

Rare Freestanding \approx 2,637 SF Office/Medical Office Building For Sale in Downtown Los Altos

Exceptional Owner-User/Investment Opportunity

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477 S SAN ANTONIO RD, LOS ALTOS



INVESTMENT OVERVIEW



OFFERING PRICE: \$3,975,000

BUILDING AREA: ± 2,637 Square Feet

YEAR BUILT: 1991

LAND AREA: ±5,325 Square Feet

ZONING: OA – Office/Administrative

GENERAL PLAN: DC – Downtown Commercial

PARCEL NUMBER (APN): 170-39-073

PARKING STALLS: 9

RARE OWNER USER OPPORTUNITY NEAR DOWNTOWN LOS ALTOS

±2,637 SF FREESTANDING OFFICE/MEDICAL OFFICE

- 477 S San Antonio Rd, Los Altos presents a rare Owner-User/Investment opportunity to acquire a freestanding ±2,637 square foot office/medical office building in one of the most desirable locations near Downtown Los Altos.
- The property is currently vacant allowing for immediate occupancy by an Owner User.
- The property has 9 parking spaces.
- The property has a large elevator which is rare for buildings of this size.
- The property is in the Office/Administrative (OA) zoning designation which allows for uses such as, medical and dental office, professional office, law office, real estate office, accounting office, physical therapy, acupuncturist, psychiatric services, diagnostic services, skilled nursing facilities, and many more.

AAA LOCATION

CORNER OF S SAN ANTONIO RD & CUESTA DR

- The property is in one of the highest barrier to entry markets in the Silicon Valley.
- The property is located on South San Antonio Road off Foothill Expressway near the corner of Cuesta Drive and 1st Street and is in the main artery leading to Downtown Los Altos.
- Large monument sign on S San Antonio Road with extremely high visibility and traffic counts.
- Extremely strong demographics with household incomes in excess of \$231,000 in a 1-mile radius.

EXPANSION OF BUILDING PLANS



The current owner has obtained full city approvals for renovation plans which took approximately 2 years to obtain since the plans include for the further expansion of the building – adding 515 SF to the existing 2nd floor. Exterior rendering below as well as a list of items that the city has approved per the current owners' plans.

- Dental office plans already approved by Los Altos Planning, Building and County Fire Depts, buyer will be saving 2 years of city approval process.
- Increased building square footage to 3,152 SF gross floor area, adding 515 SF to the 2nd floor.
- South facing sloping roof, perfect for solar installation and maximal output.
- ADA compliance: accommodation of van accessible parking.
- PGE approved plans for upgrade of electrical panel from 200A to 400A – can support 6 medical/surgical suites or 6 dental operatories.





FOR SALE

NO PARKING













The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

S SAN ANTONIO RD

1st St

CHRISTIE'S
INTERNATIONAL REAL ESTATE
sereno

CUESTA DR



STAR ONE
CREDIT UNION

FOOTHILL EXPY

INTERO
REAL ESTATE SERVICES

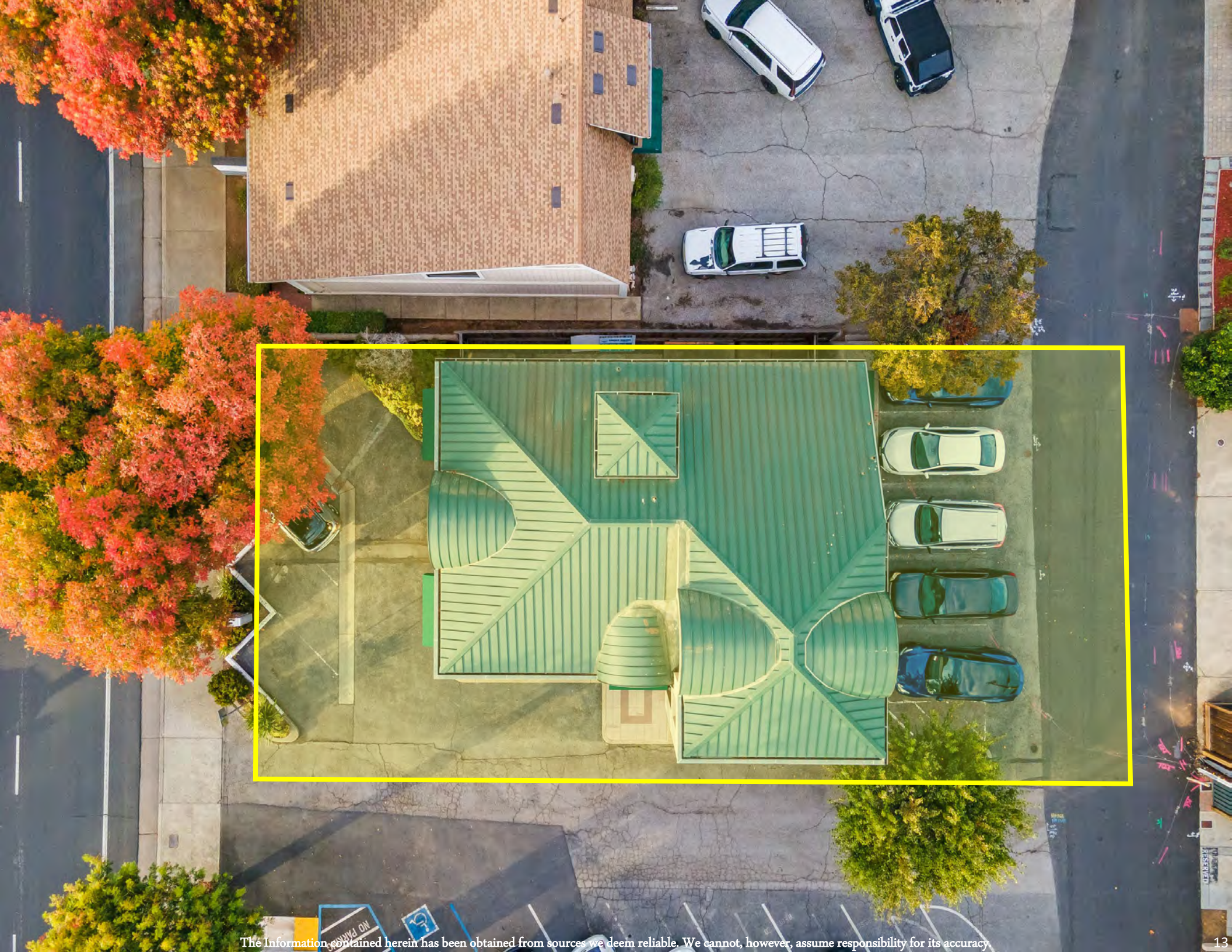
FOOTHILL EXPY

S SAN ANTONIO RD

1st St

CUESTA DR





2023 SUMMARY	1-MILE	5-MILE	10-MILE
Population	10,451	271,212	833,643
Households	3,948	106,783	308,463
Average Household Size	2.6	2.5	2.6
Owner Occupied Housing Units	3,187	53,282	154,728
Renter Occupied Housing Units	670	51,247	146,275
Median Age	48.3	40.3	39.7
Median Household Income	\$237,155	\$175,685	\$159,677
Average Household Income	\$231,483	\$190,006	\$180,035

477 S SAN ANTONIO RD

LOS ALTOS, CA



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