Kidder Mathews

FOR SALE

409 SHERMAN AVENUE
PALO ALTO, CA

±11,874 SF Boutique Office Building

Exclusively Listed By

TYLER HOOPER
Kidder Mathews
408.588.2339
tyler.hooper@kidder.com
LIC N° 01398905

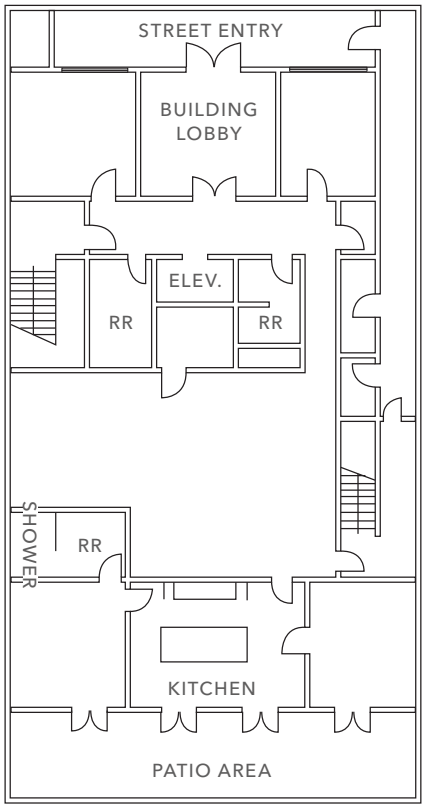
SCOTT C. DAVIS
SVN Commercial
415.407.4435
scott.davis@svn.com
LIC N° 00578914

KIDDER.COM

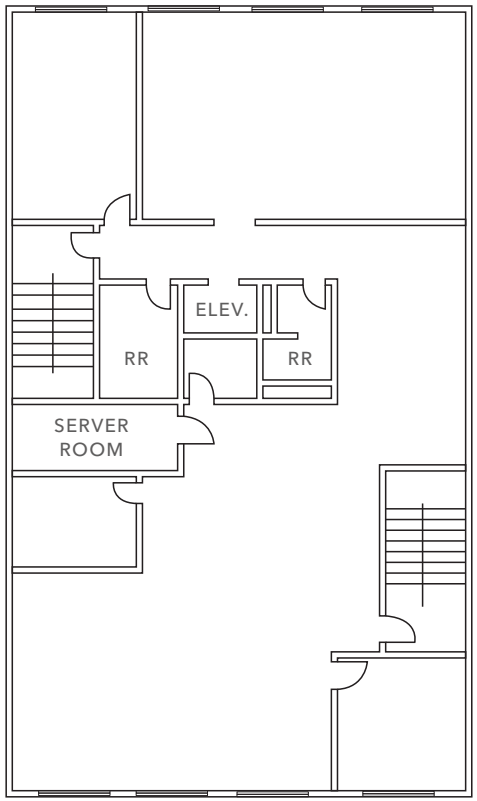
SVN COMMERCIAL REAL ESTATE ADVISORS | Kidder Mathews

FLOOR PLANS

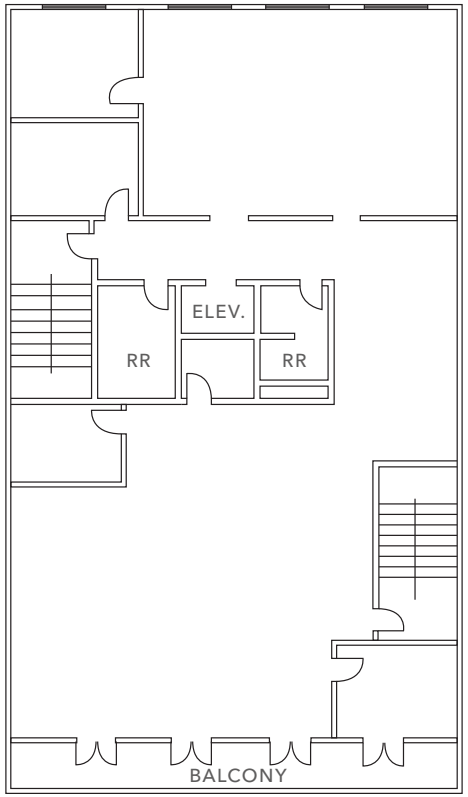
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR PLANS NOT TO SCALE

PROPERTY HIGHLIGHTS

- ±11,874 SF 3-story office building
- Ideal Owner / User or Value Add investment opportunity
- Located in the heart of Downtown California Avenue District
- Walk to Caltrain and numerous restaurants and amenities
- Previous tech tenants include BOX, Next Insurance, Trip Actions, Groupon, & Mixbook
- Divisible by floor to ±3,958 SF
- Large outdoor patio on 1st floor
- Skylights & balcony on 3rd floor
- New HVAC installed in 2025

AVAILABILITIES

Floor	Size	Vacancy
1st	±3,958 SF	Vacant
2nd	±3,958 SF	Vacant
3rd	±3,958 SF	Leased to Trustero (LED 3/31/27)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

SVN COMMERCIAL REAL ESTATE ADVISORS | km Kidder Mathews

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

SVN COMMERCIAL REAL ESTATE ADVISORS | Kidder Mathews

LOCATION HIGHLIGHTS

- Located one block from California Ave
- Great access to Hwy 101 & 280
- 3 blocks to Caltrain station
- Across the street from the brand new 3 story Palo Alto parking garage

NEARBY AMENITIES

RESTAURANTS

01	Caffe Riace
02	La Bodeguita Del Medio
03	Pastis
04	Mediteranean Wraps
05	CALAVE Wine Bar
06	Antonio's Nut House
07	Jin Sho
08	Terun
09	Palot Alto Sol
10	Panda Express
11	Anatolian Kitchen
12	Baume
13	Jack in the Box
14	Peking Duck
15	Bistro Elan on Birch St
16	Chipotle
17	Ordori Sushi
18	Vitality Bowls
19	iTalico

PARKING

01	City of Palo Alto Lot 7
02	City of Palo Alto Lot 8

BANKS

01	Bank of the West
02	Wells Fargo
03	Bank of America
04	Citibank
05	Technology Credit Union
06	J.P. Morgan
07	Woodside Capital Partners

COFFEE SHOPS

01	Printer's Cafe
02	Starbucks
03	Zombie Runner
04	Backyard Brew
05	The Farm
06	Fambrini's Cafe

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

SVN COMMERCIAL REAL ESTATE ADVISORS | km Kidder Mathews