

EXCLUSIVE SALE

THE TALLEST BUILDING OF LOS ALTOS

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

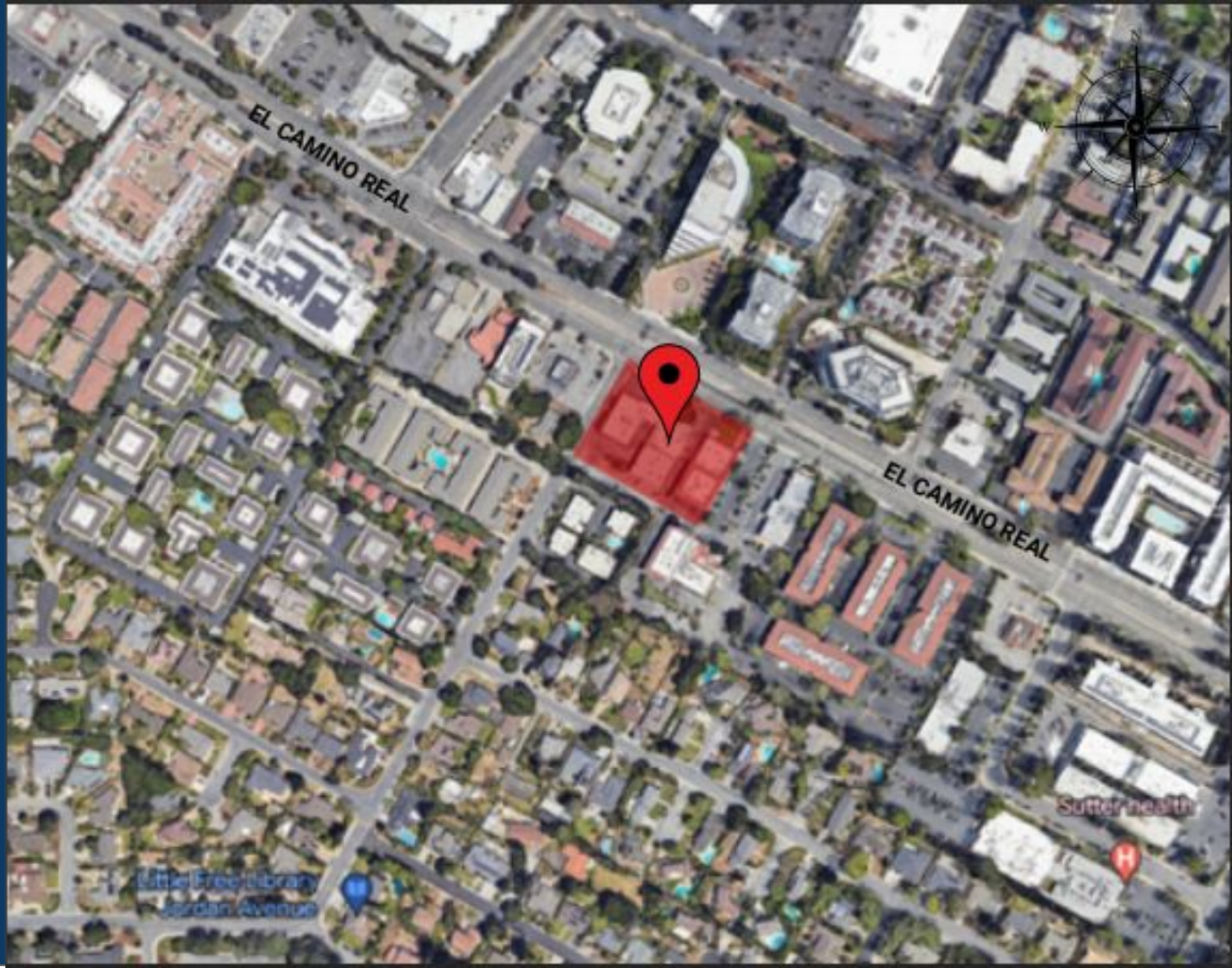
**AT
4898 ECR,
LOS ALTOS, CA**





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
LOS ALTOS	\$4,197,615	\$321,665
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
Source: Zillow.com December 31, 2024		© 2025 Esri, U.S. Census



±30,725
POPULATION



10,889
HOUSEHOLDS



\$321,665
AVERAGE
HOUSEHOLD
INCOME



56%
BACHELOR'S
DEGREE OR
HIGHER



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+2Wikipedia+2](#)

Rating: 10/10

[GreatSchools.org+2Homes.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+2Homes.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.

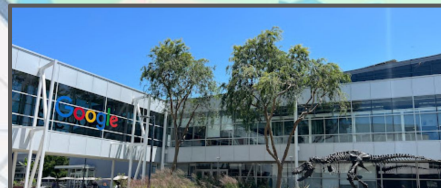
[GreatSchools.org+1](#)

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

PROXIMITY TO MAJOR TOP OFFICES



STANFORD (10min)



GOOGLEPLEX (10min)



META (15min)



**AMAZON LABS
(15min)**



APPLE PARK (20min)




**4898 El Camino Real,
Los Altos**



Whole Foods Market
Recently viewed

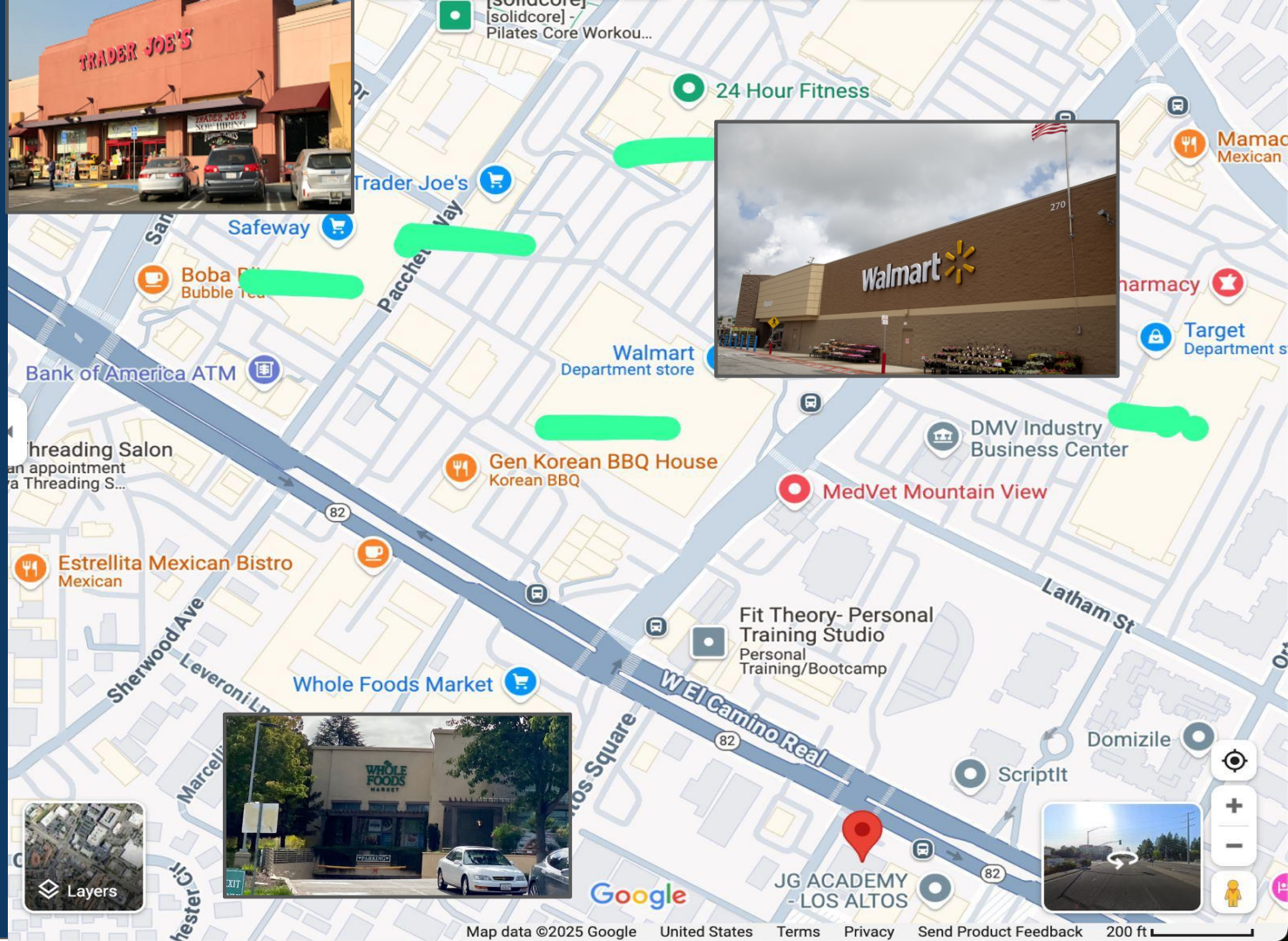
SIGNIFICANT SILICON VALLEY EMPLOYERS

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

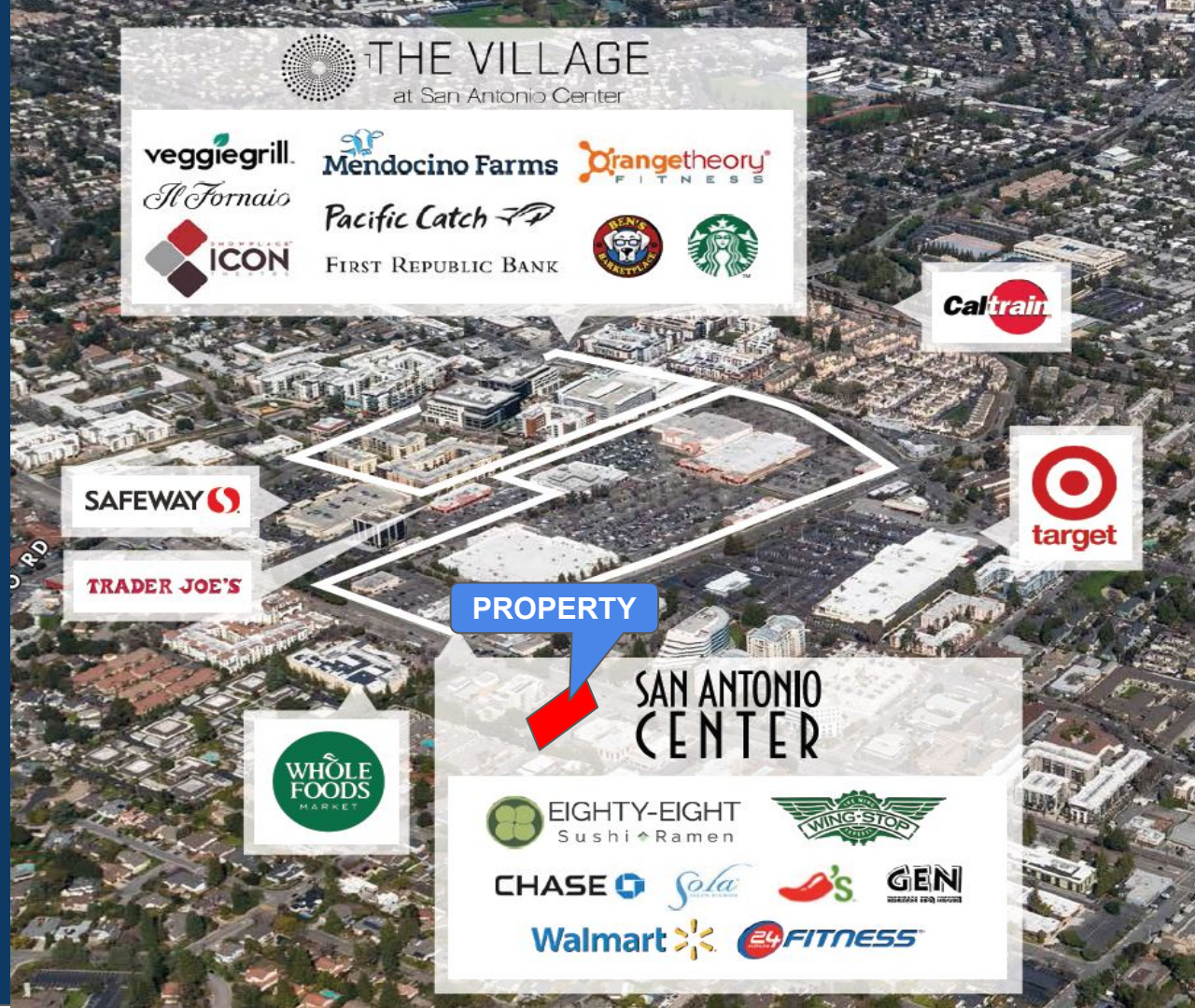
 Intel ±8,500 Employees Santa Clara	 Nvidia ±5,000 Employees Santa Clara	 Applied Materials ±3,000 Employees Santa Clara	 Texas Instruments ±3,500 Employees Santa Clara	 Marvell ±6,500 Employees Santa Clara	 Abbott ±1,500 Employees Santa Clara
 Dell EMC ±1,338 Employees Santa Clara	 Agilent Technologies ±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 ±5,081 Employees Sunnyvale	 Intuitive Surgical ±1,203 Employees Sunnyvale	 Northrop Grumman ±1,198 Employees Sunnyvale	 Google ±274,199 Employees Mountain View	 Symantec ±2,789 Employees Mountain View
 Synopsys ±2,377 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
 Meta ±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

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.



LOCAL AMENITIES



STREET- SCAPE



**EXTERIOR
VIEWS
(FROM
INTERSECTI
ON)**



**EXTERIOR
VIEWS
(FROM
JORDAN
AVE)**



EXTERIOR VIEWS (FROM EL CAMINO)



**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
Level 1 - For Sale Condos with Lobby & Common Room	1	6	1	8
Level 2 - for Sale Condos	1	6	4	11
Level 3 - for Sale Condos	1	6	4	11
Level 4 - for Sale Condos	1	6	4	11
Level 5 - for Sale Condos	1	6	4	11
Level 6 - for Sale Condos	1	6	4	11
Level 7 - for Sale Condos	1	6	4	11
Level 8 - for Sale Condos	1	6	4	11
Total	8	48	29	85
Affordable Units	1	6	3	10
Market Rate Units	7	42	26	75

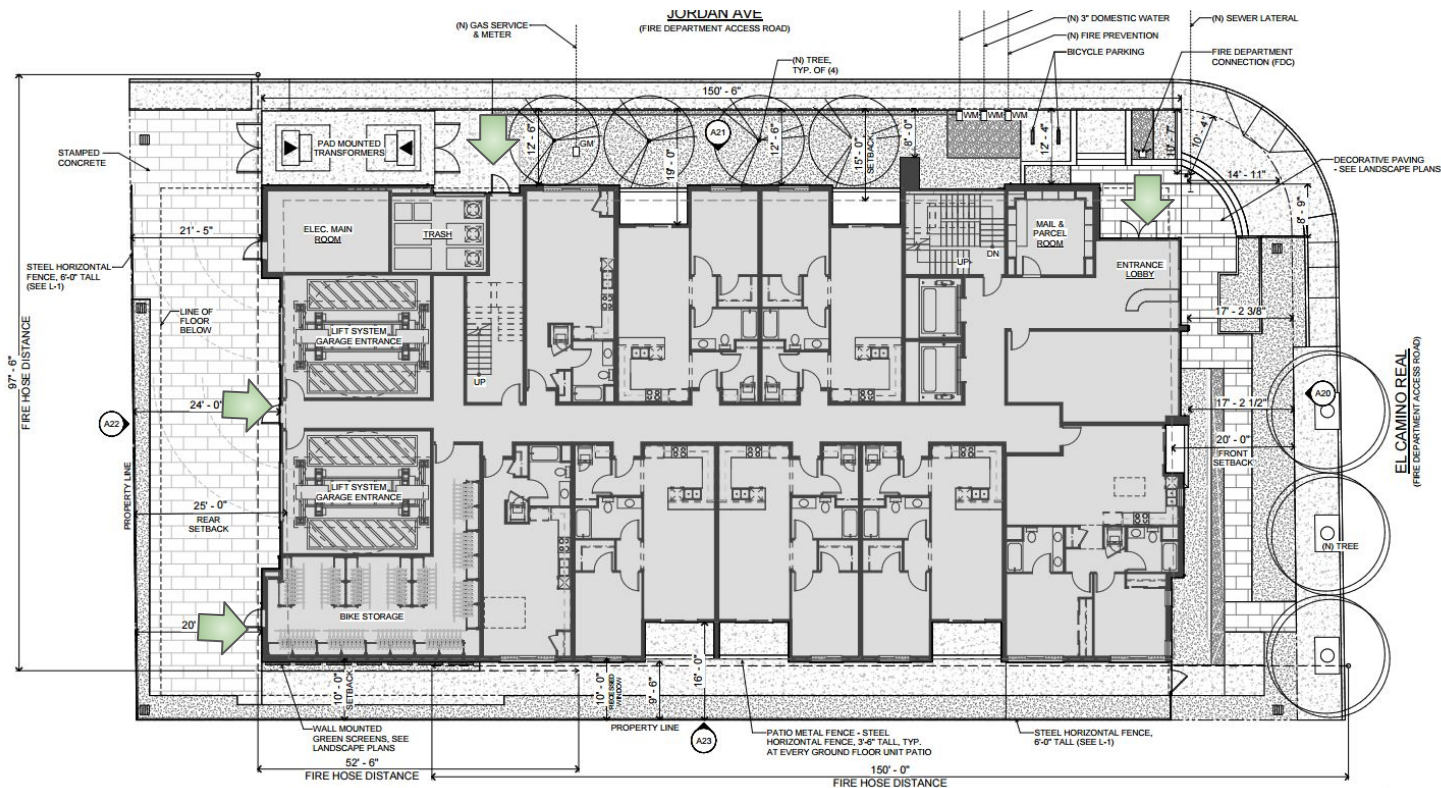
FLOOR & UNIT PLANS





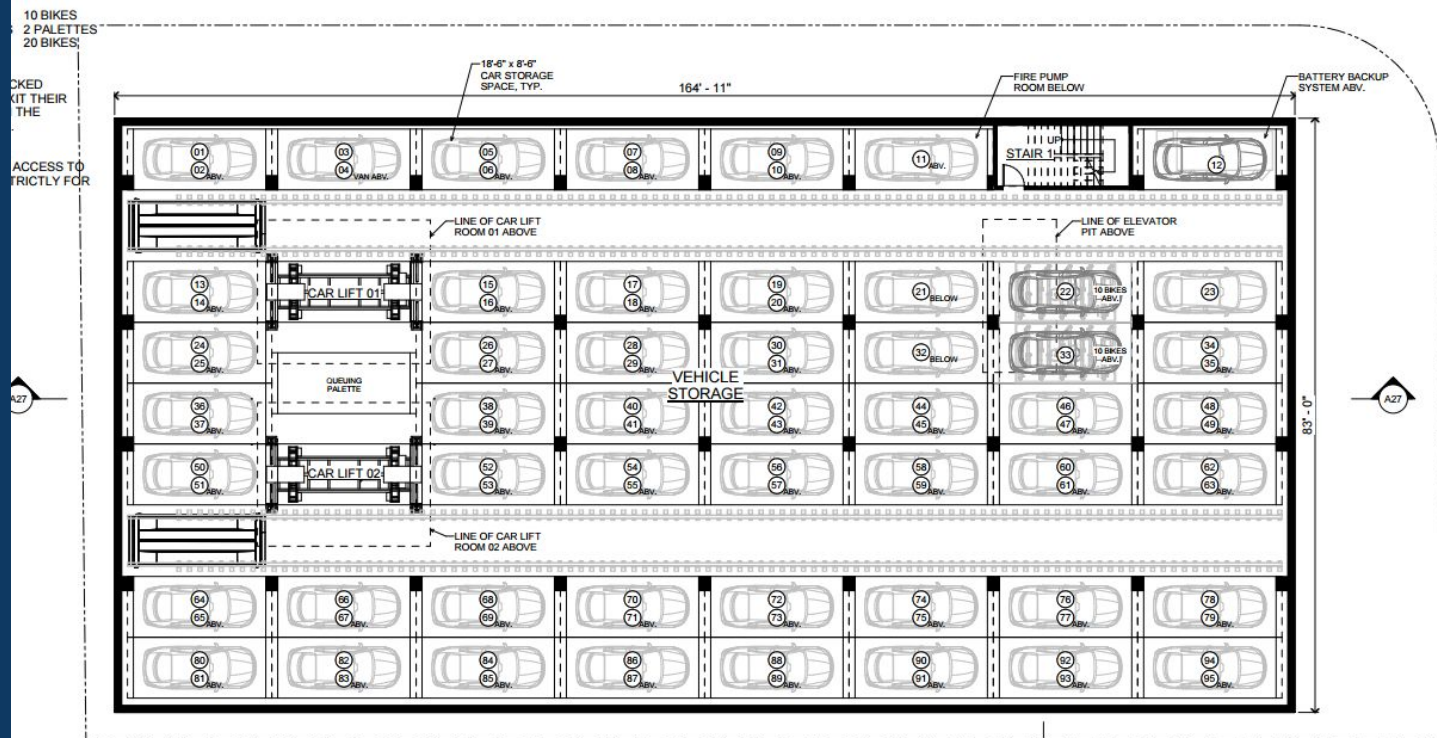
ARON
DEVELOPERS

SITE PLAN



UNDER- GROUND PARKING PLAN

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



MOBILE APP CAR RETRIEVAL

3X PEAK CAPACITY

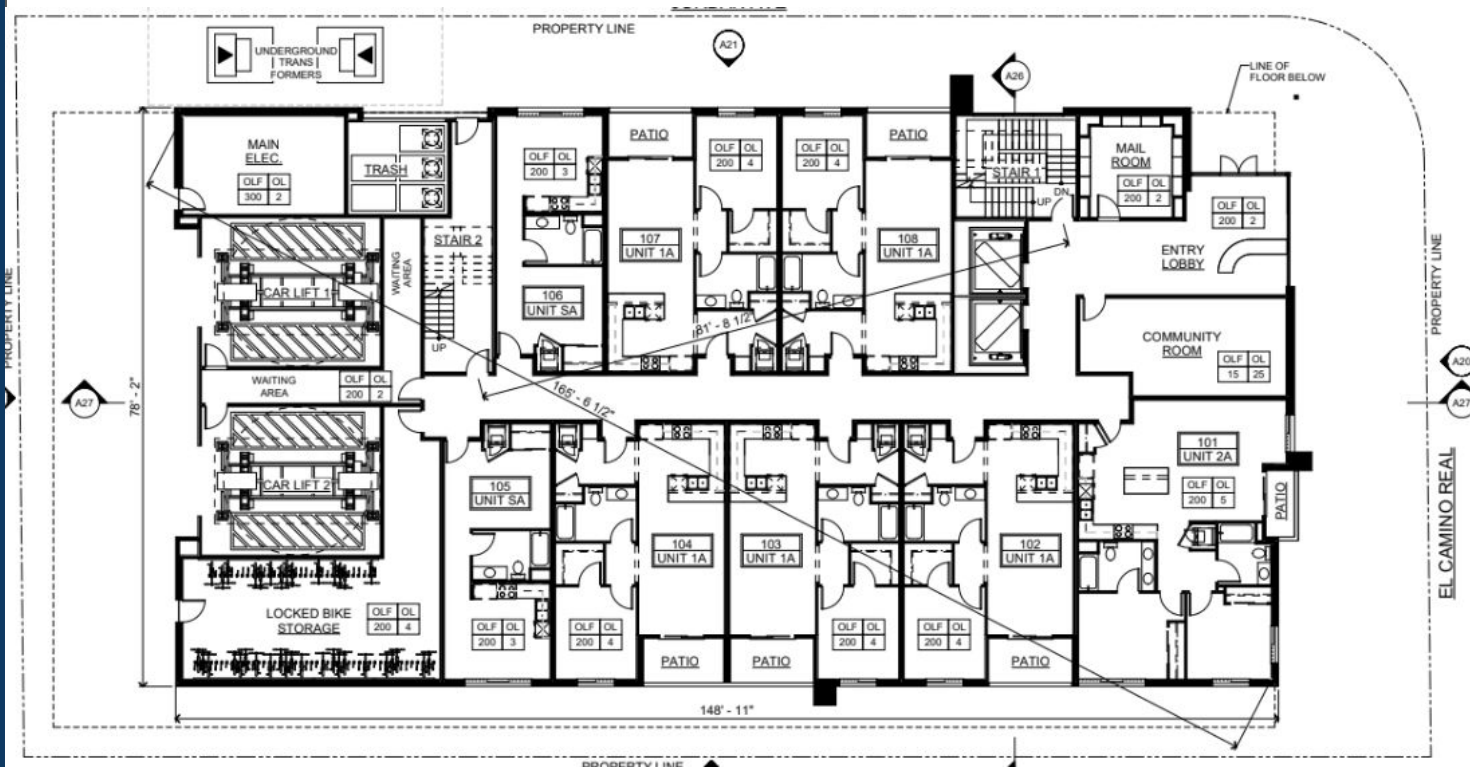
ZERO WAITING TIME

9 CARS MOVED SIMULTANEOUSLY

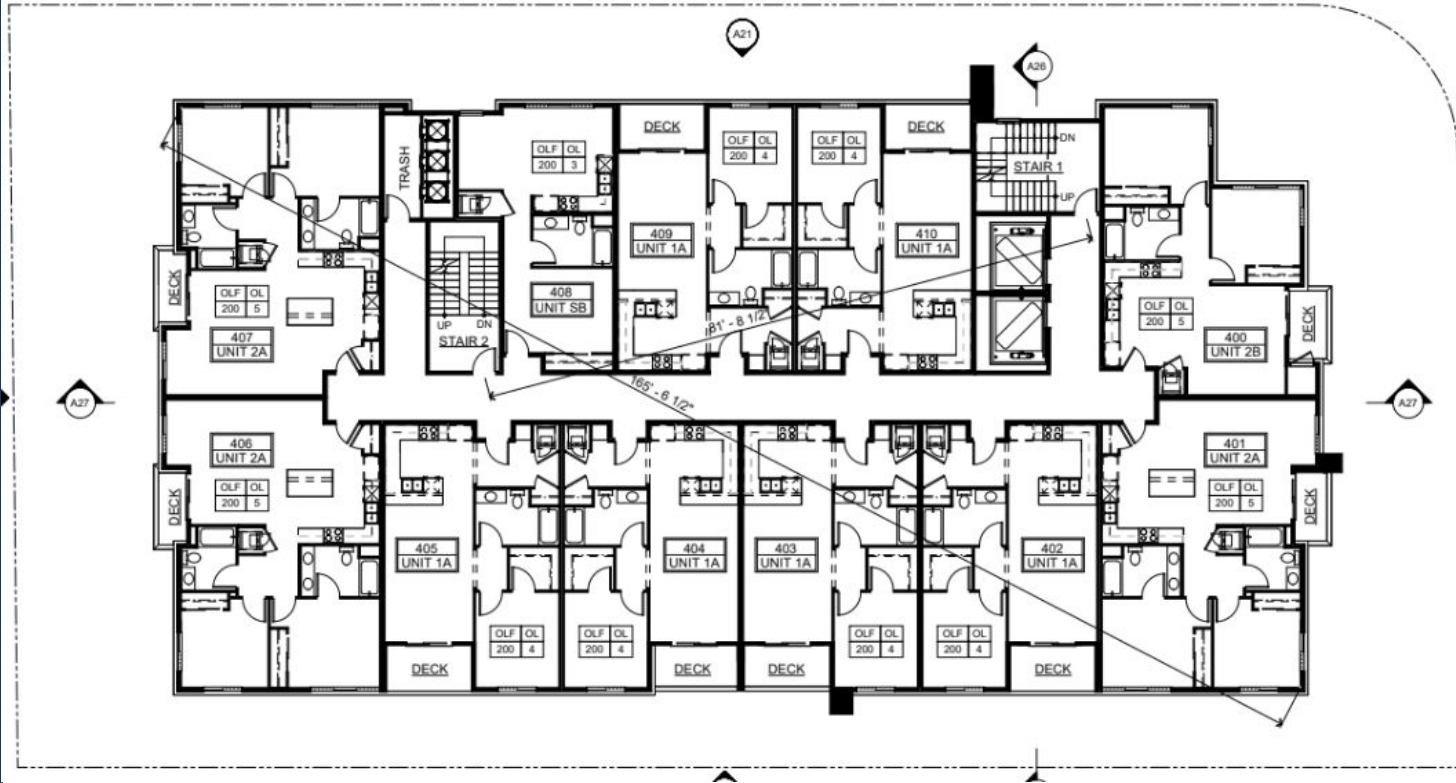
POWER BACK-UP PROVIDED



LEVEL 1 PLAN



LEVEL 2 to 8 PLAN



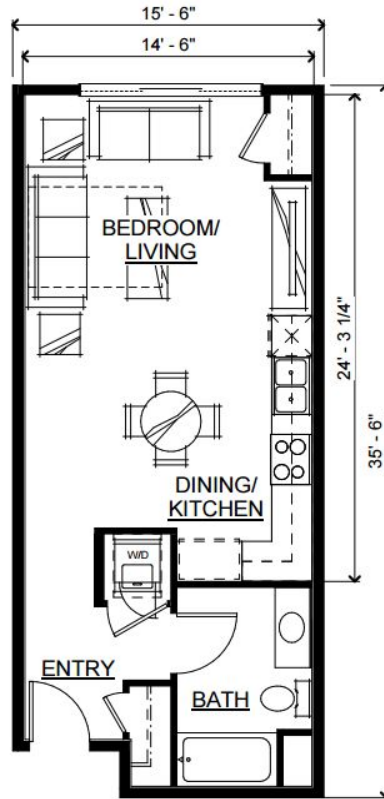
TERRACE PLAN



PROVISION FOR SOLAR & HVAC UNITS

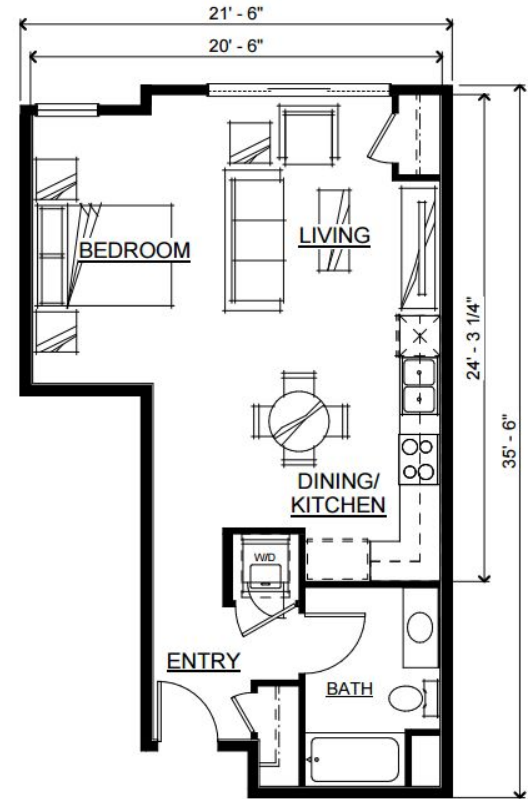
AMPLE OPEN SPACE & LANDSCAPING

STUDIO PLAN (520-600 SF)



UNIT SA FLOOR PLAN

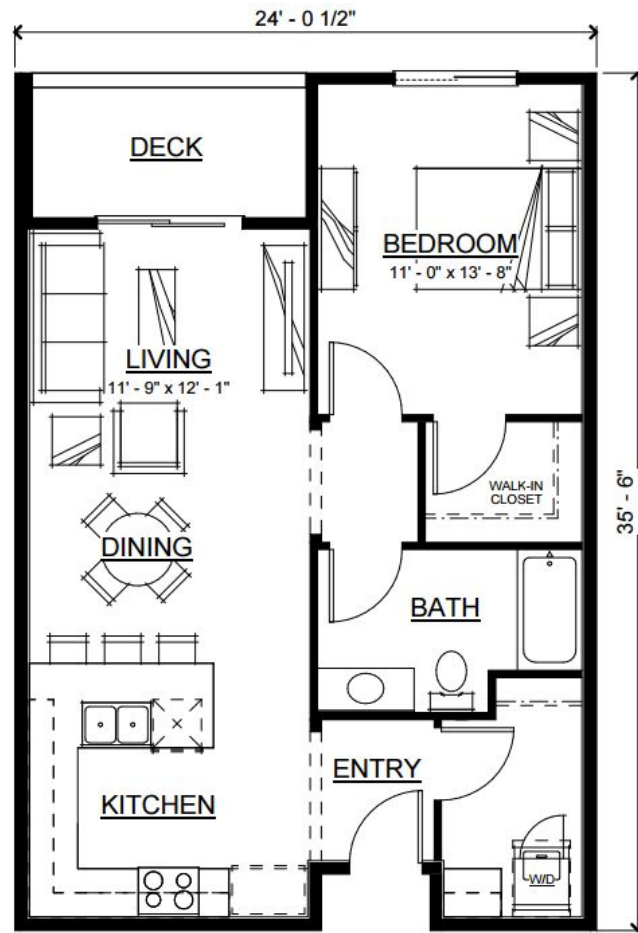
UNIT SA SQUARE FOOTAGES	
GROSS LIVING	520 SF



UNIT SB FLOOR PLAN

UNIT SB SQUARE FOOTAGES	
GROSS LIVING	600 SF

1-BED PLAN (750 SQ.FT.)



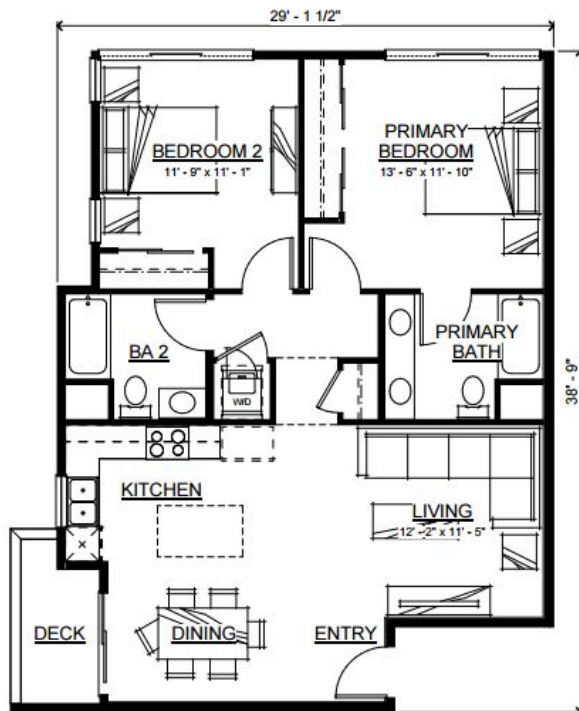
UNIT 1A FLOOR PLAN





ARON
DEVELOPERS

2-BED PLAN (1020 SQ.FT.)



PROJECT DETAILS

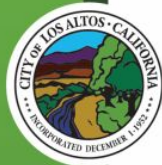
Key Property Details:

- **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.

Purchase Price: \$25 Million

Conservative sales number of \$1700 / [sq.ft.](#) is considered*

OFFERING MEMORANDUM

UNIT TYPE	AREA (sf)	UNITS	TOTAL AREA	SALE PRICE PER UNIT TYPE
SA	520	2	1040	\$884,000
SB	600	7	4200	\$1,020,000
1A	750	47	35250	\$1,275,000
2A	1020	22	22440	\$1,734,000
2B	870	7	6090	\$1,479,000
		85	69020	
Sale Price/sqft	\$1,700	Purchase Price	\$25,000,000	
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	
Net Revenue (A) <i>(Inclusionary housing in-lieu fee paid for 10 BMR Units)</i>	\$107,947,280	Total Costs (B)	\$80,242,655	
Net profit (A-B)	\$27,704,625			

*Detailed Proforma, with comparables can be provided on request



www.arondevelopers.com

THANK YOU

Contact:

NAVNEET ARON | navneet@golivio.com | +1650-380-0644