

**FULLY ENTITLED FOR
MIXED USE PROJECT**

**COMPASS
COMMERCIAL**



OFFERING MEMORANDUM

**4350 EL CAMINO REAL
LOS ALTOS, CA 94022**

JALILI
COMMERCIAL GROUP

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4350 EL CAMINO REAL LOS ALTOS, CA 94022

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OFFERING SUMMARY



SUMMARY

Address	4350 El Camino Real
City/State/Zip	Los Altos, CA 94022
APN	167-11-041
Building Size	±1,610 SQ FT
Lot Size	±28,562 SQ FT
Year Built	1969
Zoning	CT – Commercial Thoroughfare

The proposed plan for 4350 El Camino Real entails the development of 40 new market-rate condominium residences along with 7 affordable residences situated on the prominent corner of Los Altos Avenue and El Camino Real. Among the affordable residences, there will be 3 Very Low-income 1-bedroom units, 2 Moderate Low-Income 1-bedroom units, and 2 Moderate Low-Income 2-bedroom units. Spanning over a 2/3rd + acre site, the location is bordered on two sides by an existing 3-story multifamily structure. The design of 4350 features a 5-story "L" shaped configuration, creating a spacious open courtyard flooded with natural light, nestled between the buildings. Notably, the onsite open space exceeds the requirement by over 500%. The 2 level below grade parking garage provides 84 parking spaces, as well as bike parking.

4350 El Camino Real

- 40 Market Rate Condominiums
- 7 Affordable Condominiums
- Two levels of underground parking



LOT SIZE

28,562 SQ FT~

[Click on more information on plans here](#)

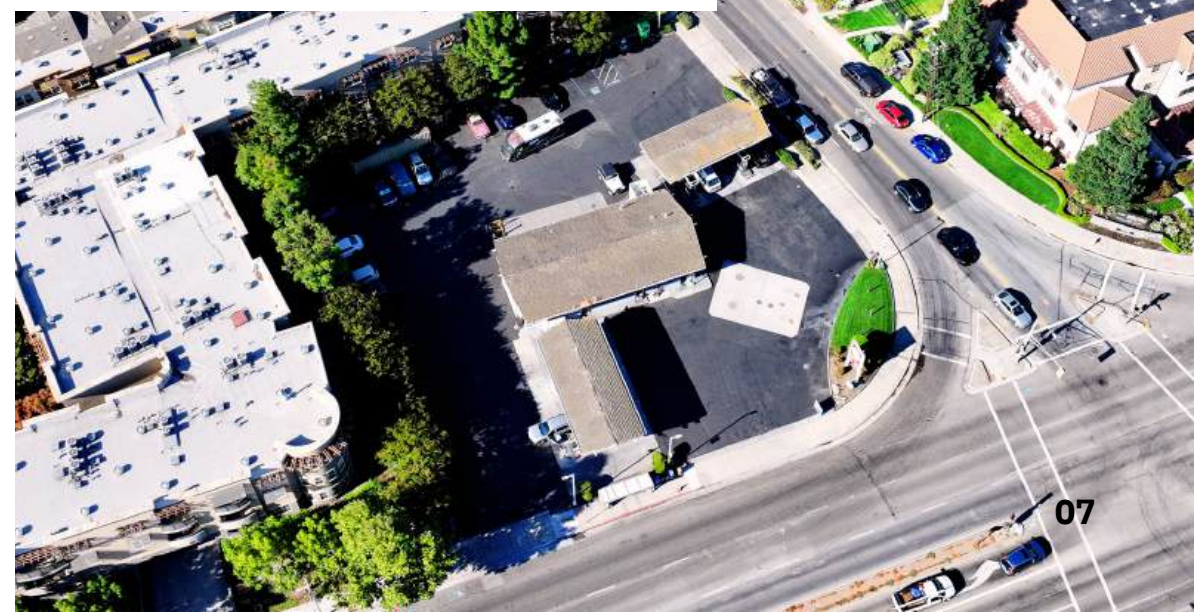
Pedestrian and Flyover links below:

[Pedestrian Here](#)

[Flyover Here](#)



PROPERTY PHOTOS



PROPERTY PHOTOS



4350 El Camino Real



- 40 Market Rate Condominiums
- 7 Affordable Condominiums
- Two levels of underground parking



The El Camino Real Precise Plan

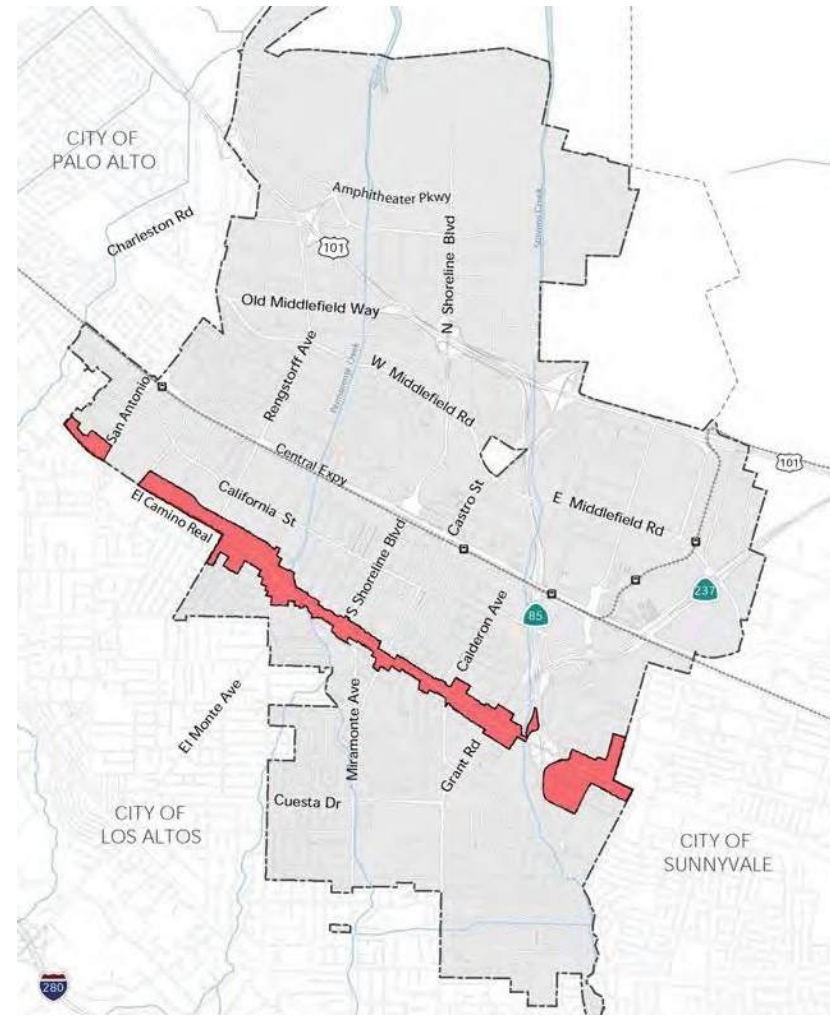
El Camino Real runs through the City of Mountain View, connecting with Sunnyvale to the southeast and with Palo Alto and Los Altos to the northwest. It is a key transportation corridor for residents and visitors, connecting major shopping and civic destinations with freeways, neighborhood and arterial streets, and transit stops. Travel between neighborhoods separated by El Camino Real is difficult, due to the street’s width and traffic.

The existing corridor is primarily one- and two-story “strip” commercial in character, and most of the properties are bordered at the rear by residential neighborhoods. Businesses along the corridor provide important daily goods and services for City residents, but many of these buildings are aging and/or non-conforming. Recent residential infill development has occurred at several large sites along the corridor. However, there are many small sites along the corridor that are challenging to redevelop due to economic and physical constraints.

El Camino Real is a regionally important corridor. It links most of the cities on the Peninsula and it is a major bus route for Santa Clara and San Mateo Counties. A regional collaborative along El Camino Real, the Grand Boulevard Initiative (GBI), has been instrumental in bringing regional stakeholders together to foster a new vision for El Camino Real’s potential. GBI’s principles support people-friendly places with a focus on safety, sustainability, and high-quality development.

The Precise Plan boundary is shown on the right. It encompasses 287 acres and extends the entire 3.9-mile length of the El Camino Real corridor in Mountain View. The plan area includes parcels immediately fronting El Camino Real (excluding those in the San Antonio Center and Downtown) and adjacent parcels where the Plan can facilitate new connections and neighborhood transitions.

El Camino Real Precise Plan Area





RENDERINGS



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LOS ALTOS AVENUE -
LOOKING SOUTH EAST

EL CAMINO REAL -
LOOKING SOUTH WEST


RENDERINGS





SECOND FLOOR PLAN

AVERAGE INTERIOR SIDE SETBACK CALC.

SETBACK	SF 	LENGTH	AVG. WIDTH
INTERIOR SIDE:	5,417	126'-8"	42'-9 1/4"

SF / LENGTH = AVG. WIDTH




INTERIOR SIDE SETBACK

NOTE: (*) DENOTES AFFORDABLE UNIT IN UNIT DESIGNATION

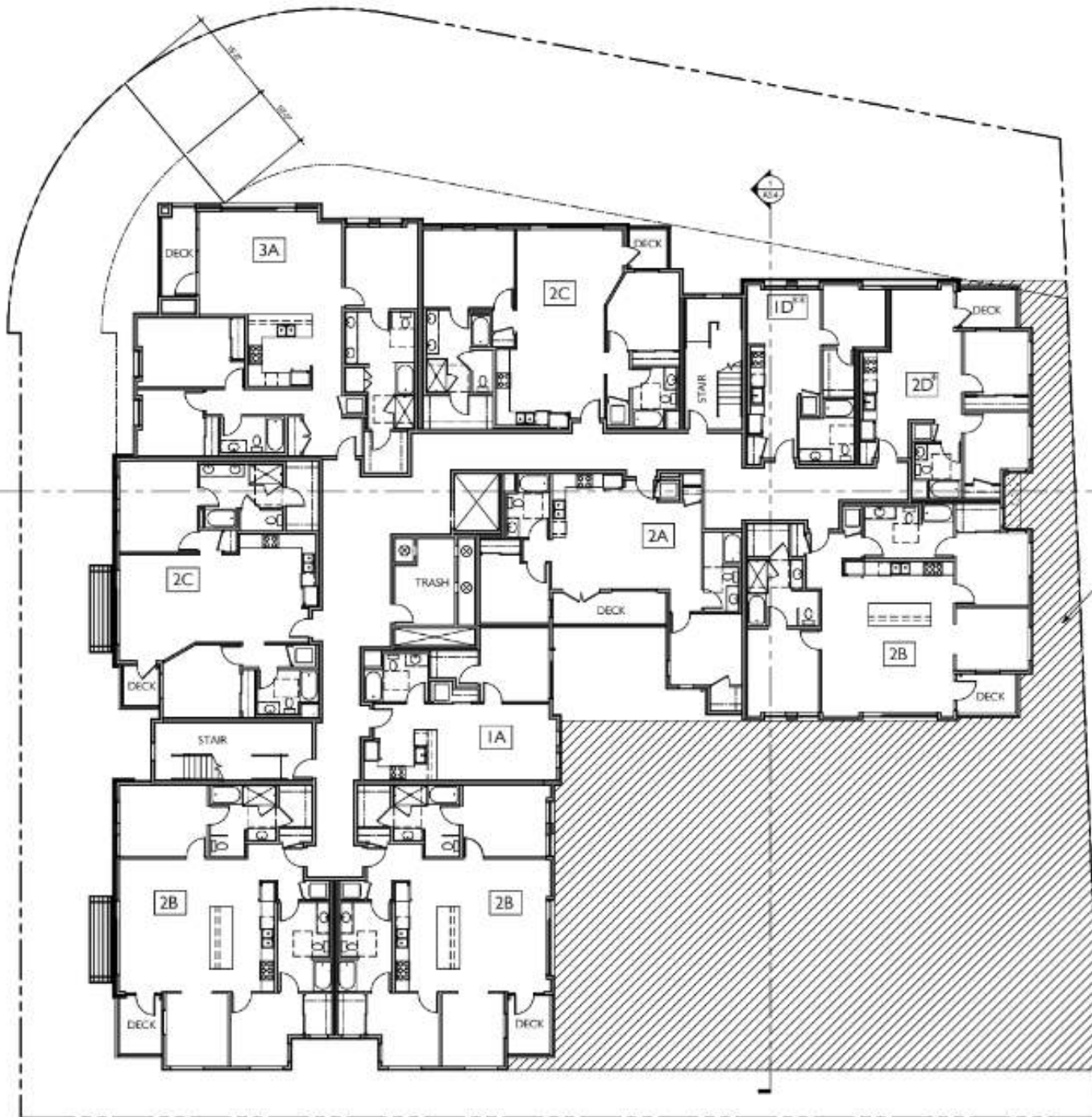


THIRD FLOOR PLAN

AVERAGE INTERIOR SIDE SETBACK CALC.

SETBACK	SF 	LENGTH	AVG. WIDTH
INTERIOR SIDE:	5,417	126'-8"	42'-9 1/4"

SF / LENGTH = AVG. WIDTH



INTERIOR SIDE SETBACK

NOTE: (*) DENOTES AFFORDABLE UNIT IN UNIT DESIGNATION.

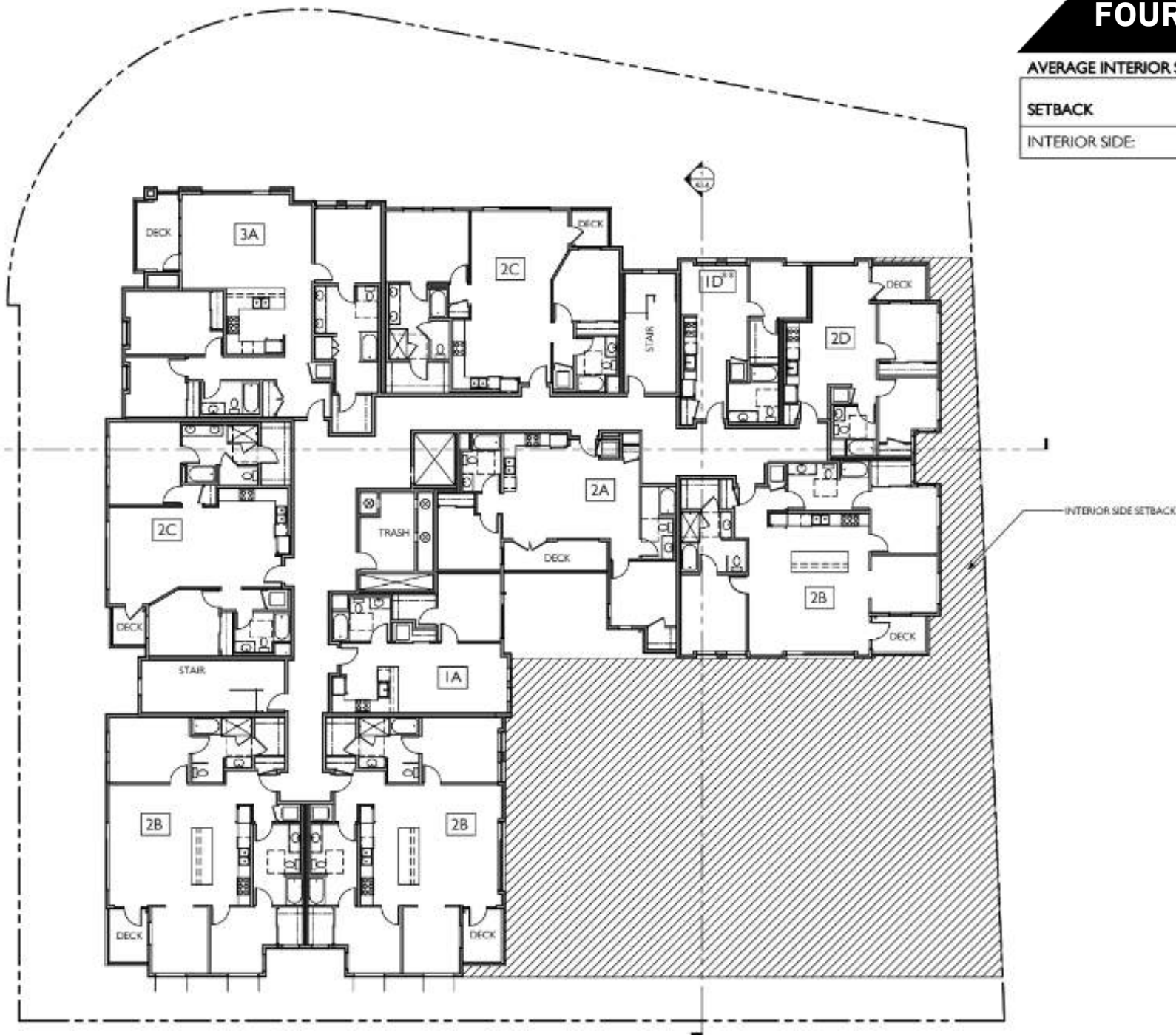


FOURTH FLOOR PLAN

AVERAGE INTERIOR SIDE SETBACK CALC.

SETBACK	SF 	LENGTH	AVG. WIDTH
INTERIOR SIDE:	5,417	126'-8"	42'-9 1/4"

SF / LENGTH = AVG. WIDTH




NOTE: (*) DENOTES AFFORDABLE UNIT IN UNIT DESIGNATION

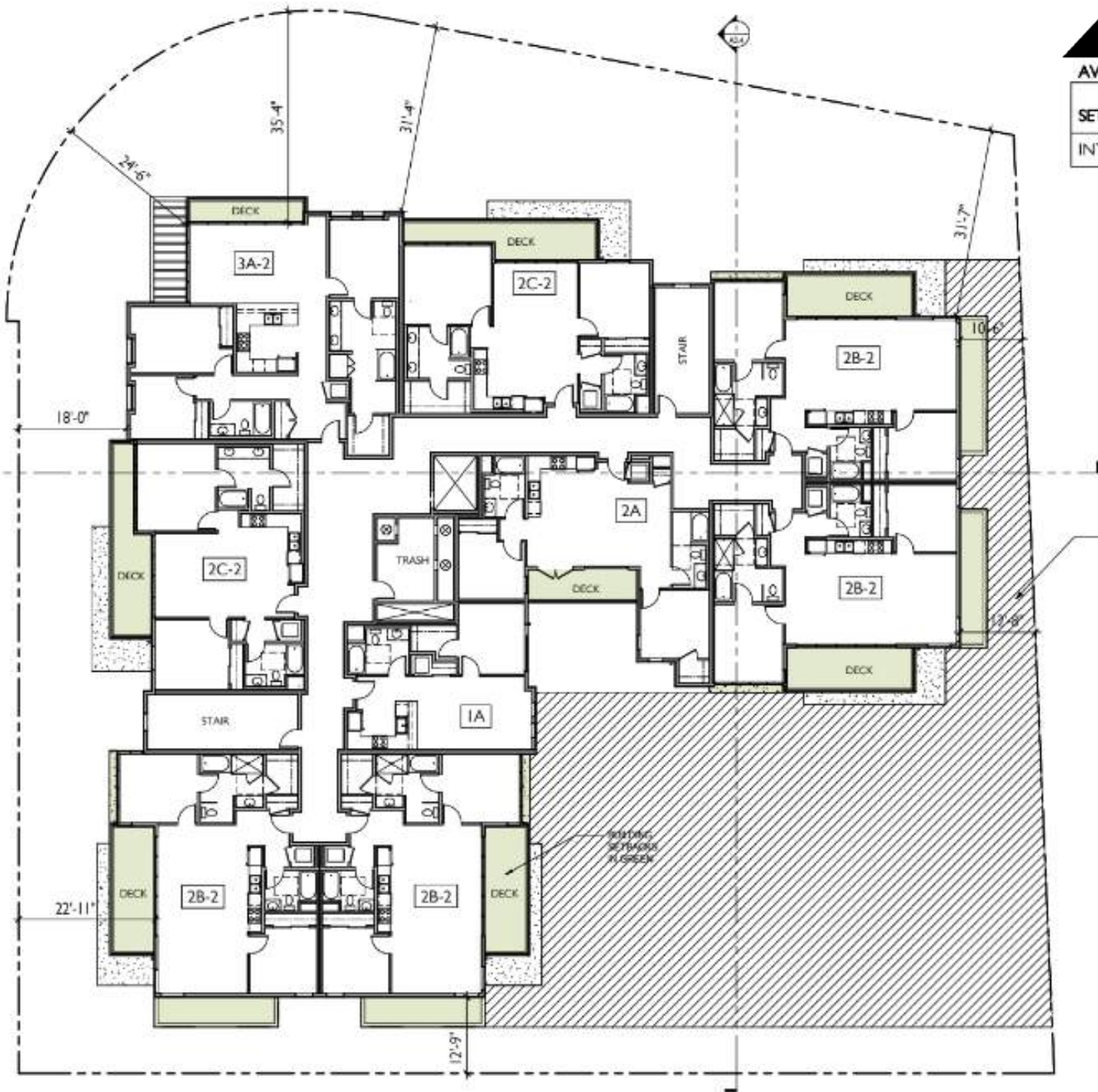


FIFTH FLOOR PLAN

AVERAGE INTERIOR SIDE SETBACK CALC.

SETBACK	SF 	LENGTH	AVG. WIDTH
INTERIOR SIDE:	5,445	128'-6"	42'-4 1/2"

SF / LENGTH = AVG. WIDTH



LOCAL MAP

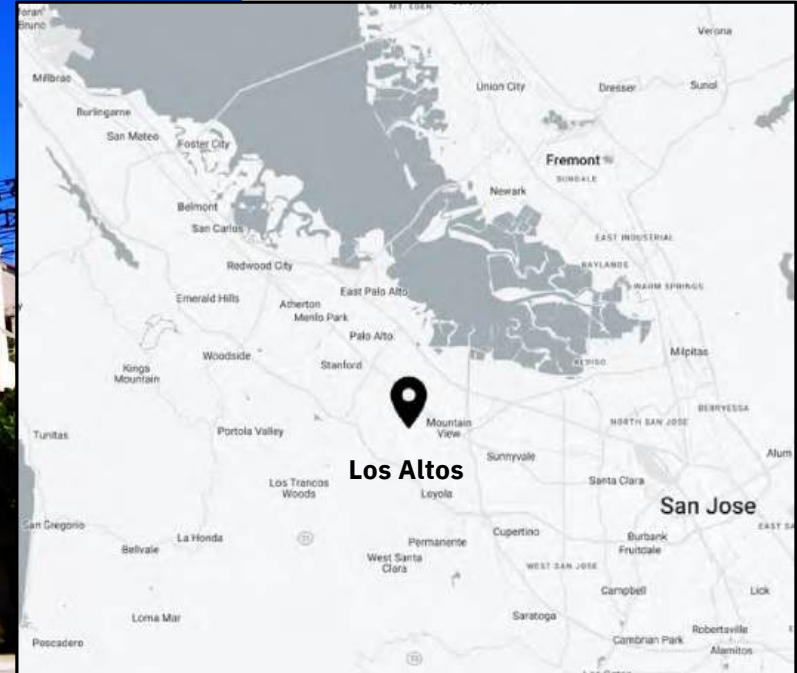


COURT



4350 El Camino Real



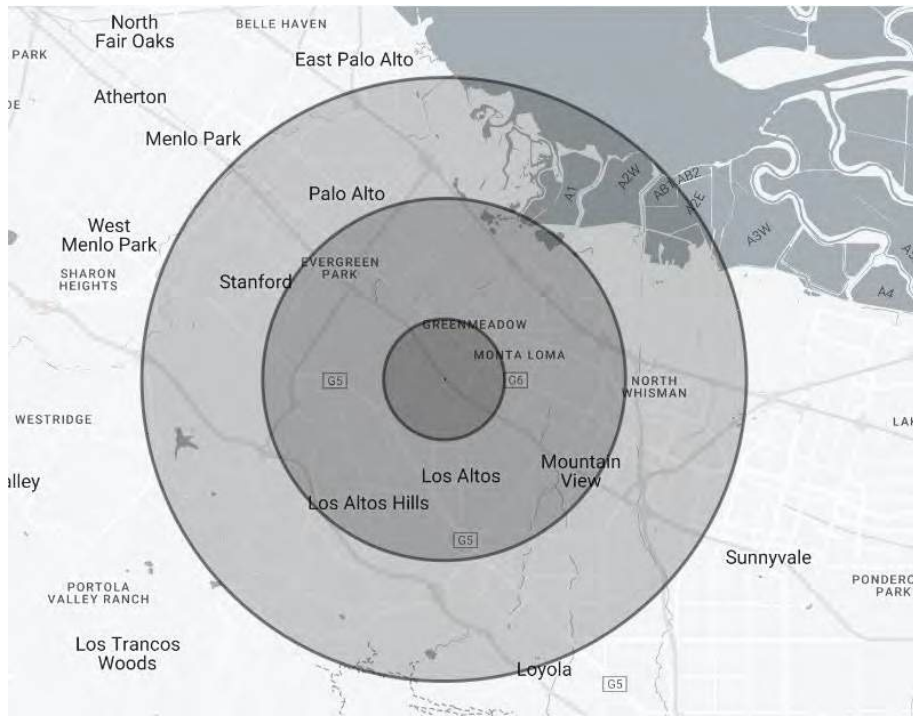


Los Altos, California, nestled in the heart of Silicon Valley, is a charming city with a rich tapestry of history, community, and innovation. Surrounded by major tech hubs such as Palo Alto and Mountain View, Los Altos enjoys a prime location that attracts a diverse population of residents and visitors alike. Its picturesque downtown area, lined with quaint shops, cozy cafes, and tree-lined streets, exudes a small-town charm that is rare to find in the bustling Bay Area. Beyond its idyllic façade, Los Altos is a vibrant community teeming with cultural events, outdoor recreational activities, and a strong sense of civic pride.

One of the defining features of Los Altos is its close-knit community and strong emphasis on education. Home to top-rated schools and a wealth of educational resources, the city prioritizes the intellectual and academic growth of its residents. This commitment to education is further underscored by the presence of renowned institutions such as the Los Altos History Museum and the Los Altos Library, which serve as hubs of learning and cultural exchange. Additionally, the city's extensive network of parks, trails, and open spaces provides ample opportunities for outdoor recreation and leisure, fostering a healthy and active lifestyle for residents of all ages.

As a resident or visitor, exploring Los Altos reveals a myriad of hidden gems and treasures waiting to be discovered. From the vibrant farmers' market that showcases locally grown produce and artisanal goods to the bustling community events that celebrate everything from art and music to food and wine, there's always something exciting happening in Los Altos. Whether strolling through its charming downtown streets, taking in the breathtaking views of the surrounding hillsides, or simply enjoying a leisurely picnic in one of its many parks, Los Altos offers a slice of paradise in the heart of Silicon Valley.

DEMOGRAPHICS



	Total Spending	Avg Household	Per Capita
Consumer Spending (1 Mile)			
Appar el	\$27,139,541	\$2,207	\$908
Entertainment, Hobbies	\$78,016,602	\$6,344	\$2,611
Food & Alcohol	\$146,580,049	\$11,919	\$4,905
Household	\$105,123,794	\$8,548	\$3,518
Transportation & Maintenance	\$132,667,976	\$10,788	\$4,440
Health Care	\$24,584,190	\$1,999	\$823
Education & Daycare	\$55,814,016	\$4,538	\$1,868
Total Specified Consumer Spending	\$569,926,168	\$46,343	\$19,073

Population	1 Mile	3 Miles	5 Miles
Total Population	23,688	133,731	268,094
Median Age	41.5	39.8	39.7
Bachelor's Degree or Higher	75%	75%	70%

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	12,298	53,851	104,042
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$194,542	\$186,588	\$187,653
Median HH Income	\$183,812	\$172,861	\$172,919
Renter Occupied Households	6,100	29,197	52,568
Owner Occupied Households	6,281	28,536	53,926

Traffic Counts	
El Camino Real NW	43,600 VPD





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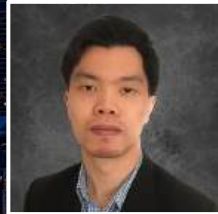
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