

PRIME PALO ALTO LOCATION · NEAR CALTRAIN
Office Space for Lease



220-230 California Ave., Palo Alto, CA 93406



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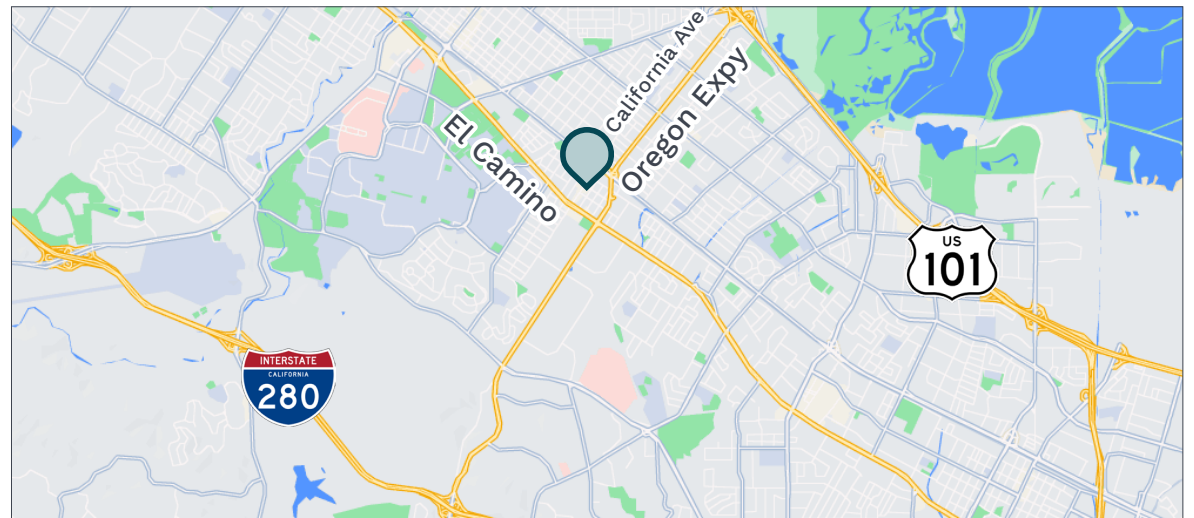
AVAILABLE

Suite 200: ±1,085 SF
Rent: \$4.75 PSF/Mo., FS
Parking: Ample street parking and public lot in rear
Available: Immediately

PROPERTY HIGHLIGHTS

- Prominent exposure on California Avenue
- Walking distance to CalTrain station
- Surrounded by many dining, retail, and service options
- Minutes from Stanford University, Stanford Mall, and popular University Avenue
- Delivered with new carpet and paint on a 3+ year lease
- Ample street parking and public lot in rear

Prospective tenants are hereby advised that all uses are subject to City approval



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AREA DEMOGRAPHICS



0.5 Mile 1 Mile 2 Miles

POPULATION

	0.5 Mile	1 Mile	2 Miles
2024 Estimated Population	6,645	26,587	85,887
2029 Projected Population	6,673	26,440	85,215
2020 Census Population	6,486	26,272	83,849
2010 Census Population	5,907	21,423	72,728
Projected Annual Growth 2024 to 2029	-	-0.1%	-0.2%
Historical Annual Growth 2010 to 2024	0.9%	1.7%	1.3%
2024 Median Age	42.1	36.9	38.4

HOUSEHOLDS

2024 Estimated Households	2,575	9,092	28,515
2029 Projected Households	2,606	9,065	28,407
2020 Census Households	2,568	9,178	28,636
2010 Census Households	2,616	8,859	27,800
Projected Annual Growth 2024 to 2029	0.2%	-	-
Historical Annual Growth 2010 to 2024	-0.1%	0.2%	0.2%

RACE & ETHNICITY

2024 Estimated White	46.0%	45.6%	44.5%
2024 Estimated Black or African American	2.9%	3.5%	3.3%
2024 Estimated Asian or Pacific Islander	37.1%	36.6%	37.1%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2024 Estimated Other Races	13.7%	14.1%	14.8%
2024 Estimated Hispanic	13.7%	13.8%	14.9%

INCOME

	0.5 Mile	1 Mile	2 Miles
2024 Estimated Average Household Income	\$346,089	\$304,258	\$301,638
2024 Estimated Median Household Income	\$197,230	\$185,567	\$194,876
2024 Estimated Per Capita Income	\$134,613	\$105,561	\$101,617

EDUCATION

2024 Estimated High School Graduate	7.7%	5.0%	4.5%
2024 Estimated Some College	5.7%	5.3%	6.1%
2024 Estimated Associates Degree Only	1.9%	1.7%	2.9%
2024 Estimated Bachelors Degree Only	30.3%	29.6%	28.4%
2024 Estimated Graduate Degree	50.8%	55.2%	53.7%

BUSINESS

2024 Estimated Total Businesses	812	1,628	5,452
2024 Estimated Total Employees	6,404	23,845	72,769
2024 Estimated Employee Population per Business	7.9	14.6	13.3
2024 Estimated Residential Population per Business	8.2	16.3	15.8



REAL ESTATE

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