


Agent Full

270 Everett Avenue, Palo Alto, California 94301

Listing



**MLS #:** **ML82039336**   
**Source:** [MLSListings](#)  
**Apprx.Bldg:** 1,840 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:** 28  
**LA:** [Kelly Griggs](#)  
**LA Phone:** (650) 464-1965  
**Walk Score:** [93](#)  
**Recent:**  
**04/16/2026 : 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:** **\$2,300,000**  
**Sale Price:**  
**\$/SqFt:** \$1,250.00

**SYMBIUM ADU options**

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

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

**Zoning:** RM4  
**Incorp:** Yes  
**City Limit:** Yes

**Public:** 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@mcnairgroup.com](mailto:kelly@mcnairgroup.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 Silicon Valley Association of REALTORS  
 10am-1pm only. Fabulous triplex in the heart of downtown PA, fully leased.

**Features**

**Accessibility:** None  
**Communications:**  
**Cooling:** None  
**Flooring:**  
**Heating:** Central Forced Air, Electric, Wall Furnace  
**Amenities:**  
**Kitchen:**  
**Laundry:**  
**Horse:** No  
**Other Rooms:**  
**Security:** None  
**Pool:** No,  
**Construct Type:**

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

**Garage/Parking**  
**Garage:** 0  
**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**

<b>Expense (Yearly)</b>		<b>Income (Yearly)</b>		<b>Other Financial Information</b>	
Current R.E. Tax:	\$32,333	Rental:	\$104,460	Data Source:	Property Manager
Insurance:	\$4,000	Vacancy Allowance %:	0%	Est GRM:	22.0200
Landscape:	\$3,300	Other:	\$0	Est Cap Rate:	2.4000
Maintenance:	\$2,000	Other Include:	Rents		
Management:	\$7,553	Income Gross Schedule:	104,460		
Other:	\$0	Income Annual Gross:	<b>\$104,460</b>		
Trash:	\$0	<b>Est Net Income:</b>	<b>\$55,274</b>		
Utilities:	\$0				
<b>Total:</b>	<b>\$49,186</b>				
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:  
 Other:  
 Exist Ls. Terms: Lease(s), Month to Month

**Contact Information**

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

**History**

**Click Arrow for Property History**

MLS #	Change Date	Field Name	Old Value	New Value	Broker Code	List / Sell Office
<a href="#">ML82043360</a>	04/16/2026	Status		A (\$2,300,000)	CBR.25	Coldwell Banker Realty
<a href="#">ML82039336</a>	04/16/2026	ListPrice	\$2,700,000	\$2,300,000	CBR.25	Coldwell Banker Realty
<a href="#">ML82039336</a>	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

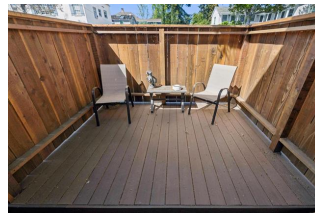
**High School (Source: GreatSchools.org © 2025. All rights reserved, NOT the listing agent)**  
 S. District: Palo Alto Unified School Rating: [10.00](#)  
 S. Name: [Palo Alto High](#) Student/Teacher: [16.50](#)  
 S. Address: 50 Embarcadero Rd., 94301-2321

**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

