

A Rare Barron Park Canvas for a Dream Home

MAY 2026
94306

LOT

7,696 sf

Official Palo Alto net lot size

ZONING

R-1

Palo Alto single-family envelope

PROGRAM

3 paths

JADU base · ADU income · max envelope

PLANNING

Model

Land + build + carry value bridge

RULE & ENVELOPE

Base FAR	3,059 sf
Attached JADU base case	+500 sf
Detached ADU income path	up to +800 sf
ADU/JADU combined bonus cap	800 sf total

Flexible Palo Alto R-1 planning logic: a clean attached-JADU home is the base path, while ADU and larger-envelope concepts preserve optional upside.

THREE DEVELOPMENT PATHS

PATH	AREA	CURRENT LENS	3-YR @ 4%
Attached JADU	~3,559 sf	\$7.0M-\$7.5M	\$7.9M-\$8.4M
Detached ADU	~3,859 sf	\$7.2M-\$7.9M	\$8.1M-\$8.9M
Optional basement	~5,493 sf+	\$7.6M-\$8.5M+	\$8.5M-\$9.6M+

3-year lens applies 4% annual appreciation, below the recent 2023-2025 Palo Alto rebound but above the conservative 2% case. Optional basement upside is buyer-to-verify. Builders and owner-users should independently underwrite final