Our NEIGHBORHOODS
Palo Alto

A look at the people, places and happenings that define Palo Alto's neighborhoods

PaloAltoOnline.com
Brian Chancellor has built his leadership position in Palo Alto and on the Peninsula one successful relationship at a time. Brian believes in honesty, transparency, community, and a steadfast commitment to always act in his clients’ best interests. If you’re buying or selling a home, there’s never been a better time to chat with Brian. We think you’ll agree, trust, combined with over 25 years of local real estate experience, makes for one perfect blend.

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Even on the surface, it’s easy to understand why Palo Alto is such a sought-after place to live. The city is well known for its tree-lined streets and variety of historic architecture, and certainly, it’s an understatement to say that word has gotten out about its many high-performing schools and overall great quality of life.

But Palo Alto is so much more than its (admittedly well-deserved) reputation as an enclave of desirable real estate.

Often residents’ sentiments are similar — and undeniably appealing — as they describe welcoming communities that are “close-knit” and “family-friendly,” but how that’s defined is truly unique to each neighborhood.

A close-knit neighborhood might mean that residents check in on each other when they’re sick or share dog-walking duties or that neighbors are united by a strong emergency preparedness effort. Residents might get to know each other and build lasting friendships at regular block parties or gatherings for Halloween or Fourth of July. “Family-friendly” might mean close to amenities like a library or the zoo and it might also mean a safe place for kids to meet up and ride their bikes — sometimes it’s all of the above.

So which community is good for first-time home buyers? Where can you get around without a car? And what neighborhoods are the most family friendly?

Our 2022 guide to local neighborhoods provides an insider’s perspective on what subtle differences set the city’s neighborhoods apart from the others. Maps of the city show the location of each neighborhood. Fact boxes provide information about schools, shopping, parks, and other nearby amenities.

You can download neighborhood maps or learn about other Midpeninsula neighborhoods not in this book by visiting paloaltoonline.com/real_estate. Neighborhoods in Atherton, Los Altos, Los Altos Hills, Mountain View, Menlo Park, Portola Valley and Woodside are profiled there.

If your area has been overlooked — or you’ve found something just plain wrong — please contact Linda Taaffe, who edited this publication, at ltaaffe@paweb.com. We’d love to hear from you.

**Our NEIGHBORHOODS - Palo Alto**

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North Palo Alto

North Palo Alto is home to some of the city’s oldest and most sought-after neighborhoods. Here you will find Downtown’s University Avenue shopping district, Lucie Stern Community Center, Palo Alto Junior Museum and Zoo, a performing arts theater, the main library and Rinconada Pool. With two historic districts and the iconic HP garage, it’s also home to some of the most interesting architecture and history. Most of the streets here are wide, with mature trees and an eclectic mix of architecture, including century-old Victorians, charming cottages, Spanish Colonial-style homes, Tudors and Colonials, as well as Craftsman-style brown-shingled houses. While the area is more urban and lively than other parts of the city, most of the neighborhood streets have a distinctly residential feel, attracting people of all ages and backgrounds to this part of the city.

Neighborhoods
1 Downtown North
2 Crescent Park
3 University South
4 Professorville
5 Community Center
6 Duveneck/St. Francis

Discover
• Downtown Palo Alto shopping district
• Community Center (theater, zoo)
• Main library
• Parks
• Town & Country Village
• Train station
• HP Garage
• Historic District

Rey Martinez hand feeds flamingos at the Junior Museum and Zoo in Palo Alto.
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University South

If Palo Alto is known as the hometown of Silicon Valley, then University South is its birthplace. Transistor inventor William Bradford Shockley, amplifier inventor Lee de Forest and Bill Hewlett and David Packard all lived here. The neighborhood is mostly a residential area on the edge of Downtown. It’s a large neighborhood and includes everything from Palo Alto’s oldest residences to the headquarters of tech startups. Called the most urban of the suburban communities, University South is a neighborhood for people of all ages and backgrounds. Location is the main attraction to this more than 100-year-old community. Here are seven places to explore while visiting University South:

1. **Palo Alto Creamery Fountain & Grill**
   566 Emerson St.
   Palo Alto Creamery Fountain & Grill is an old-school diner — complete with a checkered floor, red booths and a soda fountain — that has served shakes, patty melts and classic American dishes to generations of Palo Alto families since 1923. It’s a neighborhood destination with a small-town vibe, making it the perfect place to get a bite to eat and absorb some local color. During the pandemic shutdown, the community raised more than $10,000 to keep the beloved diner afloat.

2. **Museum of American Heritage**
   351 Homer Ave.
   University South is one of few Palo Alto neighborhoods that can boast it is home to a museum. Dedicated to the preservation of technology and inventions, the Museum of American Heritage features a collection of artifacts — a working phonograph, vintage radios, early telephones, classic toys and some of the first computer games created — making it a fun place to roam around and see what things were like in earlier eras.

3. **HISTORY WALK**
   475 Homer Ave.
   Curious about what early Palo Alto used to look like? Head over to Homer Avenue. This area contains a treasure trove of historically significant buildings. Highlights include: the 1916 Woman’s Club of Palo Alto; the century-old St. Thomas Aquinas Church with its carpenter Gothic design; the Mission Revival Roth Building built by noted Palo Alto architect Birge Clark; and University AME Zion Church, founded in 1918 as the city’s first African American church. The nonprofit Palo Alto Stanford Heritage offers guided and self-guided tours of the area, which start at the Woman’s Club, 475 Homer Ave. If you’re interested, go to bit.ly/HomerCorridorWalk.

A day in University South
For most entrepreneurs and techies, no visit to Silicon Valley would be complete without seeing its birthplace — the HP Garage. This is where college friends Bill Hewlett and David Packard developed their startup, Hewlett-Packard Company, in 1939 after graduating from Stanford University. The one-car garage is located on private property and is not open for public tours, but passersby can photograph the garage from the street. A historical plaque is located in front of the property.

601 Melville Ave.
The 1905 Theophilus Allen House is worth a visit if for no other reason than to explore the neighborhood’s residential streets beyond the downtown area. Located in a preservation easement, it is one of two homes in Palo Alto that cannot be demolished. Built for the founder of the Palo Alto Christian Science Church, the home is listed on the National Register of Historic Places for its shingled exterior and other Craftsman-style details. The home sold for $15 million in 2005.

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625 Hamilton Ave.
Founded the same year the city was incorporated in 1894, First United Methodist Church is among Palo Alto’s oldest congregations. It’s also one of the best places in the neighborhood to catch a concert. Due to its outstanding acoustics and dramatic architecture, the sanctuary is a noted music venue that regularly hosts concerts by groups like the Philharmonia Baroque Orchestra, the San Francisco Chamber Orchestra and the Midsummer Mozart Festival. To see upcoming events, go to bit.ly/FirstUnitedCalendar.

DOWNTOWN PALO ALTO
FARMERS’ MARKET
Gilman Street (between Hamilton and Forest avenues)
Head to the Downtown Palo Alto Farmers’ Market to get some fresh produce and help out local seniors. The weekly market is a nonprofit operation run by an all-volunteer board of community members that donates its proceeds back to the community. Since launching in 1981 to provide fresh food to older downtown residents, the market has donated more than half a million dollars to nonprofit senior services organization Avenidas, which serves over 6,500 older adults. The market operates every Saturday morning from 8 a.m. to noon.

HP GARAGE
367 Addison Ave.
For most entrepreneurs and techies, no visit to Silicon Valley would be complete without seeing its birthplace — the HP Garage. This is where college friends Bill Hewlett and David Packard developed their startup, Hewlett-Packard Company, in 1939 after graduating from Stanford University. The one-car garage is located on private property and is not open for public tours, but passersby can photograph the garage from the street. A historical plaque is located in front of the property.

THEOPHILUS ALLEN HOUSE
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CONCERTS AT FIRST UNITED METHODIST CHURCH
625 Hamilton Ave.
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Welcome to Professorville

This quaint historic district is one of the most highly sought-after neighborhoods in Palo Alto. Over its long history, the neighborhood has survived the 1906 earthquake as well as a threat to develop a huge hospital in the 1970s and has retained a distinctly residential feel despite its proximity to downtown. Professorville is known for its large, century-old Victorian homes, oak tree-lined streets and residential character, but the area also features a variety of charming cottages, stucco Spanish-style homes as well as brown-shingled homes, Tudors and Colonials. The mixture is what makes Professorville so unique. The neighborhood is steeped in history. It welcomed its first homes in the 1890s when Stanford University professors, who preferred to own their own homes, began building on the land. The neighborhood also attracted those who provided goods and services for the university, as well as students and their families. One of the neighborhood’s most noticeable changes is its size: Its boundaries continue to expand into adjacent areas for real estate purposes to attract buyers.

Quick Facts

**BOUNDARIES**
Addison Avenue, Webster Street, Embarcadero Road and Emerson Street

**WHO LIVES HERE**
Families, longtime residents

**HOUSING STOCK**
A mix of older, single-family homes of varying architectural styles

**MEDIAN LISTING PRICE**
$5.5 million*

**WHY PEOPLE LOVE IT HERE**
Its rich history. Professorville is registered as a national historic district

**NEARBY SHOPPING**
University Avenue; Town & Country Village

**PARKS**
Scott Street Mini Park, Heritage Park, Homer Avenue and Waverley Street

**PRIVATE SCHOOLS (NEARBY)**
Castilleja School

**PUBLIC SCHOOLS**
Addison Elementary School, Greene Middle School, Palo Alto High School.

Sources: *Redfin.com, September 2021
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Welcome to Crescent Park

Lush tree branches reach over the wide streets of Crescent Park, giving the Palo Alto neighborhood a small-town feel even though it’s just blocks away from downtown’s bustling University Avenue. The neighborhood is known for its eclectic architecture, including Spanish Colonial streetscapes, which can mostly be attributed to the work of celebrated 20th-century architect Birge Clark, who grew up in Palo Alto.

In addition to the mature trees and notable architecture, the neighborhood is home to Eleanor Pardee Park, one of the largest neighborhood parks in Palo Alto, with a picnic area, playgrounds and even a community garden with plots for residents to grow flowers, fruits and vegetables. The neighborhood was originally part of a 2,200-acre Mexican land grant called Rancho Rinconada del Arroyo de San Francisquito. In 1864, Dr. William Newell bought the land, where he planted some of the first eucalyptus trees in America. Although the neighborhood is among the most expensive in Palo Alto, its proximity to San Francisquito Creek has prevented “McMansions” from sprouting up, as speculative developers cannot build large houses with a basement in a flood zone.

Crescent Park is known for its Spanish Colonial streetscapes, which can mostly be attributed to the work of celebrated 20th-century architect Birge Clark, who grew up in Palo Alto.

Quick Facts

**BOUNDARIES**
San Francisquito Creek, Newell Road, Channing Avenue and Middlefield Road

**WHO LIVES HERE**
Families, retired persons, empty nesters

**HOUSING STOCK**
Single-family homes with diverse architectural styles, including Spanish Colonial, Mediterranean, early Californian and Victorian

**MEDIAN LISTING PRICE**
$5.9 million*

**WHY PEOPLE LOVE IT HERE**
Architecture and tree-lined streets

**NEARBY SHOPPING**
The Willows Market, University Avenue, Edgewood Plaza Shopping Center

**PARKS**
Eleanor Pardee Park, Creekside Park

**PRIVATE SCHOOLS**
St. Elizabeth Seton School

**PUBLIC SCHOOLS**
Duveneck Elementary School, Greene Middle School, Palo Alto High School

Sources: *Redfin.com, September 2021
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Christina serves on the Board of Directors for the Palo Alto Chamber of Commerce, is the Immediate Past President of the Junior League Palo Alto-Mid Peninsula, and a Fellow of Leadership Palo Alto.

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Welcome to Duveneck–St. Francis

Aside from the commotion of busy Oregon Expressway and Embarcadero Road, the residents of the Duveneck-St. Francis neighborhood enjoy relatively quiet streets lined with trees in front of nearly every home, giving the area a small-town feel amid the larger urban environment of the Peninsula. Once a vegetable farm, the neighborhood began transforming into a burgeoning community filled with one-story, tract homes built by the Golden Gate Bridge builder, Barrett and Hilp, in the early 1950s. Before the merger of Green Gables and Crescent Park elementary schools in 1982, the area was known as Green Gables. The neighborhood changed names when the combined school was renamed after Los Altos Hills philanthropists Frank and Josephine Duveneck. Today, the school has become a neighborhood hub: Meetings are frequently held in the school’s multipurpose room and the school yard is a weekend hot spot. Children gather for sporting events, residents exercise their dogs, while others take leisurely strolls. The streetscapes also have changed as residents have individualized their homes with landscaping and renovations.

Quick Facts

**BOUNDARIES**
San Francisquito Creek, Oregon Expressway, Greer Road, Embarcadero Road and Newell Road

**WHO LIVES HERE**
Mix of original owners, empty nesters, families

**HOUSING STOCK**
Mostly renovated 1950s-era single-story tract homes

**MEDIAN LISTING PRICE**
$4.21 million*

**WHY PEOPLE LOVE IT HERE**
Proximity to recreational facilities, the Palo Alto Art Center, good schools

**SHOPPING**
Edgewood Shopping Center; University Avenue

**NEARBY PARKS**
Eleanor Pardee Park, Rinconada Park, Duveneck Elementary School

**NEARBY PRIVATE SCHOOLS**
Silicon Valley International School, St. Elizabeth Seton

**PUBLIC SCHOOLS**
Duveneck Elementary School, Greene Middle School, Palo Alto High School

Sources: *Redfin.com, September 2021

*The homes in Duveneck-St. Francis are mostly renovated 1950s-era single-story tract homes.*
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Welcome to Community Center

Dotted with parks, tennis courts, a children's library and even a zoo, Palo Alto's Community Center neighborhood has it all, making it a sought-after area for families. Between annual block parties, swim meets at Rinconada Pool or simply walking their children down the street to Walter Hays Elementary School, residents in this neighborhood have a knack for keeping themselves busy. The Lucie Stern Community Center, the newly rebuilt Palo Alto Junior Museum and Zoo, a performing arts and children's theater and the Rinconada Park are all in this compact neighborhood that's home to about 2,000 people. The area was originally a destination for early 20th-century San Franciscans escaping the summer fog, and so neighborhood streets were dotted with small weekend bungalows — most of which have made way for bigger homes.

Quick Facts

BOUNDARIES
Middlefield Road, Channing Avenue, Newell Road and Embarcadero Road

WHO LIVES HERE
Mostly families

MEDIAN LISTING PRICE
$4.15 million*

HOUSING STOCK
Mix of old and new single-family homes, including Victorians and Mission-style houses

WHY PEOPLE LOVE IT HERE
Wide variety of public amenities within walking distance

SHOPPING
Midtown, Downtown Palo Alto, Edgewood Shopping Center

PARK
Rinconada Park

PRIVATE SCHOOL
St. Elizabeth Seton School

PUBLIC SCHOOLS
Addison, Duveneck and Walter Hays elementary schools, Greene Middle School, Palo Alto High School

Sources: *Redfin.com, September 2021
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Originally Palo Alto’s first working-class neighborhood, Downtown North was home to some of Palo Alto’s earliest businesses, including Mills Florist, which English immigrant Frank R. Mills opened in greenhouses he built in his backyard along San Francisquito Creek in 1903. Mills Florist, now located on University Avenue, is still in operation today. The neighborhood also was home to Dr. Edith Eugenie Johnson, who practiced medicine from 1907 until the 1960s. The only neighborhood park was renamed after her in 1986. In the more recent past, professors and graduate students were drawn to the area because it was close to Stanford University and downtown, and rents were cheaper than in Professorville or College Terrace. The neighborhood has seen many transformations over the years, but its location between the San Francisquito Creek on one side and downtown University Avenue on the other, has given it a unique urban-rural vibe. Residents describe the area as dense, old and eclectic.

Welcome to Downtown North

Homes in Downtown North include clusters of cottages on 50-foot-wide lots and single-, dual- and multifamily housing.

Quick Facts

BOUNDARIES
San Francisquito Creek and University Avenue, Alma Street and Middlefield Road

WHO LIVES HERE
Families, young working professionals

HOUSING STOCK
Clusters of cottages on 50-foot-wide lots; single-, dual- and multifamily housing

MEDIAN LISTING PRICE
$1.67 million*

WHY PEOPLE LOVE IT HERE
Proximity to restaurants and shopping on University Avenue; history as one of the oldest neighborhoods in Palo Alto

SHOPPING
University Avenue, Stanford Shopping Center

PARKS
Cogswell Plaza, El Camino Park, El Palo Alto Park, Hopkins Creekside Park, Johnson Park

PUBLIC SCHOOLS
Addison Elementary School, Greene Middle School, Palo Alto High School

Sources: *Redfin.com, September 2021
When it comes to location, few neighborhoods have it better than those in Central Palo Alto. Located in the city’s center, the area is home to Palo Alto’s largest dog park, community playing fields, College Terrace library, a Caltrain station and the city’s “second downtown” clustered around California Avenue. And residents can hop on the nationally recognized bike boulevard that runs through the area along Bryant Street to access other city destinations in the north and south.

Housing in the nine neighborhoods that comprise this area runs the gamut: You can find remodeled 1920s-era homes, a cluster of preserved Eichlers, newer multifamily housing near the commercial corridor along El Camino Real, old estates across the train tracks along the tree-lined streets in Old Palo Alto and a mix of cottages, bungalows and Victorians adjacent to Stanford in the College Terrace neighborhood. Most neighborhoods here are considered family friendly with a vibe from simpler days. It’s here where some of the city’s most beloved neighborhood traditions take place, including Halloween around Waverley Street and Christmas Tree Lane on Fulton Street.

**Neighborhoods**

1. Old Palo Alto
2. Embarcadero Oaks
3. Leland Manor
4. Garland Drive
5. Southgate
6. Evergreen Park
7. College Terrace
8. Triple El
9. Mayfield

**Discover**

- Gamble Garden
- Christmas Tree Lane
- Sports fields
- Train station
- California Avenue shopping
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A day in Old Palo Alto

With its leafy picturesque streets, eclectic mix of architecture and addresses of some of the most famous icons in the tech world, Old Palo Alto is an attractive draw for tourists and residents alike. Developed in the 1900s, no two homes here look alike. The neighborhood typically ranks among the state’s most expensive. The median home value here is $1.43 million higher than the city’s overall $3.5 million median home value.* The neighborhood is walking distance to Town & Country Village and the California Avenue shopping district. It’s also home to the Elizabeth F. Gamble Historic Home & Garden. Here are six things to see and do while exploring Old Palo Alto:

1. **Gamble Garden**
   1431 Waverley St.
   If you’re interested in knowing what an early estate surrounded by extensive gardens looked like in Palo Alto during the 1900s, head over to the Elizabeth F. Gamble Historic Home & Garden. The 2.5-acre historic property includes a three-story Colonial-Georgian Revival home, a carriage house and formal herb, rose and wisteria gardens, which are open to the public daily. Elizabeth Gamble, the granddaughter of one of the founders of Procter & Gamble, donated the family home to the city in 1981. Next door is the two-acre Palo Alto Lawn Bowls Club, which has been in existence since 1935.

2. **Old Palo Alto Tree Walk**
   1431 Waverley St.
   Noted for its leafy streets, Old Palo Alto is a good neighborhood to take a stroll. Here you’ll find giant sequoia, redwoods, a variety of oaks and the uncommon Coulter pine with 12-inch needles. If you’re interested, the conservation group Canopy has created an interactive tree walk guide (canopy.org/old-palo-alto) of the neighborhood that starts at the entrance of the Churchill Avenue parking lot at the Elizabeth F. Gamble Garden at 1431 Waverley St.

3. **Bryant Street Trees**
   Bryant Street/Lowell Avenue
   The festive “Bryant Street Trees” in the traffic median at the intersection of Bryant Street and Lowell Avenue are like no other — and definitely worth a look. The two trees have galvanized the neighborhood ever since 2011 when neighbor Catherine Debs began decorating them nearly every month around various holidays. Since then, the trees have boasted fiery dragons for Lunar New Year, flowers for spring and even a tribute to the late Steve Jobs, who lived in the neighborhood.
If you're interested in architecture, you'll want to head over to Waverly Oaks to get a glimpse of Hacienda de Lemos, a historic Spanish Colonial Revival-style home built by architect Pedro Joseph de Lemos, who developed downtown's historic Ramona Street Architectural District in the 1920s. The approximately 9,000-square-foot house is listed on the National Register of Historic Places. While the private residence is mostly hidden from public view, the original white stucco wall with its arched entry and other architectural details can be viewed from the street.

Hacienda de Lemos

If you're interested in architecture, you'll want to head over to Waverly Oaks to get a glimpse of Hacienda de Lemos, a historic Spanish Colonial Revival-style home built by architect Pedro Joseph de Lemos, who developed downtown's historic Ramona Street Architectural District in the 1920s. The approximately 9,000-square-foot house is listed on the National Register of Historic Places. While the private residence is mostly hidden from public view, the original white stucco wall with its arched entry and other architectural details can be viewed from the street.

Halloween on Waverley

Waverley Street/Waverley Oaks

If you want to see how the neighborhood celebrates Halloween, head over to the Waverley Street/Waverley Oaks area, where the holiday has long attracted crowds of visitors during the carnival-like event. Families of tech titans like the late Steve Jobs and Google co-founder Larry Page set the bar high each year, sometimes hiring costumed actors and handing out small bags of treats to every visitor. The neighborhood's theatrical tradition reportedly started in the 1990s with Jobs, who was a Halloween aficionado.

Jerry Bowden Park

Located at Jerry Bowden Park is the entrance to the California Avenue Underpass, a pedestrian tunnel that runs under the railroad tracks, connecting Old Palo Alto to the lively business district. As you descend into the tunnel, you'll find yourself surrounded by killer whales, a bright orange octopus and other sea creatures in an ocean-themed mural covering the 180-foot underpass. Local youth helped artist Oscar Castillo paint the original mural in 1998 as part of the city’s public arts program.

Top left: Spring flowers provide a colorful display at Elizabeth F. Gamble Garden. Weekly file photo.
Bottom left: “Love notes” written by local mothers to Palo Alto youth hang from the branches of the Bryant Street trees. Photo by Elena Kadvany.
Above: The vacant lot at 1628 Bryant St. was listed on the market for $9 million in 2019. Photo by Christian Trujano.
Representing sellers and buyers from condos to single family residence, it is my privilege to serve and be part of our local real estate community. I deeply value my amazing real estate family, all of you are cornerstones to my ongoing growth and success. With the utmost gratitude, I cannot stress enough that you are truly appreciated, never taken for granted, and you are a big part of my inspiration to be the best that I can in the real estate profession. And it is with this spirit I would like to say, Simply but Sincerely

**Thank You**
Julie Lau | Coldwell Banker Realty | 650.208.2287
Welcome to Embarcadero Oaks, Leland Manor and Garland Drive

The oak and magnolia trees that line the streets in what may look like one neighborhood to those unfamiliar with the area are really three micro-neighborhoods — Embarcadero Oaks, Leland Manor, Garland Drive. Embarcadero Oaks, a triangular-shaped neighborhood, is an easy walk to the Palo Alto Junior Museum and Zoo and Rinconada Park. Directly adjacent to the neighborhood is Leland Manor, a rectangular segment bisected by Newell Road. The streets here have no telephone poles or visible wires because all utilities are underground. Garland Drive, the third section of the three-neighborhood area, features magnolia trees and an unusually curvy street in a flat part of Palo Alto. Most of the homes in the three neighborhoods were built in the late 1940s and early 1950s, and although many have been updated over the years, residents have done so thoughtfully to retain the area’s character. Leland Manor is probably the best known out of the three neighborhoods. It’s here where Christmas Tree Lane, which marked its 81st year in 2021, draws visitors near and far to the area every holiday season. The annual decoration of homes along the 1700 and 1800 blocks of Fulton Street is a neighborhood tradition that has taken place every December since 1940 (except for one year during World War II). Neighbors along these two blocks adorn the street with 72 decorated Douglas fir trees and deck out their houses with elaborate holiday-themed décor, some of which has been passed down from one homeowner to the next.

Quick Facts

**BOUNDARIES**
Embarcadero Oaks: triangle formed by Embarcadero Road, Seale Avenue and Middlefield Road.
Garland Drive: between Middlefield and Louis roads.
Leland Manor: a rectangular segment between Middlefield and Louis roads, Seale and North California avenues

**WHO LIVES HERE**
Families, empty nesters

**HOUSING STOCK**
Eclectic architectural mix of homes dating back to the 1940s to newly rebuilt or remodeled homes

**MEDIAN LISTING PRICE**
$4.24 million*

**WHY PEOPLE LOVE IT HERE**
Phenomenal location. The three-neighborhood area is next to Walter Hays Elementary and Greene Middle schools, great parks in almost every direction and a stone’s throw from the Palo Alto Art Center, Rinconada Library, the Children’s Theatre and Rinconada Pool.

**SHOPPING**
Midtown, Edgewood Shopping Center, University Avenue

**PARK**
Rinconada Park

**PRIVATE SCHOOLS**
Hwa Shin Bilingual Chinese School, Stratford School

**PUBLIC SCHOOLS**
Walter Hays Elementary School, Greene Middle School, Palo Alto High School

Sources: *Redfin.com, September 2021
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Welcome to Southgate

When it comes to location, few Palo Alto neighborhoods have it better than Southgate. It enjoys close proximity to Stanford University and the shops and restaurants along California Avenue and at Town & Country Village, yet has little cut-through traffic from outsiders heading to these popular destinations thanks to its cul-de-sac-esque layout that deters commute drivers. Construction has been a constant in the neighborhood through the years, with new families moving in and adjusting their homes to the times. The area, which received its name because it bordered Stanford University’s southern side, was once orchard land owned by the Stanford family until they sold and subdivided it in the 1920s. The first phase of Southgate was advertised as “Palo Alto’s finest residential section,” which featured “paved streets, sidewalks, curbs ... and electric car service in front of the door, making it handy for commuting.” Lots started at $660.** Original land documents from 1923 banned alcohol and poultry from the neighborhood.

Quick Facts

**BOUNDARIES**
El Camino Real, Park Boulevard, the railroad tracks and Churchill Avenue

**WHO LIVES HERE**
Mostly families, empty nesters

**HOUSING STOCK**
About 230 single-family homes, many of which have been remodeled

**WHY PEOPLE LOVE IT HERE**
Quiet streets and easy access to Stanford, California Avenue and Town & Country Village

**MEDIAN HOME PRICE**
$4 million*

**SHOPPING**
Town & Country Village, California Avenue

**PARK**
Alexander Peers Park

**PUBLIC SCHOOLS**
Escondido and Walter Hays elementary schools, Greene Middle School, Palo Alto High School

Sources: *Redfin.com, September 2021; **San Francisco Examiner, Nov. 8, 1924
Quick Facts

**BOUNDARIES**
California Avenue, Park Boulevard and El Camino Real

**WHO LIVES HERE**
Young families, professionals, some old-timers

**HOUSING STOCK**
Multifamily units and single-family homes that vary in size, architectural styles and lot size

**MEDIAN LISTING PRICE**
$1.19 million*

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**WHY PEOPLE LOVE IT HERE**
Cozy community vibe

**SHOPPING**
California Avenue, The Living Wisdom School

**PARKS**
Alexander Peers Park

**PRIVATE SCHOOL**
The Living Wisdom School

**PUBLIC SCHOOLS**
Escondido Elementary School, Greene Middle School, Palo Alto High School

Sources: "Redfin.com, September 2021"; "Palo Alto Historical Association"

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**College Terrace**

College Terrace has been long known as a place that’s good for young families, including those of grad students at nearby Stanford University. It’s near a public elementary school and several child care centers and parks. Dog-walkers and strollers are common sights on the streets lined with houses of all styles and sizes. The College Terrace neighborhood predates Stanford University by several years. The 12-block-long, two-block-wide neighborhood has been a peninsula of non-Stanford land since 1887, when farmer Alexander Gordon purchased and subdivided the property, naming its 12 streets after higher-ed institutions. The only reason College Terrace allegedly exists as a residential neighborhood at all is because Gordon refused to sell to Stanford when the school was first constructed. During the initial years of the university, students established eating clubs in homes throughout the neighborhood to provide much-needed board services. These clubs quickly became hubs for social activities.**

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**Evergreen Park**

Not far from the bustle of the California Avenue commercial district lies Evergreen Park, a neighborhood so quiet one can hear the evening crickets. While location and access are among the main draws for residents in this former blue-collar neighborhood, they’re also attracted to a family atmosphere with kids of various ages and a neighborhood vibe that harkens back to simpler days. The neighborhood traces its name back to 1907 when the area was first being marketed for its proximity to Leland Stanford’s new university. Further developed during the 1920s as part of Mayfield, the neighborhood lost its identity until a group of residents reclaimed the area’s name in 1980 when forming the neighborhood association. Since 1999, the neighborhood has hosted an annual block party potluck on a different street and holds an annual barbecue at Peers Park. Evergreen Park is the first neighborhood north of Oregon Expressway to have a designated dog park. The city opened the new fenced-in grassy area on a 0.7-acre area at Peers Park in 2018. Peers is the city’s fourth, and largest, off-leash dog park.
Welcome to

Triple El

Named after three neighborhood streets that all began with the letters “EL”— Elsinore Drive, Elsinore Court and El Cajon — Triple El is known as a well-preserved Eichler enclave with Modesto ash and Chinese elm trees that line the streets. To preserve the area’s modernist Eichler homes, a super-majority of neighbors rallied the city in the early 2000s to create a single-story overlay zone in the subdivision, officially prohibiting any second-story construction. As a result, the neighborhood has retained much of its early charm from the mid-1950s when real estate developer Joseph Eichler built up the area. The row of 45 Chinese elm trees planted in the neighborhood in 1955 as part of the original development are considered the heart of Triple El, transforming the street into what residents describe as a “beautiful and welcoming tunnel” through the area. Triple El is the kind of place where people babysit one another’s children and bring hot meals to those who are feeling under the weather. Residents say Triple El represents a world of yesteryear that is hard to come by in today’s modern age.

Quick Facts

BOUNDARIES
Elsinore Drive, Elsinore Court and El Cajon Way

WHO LIVES HERE
Young families, empty nesters

HOUSING STOCK
Mostly single-story Eichler homes built in the post-war era

MEDIAN LISTING PRICE
$3.4 million*

WHY PEOPLE LOVE IT HERE
Preserved cluster of Eichler homes, 1950s vibe

Sources:
*Redfin.com, September 2021

Welcome to

Mayfield

It isn’t marked on Google Maps, and its size is not extraordinary, but the Mayfield neighborhood is a vibrant hub that has become Palo Alto’s “second downtown.” It is home to a number of offices, shops and restaurants — most of which line the popular California Avenue. From cafes and wine bars to Mediterranean eateries, there is a unique blend of cuisine and nightlife options that makes California Avenue a frequented destination on a daily basis. At the start of the pandemic, the city closed off the thoroughfare to traffic as part of an experimental street-dining program, giving the street an open-air market vibe. The program has been so well-received that the city has expanded it through at least June 2022. Mayfield has a long and rich history. It was founded as its own town in 1855 but was annexed by Palo Alto in 1925. The story may have been different had Mayfield accepted Leland Stanford’s proposal to build what would become Stanford University. Known for its bars, the town did not like Stanford’s request to be alcohol-free, so Mayfield became an almost forgotten and overshadowed part of Palo Alto, and California Avenue became the taboo part of town.

Quick Facts

BOUNDARIES
Oregon Expressway, Park Boulevard, El Camino Real and Cambridge Avenue

WHO LIVES HERE
Diverse mix of families, young professionals, singles, retired persons

HOUSING STOCK
A mix of old and new single-family homes, apartments, condominiums

MEDIAN LISTING PRICE
$119 million*

WHY PEOPLE LOVE IT HERE
Mix of shops and outdoor dining on Cal Ave. that give the area a relaxed, European-style ambiance

Source:
*Redfin.com, September 2021
(Evergreen Park included in data.)
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A born and raised Palo Altan, Derk has spent his career assisting Buyers and Sellers in the mid-peninsula. His philosophy of client service differs significantly from most top producing agents. He offers a hands-on, personal approach to listing homes. This extends from the preparation process through the close of escrow. Rather than handing a client off to a series of assistants, Derk manages every aspect of the sale himself. Contact Derk to leverage the local advantage.

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"We bought and sold our home with Desiree. She is very professional and produces great results. Easy to work with and she has great attention to all the little details that make a difference. We would highly recommend her to anyone!"
– Mike & Asmita, Palo Alto

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"Nina successfully negotiated the sale of our home. Even in this crazy market, we got our first offer accepted. We couldn’t have found a better agent to guide us through this process..."

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"Supriya is hard working, patient, kind and approachable. Will definitely recommend her to friends and use her again in the future."

"Thank you Supriya, you have been amazing throughout! We don’t think we could have found anyone remotely comparable to you."
– Palo Alto, RWC, SC sellers and buyers

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• 2019 Wall Street Journal/Real Trends, Bay Area Leading 100
• Over 120 homes sold in Palo Alto, Menlo Park, Atherton, Woodside
• Over 85 homes sold in Los Altos, Los Altos Hills, Mountain View
• Palo Alto resident for over 30 years
• Bay Area resident for over 35 years
• Fluent in Chinese Mandarin, Taiwanese
• BS in EECS from UC Berkeley
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A local real estate professional with over 17 years of experience. "It has been a blessing and an extraordinary experience to find Adela in our path and work with her as our realtor. Put simply, we owe it to her that our family’s most significant goal and seemingly an impossible one, was accomplished."  
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– Palo Alto Sellers

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As a Longtime resident of Palo Alto, Anna is a specialist in residential sales throughout the Peninsula. Her expansive knowledge regarding the bay Area housing market has yielded positive results for the past many years. She is a passionate individual when it comes to providing her clients with the best possible information to help find the right home.

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Denise brings deep experience, high energy and honest professionalism to every transaction. “I want to be my clients’ realtor for life. I’m dedicated — in good times and bad — to earning the trust and satisfaction of every one of my clients.”  
As a long-time, Palo Alto resident who has raised three children in the community, Denise has nearly unmatched knowledge of the area’s neighborhoods, amenities and school systems.
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Get your home the attention it deserves.
Get your home the attention it deserves.

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Mostly developed in the 1950s, the neighborhoods in South Palo Alto are relatively new compared to other city neighborhoods closer to Stanford University whose roots date back to the 1890s. Many of the neighborhoods here share Joseph Eichler's distinctive stamp: narrow streets and cul-de-sacs aimed to keep traffic to a minimum dotted with midcentury modern homes. This design created a family-friendly vibe that still exists today. It's common to see portable basketball hoops in the streets with children playing on late afternoons. Located outside the city's commercial districts and close to major commute routes, the area has a low-key atmosphere compared to downtown, yet residents can find almost anything they need here. This area is home to Midtown Shopping Center, the largest neighborhood park, Cubberley Community Center and the Palo Alto JCC. The Eichler Swim and Tennis Club and the Family YMCA on Ross Road also serve as community hubs. Residents say the neighborhood's proximity to family-friendly amenities make this an ideal place to live.

**Neighborhoods**

1. Midtown
2. South Midtown
3. Palo Verde
4. Greenmeadow
5. Adobe Meadow
6. Meadow Park
7. The Greenhouse
8. Greendell
9. Charleston Gardens
10. St. Claire Gardens
11. Walnut Grove
12. San Alma
13. Fairmeadow

**Discover**

- Cubberley Community Center
- Midtown Shopping Center
- Greer Park
- Eichler Swim & Tennis Club
- Winter Lodge
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Molly Foy Rich
Realtor

Ryan Eltherington
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Joann Weber
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A day in Midtown

Anchored by its own shopping center, Midtown provides a good balance of shops, restaurants and other amenities within walking distance that make this a desirable area. Located in the middle of Palo Alto and close to major commute routes, the neighborhood has a low-key atmosphere compared to downtown. A vital part of Midtown’s identity is its diverse population. From the beginning, Midtown has welcomed people of all ethnicities and economic groups. It became home to the city’s first planned integrated neighborhood in the late 1940s and today boasts a variety of cultural activities. Here are seven places to explore while visiting Midtown:

**WINTER LODGE**
3009 Middlefield Road
Heralded as the first permanent ice skating rink west of the Sierra Nevada, Winter Lodge has served generations of families since opening in 1956, thanks to its founder Duncan Williams, who discovered how to freeze a rink in milder weather. Winter Lodge was ranked the No. 1 ice skating rink in the U.S. by Yelp users in 2020, according to a USA Today article. “Love that the rink is surrounded by seating, tables, fire pits and greenery meant to give a cabin feel,” one customer wrote on Yelp.

**MIKE’S PALO ALTO**
2680 Middlefield Road
Ever since Midtown native Mike Wallau opened Mike’s Palo Alto at Midtown Shopping Center in 1995, the cafe has been a place where neighbors gather over Italian comfort food, and staff and diners know each other by name. After major renovations in 2019, the neighborhood institution reopened with a larger footprint and expanded menu. Its return was among Palo Alto’s most anticipated restaurant openings of the year.

**MIDTOWN SHOPPING CENTER**
Colorado Avenue/Middlefield Road
Midtown Shopping Center gives the neighborhood its distinctive stamp. It’s the place where residents frequently walk to grab a bite to eat, meet over coffee or buy groceries. Here, chain outfits such as CVS and Safeway rub shoulders with more homegrown businesses. The center also boasts a “first”: Nestled into Walgreens is a locally run taqueria, the first eatery in the nation to be accommodated in a Walgreens building.
Palo Alto Buddhist Temple

2751 Louis Road

Founded in 1914, the Palo Alto Buddhist Temple hosts an Obon Festival every August to pay homage to one's ancestors and honor all aspects of Japanese culture. The event draws people from around the Bay Area with its Japanese food, bonsai displays and traditional dancing.

Lawrence Lane

Off Greer Road

Lawrence Lane is the site of the city's first explicitly integrated neighborhood. Created by the Palo Alto Fair Play Council in 1948, the cul-de-sac, which included a mix of Asian American, Black and white homeowners, proved to be a success. A number of long-time residents remember their families buying in Midtown after being denied elsewhere. Today, the street is a reminder of Midtown's history of diversity and racial progress.

Greer Park

1098 Amarillo Ave.

At 22 acres, Greer Park is the city's largest park aside from the nature preserves. Once a drive-in theater, Greer today includes numerous sports fields, a barbecue area, par course, small dog run, skateboard bowl and playground. The park's 1.5-acre "Scott Meadow" is named in honor of neighborhood activists Charles and Jean Scott, who advocated for the community park, which broke ground in 1980.

Quick Facts

Midtown Neighborhood

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$700 Million+
Sales Volume
240+
Buyers Transactions
120+ Homes Sold in Palo Alto, Menlo Park, Atherton, Woodside

400+
Number of Properties Sold
150+
Sellers Transactions
85+ Homes Sold in Los Altos/Hills and Mountain View

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Welcome to South of Midtown

If it’s not the birds singing in tree-lined streets populated with Eichlers that brings residents to South of Midtown, it’s the convenience. The neighborhood is close to nearly everything, making it one of the most opportune places to live in Palo Alto. Directly across East Meadow Drive is Mitchell Park and its library branch and community center. Adjacent to the 21.4-acre park is a Little League field and Covenant Presbyterian Church. Also in walking or biking distance are the shopping districts of Midtown, California Avenue and Mountain View. Bryant Street, which runs through South of Midtown, is a defining part of the neighborhood. Designated as a bike boulevard optimized for bicycle traffic, the street, in part, has fostered an eco-conscious vibe in the neighborhood. With bulb-outs, traffic circles and other bike-friendly features, the boulevard was the first of its kind in the nation when the city unveiled it more than three decades ago. Since then, the neighborhood has established itself as an active walking and biking community.

Quick Facts

**BOUNDARIES**
Loma Verde Avenue, East Meadow Drive, Middlefield Road and Alma Street

**WHO LIVES HERE**
People in all stages of life: young and old, families and empty nesters, artists and tech workers

**MEDIAN LISTING PRICE**
$3.25 million*

**HOUSING STOCK**
Mostly original or modified single-story midcentury modern houses; newer or remodeled two- to three-story homes

**WHY PEOPLE LOVE IT HERE**
Location to library, community center, parks and multiple shopping districts

**SHOPPING**
Midtown Shopping Center, Middlefield Road and Loma Verde Avenue, Charleston Center, Alma Plaza

**PARKS**
Mitchell Park

**NEARBY PRIVATE SCHOOLS**
Silicon Valley International School, Challenger School, Keys School Lower Campus

**PUBLIC SCHOOLS**
El Carmelo and Fairmeadow elementary schools, Jane Lathrop Stanford Middle School, Gunn High School

Source: *Redfin.com, September 2021* (Midtown included in sales data.)
Palo Alto is in my DNA. As a third-generation native, it is an incredible privilege to share my love for this town by helping my clients manifest their real estate dreams.
Welcome to Palo Verde

Palo Verde is a neighborhood of mostly Eichler and Eichler-inspired homes. Much of the area’s street plan of narrow roads and cul-de-sacs was designed by Joseph Eichler to keep traffic to a minimum and foster a safe environment for residents and children. The design created a family-friendly vibe that still exists today. Residents frequently get together through the neighborhood garden club, at weekly dog play dates at Palo Verde Elementary School or unofficial get-togethers at Seale and Ramos parks. The Eichler Swim and Tennis Club and the Family YMCA on Ross Road also serve as community hubs. Residents say the neighborhood’s proximity to parks, the Mitchell Park Community Center, Midtown Shopping Center and other amenities make this an ideal place to live.

Quick Facts

BOUNDARIES
West Bayshore and Middlefield roads to the east and west, and Loma Verde Avenue and East Meadow Drive to the north and south

WHO LIVES HERE
Families, professionals, retired persons

HOUSING STOCK
Mostly single-family midcentury modern homes; some newer condominiums, town house complexes

WHY PEOPLE LOVE IT HERE
Secluded streets with little cut-through traffic

MEDIAN LISTING PRICE
$2.3 million*

SHOPPING
Midtown Shopping Center, Middlefield Road and Loma Verde Avenue, Charleston Shopping Center, Alma Plaza

PARKS (NEARBY)
Don Jesus Ramos Park, Henry W. Seale Park

PUBLIC SCHOOLS
Palo Verde Elementary School, J.L. Stanford Middle School, Gunn High School

Sources: *Redfin.com, September 2021
our roots are here
Welcome to Greenmeadow

Back in the early 1950s, Joseph Eichler imagined a neighborhood where average working-class families could live in a tight-knit community of affordable luxury homes. That dream became the Greenmeadow neighborhood in south Palo Alto, where Eichler's 270-home subdivision and community park still live on today. The houses in the 22-block subdivision are immediately recognizable by their stylized single-story designs that include flat roofs and floor-to-ceiling windows. Eichler designed the Greenmeadow Community Center — which includes a park with towering redwoods, a 4,350-square-foot, six-lane pool and a preschool — with the intention of creating a true community. The center, along with the park, which is reputed to be the prototype for the Sunset Magazine Garden in Menlo Park, still function as a central gathering place in the neighborhood. In recent years, residents raised $2 million to renovate the private center, which hosts block parties, luncheons and a range of other community events.
Adobe Meadow and Meadow Park

Divided by Adobe Creek, these side-by-side neighborhoods, have much in common, including midcentury modern homes, a focus on emergency preparedness and residents who tend to stay put. Much of the Adobe Meadow and Meadow Park area was developed following a rainstorm in 1955 that created a lake just east of Middlefield Road, which left the cows at the longtime Piers Dairy on Louis Road knee-deep in water. Manuel Piers, who operated the eight-acre milking farm, decided to move his cows and sell his land to developers. The following spring, developer Brown and Kauffman began building homes on the former dairy site, and Joseph Eichler began building homes later that year on the south side of the new Adobe Creek flood channel. Most of the homes here have remained relatively unchanged thanks to a single-story overlay zone that Meadow Park neighbors petitioned for in 1998 to curb the potential for the construction of new, towering homes. Besides its notable architecture, the area also is recognized for its emergency preparedness program: About two-thirds of the homeowners here are active members who keep a stash of emergency supplies and a roster of neighbors’ names and contact information. And while the creek may physically separate the neighborhoods, it hasn’t prevented residents on both sides from gathering at Ramos Park every fall for an annual block party.

The Greenhouse

The Greenhouse, two adjoining condominium complexes at the southernmost end of Palo Alto, has been attracting residents with its spacious landscaped grounds and convenient location since 1975. Developed by the Alpha Land Company, the complex was named for the former greenhouses at the site owned by Bell Nurseries, after plans to build a K-Mart on the site fell through in the early 1970s. When condominiums at the Greenhouse went on the market in 1974, local newspaper ads described the homes as “serene, green, fresh and clean.” Each unit had a garage large enough to park a Lincoln Continental. The 15-acre grounds were planted with tulip trees, rolling lawns, white alders, mock oranges and olive trees, and the complex featured a new environmental fitness system developed in Switzerland called The Parcourse. Two-bedroom condominiums started at $34,950. The property’s lush grounds are still a draw today. Residents say the spacious units, location and sculpted gardens are a major attraction.**
Welcome to Greendell

Located within the environs of commercial areas in the southern outskirts of Palo Alto is Greendell, a placid neighborhood of ranch-style homes and Eichlers that has long attracted engineers looking for a short, and often bikeable, commute to nearby tech campuses. The neighborhood derives much of its identity from its Eichler homes, which sprouted up throughout the area in the mid-1950s. But Greendell was predated by a community of ranch-style homes called Fairfield Estates, which was built on a former walnut orchard. This was the first group of homes to be developed in this part of Palo Alto. Original homeowners described the neighborhood as an isolated tract surrounded by cow pastures. Today, the neighborhood provides residents the perfect combination of having space to themselves in a quiet area, but being within 10 minutes of restaurants, parks and shopping centers.

Welcome to Charleston Gardens

Charleston Gardens is a tranquil area with streets nearly free of cars. On a midday stroll around the tree-shaded neighborhood, the loudest sound one might hear is the chirping of birds. Portable basketball hoops are common, with children often seen playing on late afternoons. Charleston Gardens was named and developed in 1951, but during building, the initial developer, Williams & Burroughs, went bankrupt and sold its available sites to Joseph Eichler. As a result, homes of multiple styles may be seen interspersed with one another. The neighborhood was absorbed into a nearby Eichler development called Charleston Terrace for a time before eventually reverting back to its original identity of Charleston Gardens. Those who live here say the residents, rather than nearby amenities, are what define Charleston Gardens: Neighbors are known to share homegrown vegetables and flock together for outdoor movie nights, potlucks and an annual block party held every year in late September.
**Welcome to St. Claire Gardens**

Located in the heart of Palo Alto, St. Claire Gardens might not be as famous as Old Palo Alto or Midtown, but the tree-lined neighborhood has been a sought-after destination for families ever since it was developed in the 1950s. The Roman Catholic Archdiocese of San Francisco reportedly built four- and six-bedroom conventional-style homes in the neighborhood to accommodate large Catholic families. Located near the Fairmeadow neighborhood developed by Joseph Eichler, the subdivision reflects a departure from the midcentury modern craze in Palo Alto at that time. As it has evolved and grown over the years, St. Claire Gardens has become a welcoming place for families and seniors alike. The neighborhood is located conveniently close to Midtown and its stores and restaurants. A large heritage tree that hangs out over the street is a focal point in the area. The property owners decorate the tree with more than a thousand LED lights, which remain on throughout the year. On Labor Day, the neighborhood park is closed off for an annual celebration that only St. Claire Gardens residents are permitted to attend. This is a tradition that has been taking place for nearly 20 years.

**Welcome to Walnut Grove**

Palo Alto’s Walnut Grove stands out for its signature Eichler and Burke & Wyatt homes and its hallmark single-story structures, but the tiny neighborhood frequently finds itself overlooked and lumped in with nearby Greenmeadow, also developed in the 1950s with midcentury modern homes by Joseph Eichler. The area used to be a walnut orchard. When Eichler Homes debuted its six home styles in the Walnut Grove subdivision in 1953, the company advertised the 34 available lots as “wooded” 8,000-square-foot parcels. New homes in the “lovely walnut orchard in fog-free Palo Alto” sold for $19,950 to $21,000, according to newspaper ads. While many areas of Palo Alto are seeing newer residents purchase homes to rebuild larger ones on their lots, Walnut Grove residents have put measures in place — including a single-story overlay enacted in 1992 — to ensure the neighborhood keeps its original 1950s charm. The neighborhood has, for the most part, managed to retain its character. In recent years, Walnut Grove has seen an influx of young families moving in.
Welcome to San Alma

At the southern end of Palo Alto lies a town house complex with all the ingredients for an active neighborhood: history, friendship and a strong sense of community. San Alma, named for the intersection of San Antonio Avenue and Alma Street where an adobe from California’s rancho era once stood, was designed by architect John Brooks Boyd, who also designed homes for Joseph Eichler. It consists of 26 town houses with small private backyards and eight below-market-rate condominiums. The front yards — planted with liquidambar, crepe myrtle and olive trees — are considered part of the common area, along with the swimming pool, that is maintained by the homeowners’ association. The property once belonged to Don Secundo Robles, who purchased all of the land that is now Palo Alto in 1847 and transformed a former sheep herder’s adobe shelter built at the site for Mission Santa Clara Pastoria into his home, which became a center for social life with its own ring for bear baiting and bull fighting. The home stood near today’s corner of Alma Street and Ferne Avenue until 1906, when it collapsed in the San Francisco Earthquake. The city of Palo Alto designated the 60-foot-tall American Elm that the neighborhood was built around as Heritage Tree No. 6 because of its historical significance as being on the adobe’s site. Today, the development is home to a diverse socio-economic mix of residents ranging from school district employees to high-tech engineers and researchers.

Welcome to Fairmeadow

With its Eichler homes and meandering circular cul-de-sacs, Fairmeadow is an easy neighborhood to get lost in, in a good way. Neighbors describe Fairmeadow as almost having an idyllic throwback feeling from an earlier era, with kids playing in streets and not feeling any inhibitions about ringing their friends’ doorbells to say “hi” or come hang out. Much of Fairmeadow’s identity is centered around its concentric circles. Originally built by Joseph Eichler in the early 1950s to slow traffic, the street layout ended up giving Fairmeadow its nickname: The Circles. The neighborhood attracted national attention when a photo of its iconic circles was showcased on the cover of Fortune Magazine in 1955. The area’s spacious streets and protected niches are among the attributes that render Fairmeadow attractive to families with young children. Fairmeadow hosts a “Circle Party” that can attract hundreds of people. The event has included games, treats like snow cones, bouncy houses and even featured a roller rink one year. The neighborhood’s 21.4-acre Mitchell Park is also a draw for families. It received national and international acclaim when it opened in 1957. Designed by Robert Royston, it was a new kind of park, with a variety of recreational activities geared to people of all ages.
West Palo Alto is home to one of the city's fastest growing areas as well as its most rural-feeling ones. Neighborhoods on the west side of El Camino Real, which cuts through the area, tend to have wide streets with lots of greenery and homes on large lots located away from the city's core. The farther away from El Camino, the larger the homes seem to get. Here, you'll find Spanish villas, old-style ranch homes and newer single-family homes perched on the hills above the city. Closer to El Camino, you'll find a mix of cottages, single-family homes and a mobile home park. The area boasts a 21-acre nature preserve, a 150-acre golf course and is home to the famed Bol Park Donkeys. On the opposite side of the commercial thoroughfare, the neighborhoods start to feel more suburban. Here, you'll find clusters of Eichlers located on meandering circular cul-de-sacs, as well as a diverse mix of multifamily and single-family homes in the rapidly changing Ventura neighborhood, where there's some commercial buildings, restaurants and hotels and tech companies along its border near the Caltrain tracks.
Ventura is unlike any other area in Palo Alto. Residents are diverse not only in race and ethnicity but across age and professions. The neighborhood is not dominated by those in the tech industry. Instead, there is a mix of carpenters, architects, artists and other non-tech workers. The centrally located but historically underserved neighborhood has long been viewed as one of the city’s most promising sites for new housing. In recent years, it has been a magnet for development applications and the focus of the city’s most ambitious planning effort, the North Ventura Coordinated Area Plan. Here are seven things to see and do while exploring Ventura:

**1. EARLY ASIAN AMERICAN, BLACK COMMUNITIES**

Portage and Olive avenues

The streets in the heart of Ventura are narrow with mostly cottage-style homes on small lots that were home to some of the area’s earliest Chinese residents and Black homeowners. The historic warehouses at 340 Portage Ave., which most recently housed Fry’s Electronics until 2020, were originally part of the Bayside Canning Company that provided a hot-lunch program and housing for Chinese workers. Next to the cannery site is Olive Avenue, which became a thriving community for Black families in the 1960s. Today, the area is being eyed for redevelopment.

**2. TECH CORRIDOR**

Park Boulevard/Page Mill

The area around the Park Boulevard and Page Mill Road intersection near the neighborhood’s northern border is a sharp contrast from the rest of the Ventura neighborhood. Most of the original buildings along this corridor have been replaced with modern office complexes that are home to a cluster of tech companies, including Cloudera, Pinterest, Confluera, Landing AI and Skyflow AI.

**3. GRYPHON STRINGED INSTRUMENTS**

211 Lambert Ave.

Gryphon Stringed Instruments is another iconic business that got its start in a Palo Alto garage. Launched in the Ventura neighborhood in 1969, Gryphon is known as a regional music hub and leading source of mandolins, banjos and acoustic guitars, which founders Frank Ford and Richard Johnston build from scratch. Ford is among the most noted repairmen of acoustic instruments in the nation, and Johnston is a part-time expert in vintage instruments for the “Antiques Roadshow.” Even if you’re not a musician, the shop is worth a visit to admire their work.
There’s a Bollywood dance party nearly every day of the week in the neighborhood’s commercial corridor along El Camino Real. Since 2017, Monsoon Dance Company has hosted a variety of Bollywood and Indian fusion-style dance classes and community performances for audiences of all ages. The studio now also provides its dance classes and performances online. To take in a performance, go to monsoondance.org.

3487 El Camino Real
Dumpling City is a no-frills takeout restaurant where you can watch employees make authentic Chinese dumplings and dim sum by hand over an enormous table in an open kitchen while you pick up your order at the front door. All items are available to order online and in person. Since opening in 2017, Dumpling City has become a neighborhood favorite. Locals voted it Best Dim Sum To Go in the Palo Alto Weekly’s 2021 Best Of edition.

3705 El Camino Real
Passersby can literally see this fast-changing neighborhood in transition at 3705 El Camino Real where construction of the four-story Wilton Court apartment complex broke ground at the start of 2021. What was once a single-story business in the commercial corridor is now the site’s first 100% affordable housing development for low-income residents approved since 2012. A new “affordable housing overlay” zone relaxed zoning restrictions on the neighborhood’s border along El Camino Real.

Top left: Neighborhood kids play soccer at Boulware Park. Photo by Veronica Weber.
Left: Frank Ford, co-owner of Gryphon Stringed Instruments, repairs a banjo. Photo by Magali Gauthier.
Above: Kitchen staff make dumplings at Dumpling City in 2019. Courtesy Dumpling City.
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“Gwen Luce is an extraordinary real estate professional in a class by herself. Our paths first crossed twenty years ago when we purchased a Barron Park home—she represented the seller. The purchase process was flawless and we were pleased to move into our home. Throughout our time there, we witnessed Gwen helping neighbors, welcoming new people, organizing annual events, and showing leadership within the neighborhood association. When the time came to sell our home, we contacted Gwen. Her extensive experience, wisdom, compassion, attention to detail and responsiveness inspired us to trust her. She made sure everything was in perfect order prior to listing the house. Working with Gwen was an outstanding experience from the first meeting to the final offers. For our next real estate transaction, we will contact Gwen.”

- Shari  (Buyer and Seller in Barron Park, Palo Alto)

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Welcome to Barron Park

Barron Park is a relatively quiet and semi-rural neighborhood with an eclectic variety of architecture that includes large two-story homes and small cottages and the Buena Vista Mobile Home Park. The neighborhood is set along sidewalk-less streets. The bike path through Cornelis Bol Park connects the pastoral enclave to the rest of the community. Students use it to get to Gunn High School, commuters use it to get to Stanford Research Park and others simply use it as a place to stroll with their dogs.

With two creeks, Barron and Matadero, and two parks, Bol and Juana Briones, residents say they feel compelled to spend their time outside. The Barron Park Association is an active neighborhood association that hosts a variety of culturally diverse events, including an annual May Fete. Perhaps the best-known residents who have contributed much to the “uniqueness” of the neighborhood are the famed Bol Park donkeys, which have lived in the neighborhood since the 1930s.

Quick Facts

**BOUNDARIES**
Chimalus Drive, Maybell Avenue, El Camino Real and Gunn High School fields

**SHOPPING**
Alma Plaza, San Antonio Shopping Center, California Avenue

**WHO LIVES HERE**
Families, old-timers

**HOUSING STOCK**
Mix of two-story homes, small cottages, mobile home park

**MEDIAN LISTING PRICE**
$4.85 million*

**WHY PEOPLE LOVE IT HERE**
Neighborhood schools; semi-rural vibe

**PARKS**
Cornelis Bol Park, Juana Briones Park

**PUBLIC SCHOOLS**
Barron Park and Juana Briones elementary schools, Fletcher Middle School, Gunn High School

Sources: *Redfin.com, September 2021
REBECCA OLSON WHITE
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Situated on the border of Mountain View, Monroe Park isn’t exclusively a Palo Alto neighborhood. It has a split personality, with literal and personal lines drawn between three different cities. The area is divided by a zigzagging northeast-southwest axis that distinguishes Palo Alto residents from their Mountain View neighbors, and it falls within neighboring Los Altos’ school district. Developed in 1948, new homes in Monroe Park sold for $10,900 and could be purchased with a $720 down payment and monthly installments of $63. The lots were large enough for an orchard or play yard and the three-bedroom ranch-type homes, which featured a corner fireplace in the living room, were designed “especially for the discriminating veteran and his family.”** Today, approximately 250 houses occupy the Palo Alto side of Monroe Park, which includes a mix of quaint bungalows next to towering two-story Mission-style homes in a subdued, earthy palette of greens, browns and teals. Small details, like wood-paneled garage doors, bright window frames and rustic roof shingles give each home a distinct feel.

Quick Facts

**BOUNDARIES**
Adobe Creek, El Camino Real and Mountain View border (near Silva Avenue)

**WHO LIVES HERE**
Families, old-timers

**HOUSING STOCK**
Mix of quaint bungalows, two-story homes

**MEDIAN HOME PRICE**
$2 million*

**WHY PEOPLE LOVE IT HERE**
Easy access to three downtown areas — California Avenue in Palo Alto, Castro Street in Mountain View and Main Street in Los Altos

**SHOPPING**
San Antonio Shopping Center, Mountain View; California Avenue, Palo Alto

**PARKS**
Monroe Park, Robles Park

**PUBLIC SCHOOLS**
Los Altos School District — Santa Rita Elementary School, Egan Junior High School; Mountain View-Los Altos Union High School District — Los Altos High School; Santa Clara County Office of Education — Bullis Charter School (K-8)

Greater Miranda

Landlocked on three sides with three cul-de-sacs jutting out of Miranda Avenue, the neighborhood known as Greater Miranda is isolated in ways that many other neighborhoods in Palo Alto are not. Miranda Avenue is the only way in and the only way out, limiting foot traffic and oftentimes confusing UPS and Uber drivers. The neighborhood’s close proximity to Adobe Creek makes the community seem even more remote: occasionally wildlife finds a way into neighbors’ backyards, including deer and bobcats. The Greater Miranda area was originally purchased by Mexican American pioneer Dona Juana Briones de Miranda for $300 in 1850. It wasn’t until 1959 that the area was annexed to the city of Palo Alto. Development in the area didn’t really begin until the 1950s and gradually has grown to the neighborhood it is today. In stark contrast to many other neighborhoods in Palo Alto, Greater Miranda has stayed relatively as it has been for over 50 years. There isn’t any pressure to overbuild or challenge infrastructure and turnover is minimal. It is also the only Palo Alto neighborhood that borders a cemetery. Its proximity is an unusual perk that many of the residents say contributes to the neighborhood’s peaceful ambiance.

Welcome to Charleston Meadows

“Quiet,” “friendly” and “walkable” are just a few words Charleston Meadows residents use to describe their neighborhood. Made up of wide streets with lots of greenery and cul-de-sacs that isolate it from traffic, the area is known for being extremely quiet and having a rural vibe. Even the homes, which are predominantly Eichlers with large windows that integrate the indoors and outdoors, reflect this feeling. Joseph Eichler built more than 100 of his early homes in the Charleston Meadows tract at the start of the 1950s. Three-bedroom homes were advertised in local newspapers for $13,000 in June 1951. The tract came with eight floor plans ranging from 1,069 to 1,374 square feet. Unlike Eichler’s later developments, Charleston Meadow reportedly was built without sidewalks, fences or landscaping.** When first built, the neighborhood was considered avant garde and forward-looking.

**Sources:** Redfin.com, September 2021; Eichlernetwork.com, Charlestonmeadows.com
Welcome to Palo Alto Orchards

Tucked between El Camino Real and Arastradero Road, Palo Alto Orchards is a patchwork-quilt of 1950s cottages, modern two-story houses and the towering Plaza International apartments. Much like the fruit trees that formerly occupied the area, the small neighborhood has a life cycle of its own. Time and chance have influenced the flow from its genesis as a post-war tract with young vets — the neighborhood aging with them — to a well-loved spot for young families to live and grow. Palo Alto Orchards was developed in 1950 with small, single-story cookie-cutter tract homes designed for young post-World War II veterans setting up house with their wives. Homes in the family-friendly neighborhood sold for under $10,000. Many of the original homes have been remodeled into two-story homes.

A walk down any of the streets in Palo Alto Orchards reflects this: small single-story 1950s homes — some with added second stories — as well as several newer Spanish Revival homes with sprawling stucco facades and red roof tiles. There also are a few apartment complexes among the approximately 100 households that make up the neighborhood.
**Welcome to Green Acres**

The name may be reminiscent of the pastoral 1960s TV show, but Green Acres in Palo Alto is better known for its close proximity to three top-ranking public schools. The exclusively residential neighborhood consists of two sections: Green Acres I, which covers the small area from Arastradero Road to Glenbrook Drive and from Los Palos to Pomona avenues; and Green Acres II, which is larger, and stretches from Maybell Avenue to Arastradero Road and from Coulombe Drive to Georgia Avenue. The neighborhood was built in 1951 by famed San Francisco architect Joseph L. Stewart, who earned prominence in the 1920s for his uniquely styled parking garages and Spanish Colonial revival structures, as well as homes in Palo Alto’s Crescent Park neighborhood. Each “garden patio home” in the subdivision was individually designed, according to newspaper ads at the time.**

**Welcome to Palo Alto Hills**

Set in a hillside above the city, Palo Alto Hills is an oasis for those looking for a laid-back, secluded atmosphere. The area features large lots, sizable homes, breathtaking views and a 150-acre golf course, which was once considered the most elaborate country club in the west. Developers even called on Walt Disney to consult with them on the building of the golf course and country club. Hannes Schroll, president of the club's corporation, reportedly invited Disney to fly up from Hollywood to look at the club's future site off Page Mill Road in October 1958. When the Palo Alto Hills Golf Course and Country Club opened in 1961, the San Francisco Examiner described the million-dollar clubhouse as “golf’s answer to the Taj Mahal. It is unquestionably the most elaborate country club establishment in the west.” **
Welcome to Esther Clark Park

Built around a 21-acre nature preserve, Esther Clark Park provides a glimpse into Palo Alto’s past. Expansive Spanish villas and old-style ranch homes with huge yards adorn hills covered with oak trees, and wild animals such as deer, jackrabbits and ground squirrels roam the grounds in between homes. The rural neighborhood feels like a secret, hidden behind the winding hills just beyond a cluster of large corporate offices. The neighborhood is named for Dr. Esther Clark, one of the key founders of the Palo Alto Medical Clinic, who donated the land to the city of Palo Alto to be preserved as open space. Prior to its development, Palo Alto pioneer Juana Briones built her home in the area in the mid-1840s during California’s rancho era. The home, which was renovated over the years, stood as a private residence on Old Adobe Road for 166 years. Before it was razed in 2011, the home was one of only two structures in California that contained remnants of a rare form of adobe architecture. It also contained a rock wall built by Native Americans. Actress and painter Marjorie Eaton, who played the Emperor in George Lucas’ “The Emperor Strikes Back” at age 78, grew up in the old adobe. The historic home became a celebrated art colony during her time.
Lyn, Beth and Liliana are true Menlo Park-Atherton area natives, attended local schools, maintain strong connections and have an in-depth knowledge of the area and its surroundings. They are dedicated to serve the community and their clients. A special synergy is created when knowledgeable, energetic and creative real estate professionals get together and do what they love to do.

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