

EXCLUSIVE SALE

# THE TALLEST BUILDING OF LOS ALTOS

(8-STORY, 85-UNIT  
CONDO, MAP  
APPROVED)

AT  
4898 ECR,  
LOS ALTOS, CA

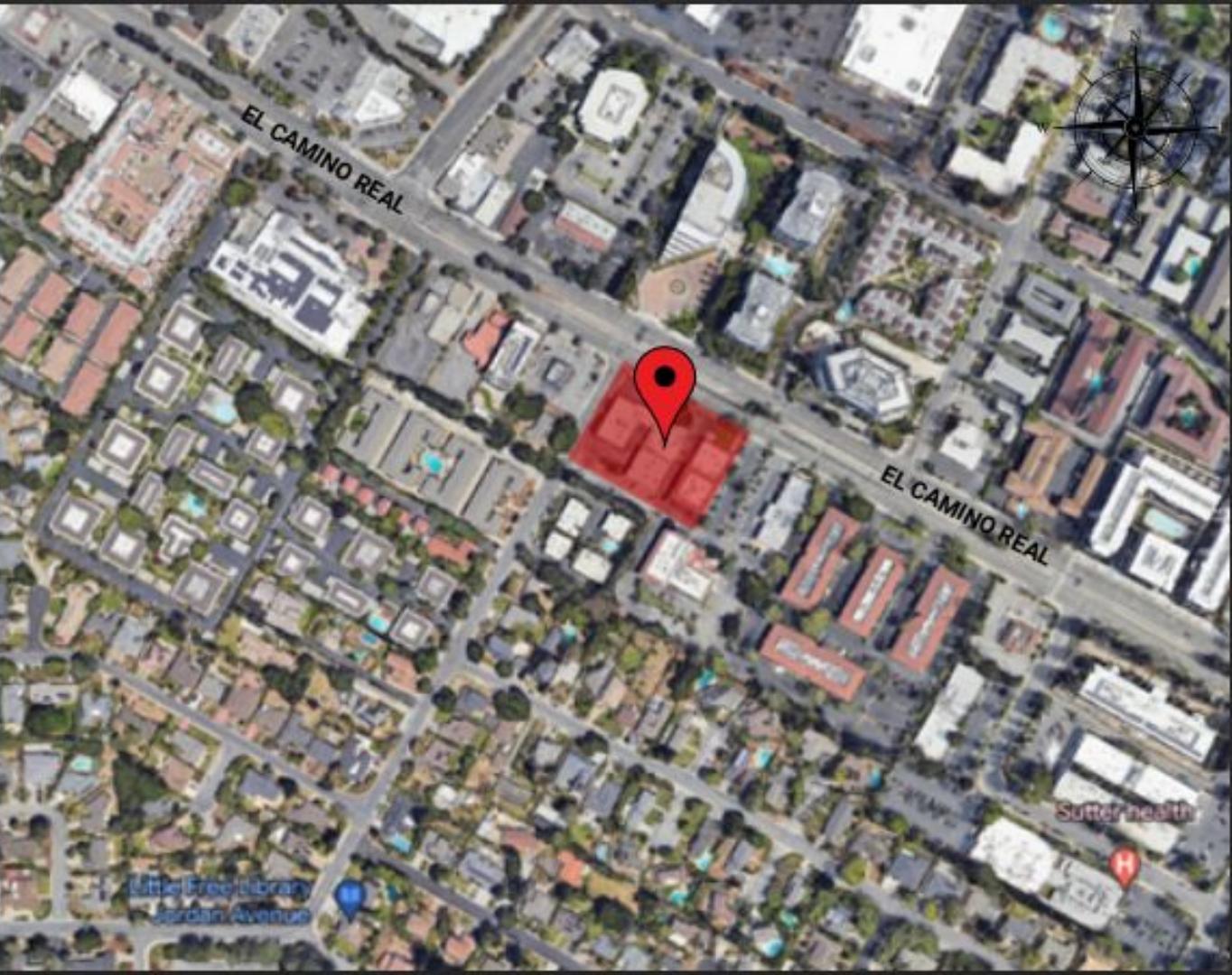




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DEVELOPERS

# IT IS ALL ABOUT THE LOCATION!

*94022 is one of the top 10 most expensive zip codes in the US. This is a 0.43 acres corner parcel 10 minutes from Google headquarters, 3 miles from Stanford University and 15 minutes each from Apple Campus in Cupertino and Facebook Campus in Menlo Park.*





# IT IS ALL ABOUT THE LOCATION! *AVERAGE HOME PRICES*

CITY	AVERAGE HOME VALUE	AVERAGE INCOME
LOS ALTOS HILLS	\$5,623,546	\$327,683
<b>LOS ALTOS</b>	<b>\$4,197,615</b>	<b>\$321,665</b>
PALO ALTO	\$3,444,865	\$271,156
MENLO PARK	\$2,641,326	\$249,782
BURLINGAME	\$2,531,358	\$220,888
LOS GATOS	\$2,487,765	\$259,426
BELMONT	\$2,235,463	\$251,677
SUNNYVALE	\$2,052,379	\$237,821
MOUNTAIN VIEW	\$1,978,508	\$240,371
CAMPBELL	\$1,845,862	\$200,268
REDWOOD CITY	\$1,819,249	\$205,641
SANTA CLARA	\$1,704,442	\$221,011
SAN MATEO	\$1,627,317	\$203,855
SAN JOSE	\$1,426,853	\$189,324





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# BEST SCHOOLS IN PROXIMITY

*High-performing schools in the area (9/10) often allow homes to command a premium price*



## Los Altos High School (LAHS)

**Location:** 201 Almond Avenue, Los Altos, CA 94022.

[Wikipedia+2](#)[Wikipedia+2](#)

**Rating:** 10/10

[GreatSchools.org+2](#)[Homes.com+2](#)

**Notable:** Serves grades 9-12 in the Mountain View–Los Altos Union High School District.



## Almond Elementary School (K-6)

**Location:** 550 Almond Avenue, Los Altos, CA 94022.

[Trulia Real Estate Search+2](#)[Homes.com+2](#)

**Rating:** 9/10 on GreatSchools.

[GreatSchools.org+1](#)

**District:** Los Altos Elementary School District (LASD)



## Ardis G. Egan Junior High School (Grades 7–8)

**Location:** 100 West Portola Avenue, Los Altos, CA 94022.

[GreatSchools.org+1](#)

**Rating:** 9/10 on GreatSchools.

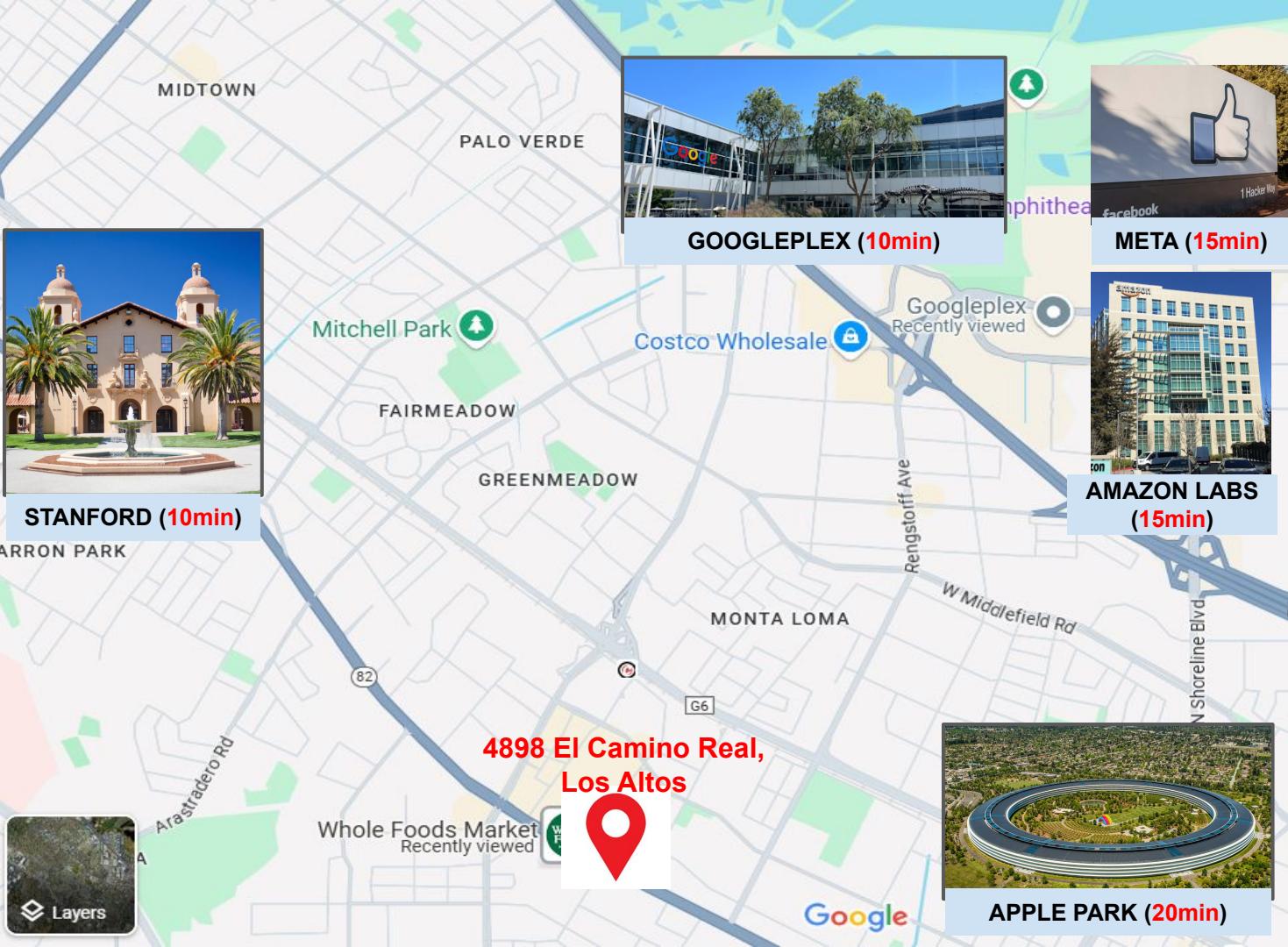
[GreatSchools.org+1](#)

**District:** Also within LASD for K-8; then high school is in the MVLA



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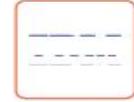
# PROXIMITY TO MAJOR TOP OFFICES





# SIGNIFICANT SILICON VALLEY EMPLOYERS

*Number of employees employed  
by these major Silicon Valley  
companies in the area.*

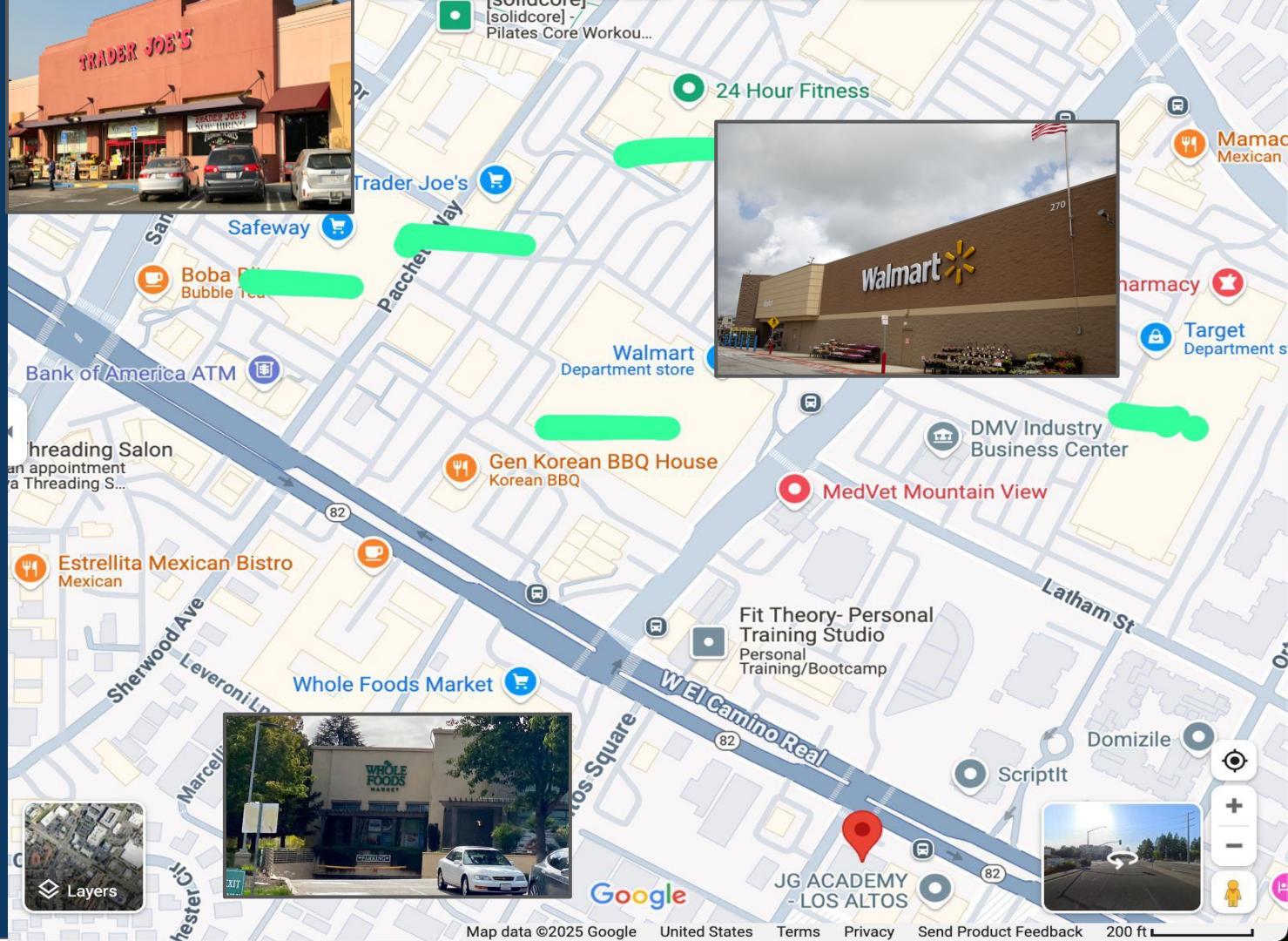
 Intel ±8,500 Employees Santa Clara	 Nvidia ±5,000 Employees Santa Clara	 Applied Materials ±35,000 Employees Santa Clara	 Texas Instruments ±3,500 Employees Santa Clara	 Marvell ±6,500 Employees Santa Clara	 Abbott ±1,500 Employees Santa Clara
 Dell EMC ±1,338 Employees Santa Clara	 Agilent Technologies ±1,200 Employees Santa Clara	 Cisco ±20,000 Employees San Jose	 Western Digital ±3,000 Employees San Jose	 eBay ±2,978 Employees San Jose	 IBM ±2,750 Employees San Jose
 Hitachi ±2,660 Employees San Jose	 Adobe ±2,500 Employees San Jose	 Sanmina ±1,770 Employees San Jose	 Cadence ±1,754 Employees San Jose	 Super Micro ±1,086 Employees San Jose	 Juniper Networks ±3,180 Employees Sunnyvale
 Lockheed Martin ±5,045 Employees Sunnyvale	 NetApp ±3,081 Employees Sunnyvale	 Intuitive Surgical ±1,205 Employees Sunnyvale	 Northrop Grumman ±1,198 Employees Sunnyvale	 Google ±274,199 Employees Mountain View	 Symantec ±2,789 Employees Mountain View
 Synopsys ±2,577 Employees Mountain View	 Intuit ±2,570 Employees Mountain View	 Microsoft ±1,668 Employees Mountain View	 Tesla ±3,000 Employees Palo Alto	 SAP ±2,700 Employees Palo Alto	 Varian Medical Systems ±1,534 Employees Palo Alto
 Facebook ±9,403 Employees Menlo Park	 Apple ±16,000 Employees Cupertino	 Netflix ±13,000 Employees Los Gatos	 Electronic Arts ±7,402 Employees Redwood City	 Box ±2,530 Employees Redwood City	 Informatica ±5,000 Employees Redwood City



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# PROXIMITY TO RETAIL SPACES

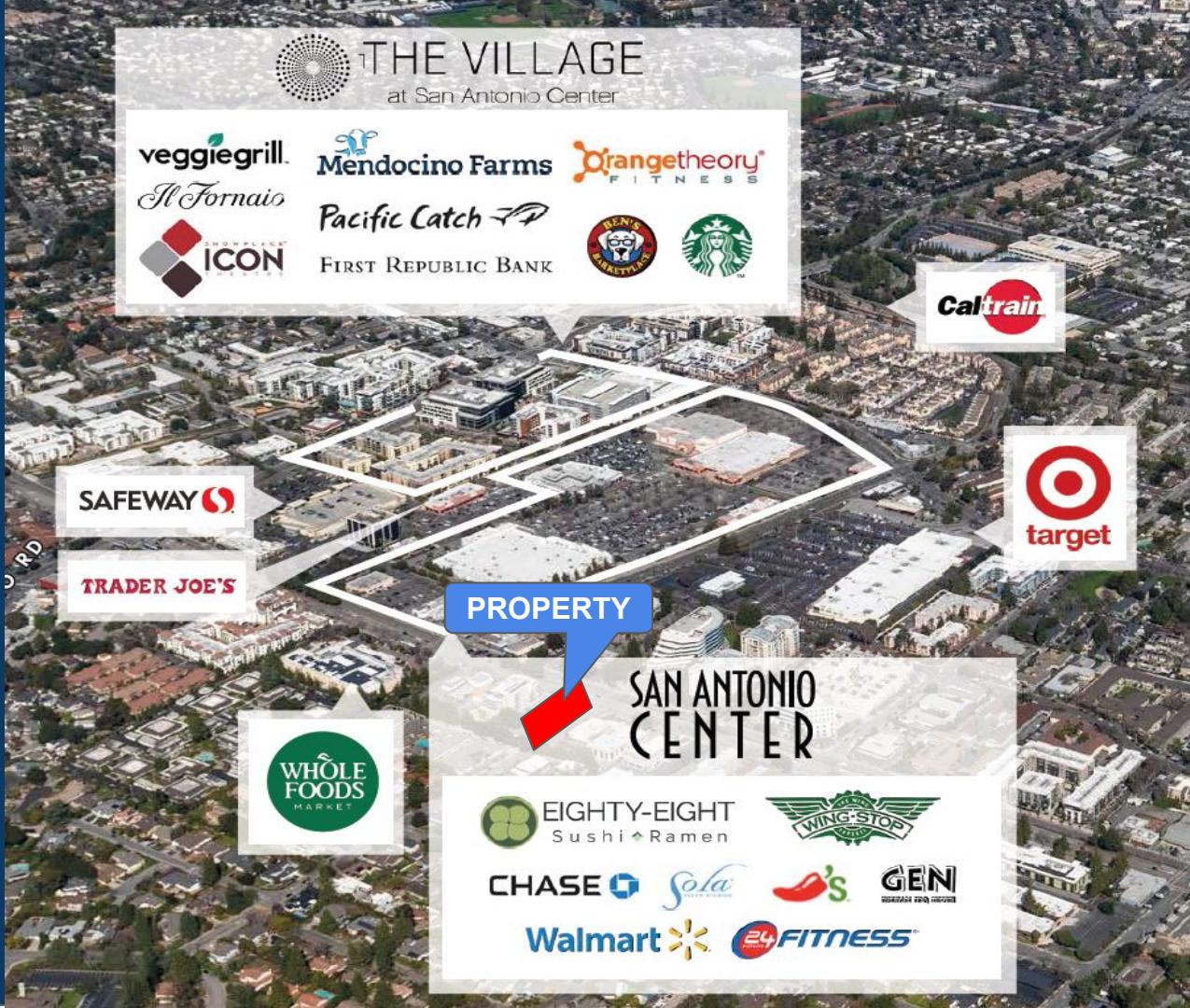
*The site is located within 1 block of Whole Foods, Target, Trader Joe's, Safeway, Walmart and 25+ restaurants, salons etc.*





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# LOCAL AMENITIES



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# STREET-SCAPE





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# EXTERIOR VIEWS (FROM INTERSECTI ON)



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# EXTERIOR VIEWS (FROM JORDAN AVE)



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# EXTERIOR VIEWS (FROM EL CAMINO)





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# EXTERIOR VIEWS (FROM JORDAN AVE)





# UNIT MIX

## UNIT AREA SUMMARY

TYPE	AREA	NUMBER OF UNITS IN BUILDING	TOTAL SF OF UNITS IN BUILDING	BED-ROOMS	BATHS	PRIVATE OPEN SPACE
UNIT SA	520 SF	2	1040 SF	0	1	0 SF
UNIT SB	600 SF	7	4,200 SF	0	1	0 SF
UNIT 1A	750 SF	47	35,250 SF	1	1	65 SF - 70 SF
UNIT 2A	1020 SF	22	22,440 SF	2	2	30 SF - 40 SF
UNIT 2B	870 SF	7	6,090 SF	2	1	50 SF
TOTALS		85	69,020 SF			4320 SF

	Studio	1 Bed	2 Bed	TOTAL
<b>Level 1 - For Sale Condos with Lobby &amp; Common Room</b>	1	6	1	8
<b>Level 2 - for Sale Condos</b>	1	6	4	11
<b>Level 3 - for Sale Condos</b>	1	6	4	11
<b>Level 4 - for Sale Condos</b>	1	6	4	11
<b>Level 5 - for Sale Condos</b>	1	6	4	11
<b>Level 6 - for Sale Condos</b>	1	6	4	11
<b>Level 7 - for Sale Condos</b>	1	6	4	11
<b>Level 8 - for Sale Condos</b>	1	6	4	11
<b>Total</b>	<b>8</b>	<b>48</b>	<b>29</b>	<b>85</b>
<b>Affordable Units</b>	<b>1</b>	<b>6</b>	<b>3</b>	<b>10</b>
<b>Market Rate Units</b>	<b>7</b>	<b>42</b>	<b>26</b>	<b>75</b>



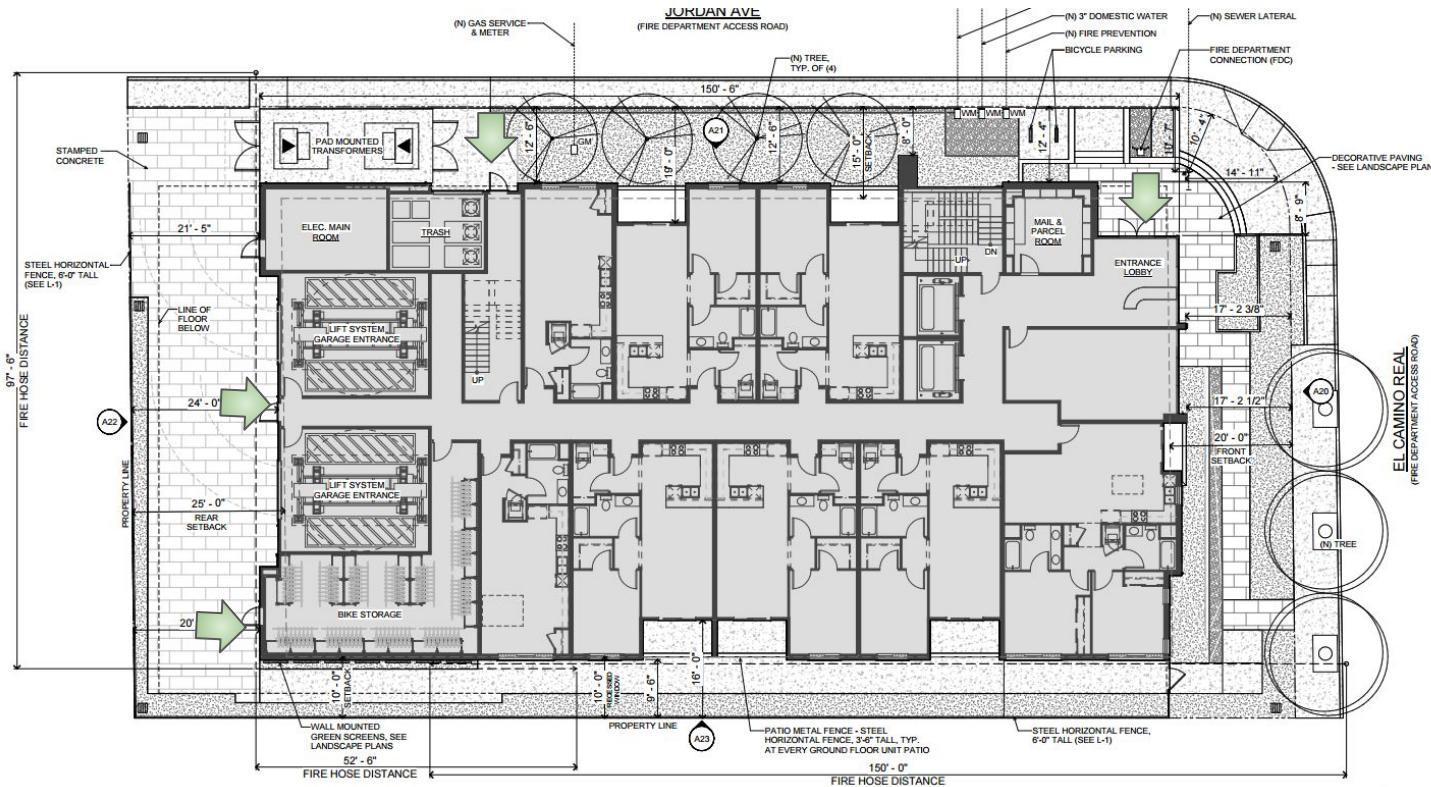
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# FLOOR & UNIT PLANS





# SITE PLAN



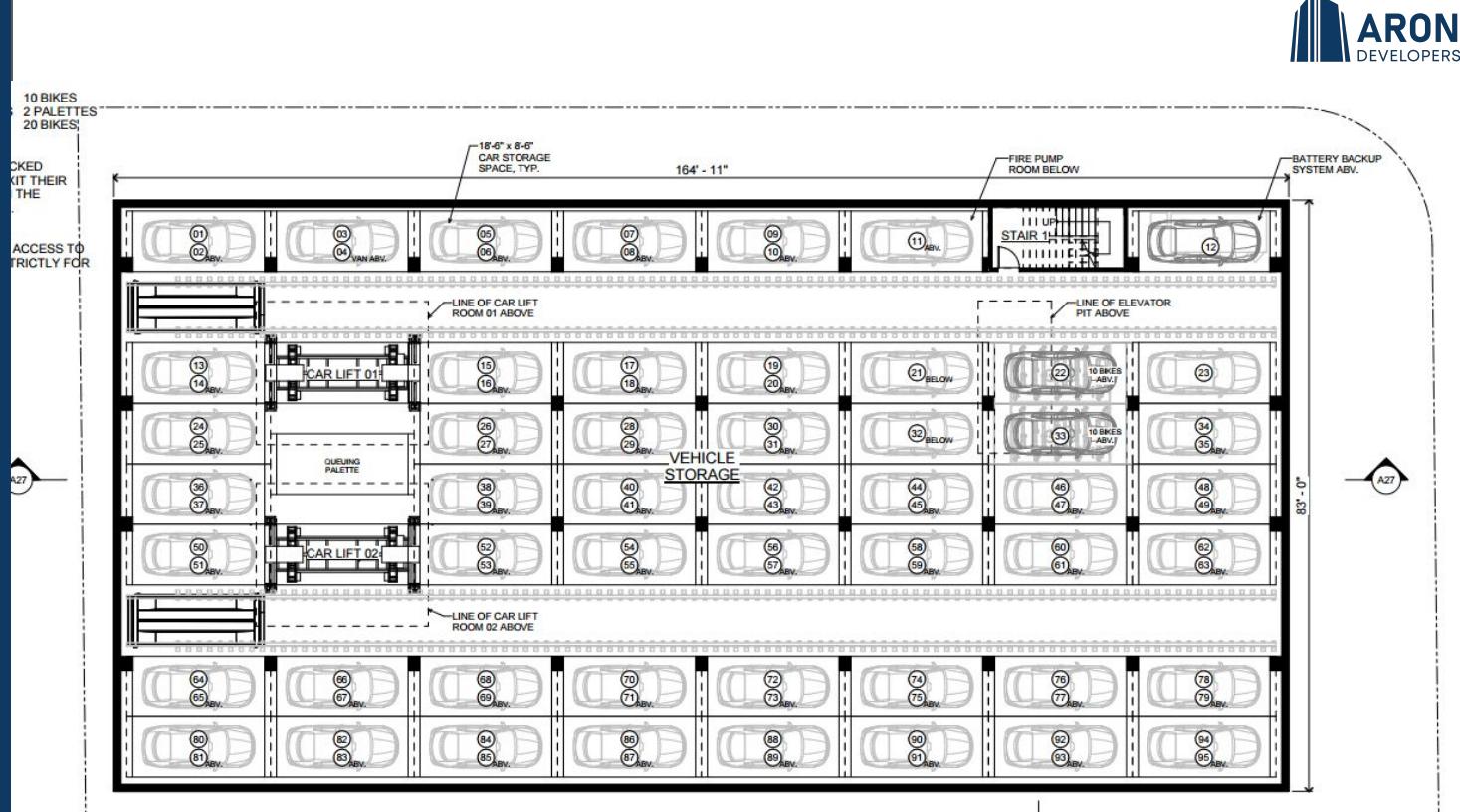


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# UNDER-GROUND PARKING PLAN

*(First fully Automated Tech Parking in heart of Silicon Valley)*



MOBILE APP CAR RETRIEVAL

3X PEAK CAPACITY

ZERO WAITING TIME

9 CARS MOVED SIMULTANEOUSLY

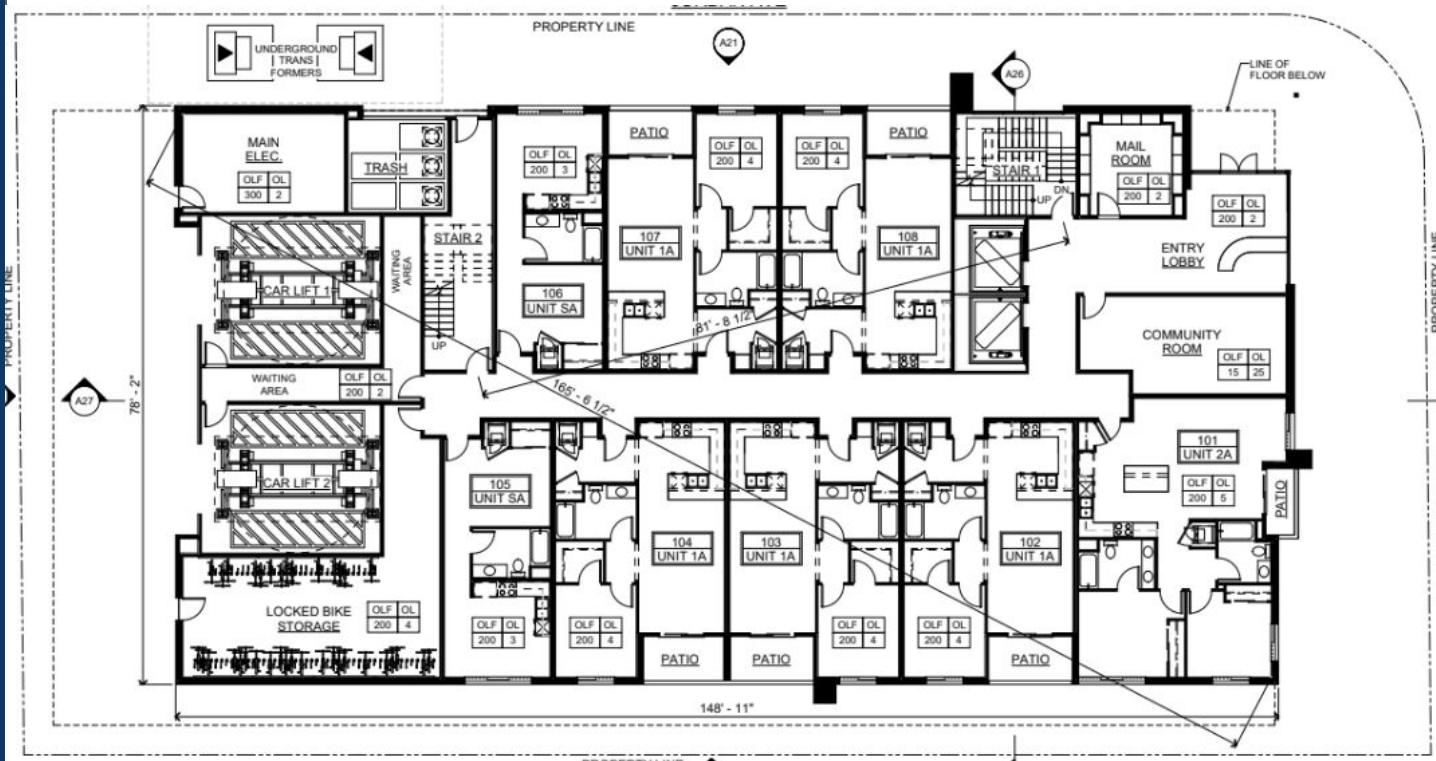
POWER BACK-UP PROVIDED



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# LEVEL 1 PLAN

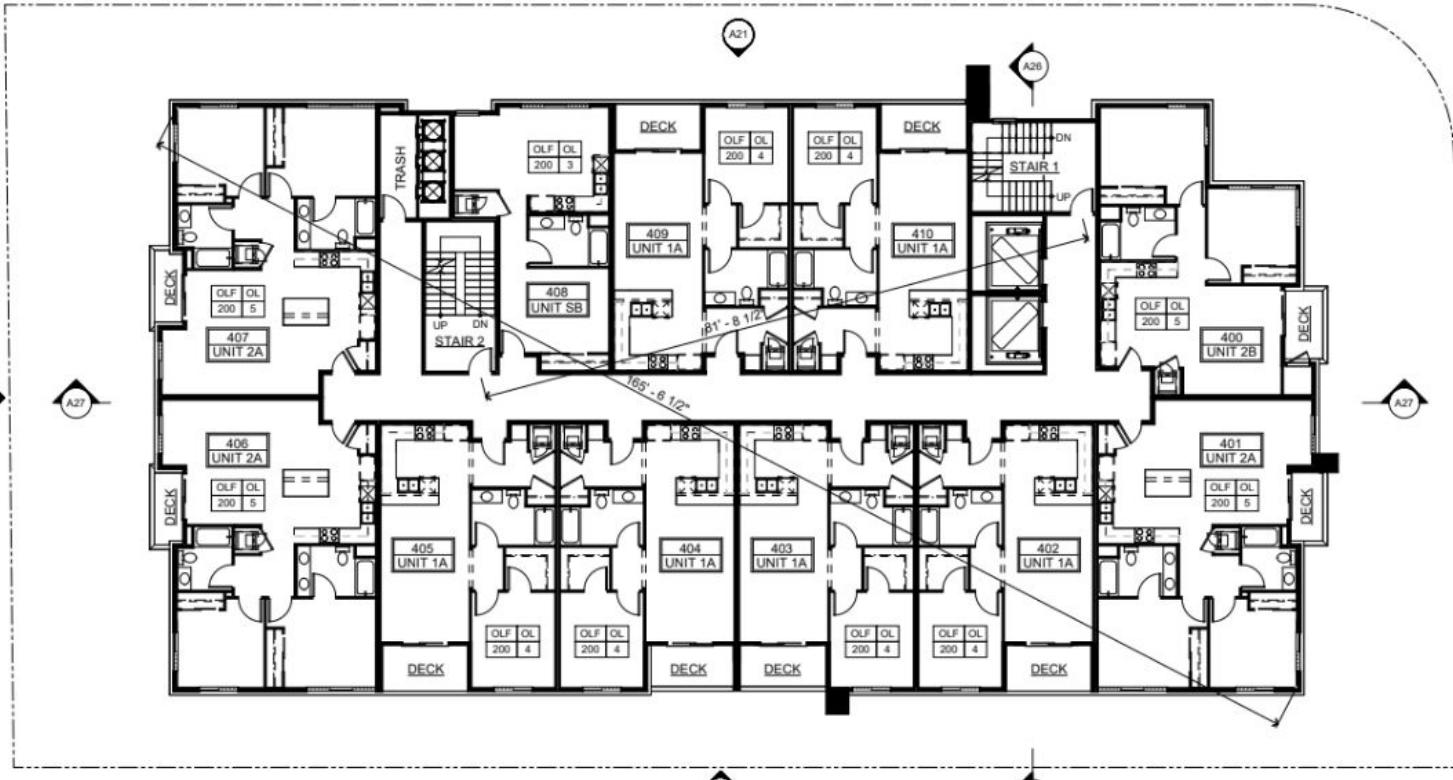




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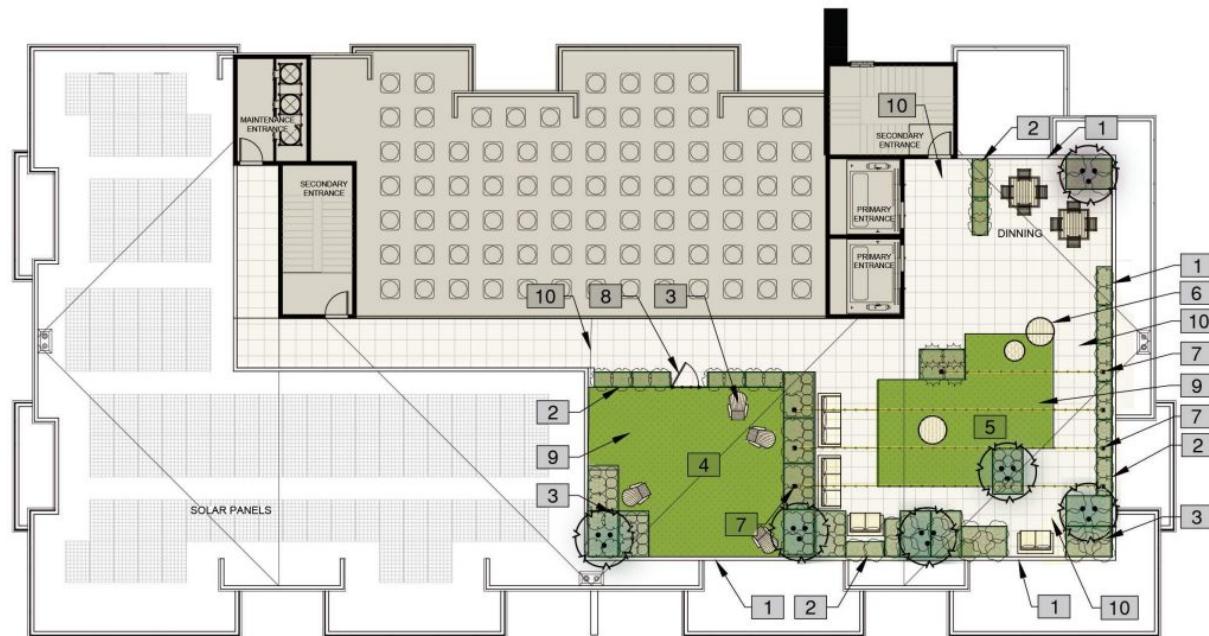
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# LEVEL 2 to 8 PLAN





# TERRACE PLAN



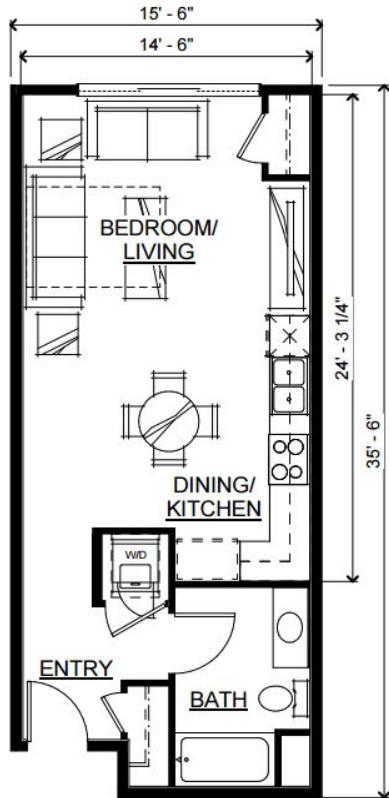
PROVISION FOR SOLAR & HVAC UNITS

AMPLE OPEN SPACE & LANDSCAPING



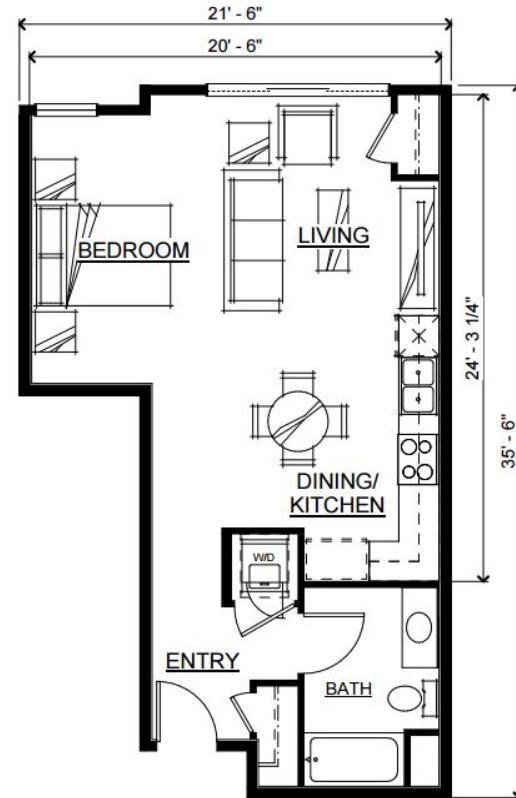
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# STUDIO PLAN (520-600 SF)



UNIT SA FLOOR PLAN

UNIT SA SQUARE FOOTAGES	
GROSS LIVING	520 SF



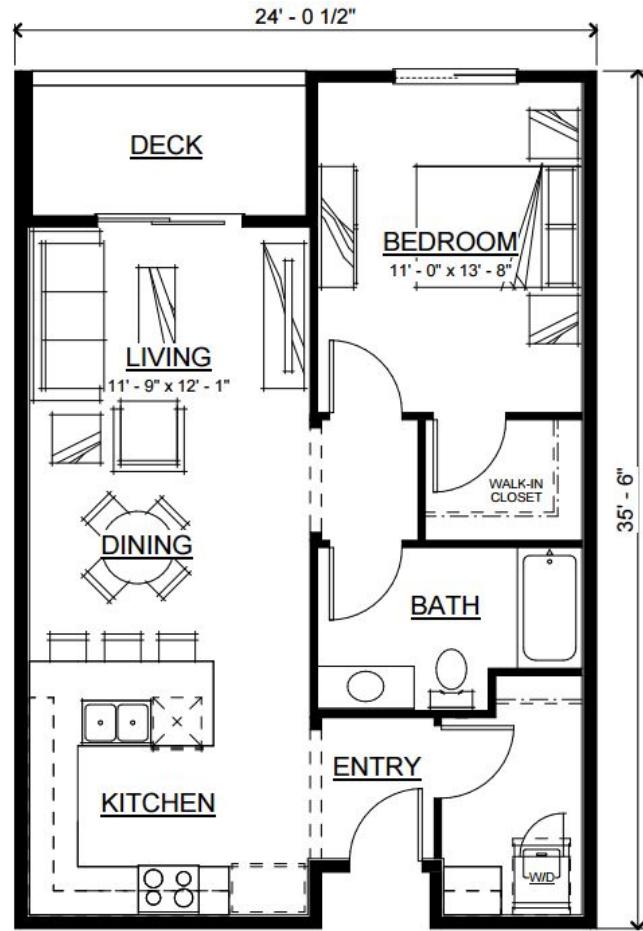
UNIT SB FLOOR PLAN

UNIT SB SQUARE FOOTAGES	
GROSS LIVING	600 SF



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# 1-BED PLAN (750 SQ.FT.)



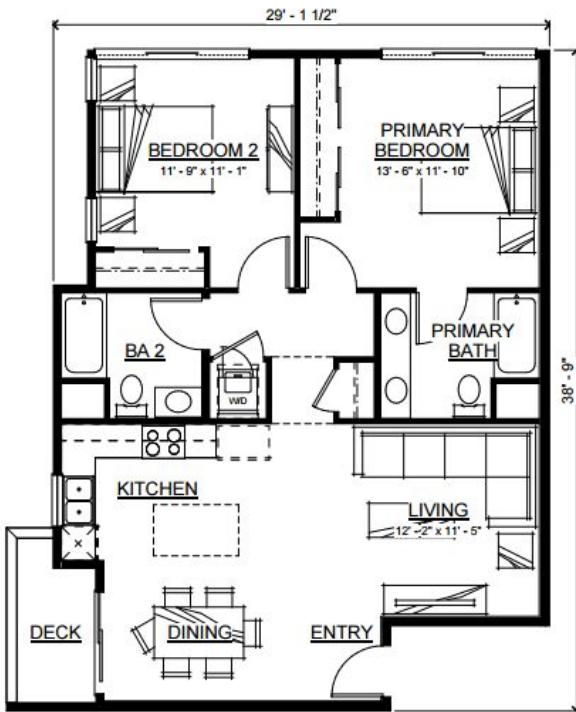
UNIT 1A FLOOR PLAN





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## 2-BED PLAN (1020 SQ.FT.)





# PROJECT DETAILS

## Key Property Details:

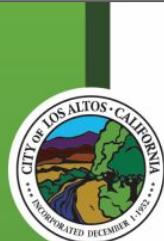
- **APN: 170-03-085**
- **ZONING: CT**
- **Gross Lot Size: 18,916 sq. ft (0.434 Acres)**
- **Net Lot Size: 16,919 sq.ft. (0.388 Acre)**
- **Occupancy: R2**
- **No. of Levels: 1 Basement + 8 Floors**
- **Buildable Area: 91,020 SF (Above Ground)**
- **Units: 85**
- **Affordable Units: 10- Very Low Income**
- **Parking Spaces: 95 (Mechanical-Auto Car Park with Lift)**
- **Garage Area: 13,688 SF**
- **Construction Cost: \$40-\$45Million**
- **Build Type: IB**
- **System: LIVIO's pre-assembled building system for rapid construction**
- **CEQA Exempted**
- **Special Features: Rooftop Terrace with landscaping, Beautiful lobby & 2 Elevators**





## CURRENT PROJECT STATUS

- **PLANNING PERMIT:** Entitlement received on Nov 6th, COA expected by Nov 21st.
- **BUILDING PERMIT:** All consultants are working on submitting the set by early Dec 2025.
- **PARCEL MAP:** Final map & Off-site improvements to be submitted along with Building Plans.



### City of Los Altos

November 7, 2025

SUBHENDU DATTA  
105, Leavesley Rd, #2B  
Gilroy, CA, 95020  
subhendu@golivio.com

**Subject: 4898 EL CAMINO REAL  
DESIGN REVIEW COMMERCIAL MULTI FAMILY (D25-0004)  
AND CONDITIONAL USE PERMIT (CUP25-0001)**

Dear Mr. Datta:

At its meeting on November 6, 2025, the Planning Commission approved the commercial/multi-family design review permit (D25-0004) and conditional use permit (CUP25-0001) for an eight-story, 85-unit residential development with a below-grade mechanical parking garage at 4898 El Camino Real, subject to the adopted conditions of approval.

This Planning Commission decision may be appealed to the City Council before 5:00 p.m. on November 20, 2025. Please contact me directly with any questions regarding the appeal process.



**OFFERING  
MEMORANDUM**

**Financial Overview & Valuation**

**Purchase Price: \$25 Million**

Conservative sales number of \$1700 / sq.ft. is considered\*

UNIT TYPE	AREA (sf)	UNITS	TOTAL AREA	SALE PRICE PER UNIT TYPE
<b>SA</b>	520	2	1040	\$884,000
<b>SB</b>	600	7	4200	\$1,020,000
<b>1A</b>	750	47	35250	\$1,275,000
<b>2A</b>	1020	22	22440	\$1,734,000
<b>2B</b>	870	7	6090	\$1,479,000
		<b>85</b>	<b>69020</b>	
<b>Sale Price/sqft</b>	<b>\$1,700</b>	<b>Purchase Price</b>	<b>\$25,000,000</b>	
Total Market Rate Revenue	\$117,334,000	Permitting Costs	\$585,000	
Closing Costs & Commissions	8%	Construction Cost	\$45,000,000	
		BMR in-lieu Fee	\$7,957,655	
		City Fees to be paid at time of Sale	\$1,700,000	
<b>Net Revenue (A) (Inclusionary housing in-lieu fee paid for 10 BMR Units)</b>	<b>\$107,947,280</b>	<b>Total Costs (B)</b>	<b>\$80,242,655</b>	
<b>Net profit (A-B)</b>	<b>\$27,704,625</b>			

\*Detailed Proforma, with comparables can be provided on request



[www.arondevelopers.com](http://www.arondevelopers.com)

# THANK YOU

**Contact:**

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