

342 STATE STREET

LOS ALTOS, CALIFORNIA

BK Collections

BK Collections

OPEN

FOR SALE ±5,000 SF MIXED USE PROPERTY

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**CUSHMAN &
WAKEFIELD**

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THE OFFERING

Cushman & Wakefield, as the exclusive advisor, is pleased to present the exciting opportunity to acquire the fee simple interest in 342 State Street, Los Altos, CA 94022. The 5,000 square foot two-story building consists of two ground floor retail/personal service tenants and 6 small office suites on the second floor. The two 1st floor tenants are long time tenants and the majority of the 2nd are locals wanting a small office in downtown. The 2nd floor offers flexibility for an investor or owner/user with the individual 2nd floor office suites.

The current tenancy provides some immediate cash flow and the short-term nature of the leases affords the opportunity to renovate and update the building to achieve market rents.

Located in the heart of Downtown Los Altos, the property is surrounded by retail amenities, offices, and residential. This property is also part of the Downtown Los Altos Parking District. Downtown Los Altos has transformed in recent years with the influx of new retailers and restaurants, as well as several new residential developments with a few more scheduled to be completed in the next 12-24 months.



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HIGHLIGHTS

- Heart of Downtown Los Altos
- 2nd Floor Office with flexibility for Single Offices to Larger Office Suites
- Public Parking (Part of Downtown Parking District)
- Investment or Owner/User Opportunity

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AI Disclaimer: The photo has been edited using AI to remove or change certain objects, which may alter the appearance of the building or surroundings.

PROPERTY OVERVIEW



342 State Street
Los Altos, California



±5,000
Square Feet



Multi-Tenant



Public Parking



Year Built
1974



±2,500 SF
Land Area



Two-Story



Abundant
Amenities

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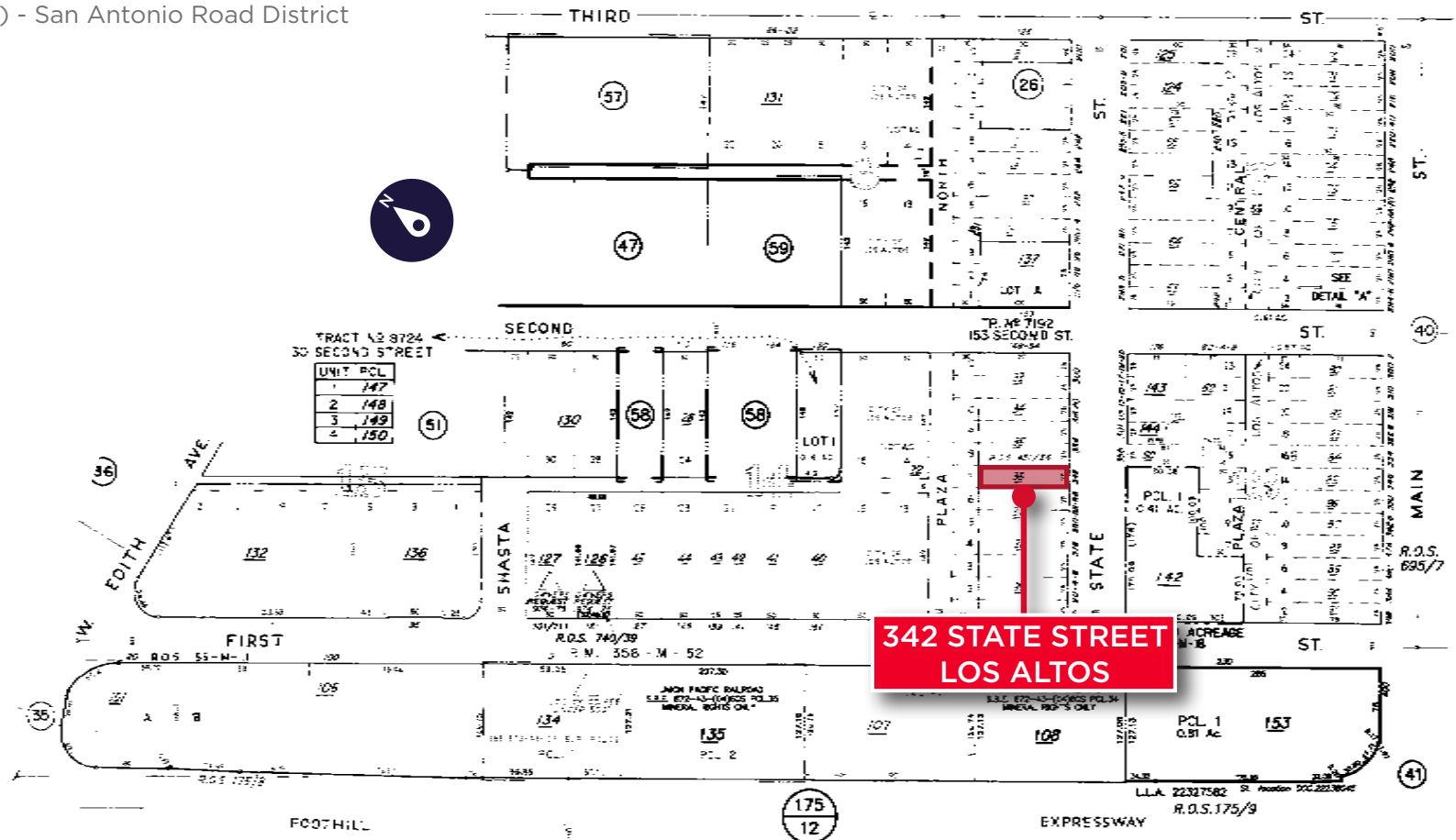
PARCEL MAP | ZONING

SITE ADDRESS	342 STATE STREET
PARCEL No.(APN)	67-39-036
LOT AREA	±2,613 SF
ZONING	CRS COMMERCIAL RETAIL SALES DISTRICT

CITY OF LOS ALTOS DOWNTOWN VISION PLAN

(Adopted August 28, 2018) - San Antonio Road District

CLICK TO VIEW
DT LOS ALTOS
VISION PLAN



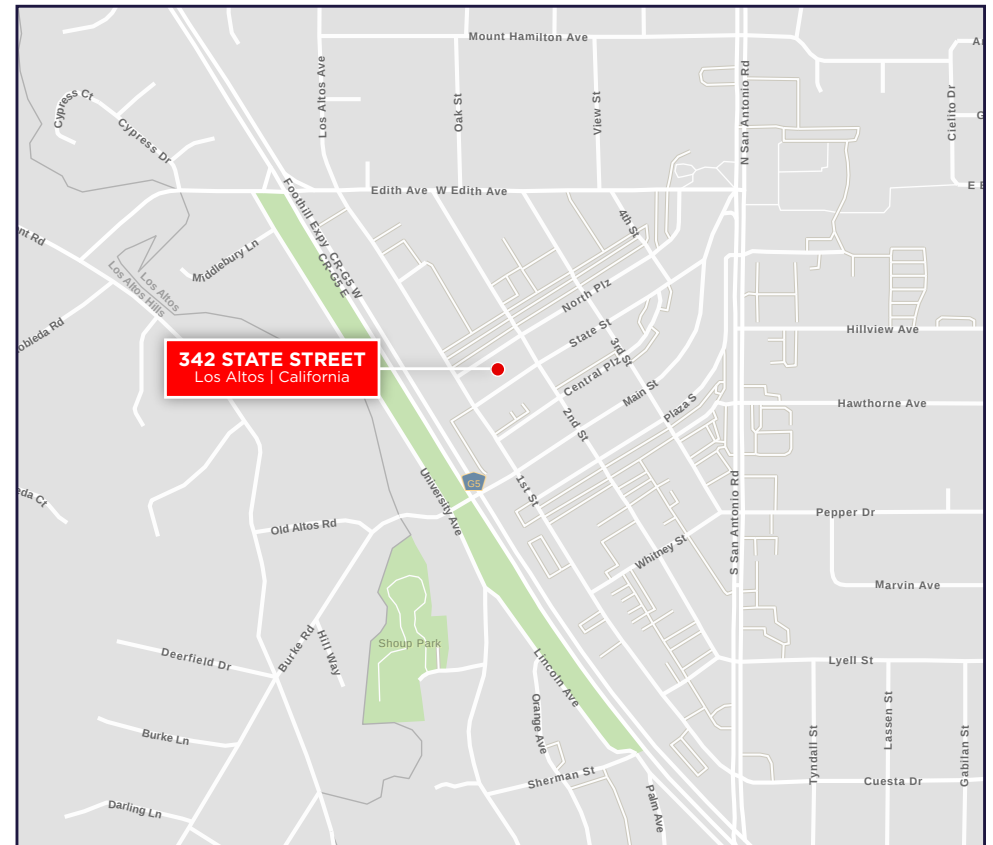
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REGIONAL MAP



LOCAL MAP



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COMPARABLE SALES



#	PROPERTY	PRICE	SIZE	PRICE PSF BLDG	COE DATE	COMMENTS
1	401 First Street	\$2,600,000	2,550 SF	\$1,020	1/22/2025	Office
2	358 State Street	\$3,350,000	4,730 SF	\$708	10/17/2025	Retail
3	293 State Street	\$5,006,750	6,402 SF	\$782	1/22/2025	Retail

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HOMES OWNED 80%
HOMES RENTED 17.4%

POPULATION
30,504

MEDIAN AGE
45

MEDIAN
HOME PRICE
\$2,446,318

MEDIAN
HOUSEHOLD
INCOME
\$225,531

CITY OF LOS ALTOS

Located in Downtown Los Altos in Heart of Silicon Valley and close proximity from the world-renowned Stanford University. 252 State Street is just 40 miles south of San Francisco. Los Altos is a residential community served by seven small retail districts. The seven square mile city is developed with small businesses, schools, libraries and churches. Downtown Los Altos has transformed over the last few years with an influx of new retailers and restaurants, as well as several new residential and office developments.

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PROPERTY PHOTOS



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AMENITIES MAP



342 State Street

Arts & Entertainment

1. Hyperspace Arcade
2. Munjela Glow Los Altos
3. Paperwhirl

Bakeries

4. Manresa Bread
5. Satura Patisserie

Cafes

6. Bluestone Lane Café
7. GK Pastry & Sourdough
8. Red Berry Coffee Bar
9. Tal Palo
10. Village Pantry

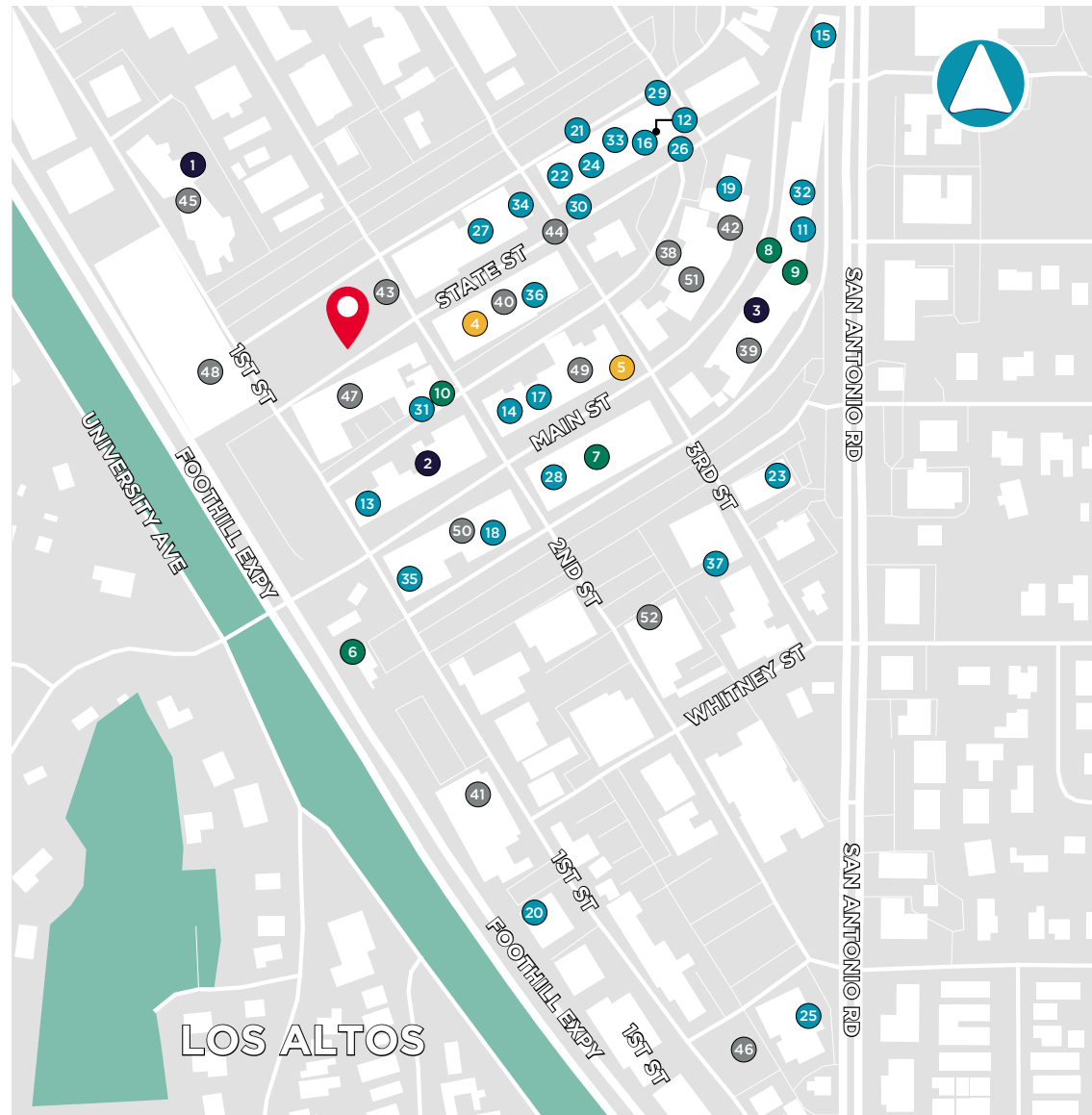
Restaurants

11. American Italian Delicatessen
12. Aurum
13. Barbayani Taverna
14. Cafe Nur
15. Campagne One Main
16. Cetrella
17. El Comal
18. Haru
19. Holder's Country Inn - Los Altos
20. Kathmandu
21. Konjoe Burger
22. Little Sky Bakery
23. Los Altos Grill
24. Orenchi Ramen
25. Original Pancake House
26. Pompeii Ristorante
27. Roja Los Altos
28. Rustic House Oyster Bar and Grill
29. State Of Mind Public House & Pizzeria
30. State Street Market
31. Sumika

32. Tacos Al Vapor Michoacan
33. The Good Salad
34. The Pho Cabin
35. The Post
36. Urfa Bistro
37. Yoshi

Shopping

38. Cambric Boutique
39. Cheeky Monkey Toys
40. Chinelo Design
41. Draeger's Market
42. Encore Round Robin
43. Ethos
44. Head West Marketplace
45. Kid Company
46. Los Altos Hardware
47. Safeway
48. Skateworks
49. SLEEP365
50. The Shade Store
51. Uncommon Threads
52. Walgreens



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S SAN ANTONIO RD

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