

FOR SALE OR LEASE

**4113 EL CAMINO REAL,** Palo Alto, CA 94306



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## RETAIL SPACE

±2,768 SF

## RENT

\$4.50 NNN




## SALE PRICE

\$1,725,000

## PROPERTY HIGHLIGHTS

- Rare stand-alone retail building on El Camino Real
- 11 On-site parking spaces
- Restaurant infrastructure in place
- Tenant Improvements are available
- Great owner / user or investor opportunity

## NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 DAYTIME POPULATION
1 Mile	23,734	\$189,537	25,162
3 Miles	140,667	\$168,983	146,607
5 Miles	278,193	\$170,744	289,568

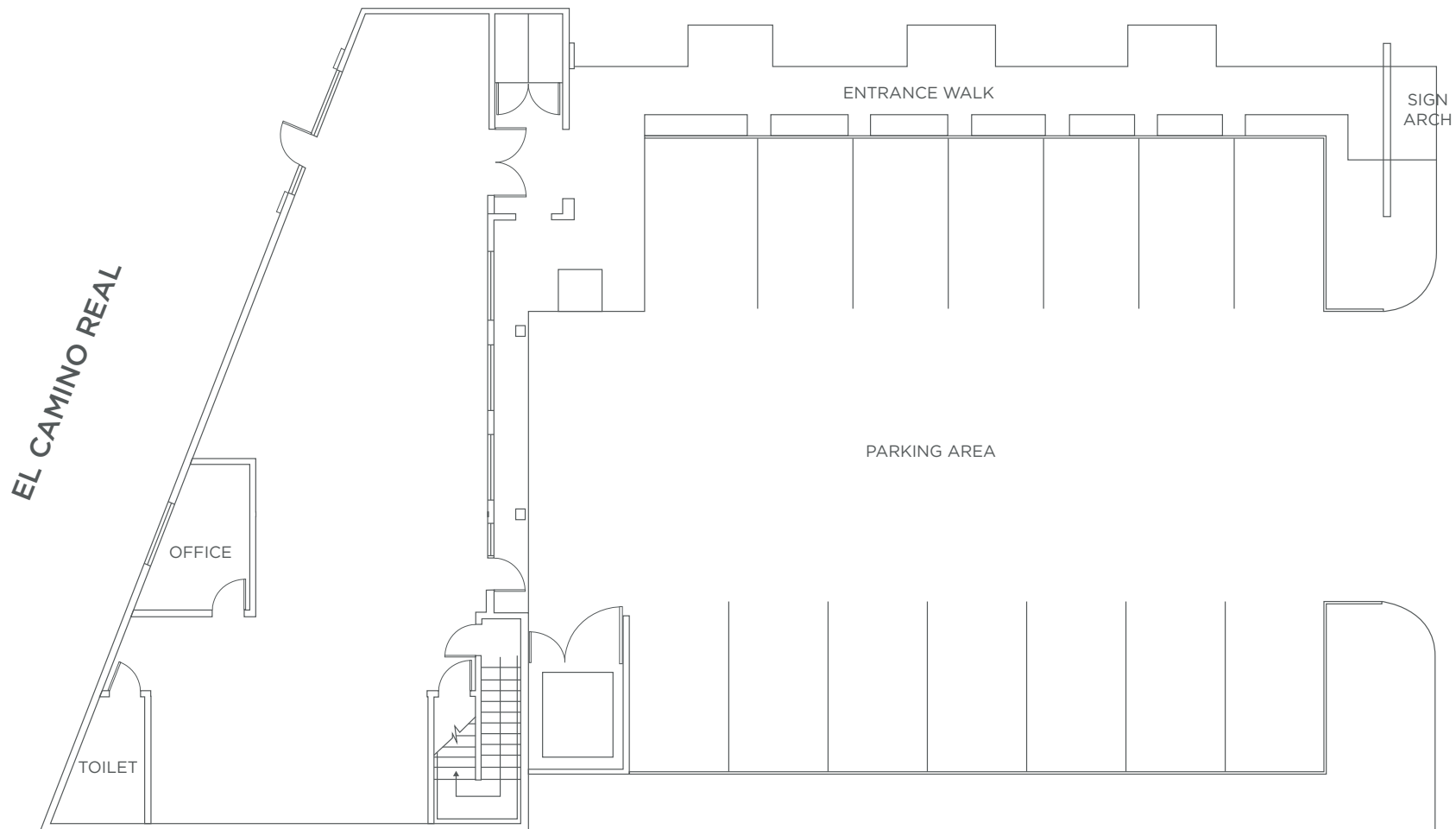
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## FIRST FLOOR & SITE PLAN



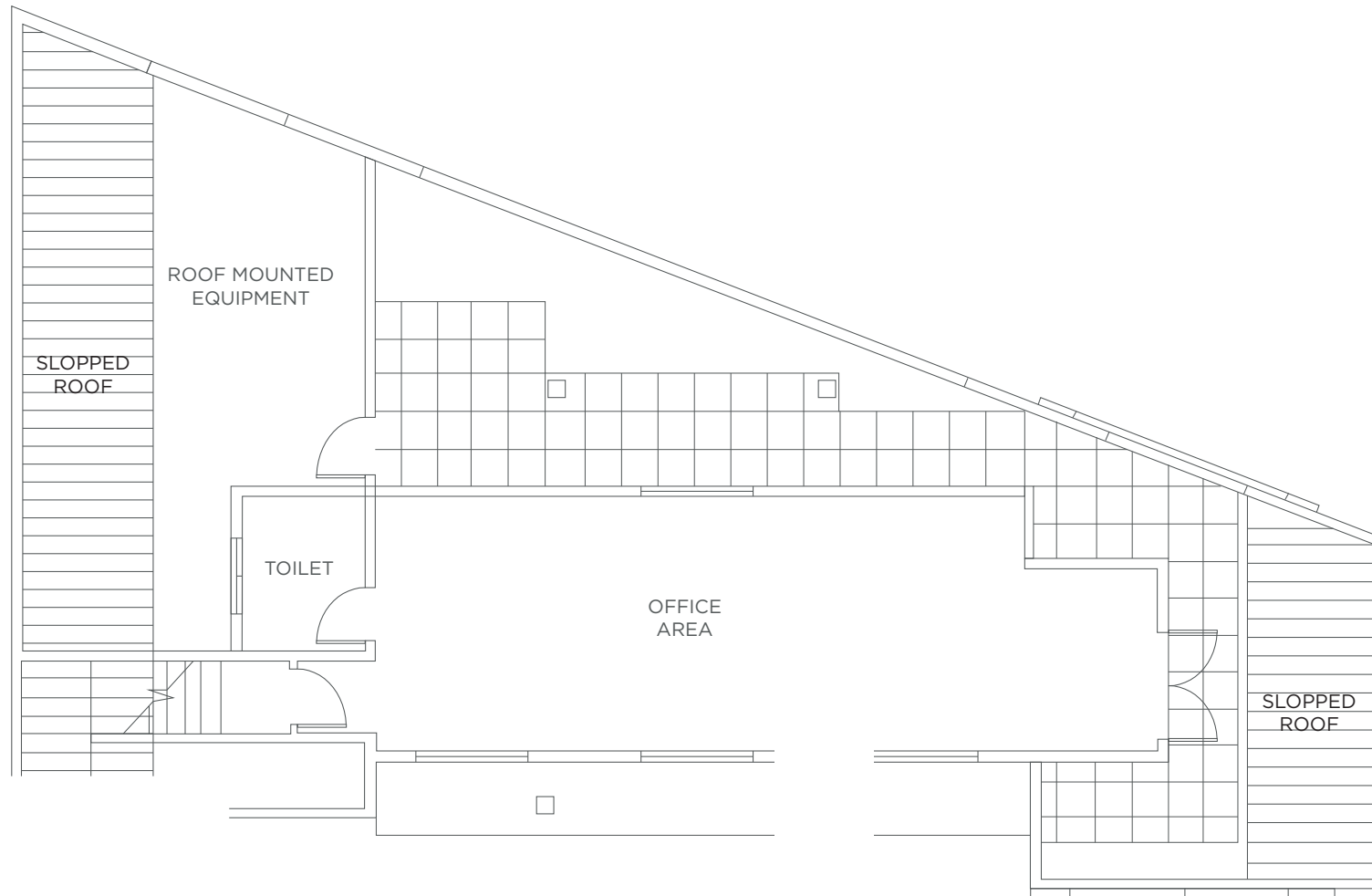
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## SECOND FLOOR PLAN



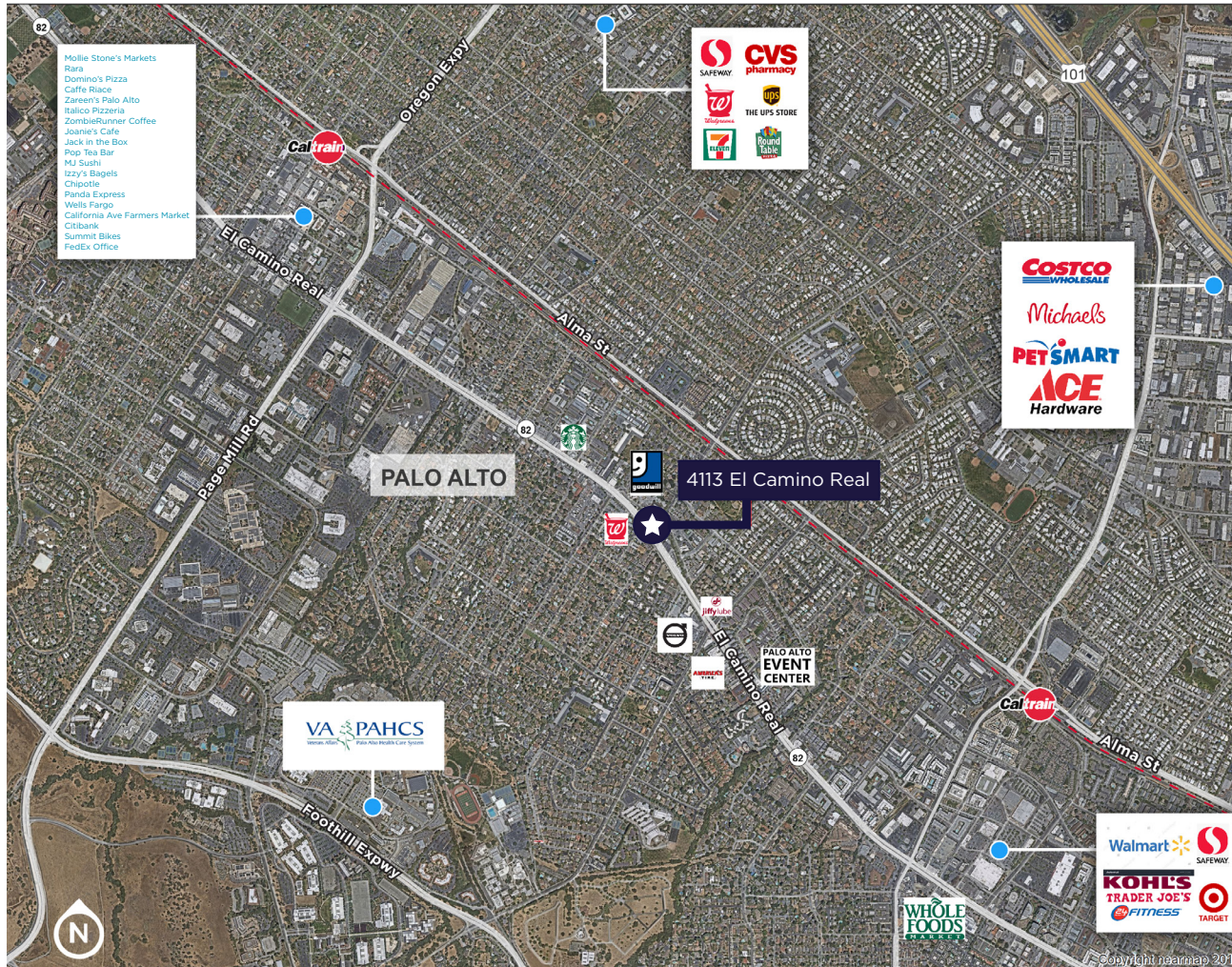
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## AMENITIES MAP



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