

Agent Full

270 Everett Avenue, Palo Alto, California 94301

Listing



MLS #: **ML82039336** 
Source: [MLSListings](#)
Apprx.Bldg: 1,922 SqFt (Other)
Apprx Lot: 2,432 SqFt (Realist*)
Apprx Acr: 0.056 Acres
Age/Yr Blt: 95/1931 (Realist*)
Stories: 2
Parcel#: 120-25-067
DOM: 126
LA: [Kelly Griggs](#)
LA Phone: (650) 464-1965
Walk Score: [93](#)
Recent:
07/23/2026 : List DECRd : ->A



270 Everett Avenue, Palo Alto 94301

County: Santa Clara
Area: 242 - Downtown Palo Alto
Class: Rin. Triplex
Land Use: Triplex

Status: **Active**
Orig Price: \$2,700,000
List Price: **\$1,975,000**
Sale Price:
\$/SqFt: \$1,027.58

L.Type/Service: Exclusive Right to Sell, Full Service
Special Info: Not Applicable
Fin Terms: Cash or Conventional Loan
Possession: Tenant Rights
Public:

Zoning: RM4
Incorp: Yes
City Limit: Yes

SYMBIUM ADU options

Dates
Original: 03/19/2026
List: 03/19/2026
Sale:
COE:
Expires: 12/31/2026
Off Mrkt:

Exceptional investment opportunity in the heart of Downtown Palo Alto. Updated three unit building featuring three 1 bedroom, 1 bath units, each with refreshed kitchens and baths plus in-unit laundry for each. Two units enjoy private outdoor patios. One unit includes an attached garage for storage. Fully leased building with consistent, strong tenant demand. Ideally located just steps from downtown dining and shops, and less than a mile from Stanford University, Stanford Hospital and Stanford Shopping Center, plus easy commute to Silicon Valley tech companies. Its unmatched location and consistent tenant appeal make it a compelling choice for investors seeking reliable income and longterm upside in a great downtown Palo Alto location.

Private: Do not disturb tenants. All three units are tenant occupied. Appointment only and 24-48 hours notice. Call, text or email Kelly for questions, disclosures and offer info at 650-464-1965 or kelly@mcnaingroup.com. Each unit has a different type heat source: Wall, baseboard and central forced air heat.

Showing & Location

Showing Information

Occupied By: Tenant
Occupant Nm:
Phone: (650) 464-1965
Instructions: 24-Hour Notice Required, Call Listing Agent, Do Not Disturb Occupants, Do Not Go Direct, LA Must Be Present
Add Instruct: Do not disturb tenants

Show Contact: Kelly Griggs
Occupant Ph:
Gt.Code:

Map

X Street: Ramona
Directions: Alma to Everett, between Ramona and Bryant

School

Elem: **Addison Elementary** / Palo Alto Unified
Middle: **Frank S. Greene Middle** / Palo Alto Unified
High: **Palo Alto High** / Palo Alto Unified

Tour

03/20/2026 Palo Alto District
 10am-1pm only. Fabulous triplex in the heart of downtown PA, fully leased.

Silicon Valley Association of REALTORS

Features

Accessibility: None
Communications:
Cooling: None
Flooring:
Heating: Central Forced Air, Electric, Wall Furnace
Amenities:
Kitchen:

Energy Sav:
Ext. Amenities:
Foundation: Other
Roof: Tile
Style:
View:
Lot Desc:

Laundry:
Horse: No
Other Rooms:
Security: None
Pool: No,
Construct Type:

Garage/Parking

Garage: 1
Carport: 0
Open Parking: 0
Features: On Street
E.V. Hookup:

Unit Information

Unit #	SqFT	Beds	Baths (F/P)	Rent	# Buildings:	1
1	490	1	1	\$2,855	# Leased Unit:	3
2	460	1	1	\$2,850	# Total Units:	3
3	890	1	1	\$3,000		

Complex/HOA

Com Name: # of Units: 3
C. Amenities C. Restriction

Multiple Family Financing

Expense (Yearly)		Income (Yearly)		Other Financial Information	
Current R.E. Tax:	\$24,701	Rental:	\$104,460	Data Source:	Property Manager
Insurance:	\$6,014	Vacancy Allowance %:	1%	Est GRM:	17.6400
Landscape:	\$0	Other:	\$7,532	Est Cap Rate:	3.5000
Maintenance:	\$1,500	Other Include:	Rents, Other		
Management:	\$0	Income Gross Schedule:	111,992		
Other:	\$0	Income Annual Gross:	\$110,872		
Trash:	\$0	Est Net Income:	\$69,157		
Utilities:	\$9,500				
Total:	\$41,715				
Listing Includes:	Oven/Range - All Units, Refrigerator - All Units, Updated Bath(s) - Some Units, Updated Kitchen - All Units				
Exp Tenant:	Services - Trash Removal, Utilities - Electric, Utilities - Gas, Utilities - Water				
Op Exp Include:	Fee - Property Management, Maintenance				

Utilities

Sewer:	Sewer - Public, Sewer Connected	Electricity:	Individual Electric Meters, Individual Gas Meters, Public
Water:	Public	Meters:	Master Water, Separate Electric, Separate Gas

Distribution

Consumer Site: Yes VOW-AVM: Yes VOW-Comment: Yes Address Format: Show Full Address

Documents and Disclosures

Green Rated:		TIC Agree:	
POS Ord.:		Trnsf Tx:	Yes
Hazard:	Natural Hazard Disclosure	Disclosures URL:	https://app.disclosures.io/link/270-Everett-Avenue-oz8t
Other:			
Exist Ls. Terms:	Lease(s), Month to Month		

Contact Information

LA:	Kelly Griggs	LA Ph:	(650) 464-1965	LA Fx:	(650) 323-7128
LA Lic#:	01812313	LA Em:	kelly@mcnairgroup.com		
LO:	Coldwell Banker Realty (Off.Lic#01908304)	LO Ph:	(650) 324-4456	LO Fx:	(650) 323-7128
Co-LA:	Billy McNair	Co-LA Ph:	(650) 862-3266	Co-LA Fx:	(650) 644-0569
Co-LA Lic#:	01343603	Co-LA Em:	billy@mcnairgroup.com		
Co-LO:	Coldwell Banker Realty (Off.Lic#01908304)	Co-LO Ph:	(650) 324-4456	Co-LO Fx:	(650) 323-7128

History

MLS #	Change Date	Field Name	Old Value	New Value	Broker Code	List / Sell Office
ML82043360	07/23/2026	ListPrice	\$2,300,000	\$1,975,000	CBR.25	Coldwell Banker Realty
ML82043360	04/16/2026	Status		A (\$2,300,000)	CBR.25	Coldwell Banker Realty
ML82039336	07/23/2026	ListPrice	\$2,300,000	\$1,975,000	CBR.25	Coldwell Banker Realty
ML82039336	04/16/2026	ListPrice	\$2,700,000	\$2,300,000	CBR.25	Coldwell Banker Realty
ML82039336	03/19/2026	Status		A (\$2,700,000)	CBR.25	Coldwell Banker Realty

School Information Source: Lighbox & GreatSchools

Click Arrow for School Information

Elementary School (Source: GreatSchools.org © 2025. All rights reserved, NOT the listing agent)

S. District:	Palo Alto Unified	School Rating:	8.00
S. Name:	Addison Elementary	Student/Teacher:	14.01
S. Address:	650 Addison Ave., 94301-3206		

Middle School (Source: GreatSchools.org © 2025. All rights reserved, NOT the listing agent)

S. District:	Palo Alto Unified	School Rating:	8.00
S. Name:	Frank S. Greene Middle	Student/Teacher:	12.62
S. Address:	750 North California Ave., 94303-3629		

High School (Source: GreatSchools.org © 2025. All rights reserved, NOT the listing agent)

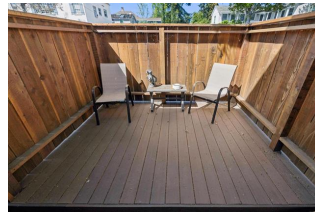
S. District:	Palo Alto Unified	School Rating:	10.00
S. Name:	Palo Alto High	Student/Teacher:	16.50
S. Address:	50 Embarcadero Rd., 94301-2321		

School Info Disclaimer: Source: GreatSchools.org © 2025. All rights reserved. Intended as reference only. To verify enrollment eligibility, please contact the school directly.

Additional Photos

Click Arrow for Photos





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Photos





Parcel Map

