

895 SHERWOOD AVENUE

LOS ALTOS, CALIFORNIA



FOR SALE ±4,048 SF OFFICE PROPERTY / DEVELOPMENT OPPORTUNITY

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THE OFFERING

Cushman & Wakefield and Exp Realty, are pleased to present the exciting opportunity to acquire the property located at 895 Sherwood Avenue, Los Altos, CA 94022. The ±4,048 square foot two-story building consists of two ground floor office suites and one second floor office suite. This is a rare opportunity for an investor or owner/user to acquire a multi-tenant property in Los Altos in the heart of Silicon Valley. The current tenancy provides immediate cash flow and the short-term nature of the leases affords the opportunity to renovate and update the building to achieve market rents and/or occupy one or more of the units for themselves. The recent zoning changes to this parcel will also allow for a multi-family development in a very well located and convenient in-fill site. Located in north Los Altos near the corner of El Camino Real and San Antonio Road, the property is surrounded by retail amenities, offices, and residential. This area has transformed in recent years with the influx of housing, offices, and restaurants, as well as several new residential developments. The largest new developments being the Village @ San Antonio, The Dean, and The Landsby.



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HIGHLIGHTS

- Conveniently located in North Los Altos
- Multi-tenant Property with Income and Flexibility to Increase Cash Flow
- Development Opportunity with Recent Zoning Changes in Los Altos
- Investment and/or Owner/User Opportunity

PROPERTY OVERVIEW



895 Sherwood Avenue
Los Altos, California



±4,048
Square Feet



Multi-Tenant



4/1,000



Year Built
1973



±11,867 SF
Land Area



2-Story Building

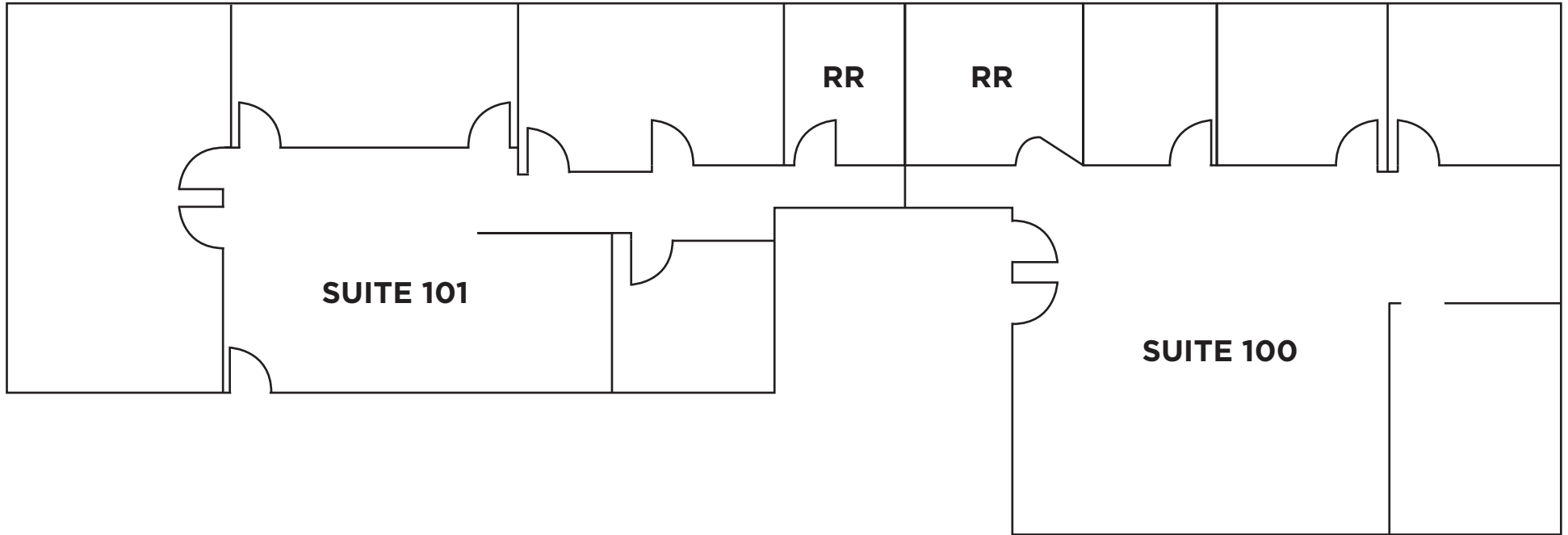


Abundant
Amenities

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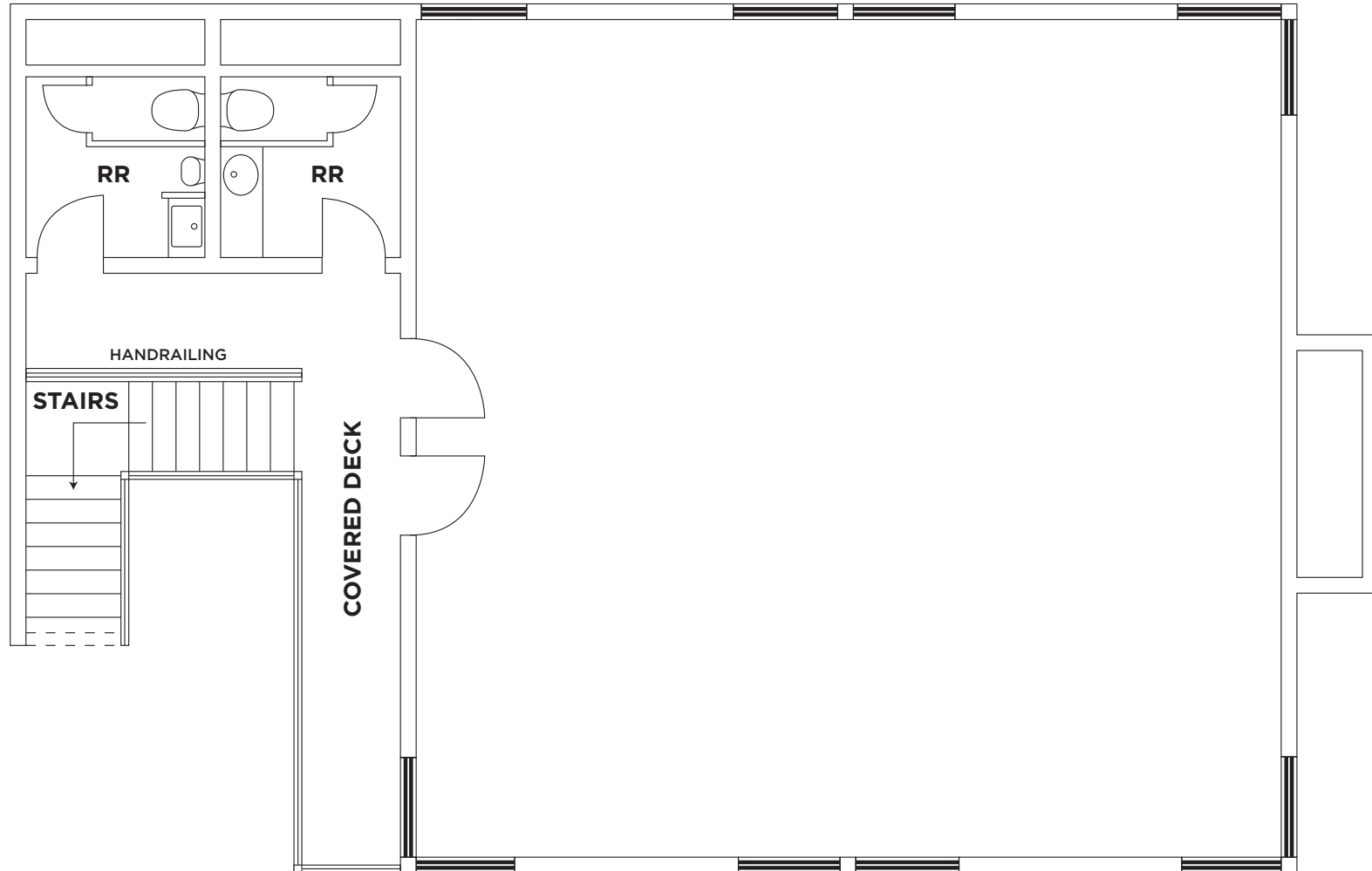
FIRST FLOORPLAN



895 SHERWOOD AVENUE

LOS ALTOS, CALIFORNIA

SECOND FLOORPLAN



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PARCEL MAP | ZONING

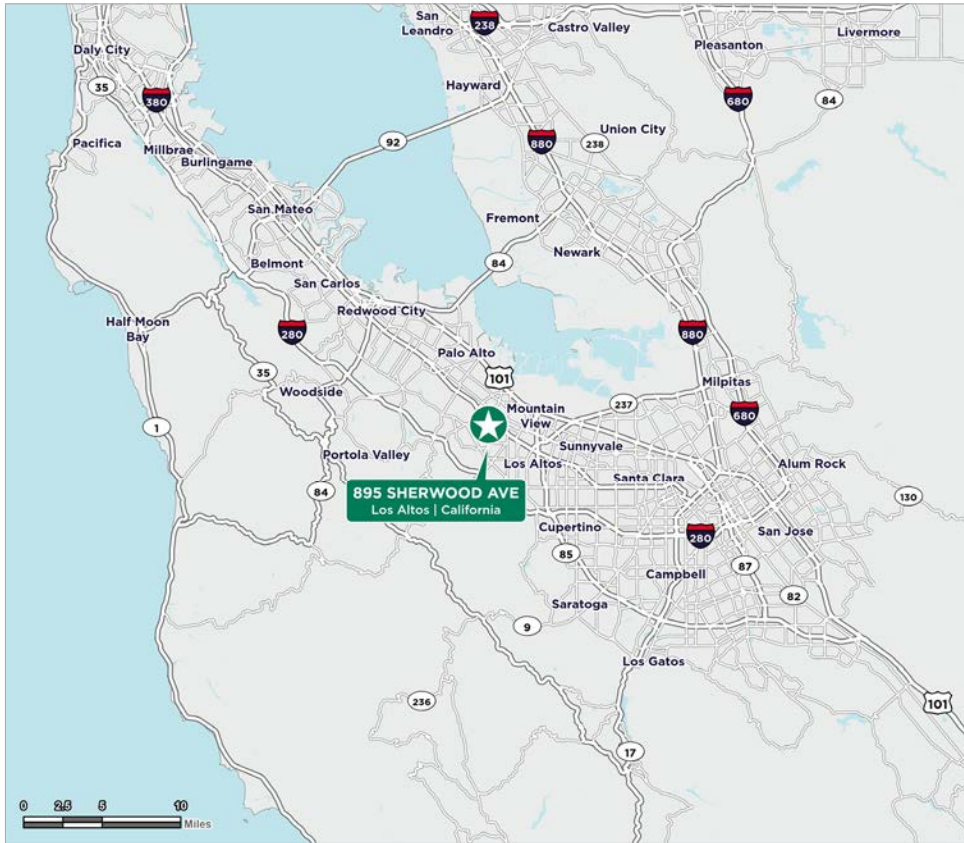


SITE ADDRESS	895 Sherwood Avenue
PARCEL No.(APN)	170-01-055
LOT AREA	±11,867 SF
ZONING	CN COMMERCIAL NEIGHBORHOOD DISTRICT

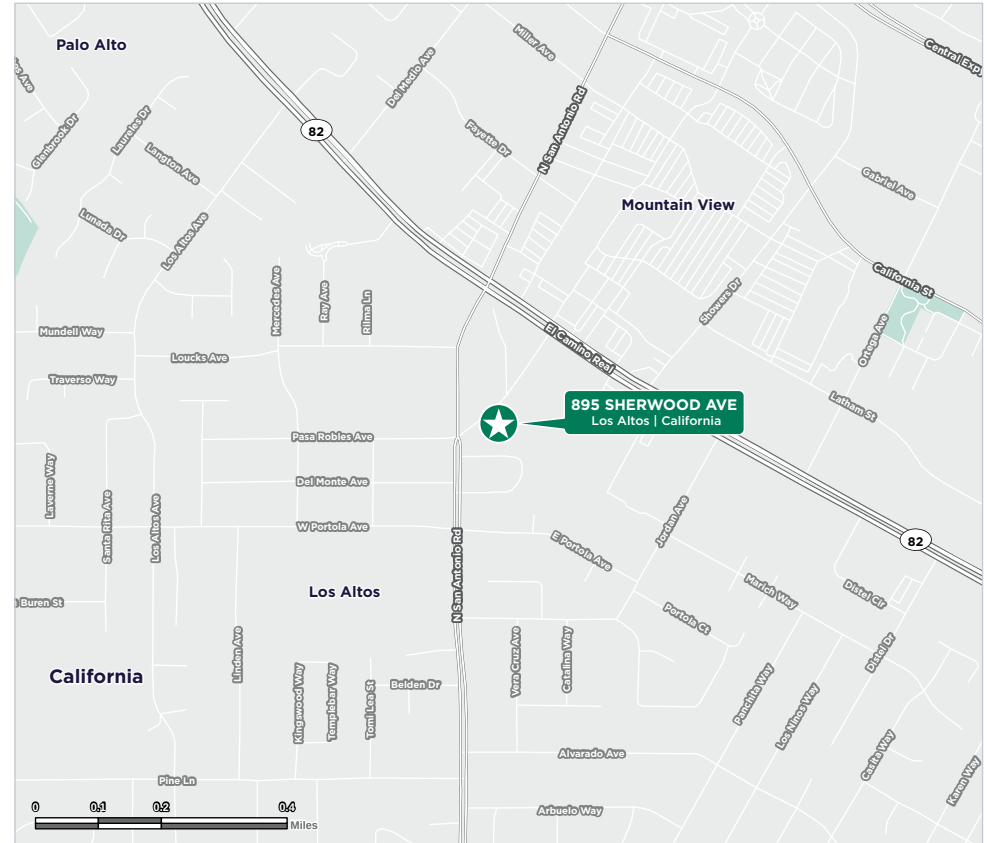
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REGIONAL MAP



LOCAL MAP



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PRO-FORMA INCOME

GROSS INCOME

ANNUAL

TENANT #1	\$59,328.00
TENANT #2	\$61,800.00
TENANT #3	\$53,148.00

TOTAL GROSS INCOME:

\$174,276.00

OPERATING EXPENSE

ANNUAL

Property Tax	\$13,545.00
Insurance	\$2,824.00
Repairs & Maintenance	\$25,188.00

TOTAL OPERATING EXPENSE:

(\$41,557.25)

ADJUSTED GROSS INCOME:

\$132,718.75

INCREMENTAL INCREASE IN PROPERTY TAX:

(\$23,830)

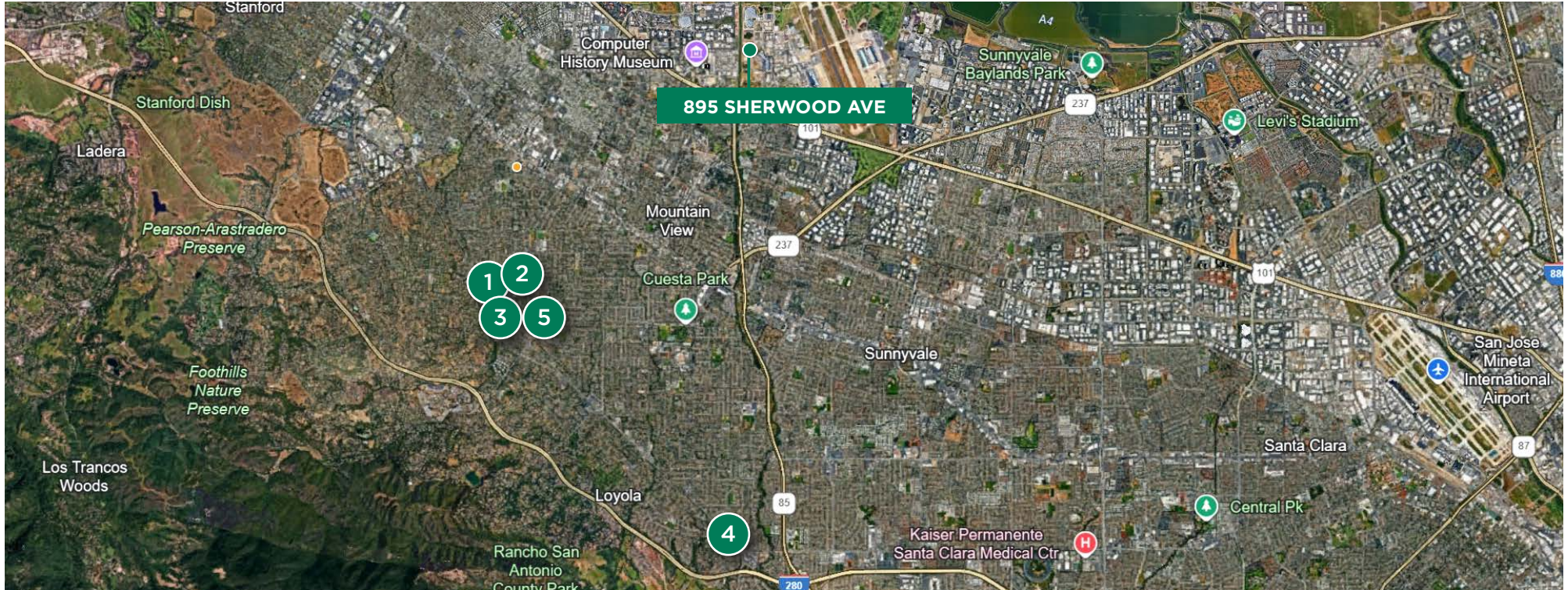
NET OPERATING INCOME:

\$108,888.75

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COMPARABLE SALES



#	PROPERTY	PRICE	SIZE	PRICE PSF BLDG	COE DATE	COMMENTS
1	358 State Street	\$2,275,000	4,505 SF	\$505	3/20/2024	Retail
2	134-138 Main Street	\$4,000,000	8,010 SF	\$499	12/3/2024	Retail/Office
3	293-295 State Street	\$5,006,750	6,402 SF	\$782	1/22/2025	Retail
4	2249 Grant Road	\$4,200,000	4,015 SF	\$1,046	4/30/2025	Office/Development
5	477 S. San Antonio Road	\$2,850,000	2,637 SF	\$1,081	5/30/2025	Office/Development

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895 SHERWOOD AVE
Los Altos | California



HOMES OWNED 80%
HOMES RENTED 17.4%

POPULATION
31,625

MEDIAN AGE
46

MEDIAN
HOME PRICE
\$4,420,000

MEDIAN
HOUSEHOLD
INCOME
\$240,094

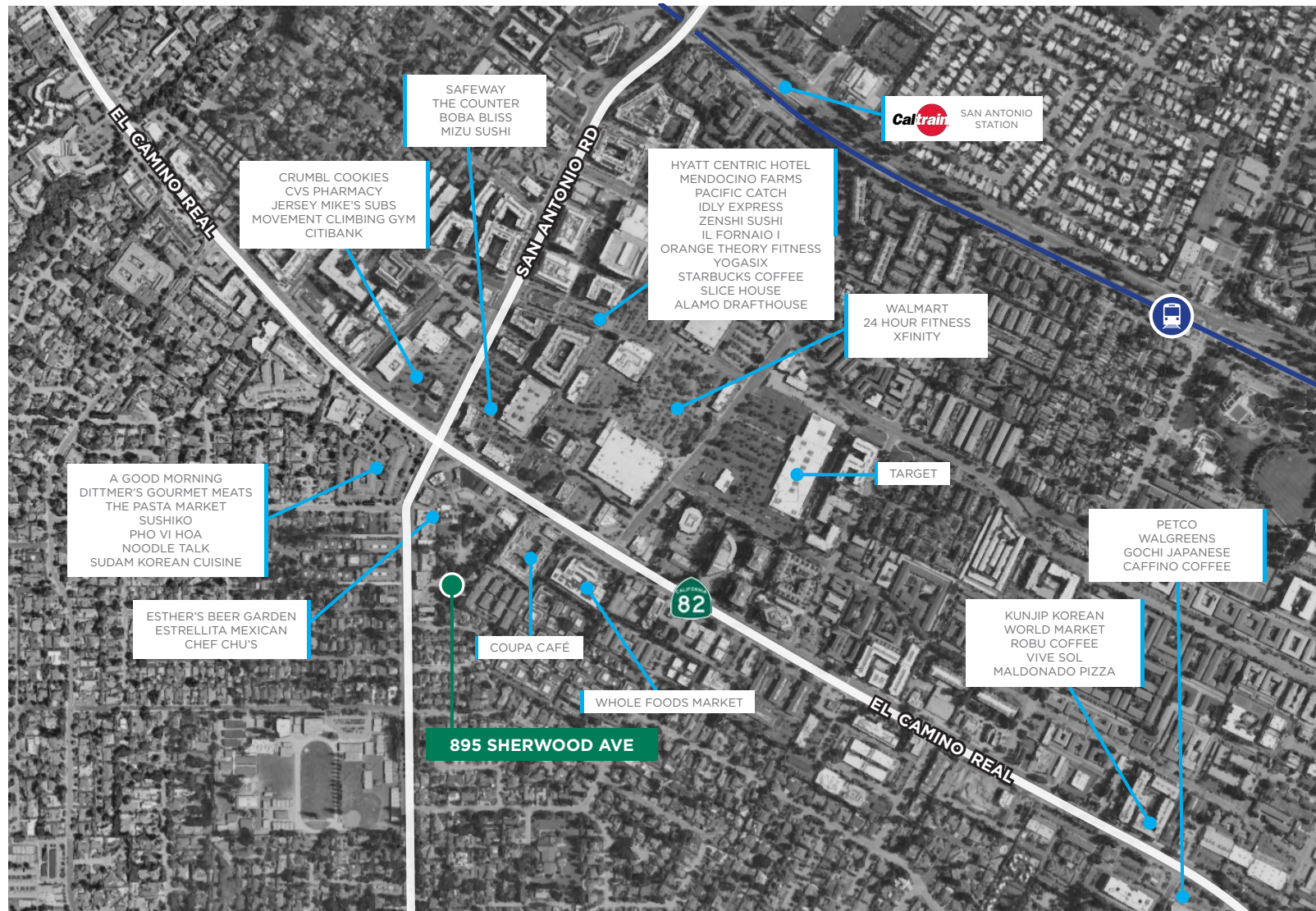
CITY OF LOS ALTOS

Located in Downtown Los Altos in Heart of Silicon Valley and close proximity from the world-renowned Stanford University. 895 Sherwood Avenue 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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AMENITIES NEARBY



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