

395 QUARRY ROAD

Stanford Shopping Center – Palo Alto, CA

4,500 SF Freestanding
Retail Building on .46 Acres
FOR LEASE / GROUND LEASE



Strategic Location
in World Class
Trade Area



Population
150,079 in a
3 Mile Radius



Average Household
Income \$314K in a
3 Mile Radius



44% in 3 Mile
Population Hold A
Graduate Degree

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PARTNER **XTEAM**
RETAIL ADVISORS

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FOR LEASE

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Great Neighbors!



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About

4,500 SF Freestanding Building in Affluent Trade Area

- Excellent location just off busy (SR 82) El Camino Real (38,076 ADT)
- Stanford Shopping Center – one of the most visited shopping centers in the US and Northern California's premier open-air shopping/dining destination with Bloomingdale's, Macy's, Nordstrom, Neiman Marcus, and more than 140 world-class specialty stores
- Highly visible 4,500 SF freestanding building on the corner of Quarry Rd & Arboretum Rd
- Next door to Stanford Medicine (1.2M visitors/year)
- Proximate to three Stanford hospitals – Lucile Packard Children's Hospital, Stanford Center for Academic Medicine and Stanford Medical School.
- Prominent signage opportunities (on building and corner monument)



Great Location!
Strong Demographics!
Affluent, Educated Trade Area!
Highly Visible Signage!



Monument sign on signalized corner of
Quarry Rd & Arboretum Rd

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South Bay Area

Affluent Trade Area
(Average Household Income)

Atherton	\$667,642
Menlo Park	\$340,994
Palo Alto	\$337,710
Redwood City	\$237,147

STANFORD SHOPPING CENTER

Neiman Marcus
 bloomingdales RH
 ★ macy's Apple ROLEX
 SUSHI ROKU TESLA
 ANTHROPOLOGIE
 lululemon TRUE FOOD
 TIFFANY & CO. FLEMING'S

NORDSTROM
Crate&Barrel
 The Container Store

ATHERTON
 MENLO PARK

REDWOOD CITY

SAN FRANCISCO
38 MILES

Stanford HOSPITAL
 7,206 Staff
 604 Beds
 1.2 Million Visitors/Year

Stanford University
 18,300 Students
 13,000 Staff

Lucile Packard Children's Hospital
Stanford
 4,750 Staff
 361 Beds
 500K Visitors/Year

Stanford CENTER FOR ACADEMIC MEDICINE

Caltrain
 DOWNTOWN PALO ALTO



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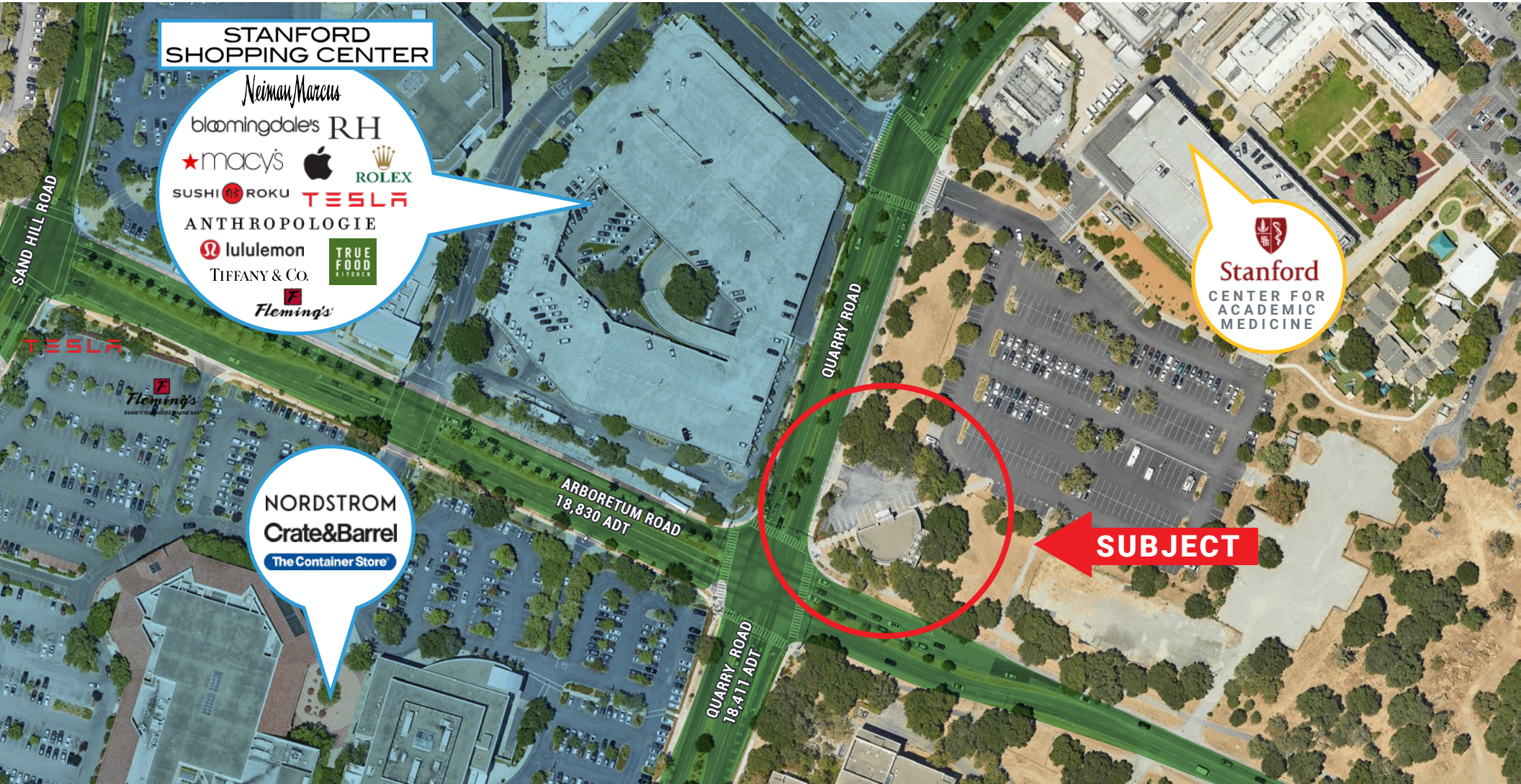
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Low Aerial



STANFORD SHOPPING CENTER

- Neiman Marcus
- bloomingdales RH
- macy's
- Apple
- ROLEX
- SUSHI ROKU
- TESLA
- ANTHROPOLOGIE
- lululemon
- TIFFANY & CO.
- Fleming's
- TRUE FOOD KITCHEN

NORDSTROM
Crate&Barrel
The Container Store

Stanford
CENTER FOR
ACADEMIC
MEDICINE

SUBJECT

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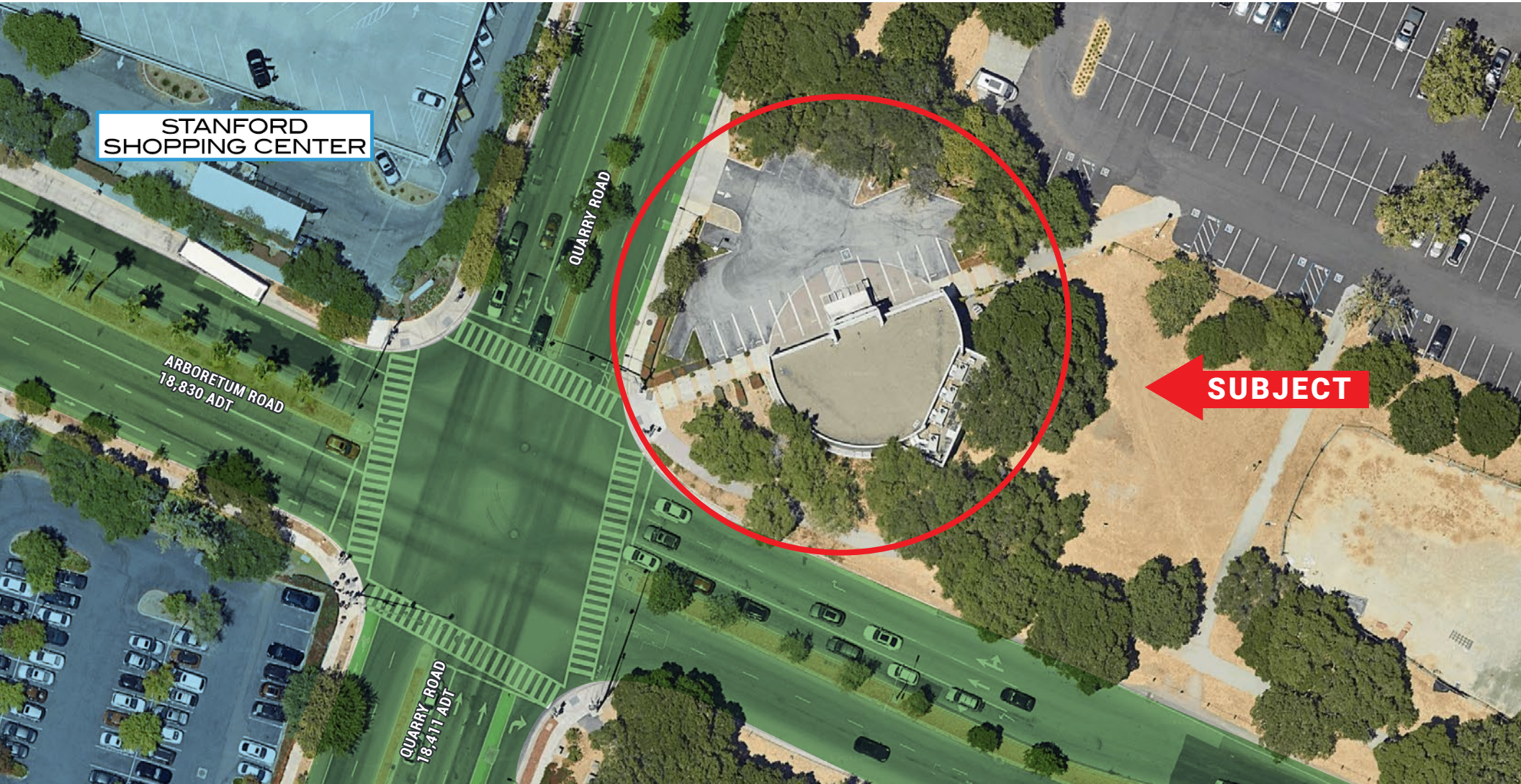
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FOR LEASE

395 QUARRY ROAD

Stanford Shopping Center – Palo Alto, CA

The Subject



STANFORD
SHOPPING CENTER

QUARRY ROAD

ARBORETUM ROAD
18,830 ADT

QUARRY ROAD
18,411 ADT

SUBJECT

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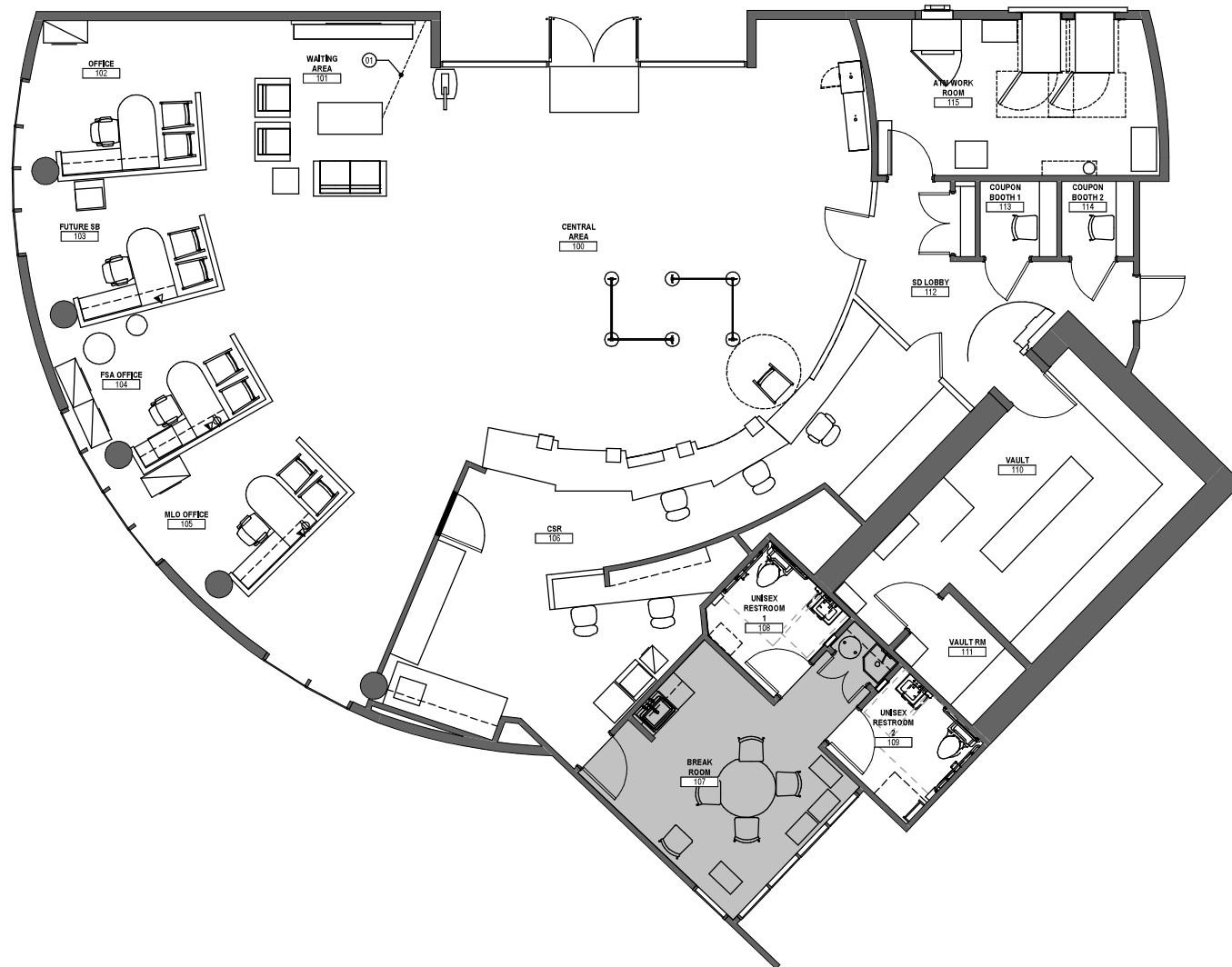
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Floor Plan



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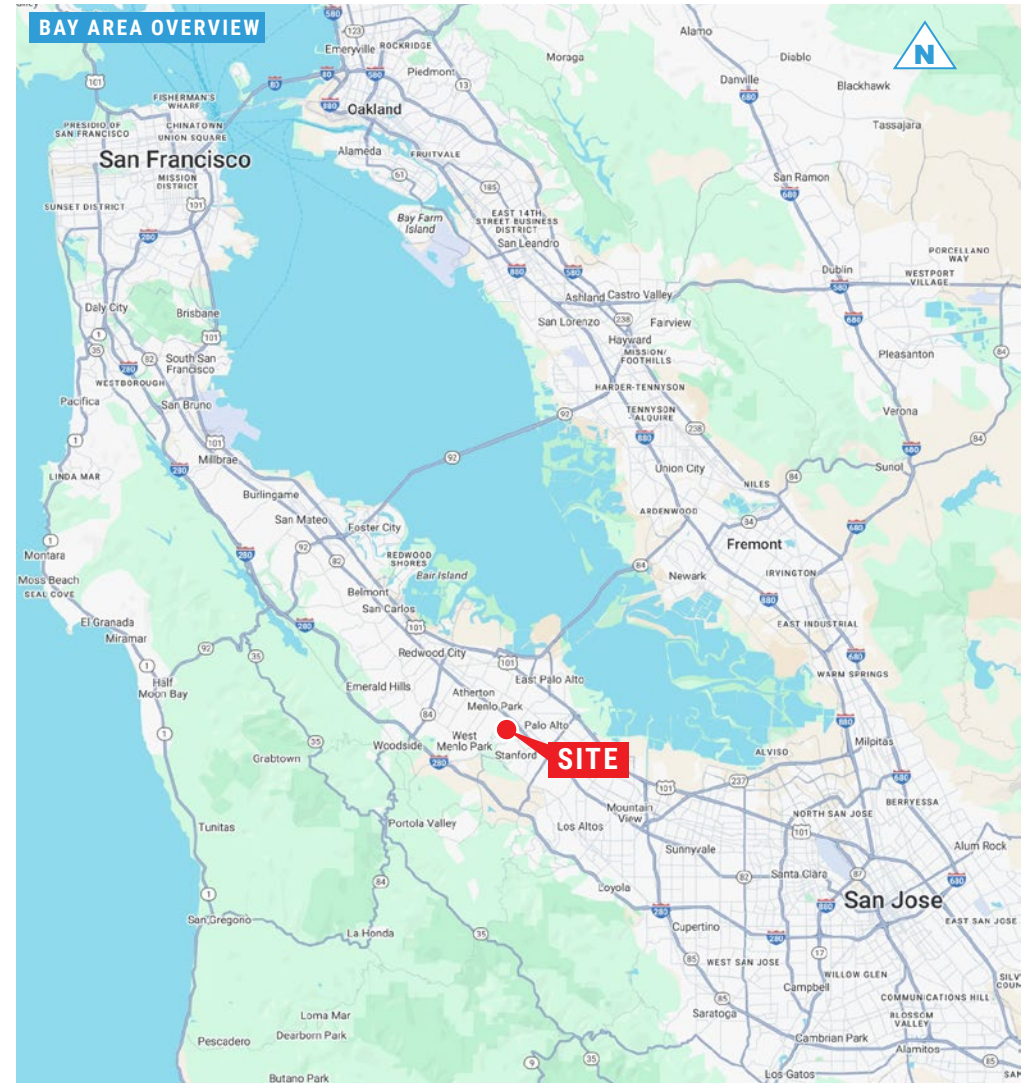
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Demographics

		1 MILE	3MILE	5 MILE
POPULATION	2024 Estimated Population	15,694	150,079	283,439
	2029 Projected Population	15,785	152,113	286,773
	2020 Census Population	15,385	150,992	289,251
	2010 Census Population	14,205	138,213	263,646
	Projected Annual Growth 2024 to 2029	0.1%	0.3%	0.2%
	Historical Annual Growth 2010 to 2024	0.7%	0.6%	0.5%
	2024 Median Age	40	38	39
Adj. Daytime Demographics Age 16 Years +	35,121	178,578	301,183	
HOUSEHOLDS	2024 Estimated Households	7,242	50,681	100,358
	2029 Projected Households	7,260	50,975	100,840
	2020 Census Households	7,226	50,565	99,784
	2010 Census Households	7,044	49,330	94,656
	Projected Annual Growth 2024 to 2029	-	0.1%	-
	Historical Annual Growth 2010 to 2024	0.2%	0.2%	0.4%
RACE & ETHNICITY	2024 Estimated White	53.6%	45.1%	43.6%
	2024 Estimated Black or African American	2.8%	4.7%	3.6%
	2024 Estimated Asian or Pacific Islander	30.3%	29.1%	29.1%
	2024 Estimated American Indian or Native Alaskan	0.2%	0.5%	0.7%
	2024 Estimated Other Races	13.1%	20.7%	23.0%
	2024 Estimated Hispanic	13.1%	21.7%	24.8%
INCOME	2024 Estimated Average Household Income	\$279,073	\$314,026	\$291,687
	2024 Estimated Median Household Income	\$173,250	\$195,482	\$191,255
	2024 Estimated Per Capita Income	\$129,298	\$106,990	\$103,868
EDUCATION (AGE 25+)	2024 Estimated Elementary (Grade 0-8)	2.7%	5.5%	6.1%
	2024 Estimated Some High School (Grade 9-11)	0.8%	2.9%	3.6%
	2024 Estimated High School Graduate	3.1%	8.0%	10.4%
	2024 Estimated Some College	8.3%	9.5%	10.3%
	2024 Estimated Associates Degree Only	2.4%	3.6%	4.0%
	2024 Estimated Bachelors Degree Only	30.7%	26.3%	25.9%
	2024 Estimated Graduate Degree	52.0%	44.3%	39.6%
BUSINESS	2024 Estimated Total Businesses	2,481	9,097	16,456
	2024 Estimated Total Employees	29,790	124,657	206,699
	2024 Estimated Employee Population per Business	12	14	13
	2024 Estimated Residential Population per Business	6	16	17



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