Our NEIGHBORHOODS

Palo Alto

2023 EDITION

PaloAltoOnline.com
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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 2023 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@paweekly.com. We’d love to hear from you.

Additional copies of Palo Alto Neighborhoods, as well as companion publication — Almanac Neighborhoods — are available at the Weekly for $5 each or online at PaloAltoOnline.com/real_estate.

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- 875 Rorke Way
  - Sold over asking
  - Multiple offers

- 263 Yale Rd
  - Sold over asking
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  - All cash

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MICHAEL REPKA
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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.

Members of the Women’s Club of Palo Alto wave to the crowd during the 98th annual May Fete Parade on University Avenue in 2022.

**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
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 the neighborhood have a knack for keeping themselves busy. The Lucie Stern Community Center, the recently rebuilt Palo Alto Junior Museum and Zoo, a performing arts and children's theater and Rinconada Park are all in the 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, but most of the small weekend bungalows have been replaced with bigger homes. Proximity to many of the city's recreational and educational amenities is the main attraction to this neighborhood. Here are six places to explore while visiting Community Center:

**Lucie Stern Community Center**

1305 Middlefield Road

Lucie Stern Community Center is the city landmark from which the neighborhood takes its name. Commissioned by philanthropist Lucie Stern and designed by noted Palo Alto architect Birge Clark during the 1930s, the historic center offers multiple opportunities in the world of community and professional theater, including original performances by Palo Alto Children's Theatre, TheatreWorks Silicon Valley, Palo Alto Players and West Bay Opera. The complex is a prime example of Clark's Spanish-Colonial Revival style that defined Palo Alto's early character. If possible, take a peek inside the ballroom, which boasts a wood-beamed ceiling, art deco chandeliers and tiled fireplaces.

**Children's Library**

1276 Harriet St.

Visitors at Children's Library don't have to worry about being quiet here. Built in 1940 through a donation from local philanthropist Lucie Stern, this is the oldest free-standing children's library in the country. Everything here is specifically designed for kids, from the miniature-sized furnishings to the storybook "secret garden" outside. Be sure not to miss the historic fireplace tiled with iconic nursery-rhyme characters.

**New Works Festival**

1305 Middlefield Road

During the first two weeks of August, Lucie Stern Theatre becomes ground-zero for a handful of new plays and musicals in their early stages of development at the New Works Festival hosted by Palo Alto's Tony award-winning theater company, TheatreWorks Silicon Valley. The festival provides theater-goers a unique opportunity to get a sneak peek at the company's new plays in progress while giving the shows' creators a chance to get audience feedback before finalizing their productions. (Note: In 2022, the festival temporarily moved to Montalvo Arts in Saratoga. It is scheduled to return to Lucie Stern this fall.)
PAULO ALTO JUNIOR MUSEUM AND ZOO

1451 Middlefield Road
With more than 300 animals, including African spoonbills, flamingos, lemurs and a variety of local wildlife, the Junior Museum and Zoo is one of the oldest children’s museums west of the Mississippi. Over the past 88 years, it has evolved from an interactive science museum into a destination that’s part wild-animal refuge and part science classroom. Visitors can spend the day alongside birds and other animals roaming freely in the zoo’s new enclosed netted area or trying out science experiments in the museum.

RINCONADA PARK

777 Embarcadero Road
Head over to Rinconada Park on any day of the year and just about everyone from toddlers to seniors can be found here. The 19-acre site is the crown jewel of the neighborhood, and for good reason: It has something for nearly everyone. The space is home to picnic areas, playgrounds (with inclusive features like bucket swings), nine tennis courts and a 14-lane swimming pool complete with two diving boards, as well as a kid’s pool filled with play equipment. And if that’s not enough, the city holds free concerts here as part of its Twilight Concert Series during the summer.

THE MAGIC FOREST

1400-1432 Hopkins Ave.
Located in Rinconada Park is the Magic Forest, a grove of more than 60 redwood trees. Named in memory of Edith Patton, a teacher at nearby Walter Hays School who was known to read to students in the shade of the trees, the area is a peaceful place to enjoy some downtime. For those interested in exploring more of the neighborhood’s trees (including a 200-plus-year-old coastal live oak), the conservation group Canopy has created a self-guided tree walk (canopy.org/community-center) that begins at the Children’s Library at 1276 Harriet St.

—Information compiled by Miles Breen, Linda Taaffe

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

WHO LIVES HERE
Mostly families

MEDIAN LISTING PRICE
3.9 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 Plaza 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 2022

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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**
$6 million*

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

**NEARBY SHOPPING**
Downtown Palo Alto; 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 2022
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*No slogan needed.
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.
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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
3.3 million

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

SHOPPING
Edgewood Plaza Shopping Center; Downtown Palo Alto

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 2022
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- Shannon, Seller, Palo Alto
Welcome to University South

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.

Quick Facts

BOUNDARIES
University Avenue, Alma Street, Embarcadero and Middlefield roads

WHO LIVES HERE
Eclectic mix of ages, backgrounds

HOUSING STOCK
Mix of multifamily, single-family homes built between 1900 and 2022

MEDIAN LISTING PRICE
$2.67 million*

WHY PEOPLE LOVE IT HERE
Liveliness, diversity and history; proximity to downtown

SHOPPING
Downtown Palo Alto, Town & Country Village

PARKS
Scott Park, Palo Alto Heritage Park

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

Sources: *Zillow.com, September 2022
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Welcome to Downtown North

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 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.

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**
$1.75 million*

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

**SHOPPING**
Downtown Palo Alto, 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 2022
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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Collegiate 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-blocklong, two-block-wide neighborhood has been a peninsula of non-Stanford land since 1887, when farmer Alexander Gordon purchased and subdivided the property. 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. Residents here pride themselves on the neighborhood’s year-round wealth of activities that include block parties, scavenger hunts, Oscars parties and holiday sing-alongs. Here are six places to explore while visiting College Terrace:

**ECLECTIC STREETSCAPES**

2275 Amherst St.

Whether it’s Victorians, early Craftsman, English cottages, Spanish Colonial Revival bungalows, a log cabin or ornate Queen Annes, few Palo Alto neighborhoods can boast such a mix of eclectic architectural styles spanning more than 100 years. Palo Alto Stanford Heritage offers a self-guided tour of the neighborhood (bit.ly/CollegeTerraceHomeTour), which features 17 homes — at least one on nearly every block. Be sure not to miss the Queen Anne at the tour’s starting point at 2275 Amherst St., known as the “Crown Jewel of College Terrace.”

**KITE HILL**

Amherst and California streets

For those looking for a sweeping view of the Peninsula, head over to the corner of Amherst and California streets. Here, you’ll find a path leading to Kite Hill. Located on Stanford land, the park was once part of Peter Coutts’ ranch, which included College Terrace in the late 1800s. Today, the park serves as a good destination for a quick getaway from the daily grind, thanks in large part to the College Terrace neighborhood, which fought to preserve Kite Hill as permanent open space in the late 1970s.

**STREET NAMES**

Those strolling through the neighborhood will likely notice that the streets here have something in common: They all bear the names of well-known East Coast colleges and universities. That’s because Alexander Gordon purchased and subdivided the 120-acre site with the intent of attracting faculty and fraternities from fledgling Stanford University to buy lots in the “collegiate” neighborhood.
COLLEGE TERRACE
LIBRARY

2300 Wellesley St.

Residents here love their library! Some say they even chose the location of their homes by the nearness to it. College Terrace Library is the oldest of the city’s five libraries and has functioned as a de-facto community center ever since its doors opened in 1936. During lean budget times, the neighborhood has rallied to keep the beloved library from shuttering. Over the years, not much has changed at the historic Spanish Colonial-style building; Visitors will still find a cozy library with a small-town feel.

MAYFIELD PARK

2300 Wellesley St.

Surrounding College Terrace Library is Mayfield Park. The 1.1-acre site might not have as many amenities as the neighborhood’s three other parks, but it’s typically the location of various community events, including the College Terrace Resident Association’s picnics each spring and fall. It’s also a good place to enjoy some down time on one of the tree-stump “seats.” The park’s three saucer magnolias each stand as a tribute to neighborhood activist Jim Culpepper’s efforts to curb through traffic, protect older homes and preserve nearby Peter Coutts Hills as open space.

REAL PRODUCE INTERNATIONAL MARKET

501 Oxford Ave.

Along the border of this virtually all-residential neighborhood is Real Produce International Market — it’s the place with the colorful umbrellas and farmers market-style produce section out front. The market features a variety of Middle Eastern, European and Indian food selections, including flatbread sold in 3-foot sections. The market has a deli, meat counter, dessert section and made-to-order kebabs from the grill in the outdoor patio.

—Information compiled by Miles Breen, Linda Taaffe

Top left: This home on California Avenue is one of many architectural styles found in the neighborhood. Photo by Linda Taaffe. Bottom left: The neighborhood’s streets are all named after colleges and universities. Photo by Linda Taaffe. Top: The College Terrace Library is the oldest of the city’s five libraries. Photo by Linda Taaffe. Above: Real Produce International Market sells kebabs and fresh produce out front. Photo by Linda Taaffe.

BOUNDARIES
Stanford Avenue, El Camino Real, California Avenue and Amherst Street

WHO LIVES HERE
People of all ages and stages of life: Stanford students, university employees, young families, old-timers, tech billionaires

HOUSING STOCK
Mix of architectural styles, including Queen Anne homes, English cottages and California bungalows

MEDIAN LISTING PRICE
$1.6 million*

WHY PEOPLE LOVE IT HERE
It’s quiet; kid-friendly

SHOPPING
California Avenue,
College Terrace Centre

PARKS
Cameron Park, Mayfield Park, Weisshaar Park, Werry Park

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

Sources: *Redfin.com, September 2022; **Palo Alto Historical Association

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OUR NEIGHBORHOODS 2023 25
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– Mike & Asmita, Palo Alto

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“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.”

– Antonio & Nuria, Palo Alto

Denise Simons
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DeniseSimons.com
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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.

Nadr Essabhoy
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20 years of experience assisting clients to make sound real estate decisions by providing market knowledge, expertise, analysis, sound judgment, and strong negotiating skills. Nadr consistently ranks in the highest 1% of Realtors nationwide.

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• Over 140 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 25 years
• BS in EECS from UC Berkeley

Sophie Tsang,
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Sophie’s Civil Engineering background and marketing expertise contribute to her broad understanding of the area’s real estate properties. She is known as The Fixer, frequently helps sellers sell their homes when previously unsuccessful, helps buyers get into homes when they previously struggled. She is a Palo Alto Rotarian and a Paul Harris Fellow.

Background: Stanford GSB, HP Marketing Manager, SCU MBA, Northwestern MS CS, NTU BS Civil Engineering.
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 82nd year in 2022, 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.
Experience · Integrity · Excellence

My goal is to build lifelong relationships based on trust, cooperation and goodwill. Professional standards of practice, hard work and a sense of perspective are vital to a successful real estate transaction. This is, after all, a business built on relationships. Experience, Integrity and Excellence are hallmarks of my work.

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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**
$4.1 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 2022; **San Francisco Examiner, Nov. 8, 1924
Teamwork is the ability to work together toward a common vision. It is the fuel that allows common people to attain uncommon results.”

— Andrew Carnegie

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Welcome to 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 $1.25 million higher than the city’s overall $3.56 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.

**Quick Facts**

**BOUNDARIES**
Embarcadero Road and Oregon Expressway, Alma Street and Middlefield Road

**WHY RESIDENTS LOVE IT HERE**
Leafy, old streets with varied architecture; close enough to walk to California Avenue shopping district

**HOUSING STOCK**
Custom-built homes in various architectural styles

**MEDIAN HOME VALUE**
$4.8 million

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

**PARKS**
Bowden Park, Bowling Green Park, Gamble Garden

**PUBLIC SCHOOLS**
Addison and Walter Hays elementary schools; Greene Middle School; Palo Alto High School

Sources: *Zillow.com, September 2022*
Whether maximizing the value of your home or finding the home of your dreams, our Silicon Valley and Peninsula agents provide incomparable service at all price points. We’re locally rooted, globally connected, and leading our industry.

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Welcome to 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 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.

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
$1.96 million*

WHY PEOPLE LOVE IT HERE
Cozy community vibe

SHOPPING
California Avenue

PARKS
Alexander Peers Park

PRIVATE SCHOOL
The Living Wisdom School

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

Source: *Redfin.com, September 2022
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.

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 December 2023. 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.
 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: curving 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.
our roots are here
Greenmeadow’s charm lies in its streetscapes, which still exude that suburban utopian vibe that famed real estate developer Joseph Eichler envisioned when he created the experimental midcentury-modern community in 1954 as a place where average working-class families could live in a tight-knit community of affordable luxury homes. Built around a community center and neighborhood park that still thrive as the core of neighborhood activity, all 270 houses in the 22-block subdivision are immediately recognizable by their stylized single-story designs that include flat roofs and floor-to-ceiling windows. Residents here say the neighborhood’s community center and many cul-de-sacs are conducive to block parties and other annual traditions that bring neighbors together year-round. Greenmeadow’s significance extends well beyond Palo Alto. The midcentury-modern enclave is listed on the National Register of Historic Places. Here are six places to explore while visiting Greenmeadow:

**GREENMEADOW COMMUNITY CENTER**

303 Parkside Drive

That “true community” feel that Joseph Eichler imagined when he designed the neighborhood lives on at the Greenmeadow Pool and Community Center, which includes a park, a six-lane pool, a clubhouse and a preschool. Located in the center of the neighborhood, it serves as the gathering place for block parties, luncheons, karaoke nights and a range of other community activities. On any day of the week, there’s likely something happening here.

**FOURTH OF JULY**

303 Parkside Drive

Greenmeadow’s legendary Fourth of July celebration is like no other. It’s been an annual tradition that’s remained virtually unchanged since the Eichler neighborhood was built in 1954. Activities take place along all 22 blocks during the daylong celebration, which includes a parade with floats and a marching band, color guard and drill team made up of neighbors who come together to perform at the event. The heart of the festivities take place at the community center.
303 Parkside Drive
While most of the homes in Greenmeadow were built nearly identical, each block is distinguished by its own variety of street tree, such as Chinese elms and white birch. There's also a variety of other mature trees in the neighborhood that make this a nice place to meander the streets, especially in fall when many of the leaves turn dramatic shades of crimson, orange and yellow. The conservation group Canopy has created an interactive neighborhood tree walk (bit.ly/GreenmeadowTreeWalk) highlighting 22 species of trees in just under 1 mile.

EICHLER HOMES
Nelson Drive
Exploring Greenmeadow's streets feels a lot like visiting an outdoor museum. Block after block, you'll find similarly styled Eichler homes virtually unchanged from the 1950s thanks to residents who rallied to preserve the subdivision's modern uniformity and clean lines. About 90% of the homes here look as they used to, with original 2-inch wood siding and low-pitched tongue-and-groove roofs. Nelson Drive, which intersects with several neighborhood cul-de-sacs, is a good starting point for those seeking to explore these historic Eichler homes.

CUBBERLEY COMMUNITY CENTER
4031 Nelson Drive
Located along the neighborhood's eastern border is Cubberley Community Center, which pedestrians can access from Nelson Drive. Here, you'll find a variety of activities. The center is home to dance studios, music classes, live performances, a senior center, sports fields, tennis courts, a track and more. It's no coincidence that Greenmeadow is adjacent to the former high school site — Eichler strategically created his subdivision in close proximity to parks and schools. Over the years, Greenmeadow volunteers have helped maintain and improve the community center.

RICK'S RATHER RICH ICE CREAM
3946 Middlefield Road
Once at Cubberley Community Center, you can access a shortcut to Charleston Shopping Center just outside Greenmeadow's boundaries. The center is home to several shops and eateries, including the iconic Rick's Rather Rich Ice Cream. The Palo Alto institution has been churning out small-batch ice cream daily at the back of the shop for generations of local residents and numerous neighborhood ice cream socials since 1976. Here, you'll find more than 48 flavors on the menu.
—Information compiled by Jonas Pao, Linda Taaffe

BOUNDARIES
Alma Street and Nelson Drive, Ferne Avenue, Ferne Court and Ben Lomond Drive, and Parkside and Creekside drives

WHO LIVES HERE
Families, retired persons

WHY PEOPLE LOVE IT HERE
A strong sense of community fostered by Greenmeadow Community Center

HOUSING STOCK
1950s Eichler homes

MEDIAN LISTING PRICE
$3.5 million+

SHOPPING
Charleston Center, Midtown, San Antonio shopping center, Alma Plaza

PARKS
Greenmeadow Park (private), Mitchell Park

PRIVATE SCHOOLS
Challenger School, Keys School, Gideon Hausner Jewish Day School, Kehillah High School, The Girls’ Middle School and Bowman International School

PUBLIC SCHOOLS
Fairmeadow Elementary, Jane Lathrop Stanford Middle School, Gunn High School

Source: *Redfin.com, September 2022
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Menlo Park, Atherton,
Woodside

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Hills and Mountain View
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 | Mostly original or modified single-story midcentury modern houses; newer or remodeled two- to three-story homes |
| WHO LIVES HERE | Location to library, community center, parks and multiple shopping districts |
| MEDIAN LISTING PRICE | $3.5 million* |

HOUSING STOCK

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 2022
(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 accomplish their real estate dreams.

As a Palo Alto native, I’ve helped local buyers and sellers accomplish extraordinary real estate outcomes for over 20 years. **Results + Personal Service that go beyond the ordinary.**
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
$3.65 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, Jane Lathrop Stanford Middle School, Gunn High School

Sources: *redfin.com, September 2022
Walking the homeownership journey with our friends & neighbors for over six decades. Whatever your real estate needs, you can count on Midtown!
Welcome to 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.

Quick Facts

BOUNDARIES
Oregon Expressway, Loma Verde Avenue, Alma Street, West Bayshore Road

WHY PEOPLE LOVE IT HERE
Proximity to shopping and parks

MEDIAN LISTING PRICE
$2.9 million*

SHOPPING
Midtown Shopping Center

PARKS
Greer Park, Hoover Park, Seale Park

PRIVATE SCHOOLS
Keys School, HeadsUp! Emerson School, The Girls’ Middle School

PUBLIC SCHOOLS
El Carmelo, Fairmeadow, Hoover, Ohlone and Palo Verde elementary schools; Jane Lathrop Stanford Middle School; Gunn and Palo Alto high schools

Source: *Redfin.com, October 2022
**Boundaries**
Adobe Meadow:
Middlefield Road, East
Meadow Drive, Louis Road
and Adobe Creek.

Meadow Park: East
Meadow Drive to Adobe
Creek, Middlefield Road to
Louis Road.

**Who Lives Here**
Mostly families with
children and old-timers.

**Housing Stock**
A mix of 1950s-era
midcentury modern Brown
and Kaufman and Eichlers,
many with exteriors painted
in bold colors.

**Median Listing Price**
$3.4 million*

**Why People Love It Here**
Quiet and relaxed vibe;
proximity to library,
Charleston Center and
public transportation.

**Shopping (Nearby)**
Charleston Center,
Midtown Shopping Center

**Parks**
Don Jesus Ramos Park;
Mitchell Park

**Private Schools**
Challenger School

**Public Schools**
Fairmeadow Elementary
School, Jane Lathrop
Stanford Middle School,
Gunn High School

Source: *Redfin.com, September
2022*

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**Welcome to 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 Kaufman 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.

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**Welcome to 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.

Quick Facts

**BOUNDARIES**
Located between Ferne Avenue, San Antonio Avenue and Mackay Drive

**SHOPPING**
Charleston Shopping Center, The Village at San Antonio

**HOUSING STOCK**
Mostly Eichlers, some ranch-style homes

**PARKS**
Greenmeadow Park (private), Mitchell Park

**WHO LIVES HERE**
Families with children, tech workers, old-timers

**PRIVATE SCHOOLS**
(PARISH)
Palo Alto Prep School, Gideon Hausner Jewish Day School

**MEDIAN LISTING PRICE**
$3.29 million*

**PUBLIC SCHOOLS**
Fairmeadow Elementary School, Jane Lathrop Stanford Middle School, Gunn High School

*Source: *Realtor.com, October 2022

**WHY PEOPLE LOVE IT HERE**
Proximity to nearby tech campuses; activities at Cubberly Community Center

Source: *Realtor.com, September 2022

**BOUNDARIES**
Middlefield Road, East Charleston Road, Montrose Avenue, Sutherland Drive

**SHOPPING**
Charleston Center, San Antonio Shopping Center, Alma Plaza

**WHO LIVES HERE**
Old-timers, empty nesters, families

**PARK**
Mitchell Park

**HOUSING STOCK**
Ranch-style homes, Eichlers, newer construction

**PRIVATE SCHOOLS**
Challenger School, Gideon Hausner Jewish Day School, Kehillah Jewish High School, Palo Alto Prep School

**MEDIAN LISTING PRICE**
$1.01 million*

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

*Source: *Redfin.com, September 2022

**WHY PEOPLE LOVE IT HERE**
Walkability; proximity to Palo Alto’s and Mountain View’s downtowns, which are each just a 10-minute drive away
**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 baying and bull fighting. Today, the development is home to a diverse socio-economic mix of residents.

**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. 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.
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Welcome to Fairmeadow

With its Eichler homes and meandering circular streets, 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.

Quick Facts

BOUNDARIES
Bordered by East Charleston Road, East Meadow Drive, Alma Street and Jane Lathrop Stanford Middle School and Herbert Hoover Elementary School

WHO LIVES HERE
Families with young children, old-timers

HOUSING STOCK
1950s-era Eichler homes

MEDIAN LISTING PRICE
$2.99 million*

WHY PEOPLE LOVE IT HERE
Spacious streets that are protected from traffic; slightly more affordable for Palo Alto standards

SHOPPING (NEARBY)
Charleston Center, Alma Plaza, San Antonio shopping center

PARK
Mitchell Park

PRIVATE SCHOOL
Challenger School

PUBLIC SCHOOLS
Fairmeadow and Hoover elementary schools, Jane Lathrop Stanford Middle School, Gunn High School

Source: *Redfin.com, September 2022
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.

**Neighborhoods**
1. Barron Park
2. Ventura
3. Monroe Park
4. Greater Miranda
5. Charleston Meadows
6. Palo Alto Hills
7. Green Acres
8. Palo Alto Orchards
9. Esther Clark Park

**Discover**
- Golf course
- Bol Park donkeys
- Nature preserve
- Site of Juana Briones adobe
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“When the time came to sell my family home, I knew Gwen would be the realtor my husband and I would turn to. Not only is she the mother of my best friend, but a member of the Barron Park community I grew up in. She knows and loves the area, has amazing connections and community relationships, and would be someone who would not only be our realtor, but someone who would know the emotional side to selling a home you have over 45 years of memories in. Gwen is detail oriented, hardworking and dedicated. She treats you with respect, and honors your decisions as the seller, but also offers helpful insight from her years of experience.

My husband and I, and our children, now reside out of state, so trying to sell a home without being there can be stressful and challenging. However, Gwen went above and beyond to be my eyes and ears on the property, and to get my family home ready for sale in a short time. She worked tirelessly to make sure that all inspections were completed, vendors followed up with, plants watered while we waited for irrigation to be fixed, and paperwork completed to the last detail. She talked through all scenarios, sought input from her colleagues as needed, and the result was a non-contingent offer and a sale over asking.

I can’t imagine working with anyone else and we are so grateful that Gwen was by our side.”

— With gratitude, Michele and Brett, Sellers in Barron Park, Palo Alto

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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 Barron Park donkeys, who have lived in the neighborhood since the 1930s. Here are seven places to explore while in Barron Park:

**BARRON PARK DONKEYS**

Cornelis Bol Park (along bike path), 3590 Laguna Ave.

The famed Barron Park Donkeys are the stars of the neighborhood. (They even receive fan mail.) Head over to the corral near the bike path at Bol Park, and you’ll meet Buddy and world-famous donkey Perry who was the inspiration for “Donkey” in Dreamworks’ Animated “Shrek” films. Donkeys have lived on this former farmland since the Great Depression and are cared for by neighborhood volunteers. On Sunday mornings, the long-eared duo can typically be found wandering the park’s grassy fields for the Donkey Meet and Greet that takes place from 10-11 a.m. Barronparkdonkeys.org

**CORNELIS BOL PARK**

3590 Laguna Ave.

Once part of the homestead of Josina and Cornelis Bol, this 13.8-acre park provides a glimpse of the neighborhood’s rural roots when dairy cattle, orchards and the Southern Pacific Railroad dotted the area. Within the park, there is a bike path that runs along a former railroad right-of-way lined with a native garden. The focal area is the central meadow, where movie nights, ice cream socials and other neighborhood activities are held.

**MAY FETE**

Cornelis Bol Park meadow, 3590 Laguna Ave.

In May, Barron Park residents typically take up colorful ribbons to celebrate the final blooming of spring into summer with a dance around a 24-foot Maypole in Bol Park. The dance is part of the neighborhood’s long-standing May Fete celebration dating back to 1978. Though the event has changed some over the years, it typically features the Barron Park donkeys, food and live music.
**BARRON PARK GARDEN RAILWAY**

748 Kendall Ave.

Every April to November, train enthusiast Eric Struck opens his backyard railway of G-scale model trains to the public. It’s a tradition he started four decades ago. The railroad tracks wend their way over bridges and along trestles over makeshift gorges, and eventually enter a replica Sierra town. The garden paths are lined with railroad spikes, including some from the local Southern Pacific line that once ran through Barron Park. Struck sticks a railroad-crossing pole at the edge of his property to let people know when the garden is open. [cyberstars.com/modeltrains](http://cyberstars.com/modeltrains)

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**MAKER’S STUDIO**

800 Barron Ave.

Lunchtime at Barron Park Elementary School set a precedence for STEAM programs in schools citywide. During noontime, dozens of students spend their break freely building, sewing, computer programming and learning about science hands-on in a classroom that has been converted into a maker’s studio. When it opened in 2014, the studio was the first of its kind in the Palo Alto school district and one of only a handful in the Bay Area.

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**SENIOR LUNCHES**

El Camino Real

Those in the neighborhood on a Tuesday might notice a group of seniors gathered in a park or around a table for lunch at any one of the neighborhood restaurants along El Camino Real. Every two months for the past two decades, Barron Park seniors have gathered on a Tuesday to share stories, food and friendship. The neighborhood tradition came about after the Barron Park Association surveyed senior residents asking which services they needed: Most said they wanted more activities.

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**DRIFTWOOD DELI & MARKET**

3450 El Camino Real

Those who want to eat like a local should head over to Driftwood Deli & Market, which has been a neighborhood institution for more than five decades. Year after year, the old-style, family-owned deli has been voted a neighborhood favorite where the owners greet customers by name. Loyal customers say they’ve grown up eating the food here, so don’t be surprised if you run into parents, CEOs and the likes who frequented the place as high schoolers.

> Information compiled from stories by Sue Dremann

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Top left: Barron Park donkeys Buddy and Perry walk around in their corral at Bol Park. Photo by Linda Taaffe. Left: Residents dance around the maypole during the neighborhood’s annual May Fete. File photo. Above: Students at Barron Park Elementary experiment with circuitry during the opening of the school’s makers studio. Photo by Veronica Weber.

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**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**

$3.1 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

Source: [Redfin.com](http://Redfin.com), September 2022
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.

Quick Facts

**BOUNDARIES**
From Old Adobe Road to Manuela Avenue, off Arastradero Road, including Old Trace Road

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

**HOUSING STOCK**
Mix of original ranch-style homes developed between the 1950s and 1970s and larger, new homes on one-acre lots.

**MEDIAN LISTING PRICE**
$7.9 million*

*Source: Redfin.com, September 2022

Welcome to Ventura

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 streets in the heart of the neighborhood 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 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.

Quick Facts

**BOUNDARIES**
Oregon Expressway, Alma Street, West Meadow Drive and El Camino Real

**WHO LIVES HERE**
Culturally diverse mix of young families, professionals, retired persons

**HOUSING STOCK**
Vintage and newly designed multi-family and single-family homes on relatively small lots

**MEDIAN LISTING PRICE**
$2.1 million*

*Source: Redfin.com, September 2022
Welcome to
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.

### Quick Facts

**West Palo Alto**

**BOUNDARIES**
Miranda Avenue, Arroyo Court, Miranda Green and Moana Court

**WHO LIVES HERE**
Families, retired persons, old-timers — many of whom have lived in the area for decades

**HOUSING STOCK**
About 55 single-family homes of varying styles and lot sizes, mostly built in the 1960s

**MEDIAN LISTING PRICE**
N/A

**West Palo Alto**

**BOUNDARIES**
West Meadow Drive, Alma Street, Adobe Creek and El Camino Real

**WHO LIVES HERE**
Mostly empty nesters

**HOUSING STOCK**
Mostly Eichlers

**MEDIAN LISTING PRICE**
$2.85 million*

**WHY PEOPLE LOVE IT HERE**
Rural vibe; proximity to three neighborhood parks

**SHOPPING**
San Antonio shopping center, Charleston, Piazza’s Shopping Center, Alma Village

**PARKS**
Don Secundino Robles Park, Monroe Mini Park (nearby), Ventura Community Center Park and Playground

**PUBLIC SCHOOLS**
Juana Briones Elementary School, Fletcher Middle School, Gunn High School

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*Sources: Redfin.com, September 2022, 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 Monroe Park

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.
yn, 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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