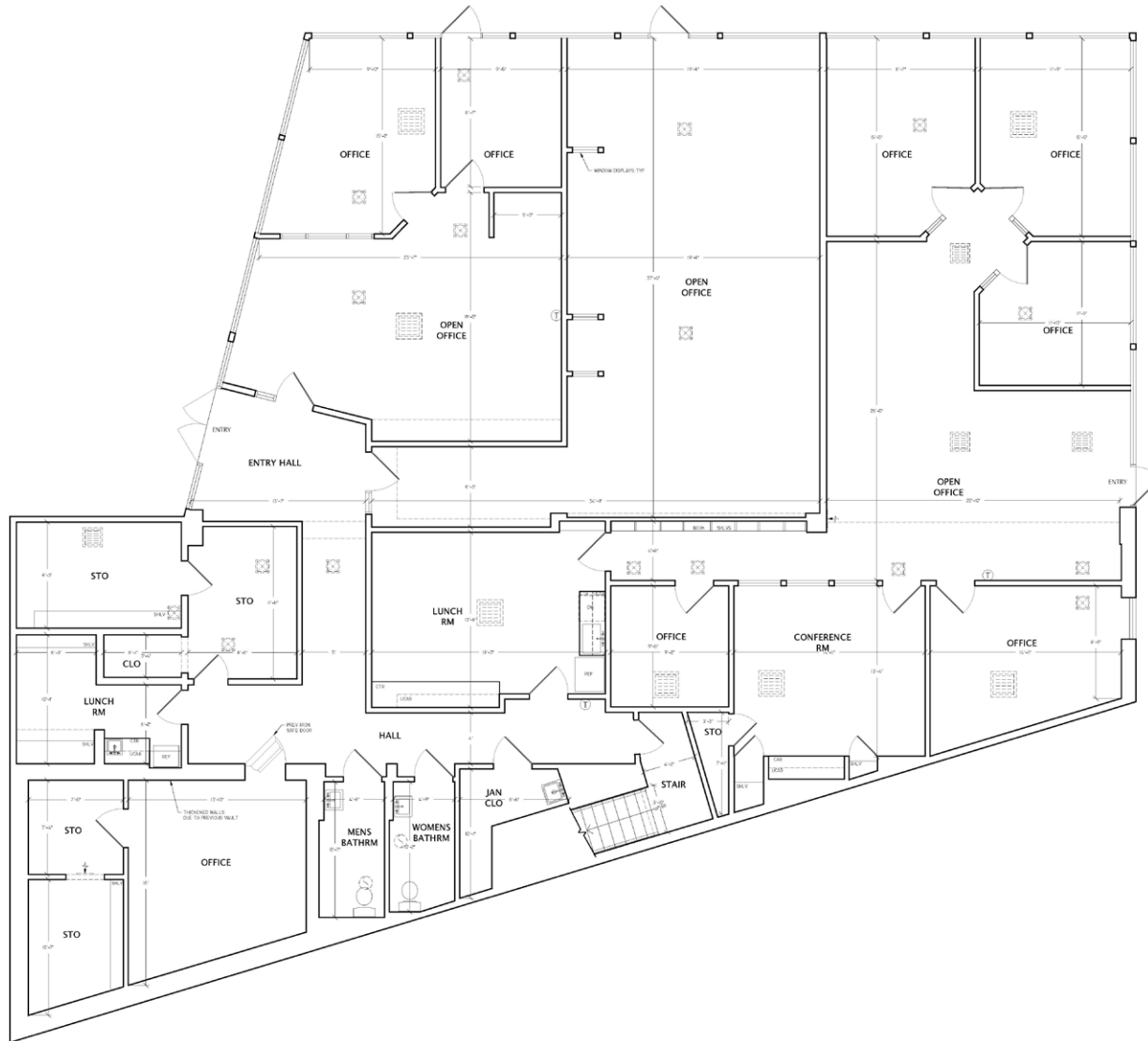
EXECUTIVE SUMMARY

Premier Properties and Colliers, as the exclusive listing brokers, are pleased to present the opportunity to acquire the two-story office building located at 721 Colorado Ave, Palo Alto. This Midtown property is partially occupied by the owner and partially by short-term tenants. The public parking lot adjacent to the property allows tenants and guests to park all day for free. The property boasts a balcony on the second floor and a prime location in Midtown, surrounded by restaurants and amenities.

721 Colorado Ave presents an excellent investment or owner-user opportunity to purchase a building consisting entirely of office space in this resilient Palo Alto submarket.

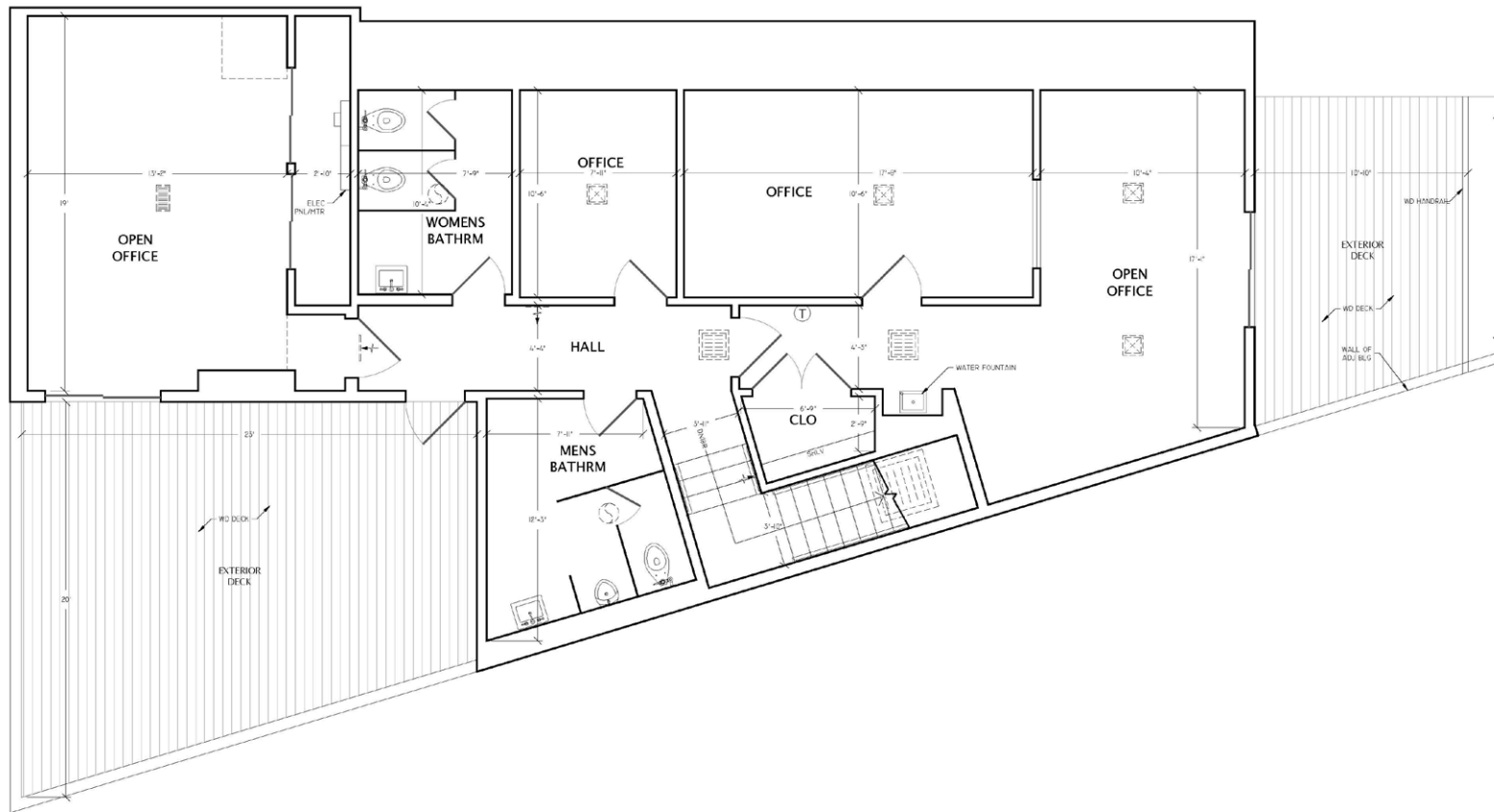
Address:	721 Colorado Ave, Palo Alto, CA 94303
APN:	127-34-091
Building Size:	±6,584 Sq. Ft.
Parcel Size:	±6,970 Sq. Ft. / 0.16 Acre (Per Public Record)
Zoning:	CN (Neighborhood Commercial)
Price:	Unpriced

FIRST FLOOR PLAN

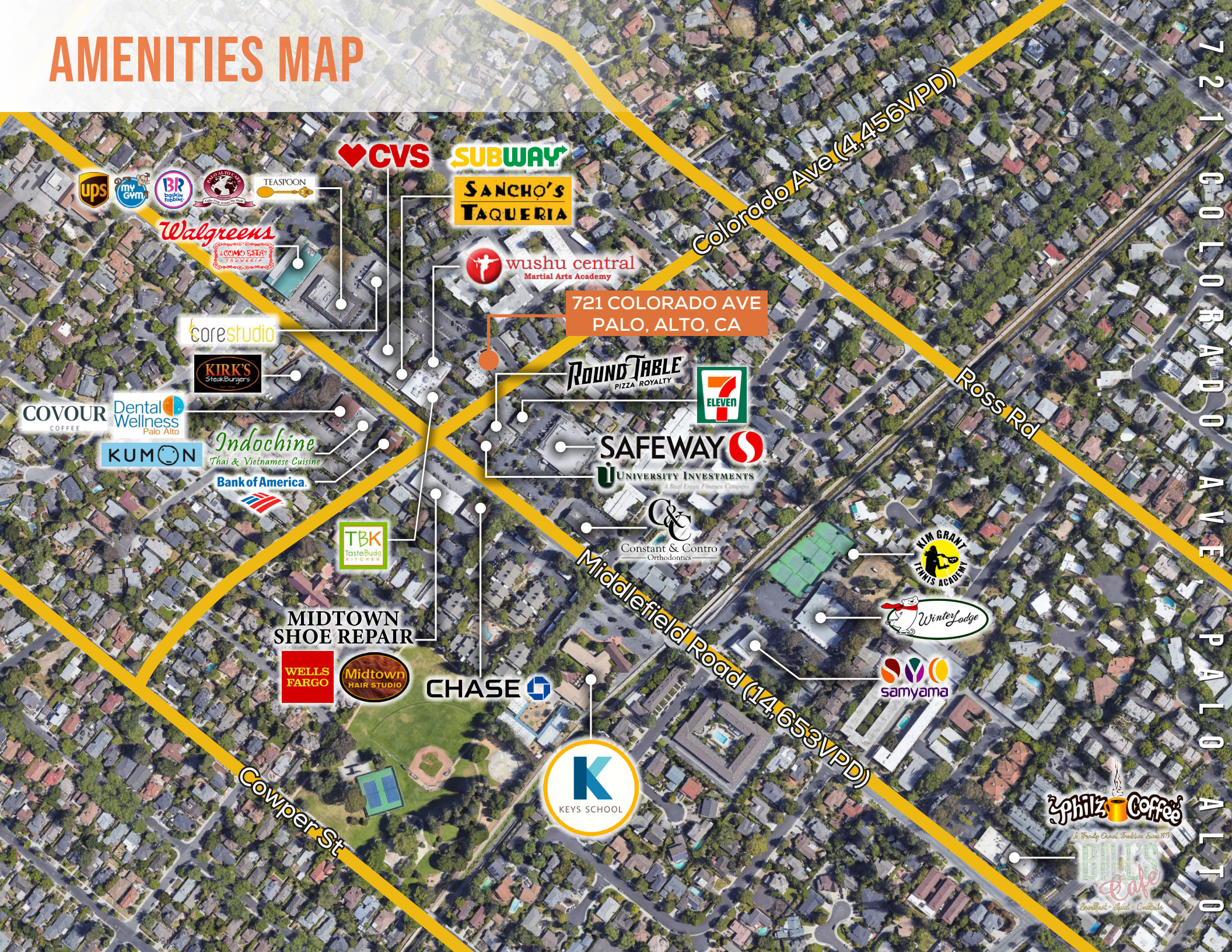


7 2 1 G O L D R A D O A V E , P A L O A L T O

SECOND FLOOR PLAN



AMENITIES MAP



721
C O L O R A D O
A V E
P A L O
A L T O

Colorado Ave (4,456 VPD)

Ross Rd

Middlefield Road (14,653 VPD)

Cowper St

721 COLORADO AVE
PALO, ALTO, CA



wushu central
Martial Arts Academy



UNIVERSITY INVESTMENTS
A First Equity Financial Company



Constant & Contro
Orthodontics



KEYS SCHOOL



A Friendly Casual Freshness Since 1977



Breakfast • Lunch • Concessions



MIDTOWN SHOE REPAIR



TRANSPORTATION MAP



PLANES

SJC - 18 miles
SFO - 18 miles
OAK - 28 miles



TRAINS

San Francisco - 1 h 4 min
Milbrae - 36 min
San Jose - 45 min



AUTOMOBILES

San Francisco - 31 miles
Downtown San Jose - 21 miles
Downtown Oakland - 34 miles

Caltrain

Caltrain

Downtown Redwood City

San Francisco International Airport

Menlo Park

Downtown Menlo Park

Downtown Palo Alto

Palo Alto

Old Palo Alto

Oregon Expy

Middlefield Road (14,653 VPD)

Midtown

721 COLORADO AVE
PALO, ALTO, CA

California Ave Business District

Alma St. (34,700 VPD)

El Camino Real

101

Bayshore Fwy
(227,900 VPD)

721 COLORADO AVE, PALO ALTO

DEMOGRAPHICS



ONE-MILE POPULATION: 24,746

MEDIAN AGE

43.7

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

6,210



Average Household Income

\$286,859

Average Household Size: **2.76** | Owner Occupied Housing Units: **5,591** | Renter Occupied Housing Units: **3,343** | Median Household Income: **\$200,001** | Average Household Income: **\$286,859**

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	989
Total Employees:	7,598
Total Residential Population:	24,746
Employee/Residential Population Ratio (per 100 Residents)	31



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