

# For Lease

## Midtown Palo Alto | Prime ~1,200 SF Available Space

Join one of the city's most established and high-demand districts. Featuring a strong local residential base and premier neighborhood amenities, this perfectly-sized space offers unmatched visibility in a thriving commercial hub.

## Prime Midtown Palo Alto Opportunity

706 Colorado Ave, Palo Alto, CA 94303



### **Bay East Brokers, Inc.**

Harmit S. Toor  
Broker

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DRE Lic. # 01462579

## PROPERTY FACTS

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- Center Type: Strip Center
- Total Building Size: 3,261 SF
- Land Area: 0.19 Acres
- Year Built: 1954
- Total Stores: 3
- Unit 3: 1200 SF ( Available Space)



## CONTACT

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# Available Space

- Suite 706:  $\pm$  1200 SF
- Lease Type: NNN
- Base Rent: \$60/SF/YR
- NNN (Approx.):  
\$13.80/SF/YR
- Availability: Immediate
- Condition: Partially  
built-out, ready for tenant  
improvements



**Interior Picture**



**BAY EAST  
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# Midtown Palo Alto

**Midtown Palo Alto** is one of the city's most established and in-demand neighborhoods, known for its **central location, strong residential base, and neighborhood-serving commercial corridors**. Positioned between Downtown Palo Alto and California Avenue, Midtown offers consistent demand from residents, professionals, and local businesses.

## **Traffic & Visibility (Approx.)**

**Colorado Avenue:** ~12,000-16,000 vehicles per day

## **Middlefield Road (near Midtown):**

~28,000-35,000 vehicles per day

Intense neighborhood drive-by exposure with consistent daily traffic

Primary access routes connecting Midtown to Downtown Palo Alto and California Avenue

## **Demographic Callouts (Approx. 1-3 Mile Radius)**

**Median Household Income:** \$175,000-\$200,000+

**Population:** ~40,000-75,000

**Highly educated professional base** with strong discretionary spending  
Significant concentration of tech, healthcare, and Stanford-affiliated households

High owner-occupancy supporting stable, repeat local patronage

## LOCATION ADVANTAGES

- Centrally located within **Palo Alto**
- Quick access to **US-101, El Camino Real, and I-280**
- Minutes to **Downtown Palo Alto, California Avenue, and Stanford University**
- Ideal for **neighborhood-serving retail, food & beverage, and owner-user properties**

## CONTACT US

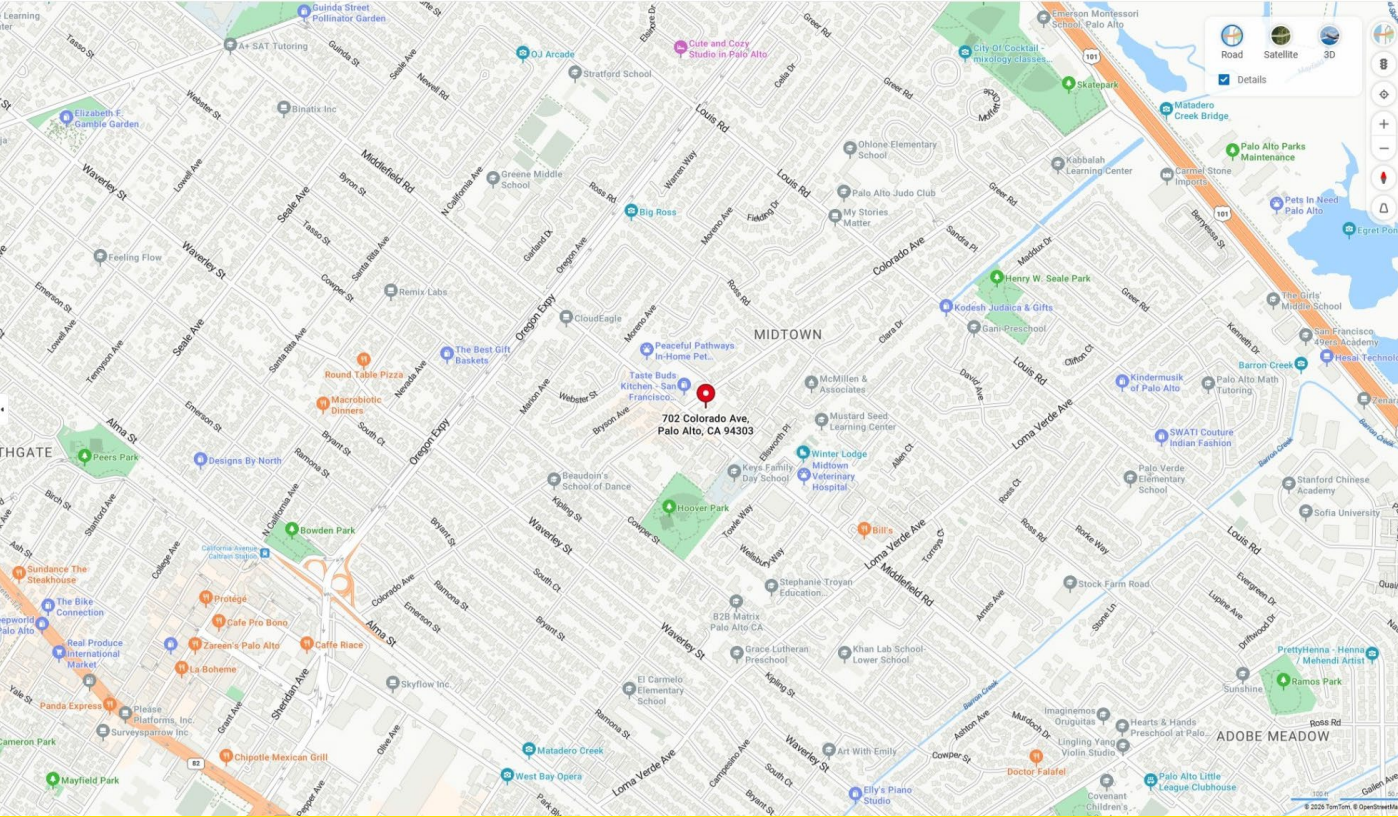
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## SURROUNDING RETAILERS

- 7-Eleven
- Safeway

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## PROPERTY HIGHLIGHTS

- Rare chance to acquire **both business and real estate** in Palo Alto
- Excellent access to major Silicon Valley employment centers
- Dense, affluent residential surroundings
- Strong daytime and evening activity driven by residents
- Potential for operational upside or long-term appreciation

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