



SALE/LEASE/GROUND LEASE

Prime Los Altos Location

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MARKET OVERVIEW

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01

INVESTMENT SUMMARY

THE OPPORTUNITY

PROPERTY OVERVIEW

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REDEVELOPMENT PROJECTS

INVESTMENT SUMMARY

Kidder Mathews is pleased to present a prime Downtown Los Altos property for Sale / Lease / Ground Lease

THE OPPORTUNITY

Located in the heart of downtown Los Altos. The property provides the rare opportunity to invest and redevelop in one of the most sought after and valuable areas of Silicon Valley. Allowing up to four stories, current zoning and guidelines

provide flexible redevelopment opportunities.

The city of Los Altos is encouraging residential and mixed-use redevelopment in its downtown core and the property is the perfect fit to meet the City's objectives.



PROPERTY OVERVIEW

Proposed Project	New 4-Story Bldg
Total Building Area	±24,804 SF
Net Lot Area	±8,670 SF
# of Residential Units	15 units
# of Parking Spaces	22 covered spaces
Development Type	Residential
Locality	City of Los Altos
Existing Structures	Two Buildings
Development Plans	Currently Entitled
Walk Score	90
Transit Score	26



Address	425 1st St, Los Altos
Project	New 3-Story Bldg
Total Building Area	±24,618 SF
Net Lot Area	±11,894 SF
# of Residential Units	20 units
# of Parking Spaces	28 covered spaces
Development Type	Residential



Address	389 1st St, Los Altos
Project	New 3-Story Bldg
Total Building Area	±20,479 SF
Net Lot Area	±9,771 SF
# of Residential Units	10 units
# of Parking Spaces	29 covered spaces
Development Type	Mixed-Use



Address	450 1st St, Los Altos
Project	New 4-Story Bldg
Total Building Area	±40,324 SF
Net Lot Area	±15,000 SF
# of Residential Units	26 units
# of Parking Spaces	48 covered spaces
Development Type	Residential



PROPOSED PROJECT	
Address	440 1st St, Los Altos
Project	New 4-Story Bldg
Total Building Area	±17,091 SF
Net Lot Area	±5,495 SF
# of Residential Units	7 units
# of Parking Spaces	12 covered spaces
Development Type	Residential

REDEVELOPMENT PROJECTS



02

PROPERTY DESCRIPTION

ZONING OVERVIEW

AMENITIES MAP

PROPERTY DESCRIPTION



PRIME OPPORTUNITY

Residential development opportunity. the City of Los Altos is pro residential development in downtown core.



ZONING

CD/R3 - Commercial Downtown/Multi-Family District. General Plan Designation is Medium/High Density Residential.



PERMITTED USES

Retail / Office uses, Residential.



EXCELLENT VISIBILITY

Great frontage on 1st St and close to Foothill Expressway and Highway 280.



EMERGING LOCATION

Within the six-block downtown triangle you will discover more than 150 shops offering just about everything.



HIGHLY ACCESSIBLE

Located in the heart of Downtown Los Altos. Steps from restaurants, shops, & amenities. Close by to top rated school district.



		TOUR EIFFEL VIETNAMESE RESTAURANT
MANRESA BREAD	SUMIKA GRILL	RICK'S CAFE

**DOWNTOWN
LOS ALTOS**

BUMBLE
RESTAURANT

SAFeway

TIN POT CREAMERY	Peet's Coffee
SUMO SUSHI BOAT	

		
ALDO LOS ALTOS		
		
	POSH BAGEL	



BELLA VITA
ITALIAN
RESTAURANT



CASA LUPE MEXICAN RESTAURANT	RED BERRY COFFEE BAR
LISA'S TEA TREASURES TEA ROOM	
	

LOS ALTOS
GRILL







03

MARKET OVERVIEW

LOCATION OVERVIEW

LOCATION MAP

DEMOGRAPHICS

MARKET OVERVIEW

LOS ALTOS, CA

Just 40 miles south of San Francisco, Los Altos is a residential community well located below Palo Alto and adjacent to Mountain View.

The city is experiencing a tremendous amount of gentrification due to major employers like Facebook, Amazon, Google, Stanford, Intuit, etc. being in close proximity, and the ongoing housing shortage throughout the Bay Area.

Los Altos is an in-demand community that is developing into one of the most sought after housing markets in the Bay Area, due to its central location, it's easy access to major freeways, the abundance of local retail offerings and the large employer base.





PALO ALTO



SAN ANTONIO
CALTRAIN
STATION

82

BULLIS
CHARTER SCHOOL
(NORTH CAMPUS)

85

101



MOUNTAIN VIEW
CALTRAIN
STATION

LOS ALTOS
HIGH SCHOOL

ALMOND
SCHOOL

82

MOUNTAIN
VIEW

GARDNER BULLIS
ELEMENTARY
SCHOOL

N SAN ANTONIO RD

LOS ALTOS

S EL MONTE AVE

DOWNTOWN
LOS ALTOS

SPRINGER RD

LOS ALTOS
HILLS

FOOTHILL
COLLEGE

280

EL MONTE AVE

FOOTHILL EXPY

BULLIS
CHARTER SCHOOL
(SOUTH CAMPUS)

85

82

237

DEMOGRAPHICS

1 - Mile Los Altos, CA Facts & Demographics

9,962
POPULATION

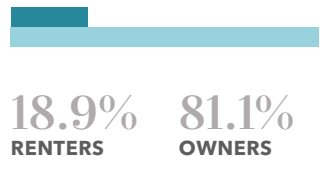
3,606
HOUSEHOLDS

\$396,513
AVG HH INCOME

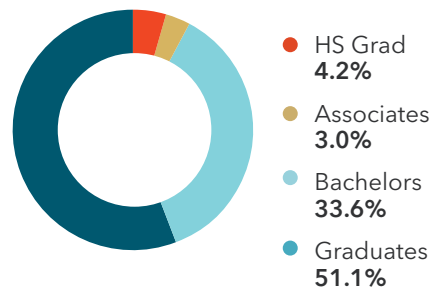
43.9
MEDIAN AGE



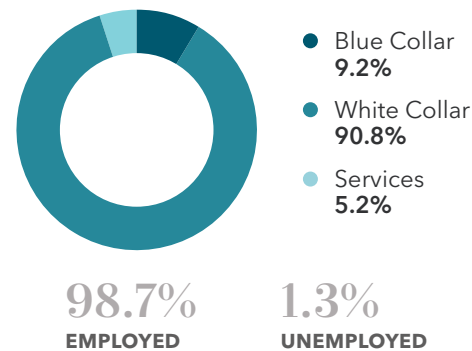
HOME OWNERSHIP



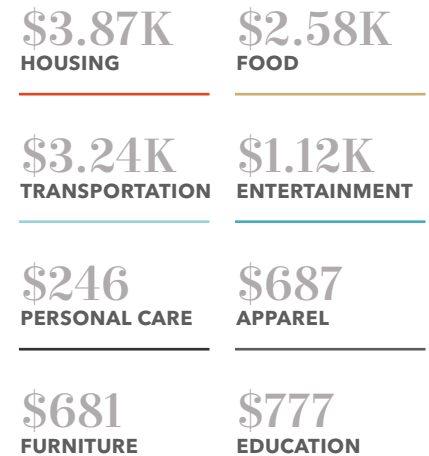
EDUCATION



EMPLOYMENT



AVERAGE MONTHLY HOUSEHOLD SPENDING

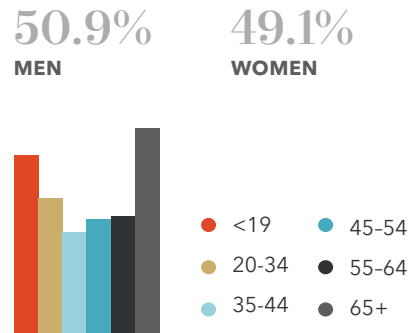


RACE & ETHNICITY

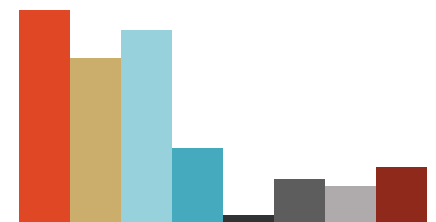
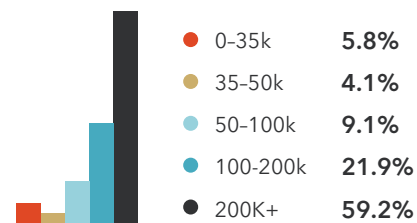
White	55.8%
Asian	32.7%
Pacific Islander	0.2%
African-American	0.5%
Hispanic	5.7%
Two or More Races	7.0%



GENDER & AGE



INCOME BY HOUSEHOLD



DATA SOURCE: SITES USA

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