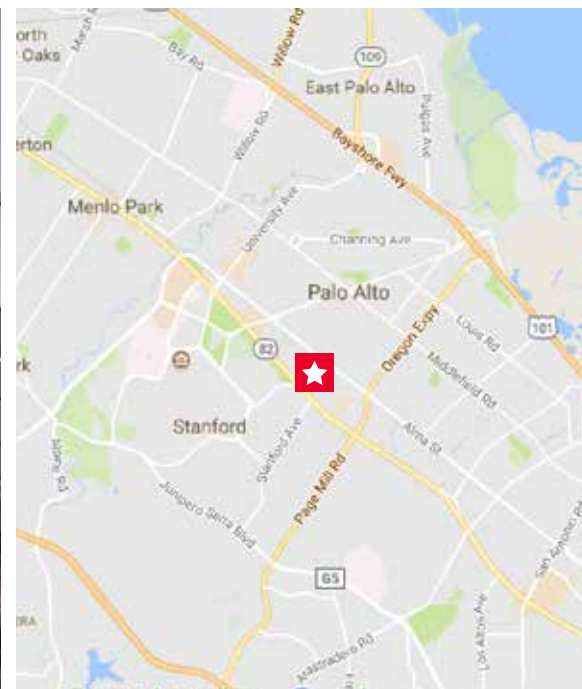


FOR SUBLEASE

490 California Avenue, Palo Alto



Property Highlights:

- ±724 Square Feet
- Retail or Personal Services Allowed
- Strong Visibility
- One (1) Reserved Parking Space
- \$5.50/SF modified gross
- 3 – 5 year term, with options

Demographics:

| | 1 MILE | 2 MILE | 3 MILE |
|-----------------------|-----------|-----------|-----------|
| DAYTIME POP. | 21,400 | 65,059 | 114,062 |
| POPULATION | 21,810 | 71,649 | 137,316 |
| AVG. HH INCOME | \$135,305 | \$164,574 | \$157,239 |

Traffic Counts:

| | |
|-----------------------------------|------------|
| California Avenue @ Ash Street | 9,700 ADT |
| El Camino Real @ Cambridge Avenue | 40,000 ADT |

For more information, contact:

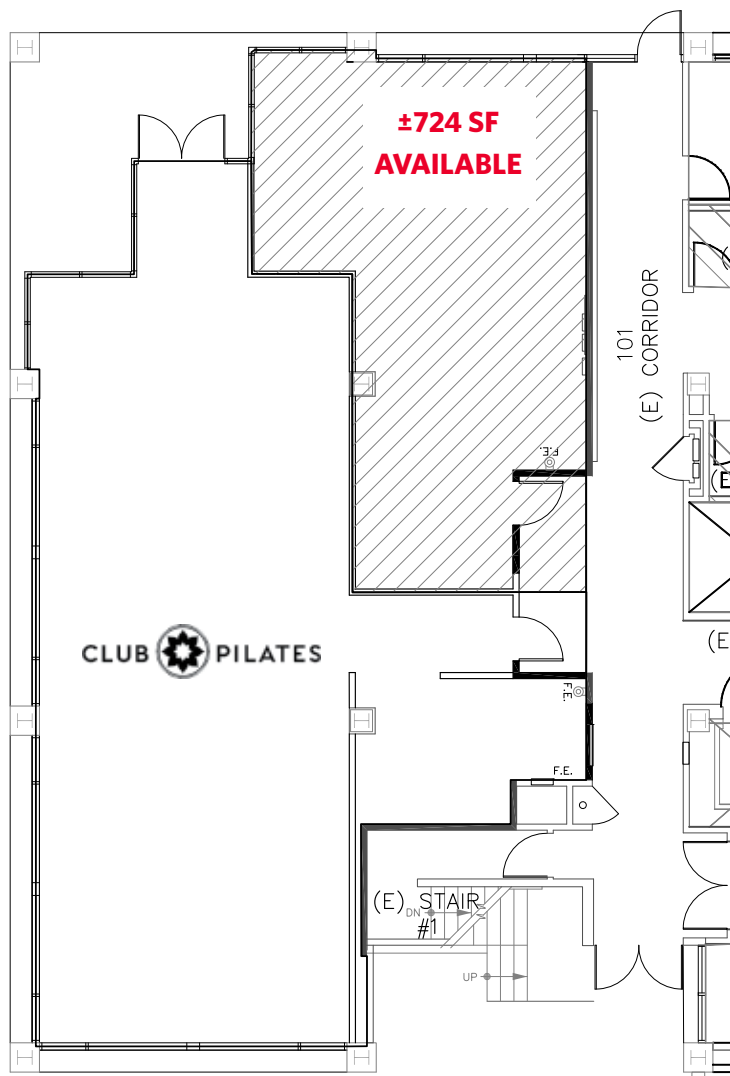
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Floor Plan



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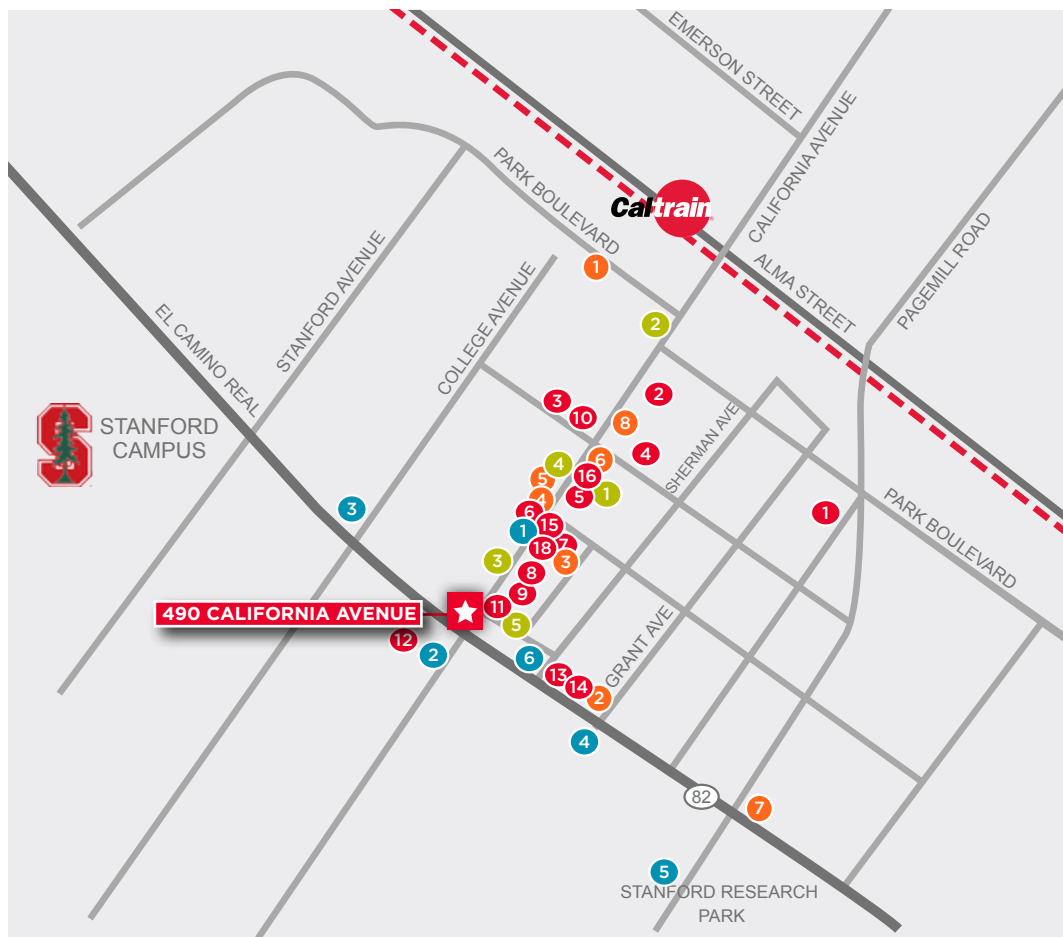
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FOR SUBLEASE

490 California Avenue, Palo Alto

Downtown Palo Alto Amenities



RESTAURANTS

- 1 Caffè Riace
- 2 Baumé
- 3 The Oaxcan Kitchen
- 4 Cafe ProBono
- 5 The Counter
- 6 Palo Alto Sol
- 7 Spalti
- 8 Cafe Brioche
- 9 Joanie's Cafe
- 10 Bistro Elan
- 11 La Bodequita Del Medio
- 12 Pecking Duck
- 13 Olive Garden
- 14 Chipotle
- 15 Mediterranean Wraps
- 16 Antonio's Nut House
- 17 Palo Alto Baking Company
- 18 Subway

COFFEE SHOPS

- 1 Starbucks
- 2 Mollie Stones
- 3 County Sun
- 4 Printers Inc.
- 5 Izzy's Bage

RETAIL

- 1 Maximart Pharmacy
- 2 T-Mobile
- 3 Zombie Runner
- 4 Village Stationers
- 5 Accent Arts
- 6 Avenue Florist
- 7 AT&T
- 8 FedEx

BANKS

- 1 Bank of the West
- 2 Wells Fargo
- 3 First Republic Bank
- 4 Bank of America
- 5 SVB Financial Group
- 6 Citibank