

DEVELOPMENT SITE FOR SALE

2251 GRANT RD, LOS ALTOS, CA



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

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EXECUTIVE SUMMARY

Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire a corner lot on Grant Rd, adjacent to Foothill Expy. 2251 Grant Rd offers a great multi-family development opportunity in the Commercial Neighborhood zone, directly adjacent to lots in the Single-Family Residential zone. The property is easily accessible, less than one mile from both I-280 and CA-85. As far as amenities for future tenants, they would be walking distance to Foothill Crossing Shopping Center and a mere five-minute drive from the trails and amenities at Rancho San Antonio County Park & Open Space Preserve.

2251 Grant Rd presents the opportunity for a significant multi-family redevelopment in a desirable Los Altos location.

Address:	2251 Grant Rd, Los Altos, CA 94024
APN:	318-16-008
Parcel Size:	±19,166 Sq. Ft. / 0.44 Acre (Per Public Record)
Zoning:	Commercial Neighborhood (CN)
Price:	Unpriced



SALE COMPS

1 2249 GRANT RD, LOS ALTOS, CA 94024

Address:	2249 Grant Rd, Los Altos, CA
Sale Date:	April 30, 2025
Sale Price:	\$4,200,000
Price/SF Land:	\$321/SF
Land Acres:	0.30 AC
Land SF:	13,068 SF
Zoning:	CN

2 963-973 FREMONT AVE, LOS ALTOS, CA 94024

Address:	963-973 Fremont Ave, Los Altos, CA
Sale Date:	September 4, 2025
Sale Price:	\$2,536,000
Price/SF Land:	\$231/SF
Land Acres:	0.25 AC
Land SF:	10,985 SF
Zoning:	CN

3 982 DOLORES AVE, LOS ALTOS, CA 94024

Address:	982 Dolores Ave, Los Altos, CA
Sale Date:	May 12, 2025
Sale Price:	\$1,900,000
Price/SF Land:	\$352/SF
Land Acres:	0.12 AC
Land SF:	5,401 SF
Zoning:	CN



PARCEL MAP



2251 GRANT RD, LOS ALTOS, CA 94024

POSSIBLE MULTI-FAMILY DEVELOPMENT

For consideration purposes only. Plans have not been confirmed or approved by the City of Los Altos.

Unit Type	Sq. Ft.	Level 1	Level 2	Level 3	Unit Total	NRSF	%
1 BED	810	0	0	2	2	1620	11.4%
2 BED	1080	0	3	0			
	1035	0	2				
	1152	0	1	0			
	1155	0	0	2			
					8	8772	61.8%
Office	1260	1	0	0			
	1273	2	0	0			
					3	3806	26.8%
Parking		26			26		

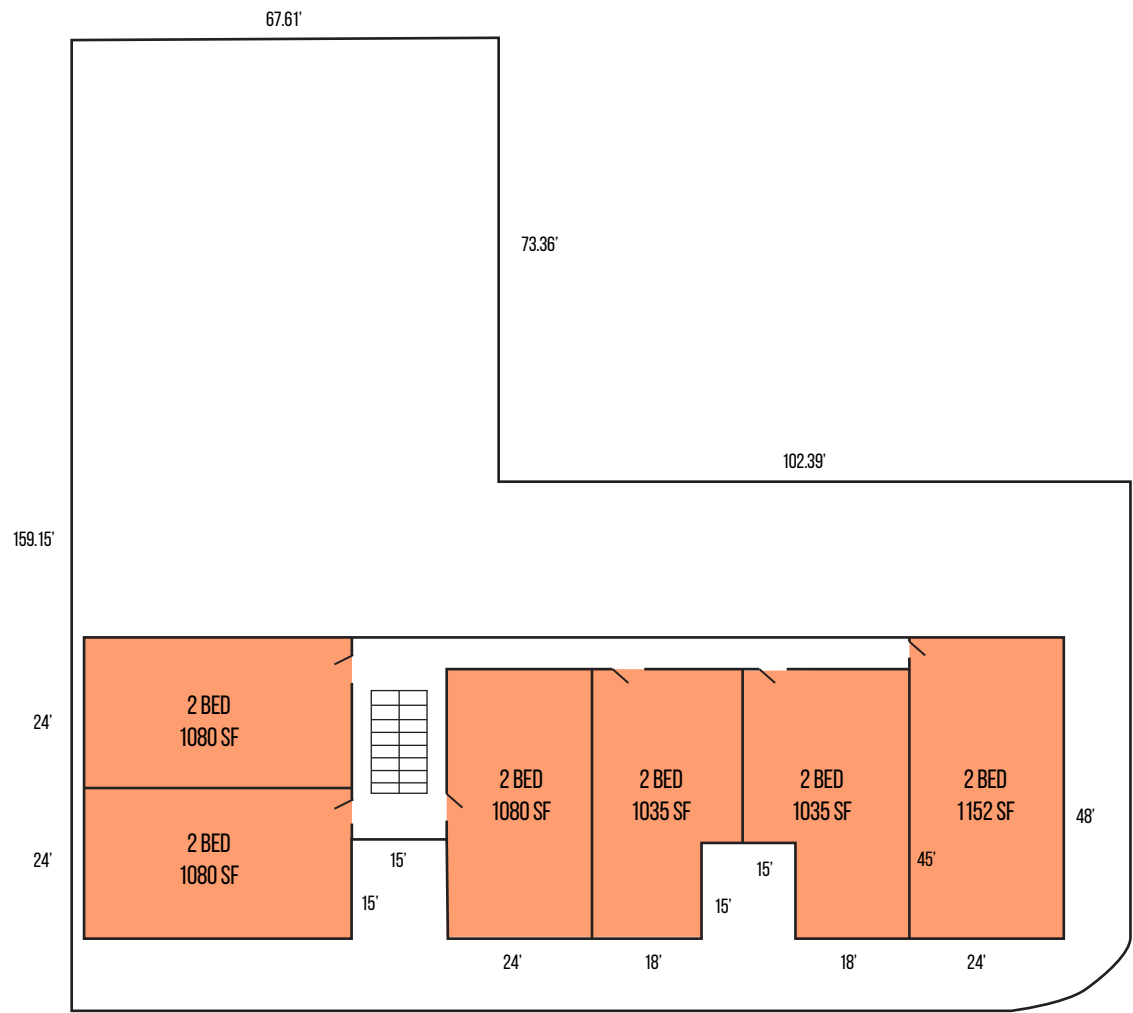


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POSSIBLE FLOOR PLAN - LEVEL 2

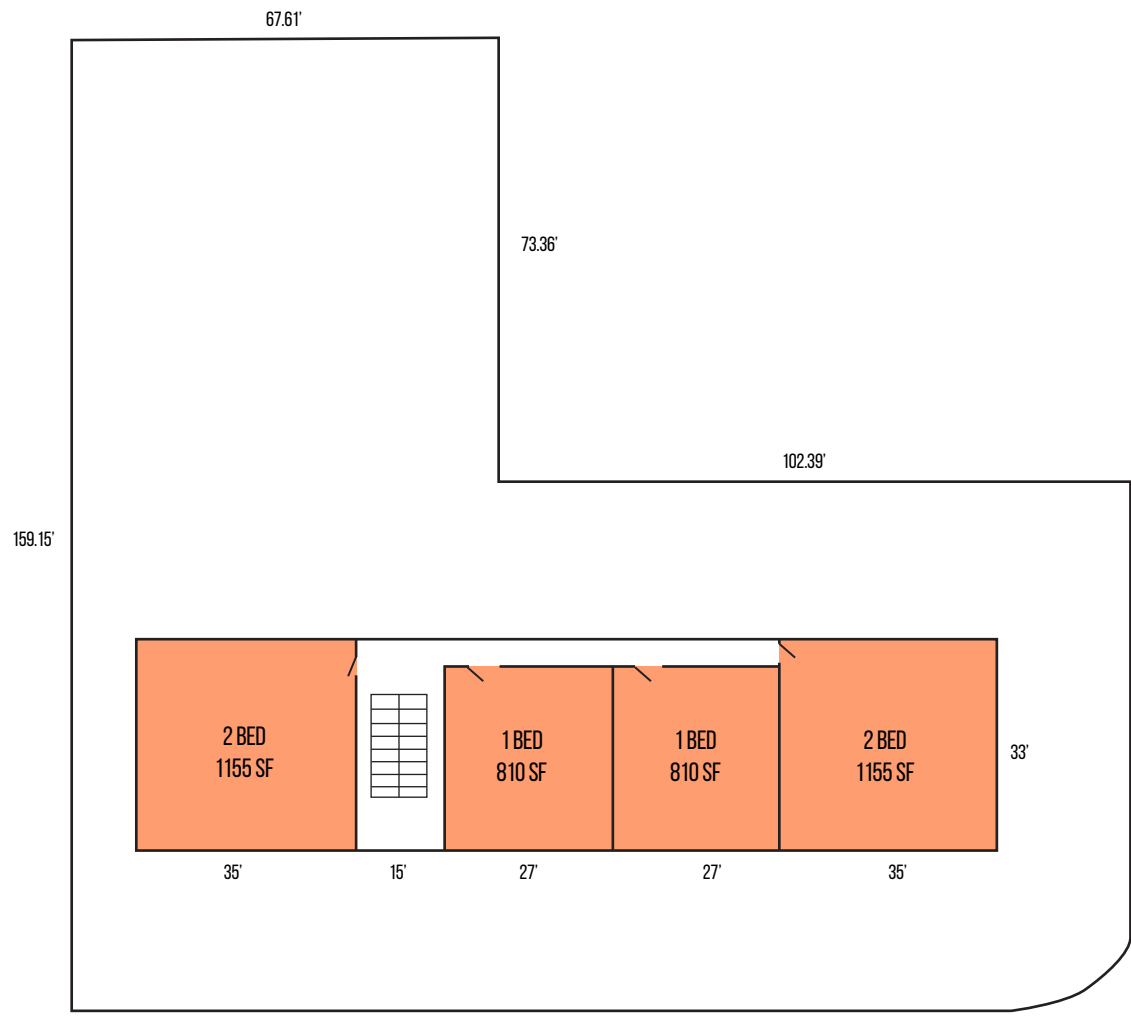
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POSSIBLE FLOOR PLAN - LEVEL 3

2251 GRANT RD, LOS ALTOS, CA 94024



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LOS ALTOS MUNICIPAL CODE CN REGULATIONS

The below information is for reference purposes only. Buyer shall perform its own due diligence.

Full municipal code can be accessed [here](#).

Floor area ratio (14.40.070)

Mixed use development(s) shall have no maximum floor area ratio within the Commercial Neighborhood Zoning District

Permitted Use (14.40.030)

Mixed use developments which shall consist of residential uses and a minimum floor area ratio of twenty (20) percent non residential uses or a maximum thirty three (33) percent nonresidential uses

Front yard (14.40.080)

No front yard should be required

Side Yard (14.40.090)

No side yards shall be required

Rear Yard (14.40.100)

The minimum depth of the rear yards shall be twenty (20) feet.

Height of the structure (14.40.140)

Mixed use development buildings height shall be a maximum of forty-five(45) feet and four stories.

Design Control (14.40.150)

Side interior and rear where abutting an R-1 District

The third story must be either stepped back a minimum ten(10) feet from ground floor facade or embedded in a slope roof form

A minimum one entrance shall be provided per primary facade bay.

Facade adjacent to an R-1 district

Building facade planes abutting an R-1 district may not exceed forty-eight (48) feet in width

When a building facade abutting an R-1 district exceeds forty-eight (48) feet in width, it must be separated into facade bays no greater than forty-eight (48) feet by a recess ten (10) feet wide and fifteen (15) feet deep

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Off Street Parking (14.74)

Perpendicular parking stalls position at a ninety (90) degree angle, the vehicle backup distance/drive aisle shall be a minimum of twenty-six(26) feet free and clear of any obstructions)

Perimeter landscaping. All unenclosed or surface parking facilities shall provide a perimeter landscaped strip/buffer at least five feet in depth between any parking facility and adjacent properties

0 to 1 bedroom units	one stall per unit
2 to 3 bedroom units	one and one-half stalls per unit
Business and professional Offices	One stall for every 300 sf of net floor area

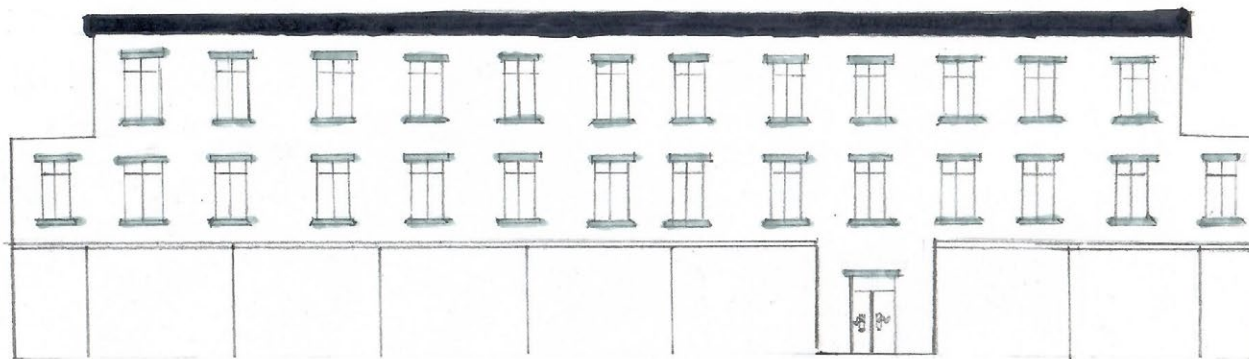
Required Condition (14.40.060)

Walls up to twelve (12) feet in height shall be required for the purpose of attenuating noise (as determined by an acoustical analysis), odor, air pollution, artificial light, mitigation for grade differential between properties and providing privacy and safety.

DRAWINGS OF POTENTIAL BUILDING



FRONT



BACK

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AMENITIES MAP



2251 GRANT RD, LOS ALTOS, CA 94024

85

131,000 VPD

Homestead Rd

Peet's
COFFEE
SUBWAY

WELLS
FARGO



2251 GRANT RD,
LOS ALTOS, CA 94024

Lucky
California

Grant Rd 4,030 VPD
Foothill Expy 25,190 VPD

85

INTERSTATE
280

109,000 VPD

INTERSTATE
280

FedEx

TRADER
JOE'S



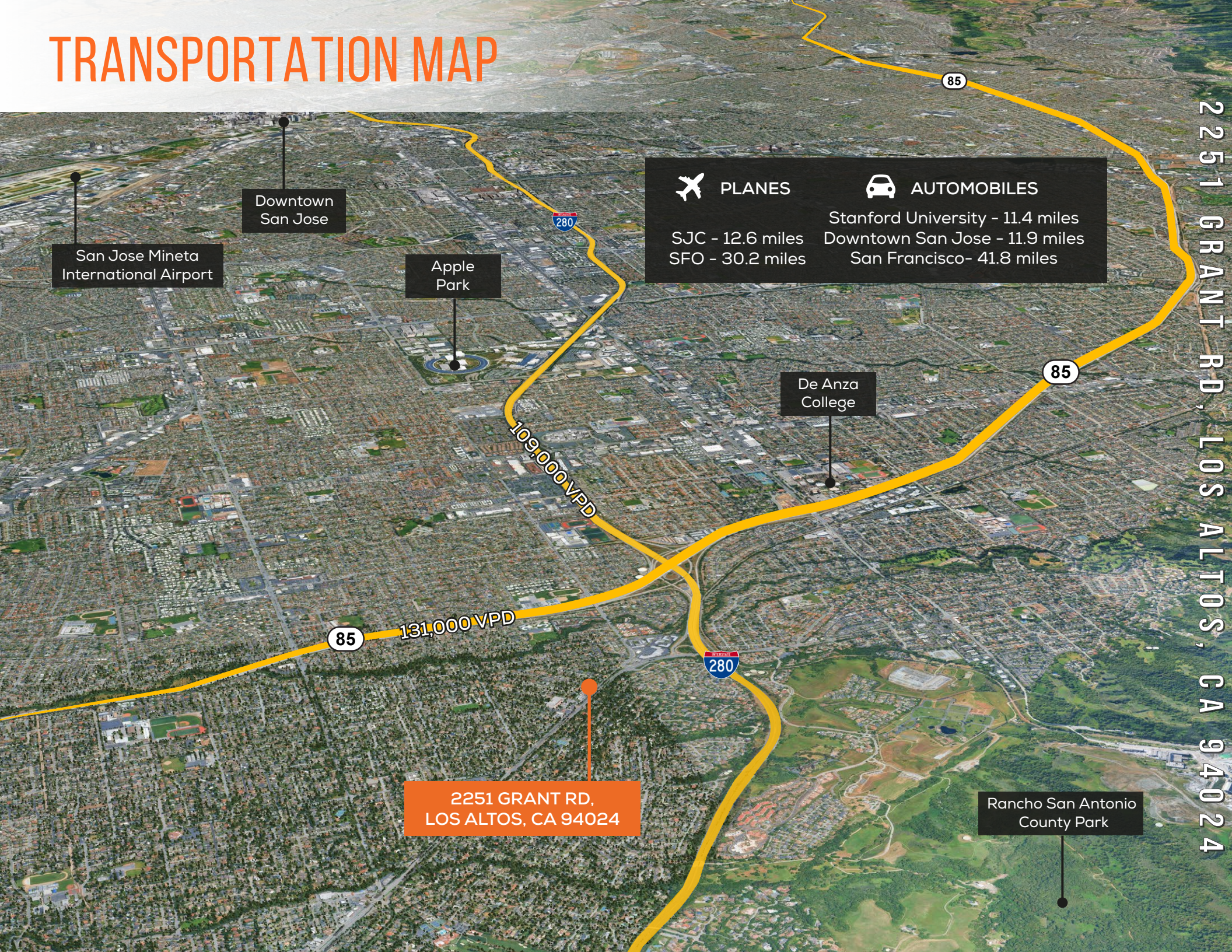
RITE
AID

ACE
Hardware

PostalANNEX
YOUR HOME OFFICE

POWER4 PILATES

TRANSPORTATION MAP



San Jose Mineta
International Airport

Downtown
San Jose

Apple
Park

De Anza
College

Rancho San Antonio
County Park

**PLANES**
SJC - 12.6 miles
SFO - 30.2 miles

**AUTOMOBILES**
Stanford University - 11.4 miles
Downtown San Jose - 11.9 miles
San Francisco- 41.8 miles

131,000 VPD

109,000 VPD

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DEMOGRAPHICS



ONE-MILE POPULATION: 14,245

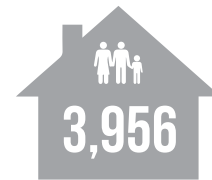
MEDIAN AGE

46.6

AVERAGE HOUSEHOLD
SIZE



FAMILIES



FAMILIES

3,956



Average Household Income

\$298,623

Average Household Size: **2.74** | Owner Occupied Housing Units: **2,823** | Renter Occupied Housing Units: **1,232** | Median Household Income: **\$200,001** | Average Household Income: **\$298,623**

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	307
Total Employees:	2,212
Total Residential Population:	14,245
Employee/Residential Population Ratio (per 100 Residents)	16



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