

# 201 MAIN STREET

LOS ALTOS, CALIFORNIA

***FOR SALE ±10,390 SF OFFICE/RETAIL PROPERTY***

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## THE OFFERING

Cushman & Wakefield, as the exclusive advisor, is pleased to present the exciting opportunity to acquire the iconic Cypress Building at 201 Main Street, Los Altos, CA 94022. The 10,390 square foot two-story building consists of four ground floor retail/personal service suites and 4 office suites on the second floor, plus a small penthouse office with a spiral staircase, and a basement of 1,100 SF. This is a rare opportunity to own a generational asset on a prime corner in Downtown Los Altos in the heart of Silicon Valley.

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 on the corner of Main and 3rd Streets, 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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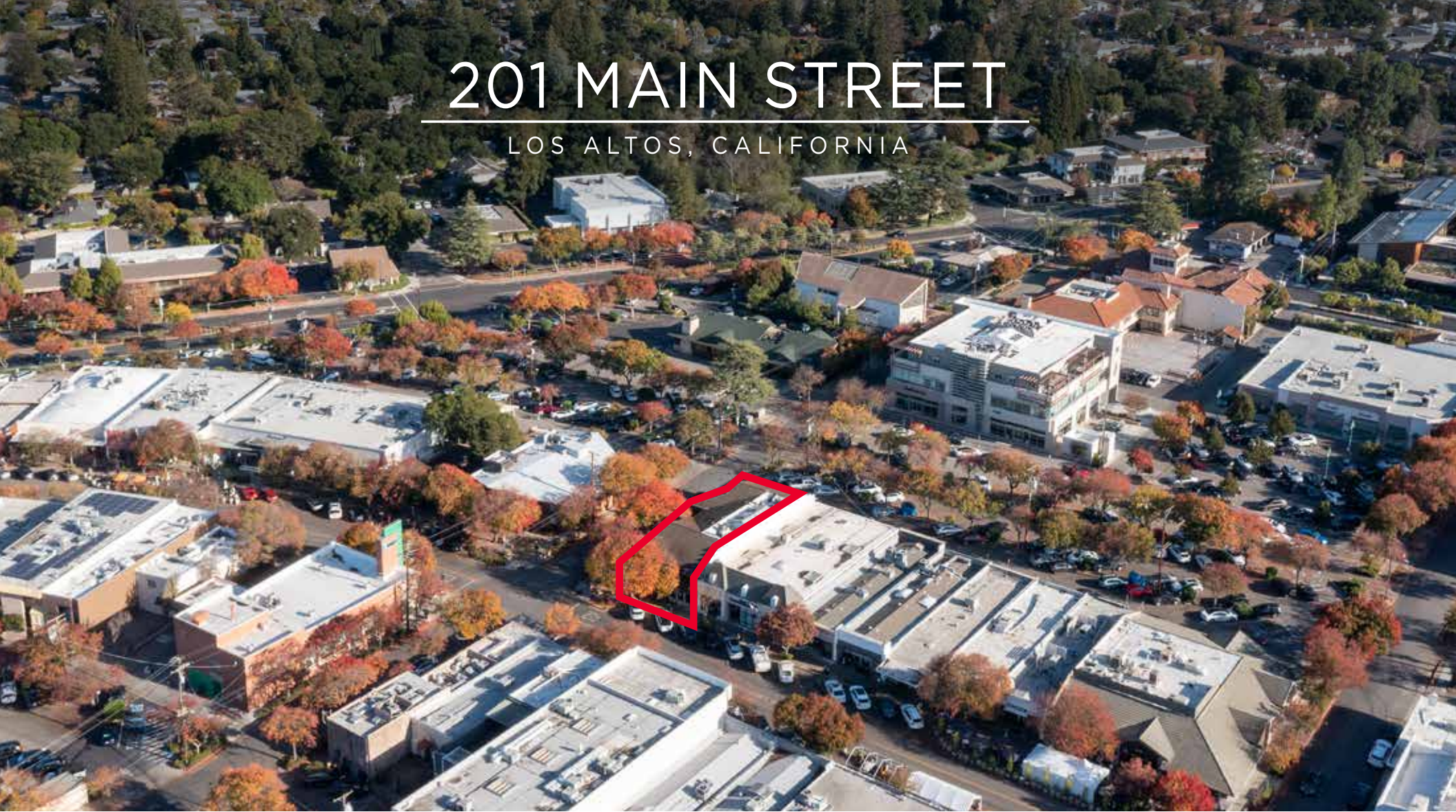
## HIGHLIGHTS

- Los Altos Corner Landmark with mid century modern style
- Extensive glass throughout the entire building
- Heart of Downtown Los Altos
- Flexible 2<sup>nd</sup> floor office space in Silicon Valley great for tech startups
- Investment or Owner/User Opportunity



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## PROPERTY OVERVIEW



**201 Main Street**  
Los Altos, California



**10,390**  
Square Feet



**Multi-Tenant**



**Public Parking**



**Year Built**  
1963



**±5,000 SF**  
Land Area



**Two-Story plus Basement  
& Penthouse Suite**



**Abundant  
Amenities**



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## PARCEL MAP | ZONING

<b>SITE ADDRESS</b>	<b>201 MAIN STREET</b>
PARCEL No.(APN)	167-40-017
LOT AREA	±5,276 SF
ZONING	<a href="#">CRS COMMERCIAL RETAIL SALES DISTRICT</a>



### CITY OF LOS ALTOS DOWNTOWN VISION PLAN

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



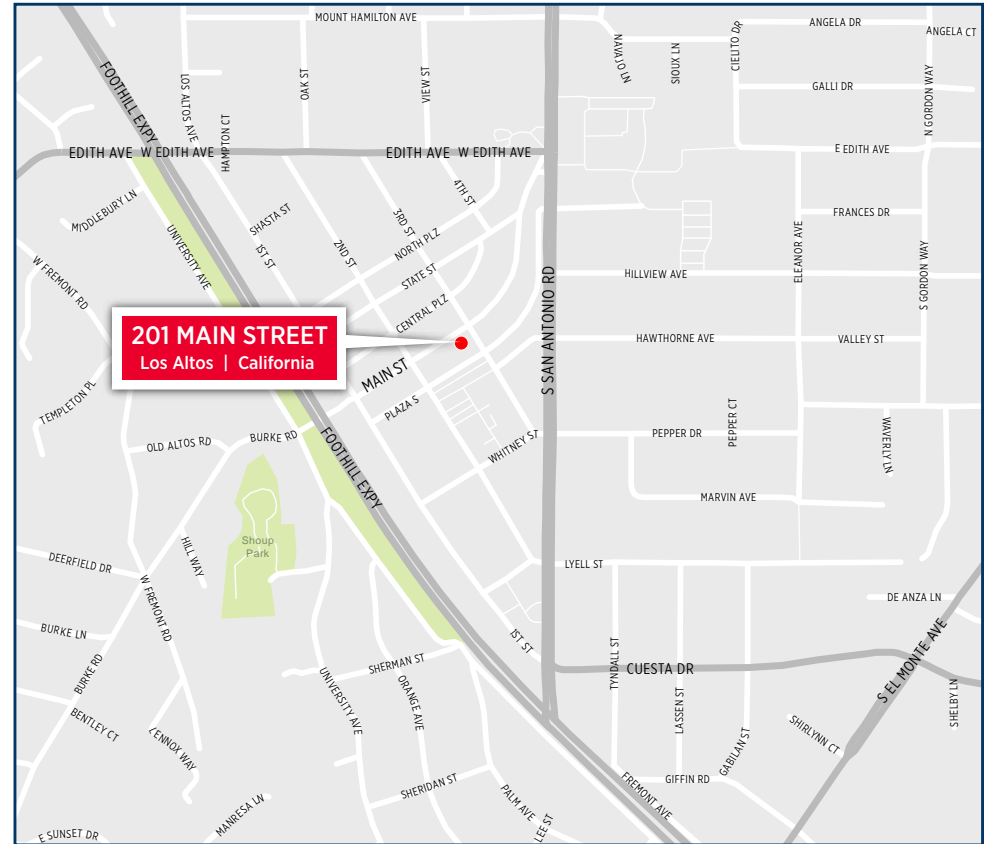
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## REGIONAL MAP



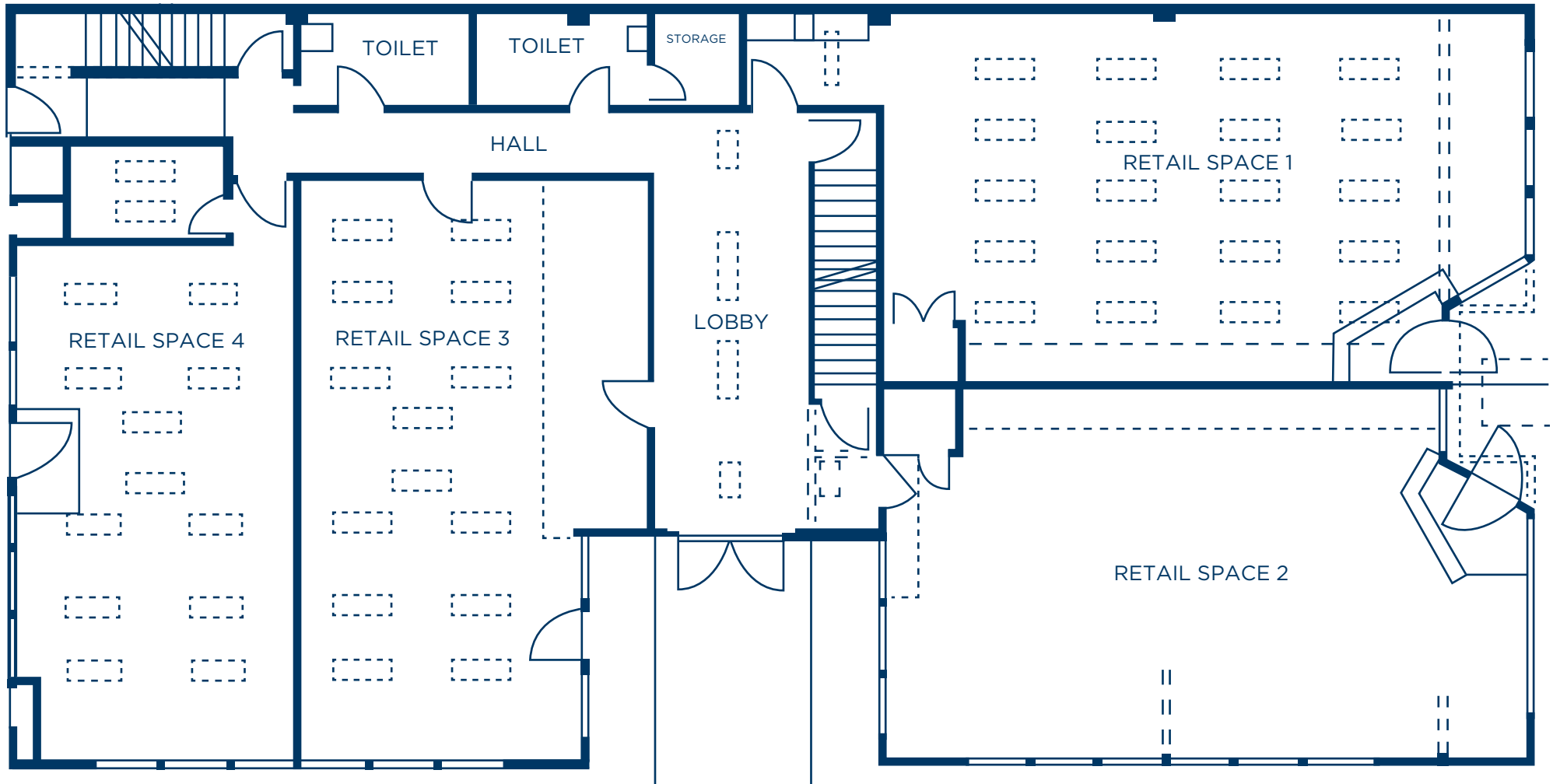
## LOCAL MAP



# 201 MAIN STREET

LOS ALTOS, CALIFORNIA

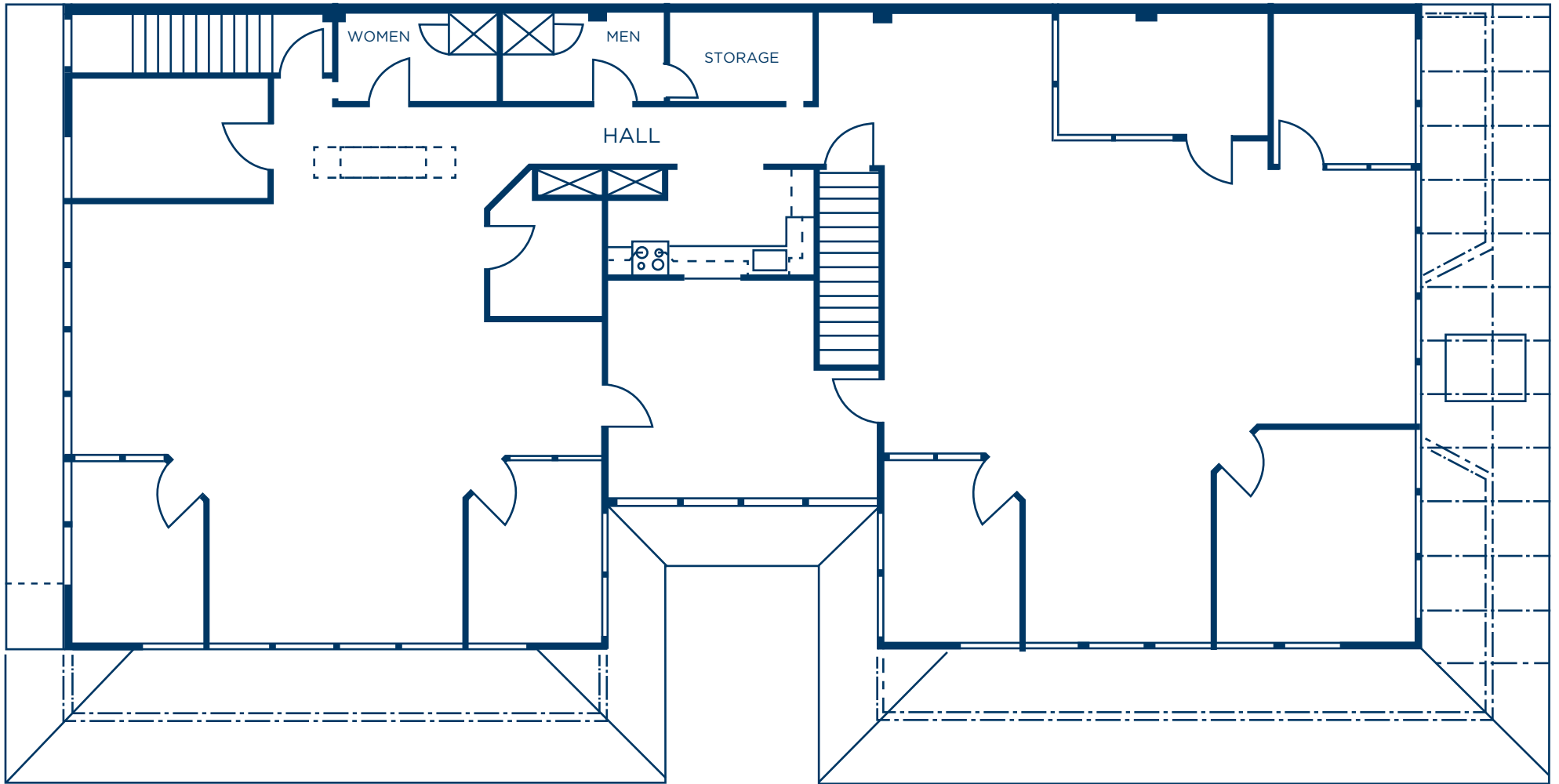
## FIRST FLOOR PLAN



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## SECOND FLOOR PLAN

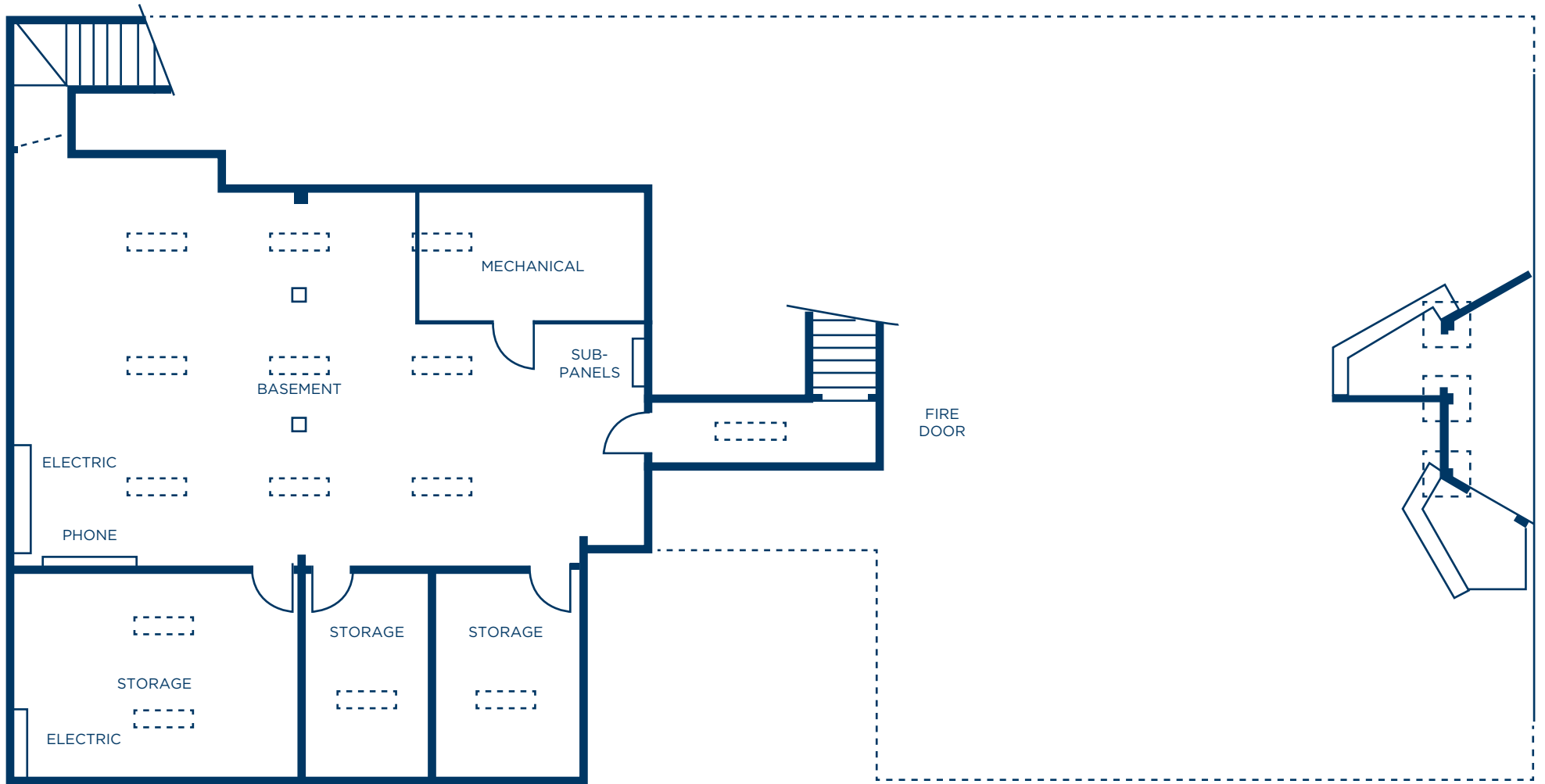




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## BASEMENT FLOOR PLAN



# 201 MAIN STREET

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## COMPARABLE SALES



#	PROPERTY	PRICE	SIZE	PRICE PSF BLDG	COE DATE	COMMENTS
1	401 Second Street	\$12,100,000	35,500 SF	\$813	4/2020	Retail
2	316 State Street	\$6,700,000	2,500 SF	\$1,396	9/2020	Retail/Office
3	101-121 First Street (multiple parcels)	\$8,600,000	5,125 SF	\$1,678	11/2020	Redevelopment
4	351 Main Street	\$1,938,000	1,772 SF	\$1,094	3/3021	Retail
5	261 Main Street	\$2,950,000	5,000 SF	\$1,180	12/2021	Retail
6	252 State Street	\$3,610,000	4,500 SF	\$802	2/2022	Retail
7	398 Main Street	\$2,340,000	2,067 SF	\$1,132	2/2022	Retail

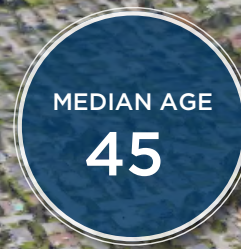


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**HOMES OWNED 80%**  
**HOMES RENTED 17.4%**



## 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.*



# 201 MAIN STREET

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## PROPERTY PHOTOS





# AMENITIES NEARBY



201 MAIN STREET | LOS ALTOS

- 1 La Scala
- 2 Draeger's
- 3 Bluestone Lane
- 4 Safeway
- 5 Cetrella
- 6 Boba Guys
- 7 Fiesta Vallarta
- 8 Manresa Bread
- 9 Urfa Bistro
- 10 ASA
- 11 Aurum
- 12 Rick's Café
- 13 Pompeii
- 14 Wells Fargo
- 15 Citibank
- 16 Enchante Boutique Hotel
- 17 Red Berry Coffee
- 18 State Of Mind Public House
- 19 Italian Deli
- 20 Spot Pizza
- 21 Lulu's
- 22 UPS Store
- 23 Bank of the West
- 24 Chase
- 25 Satura Cakes
- 26 Post Office
- 27 Le Boulanger
- 28 Posh Bagel
- 29 US Bank
- 30 State Street Market
- 31 BariBar Bistro
- 32 Charles Schwab
- 33 Akane Sushi
- 34 Los Altos Grill
- 35 Comerica Bank
- 36 Walgreens
- 37 The Post
- 38 House on First
- 39 Sweet Diplomacy
- 40 Momentum
- 41 Amandine



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FOOTHILL EXPY



S SAN ANTONIO ROAD

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VIEW SITE SPECIFIC  
COVID - 19  
PREVENTION PLAN



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