



el PRADO

RESTAURANT SPACE AVAILABLE

**A SIGNATURE DINING OPPORTUNITY
IN DOWNTOWN PALO ALTO**

CBRE

Hospitality Dining Opportunity



el Prado Hotel is a boutique, luxury, full-service hotel situated in the heart of downtown Palo Alto. Recognized by **Forbes** as a top hotel in Silicon Valley, the hotel has established itself as a premier hospitality destination.

A signature restaurant is a critical component of the guest experience el Prado is curating, and this offering represents a **rare opportunity for a tenant or operator to anchor one of Silicon Valley's most distinguished addresses.**

Market Overview



el PRADO

FOUR SEASONS PALO ALTO

UNIVERSITY AVE

TOWN & COUNTRY VILLAGE

CALTRAIN

NOBU HOTEL PALO ALTO

STANFORD SHOPPING CENTER

DOWNTOWN MENLO PARK

STANFORD RESEARCH PARK

PAGE MILL ROAD

STANFORD UNIVERSITY

LUCILE PACKARD CHILDREN'S HOSPITAL

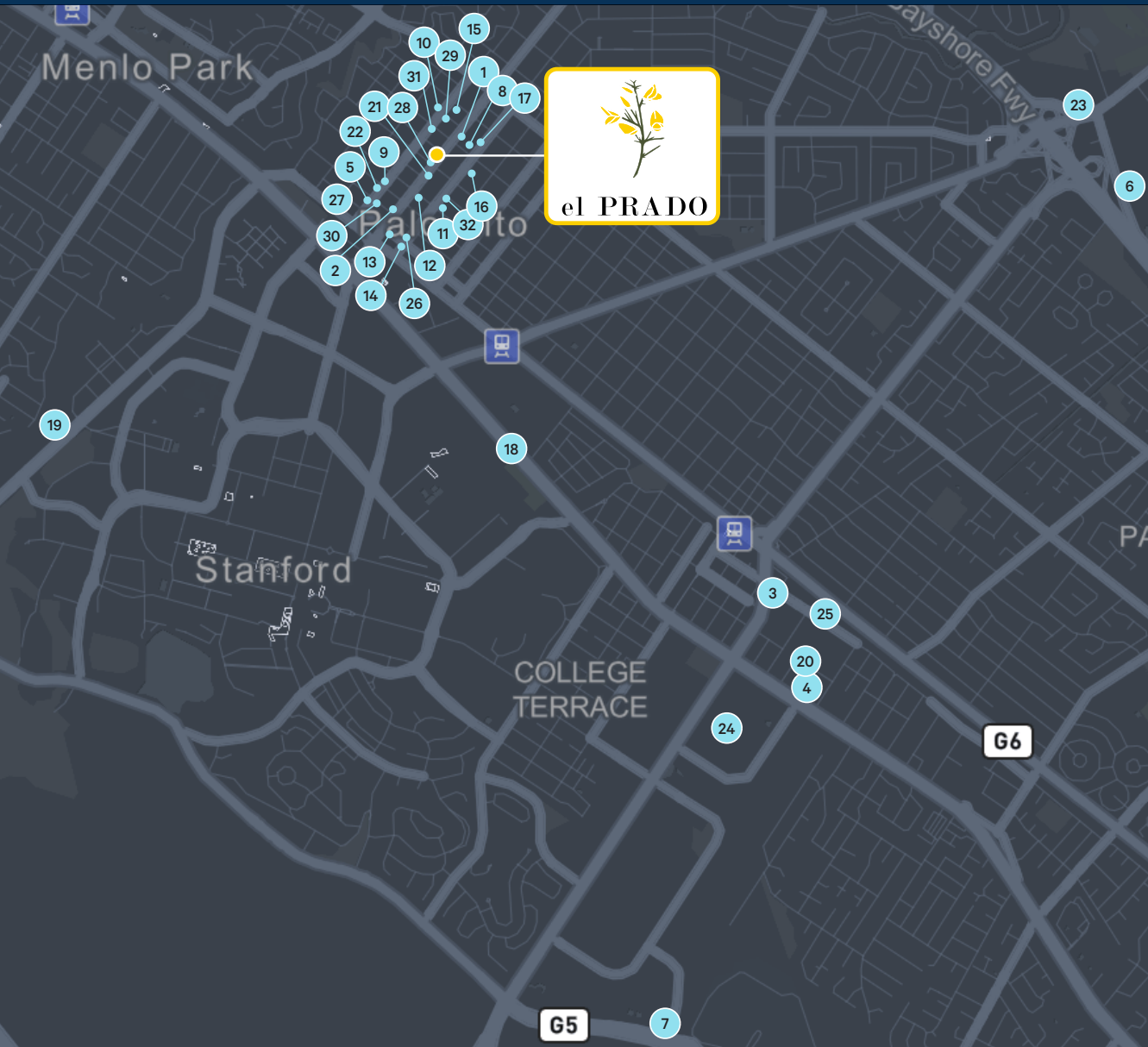
Demographics	.25 miles	.5 miles	1 mile
2025 Population	9,851	29,669	101,715
2025 Employees	3,497	14,575	70,978
2025 Housing Units	5,406	16,573	55,626
Avg. HH Income	\$187,591	\$205,504	\$210,238

Palo Alto is the most supply-constrained Bay Area hospitality submarket and has the highest hotel rates in Silicon Valley, driven by:

- Stanford University
- The VC Ecosystem, including Sand Hill Road
- Executive-Level Business Travel

Trade Area

el Prado Hotel is situated within the vibrant downtown Palo Alto area, which is widely recognized as a significant hub for venture capital firms. In 2025, the San Francisco Bay Area captured 56% (\$188 billion) of the total \$333 billion U.S. venture capital funding, which drives huge spending power locally.



VENTURE CAPITAL FIRMS		
#	COMPANY	ADDRESS
1	Accelmore	500 University Ave
2	Acrew Capital	471 Emerson St
3	AllegisCyber Capital	200 Page Mill Rd
4	AME Cloud Ventures	455 Portage Ave
5	AMINO Capital	346 Emerson St
6	Asset Management Ventures (AMV)	2595 East Bayshore Rd
7	Catapult / Venrock	3340 Hillview Ave
8	Citi Ventures / TPG Ventures	535 Cowper St
9	Corner Ventures / DAG Ventures	251 Lytton Ave
10	Cowboy Ventures	525 Lytton Ave
11	CRV	300 Hamilton Ave
12	DCVC	270 University Ave
13	Eclipse Ventures	514 High St
14	Foundation Capital	550 High St
15	Fusion Fund	550 Lytton Ave
16	Hercules Capital	400 Hamilton Ave
17	N47	537 Hamilton Ave
18	Norwest Venture Partners	1300 El Camino Real
19	Outliers Fund	1300 Oak Creek Dr
20	Playground Global	380 Portage Ave
21	Ribbit Capital	364 University Ave
22	Sageview Capital / Meritech Capital Partners	245 Lytton Ave
23	Social Capital	2225 East Bayshore Rd
24	Sutter Hill Ventures	755 Page Mill Rd
25	Tenaya Capital	3101 Park Blvd
26	True Ventures	575 High St
27	Ulu Ventures	115 Everett Ave
28	Uncork Capital	379 University Ave
29	UniWill Ventures	530 Lytton Ave
30	Vivo Capital	192 Lytton Ave
31	Wing Venture Capital	480 Lytton Ave
32	Zeev Ventures	555 Bryant Ave



Nearby Amenities

106,300
AVERAGE MONTHLY VISITORS
TO UNIVERSITY AVENUE

60+
RESTAURANTS

10+
COFFEE SHOPS

10+
BARS / NIGHTLIFE

8+
GROCERY STORES

10+
BANKS / CREDIT UNIONS

10+
FITNESS STUDIOS

Within 1 mile radius

The Neighborhood

A WORLD-CLASS DINING DESTINATION

The Palo Alto dining scene offers a sophisticated culinary landscape, featuring a blend of high-end establishments and diverse culinary experiences.

Centrally located in the heart of the San Francisco Bay Area, the city is home to Protégé, a Michelin-starred restaurant that has maintained its star since first earning it in 2019.

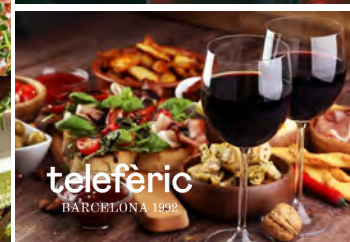
In addition to Protégé, Palo Alto also boasts:

- iTalico, a Michelin Bib Gourmand destination

Other Michelin-Recommended restaurants include:

- Ettan
- Evvia
- Tamarine
- Vina Enoteca
- Zola
- Ethel's Fancy

World class chefs such as José Andrés, Nobu Matsuhisa, Anthony Secviar, Srijith Gopinathan and Nikolas Neuwirt are drawn to the area because of the premium customer base and sales per square foot within the great Silicon Valley.



The Property



ROOMS & SUITES

- 62 newly renovated luxury guest rooms and suites
- Options from Deluxe Queen to Grand Deluxe Suite (~1,000 SF)
- All but three rooms include private balconies

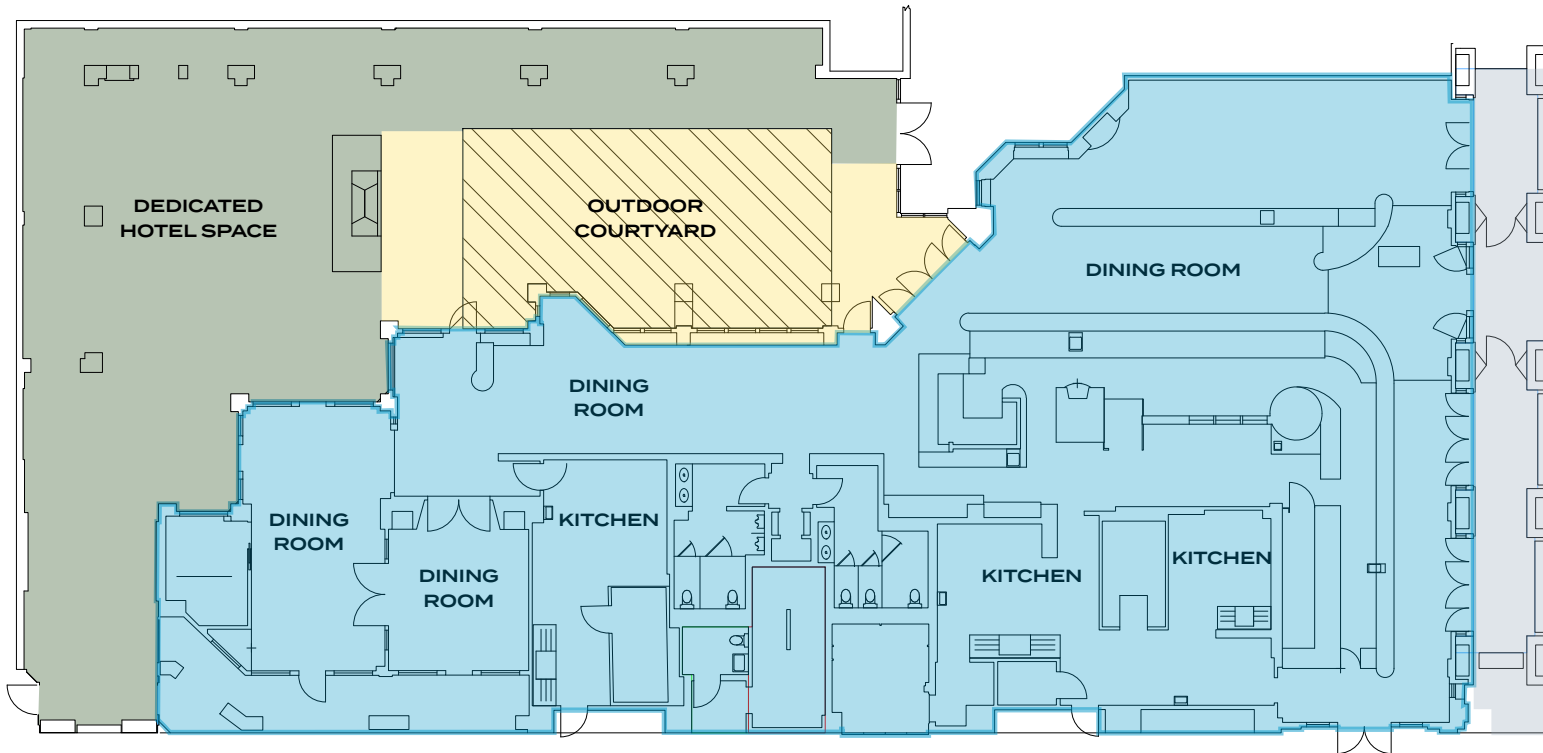
MEETING & EVENT SPACE

- 7,300 SF of high-end event space
- Multiple indoor and outdoor venues exclusive
- Exclusive Corporate Social Catering Venue in Palo Alto
- Natural light and modern A/V technology
- Floor to ceiling windows in many spaces

AMENITIES

- Fitness room with ellipticals, treadmills, free weights
- Valet parking (daily and overnight)
- In room dining (breakfast, coffee, dinner, drinks)
- Concierge services including restaurant reservations and private car service

The Space



7,449 SF

GROSS LEASABLE

896 SF

COURTYARD

TWO PRIVATE DINING ROOMS

BUILT OUT RESTROOMS

FRONT PATIO

EXTERIOR ENCLOSED COURTYARD

TYPE 1 AND 2 VENTING IN PLACE

LIVE FIRE COOKING STATION

Hotel common area that can be coordinated for use when not being used by hotel and subject to conditions and terms.

Dedicated outdoor space that is part of the Premises. Overhead cover system is being updated and renovated for the covered space. Shared access agreement to be negotiated with hotel.

Dedicated covered and heated outdoor seating area that is part of the Premises.



e1 PRADO

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CBRE

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