

# 3441 ALMA STREET

PALO ALTO



950 SF

RETAIL/OFFICE/ TUTORING  
SCHOOL FOR LEASE

CBRE

## PROPERTY HIGHLIGHTS



950 SF



Formerly Occupied by The Coder School



Driveway Entrance to Parking Lot with Signalized Interchange

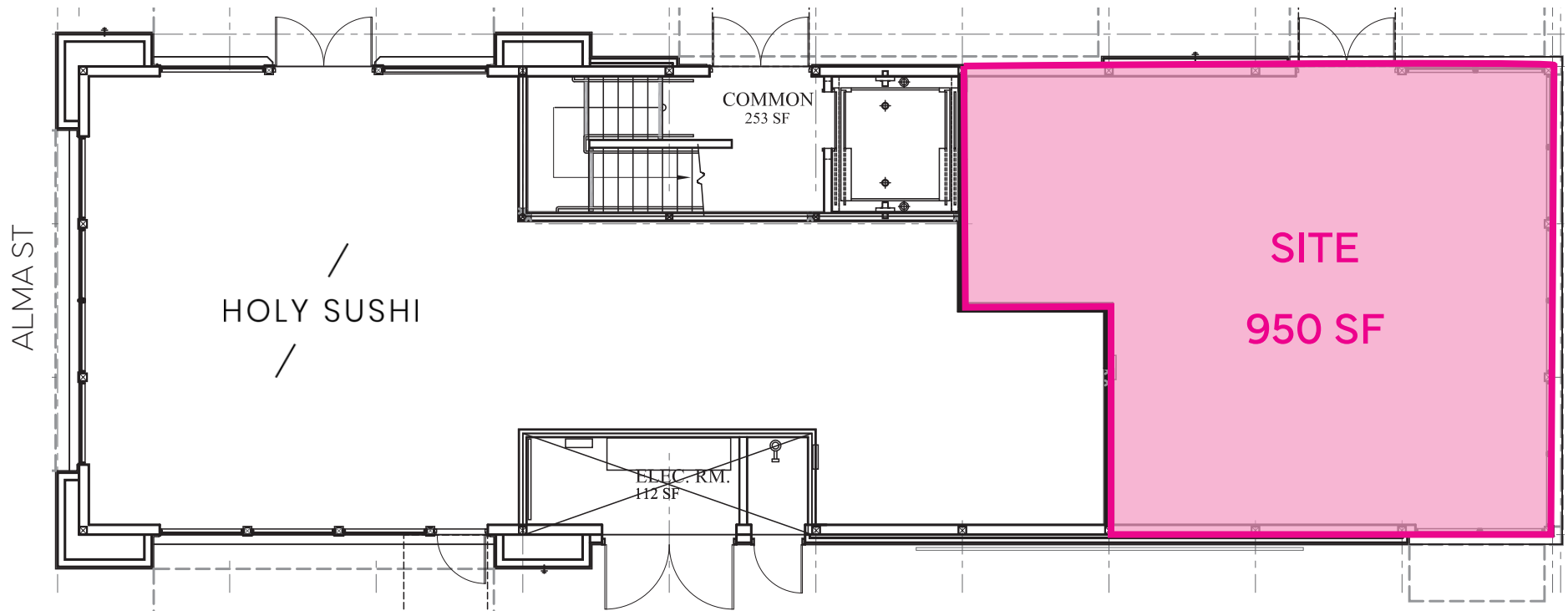


Located in the Commercial Area of Alma Street in Palo Alto



Co-tenants include Holy Sushi, PNR - Rehabilitation & Sports Therapy, and Grocery Outlet

## FLOOR PLAN | GROUND FLOOR



PHOTOS



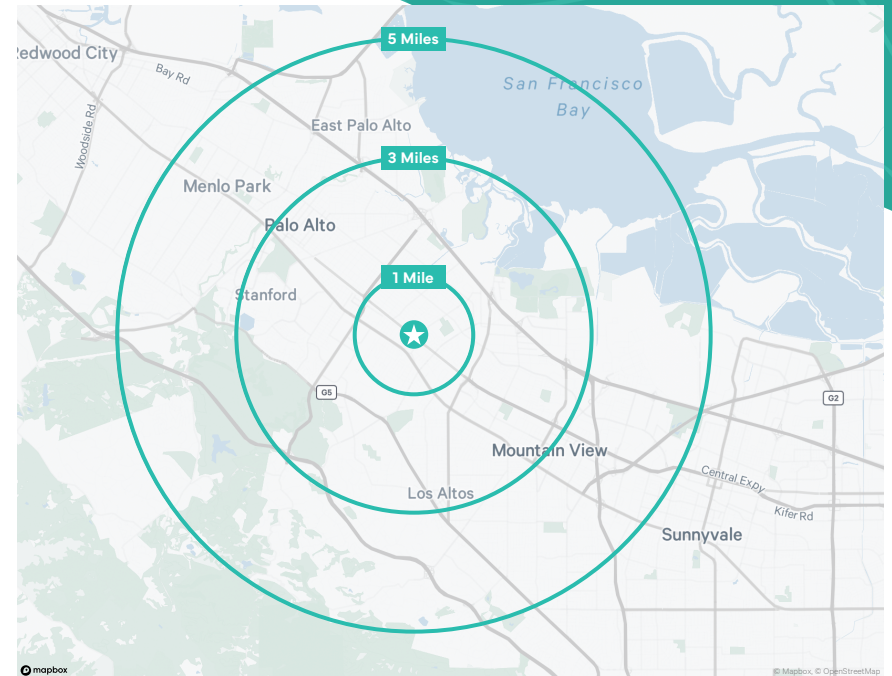
AERIAL



# DEMOGRAPHICS

| Demographic Profile                            | 1 Mile      | 3 Miles     | 5 Miles     |
|------------------------------------------------|-------------|-------------|-------------|
| <b>Place of Work</b>                           |             |             |             |
| 2025 Businesses                                | 970         | 8,030       | 13,804      |
| 2025 Employees                                 | 14,827      | 127,820     | 202,718     |
| <b>Population</b>                              |             |             |             |
| 2025 Population - Current Year Estimate        | 26,757      | 153,976     | 298,101     |
| 2030 Population - Five Year Projection         | 27,142      | 157,716     | 303,237     |
| <b>Education</b>                               |             |             |             |
| Some College or Higher Education               | 90.9%       | 89.4%       | 86.9%       |
| <b>Daytime Population</b>                      |             |             |             |
| 2025 Daytime Population                        | 28,893      | 232,405     | 399,381     |
| Daytime Workers                                | 16,215      | 157,500     | 256,999     |
| Daytime Residents                              | 12,678      | 74,905      | 142,382     |
| <b>Households</b>                              |             |             |             |
| 2025 Households - Current Year Estimate        | 10,310      | 56,451      | 108,152     |
| 2030 Households - Five Year Projection         | 10,506      | 58,243      | 110,360     |
| 2025 Average Household Size                    | 2.58        | 2.50        | 2.61        |
| <b>Household Income</b>                        |             |             |             |
| 2025 Average Household Income                  | \$327,431   | \$302,743   | \$301,616   |
| 2025 Median Household Income                   | \$231,282   | \$208,250   | \$213,621   |
| 2025 Per Capita Income                         | \$125,587   | \$111,675   | \$113,108   |
| <b>Housing Value</b>                           |             |             |             |
| 2025 Median Value of Owner Occ. Housing Units  | \$2,000,001 | \$2,000,001 | \$2,000,001 |
| 2025 Average Value of Owner Occ. Housing Units | \$2,009,018 | \$1,945,562 | \$1,921,627 |

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**SITE**

HOLY SUSHI

3441 ALMA STREET  
PALO ALTO

**KATIE SINGER**

First Vice President  
+1 925 330 0439  
katie.singer@cbre.com  
Lic. 01745709

**MEAGHAN POST**

Vice President  
+1 415 772 0202  
meaghan.post@cbre.com  
Lic. 01889217

**CBRE**

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