

BARRON PARK · PALO ALTO · TEARDOWN / REDEVELOPMENT  
OPPORTUNITY

# 4158 Baker Ave

LAND OPPORTUNITY. DIAGRAMS ARE  
CONCEPTUAL, NOT A SURVEY OR  
APPROVED PLAN.

The existing 1949 cottage is offered as a teardown.  
The opportunity is the rare regular 7,696 sf Barron  
Park lot and the development flexibility shown  
conceptually here.

7,696 sf

LOT

R-1

ZONING

\$3.395M

ASKING

3 paths

BUILD STRATEGY

7,696 SF

R-1

# The Land Thesis

ASK: \$3,395,000

## WHY THIS LOT MATTERS

The existing 1949 cottage is best viewed as a teardown. The value is in the regular rectangular Barron Park lot, the clean R-1 planning envelope, and the ability for a builder or owner-user to control design, finish level, ADU strategy, and timing.

## PLANNING ENVELOPE

Official Palo Alto lot size	7,696 sf
Base FAR	3,059 sf
Attached JADU base case	+500 sf
ADU/JADU combined bonus cap	800 sf total

## ATTACHED JADU

**~3,559 sf**

Base case: main home plus attached junior unit.

## DETACHED ADU

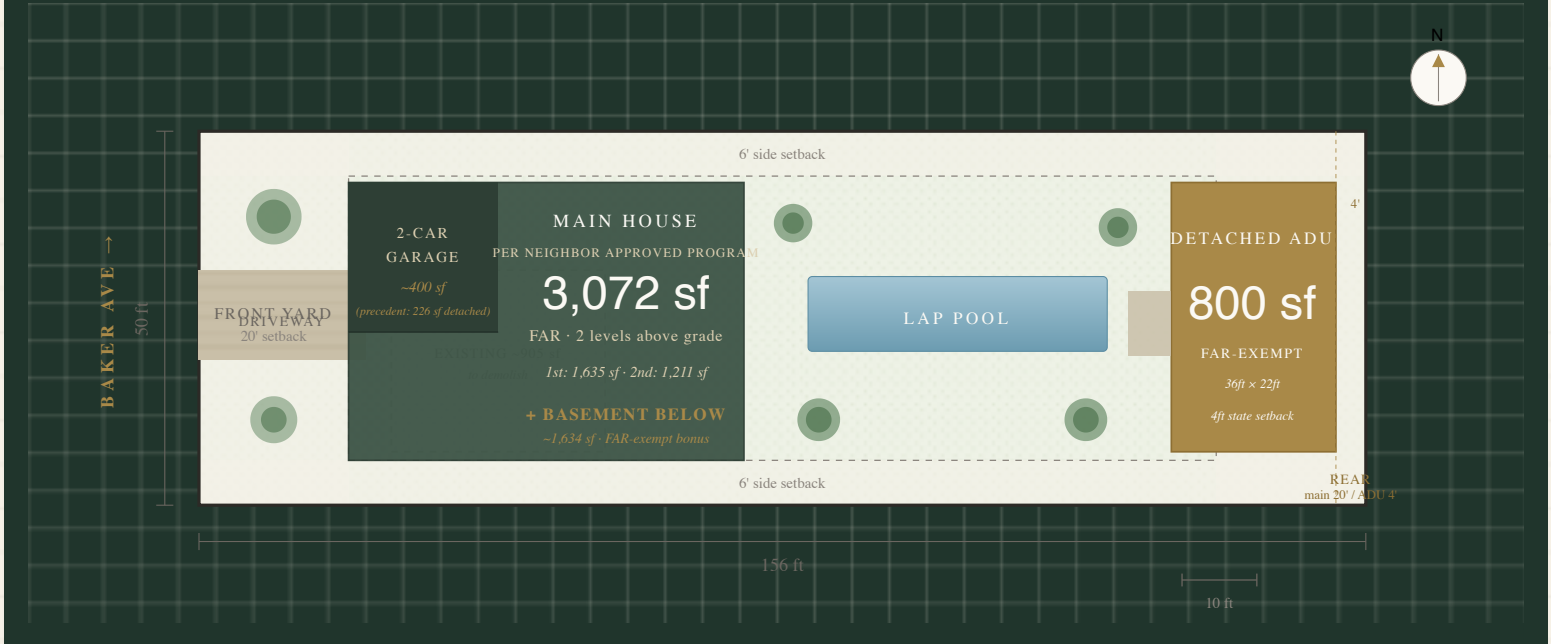
**~3,859 sf**

Income-oriented path with up to +800 sf detached ADU bonus.

## OPTIONAL BASEMENT

**~5,493 sf+**

Maximum-envelope concept, buyer to verify feasibility.



### SITE-PLAN LOGIC

- Regular rectangular 7,696 sf lot creates a cleaner planning canvas.
- Base home + attached JADU is the simple path; detached ADU and basement remain buyer-to-verify upside.
- Diagram is conceptual only, for land-planning discussion, not an approved plan.

### DEVELOPMENT SCENARIOS

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

### DREAM-HOME VALUE BRIDGE

LAND	BUILD	CARRY	BASIS	UPSIDE
\$3.4M	\$2.2M	\$123K	\$5.723M	<b>+\$2.677M</b>
\$3.5M	\$2.2M	\$126K	\$5.826M	<b>+\$2.574M</b>
\$3.6M	\$2.2M	\$130K	\$5.930M	<b>+\$2.470M</b>

# Comparable Signals

LAND FLOOR + REBUILD UPSIDE

## HOW TO READ THE COMPS

No single comp perfectly prices this property. The strongest approach is to separate land and redevelopment signals from finished-home upside: nearby land, list, and redevelopment references support the land basis, while new-construction sales show what the site can become.

## LAND / REDEVELOPMENT SIGNALS

### 4055 Laguna Way

**\$3.495M**

Closest same-neighborhood pending/list signal; larger 12,160 sf lot; not treated as a closed sale.

### 779 Garland Dr

**\$3.56M**

Smaller 6,210 sf lot; adjacent Greenmeadow; expressway/school noise; useful smaller-lot sale signal.

### 3329 Ramona St

**\$3.30M**

Higher-location small-lot signal; 6,250 sf lot; lower-weight reference, not a direct Barron Park floor.

## FINISHED-HOME UPSIDE

### 545 Georgia Ave

**\$6.5M**

~330 ft away; 2025 new build; 3,771 sf; approx. \$1,724/sf.

### 575 Maybell Ave

**\$5.55M**

Compact 6,000 sf lot with HOA; still achieved strong new-home pricing.

### 763 La Para Ave

**\$7.428M**

2026 high-end new-build signal; 3,767 sf; approx. \$1,972/sf.

## 852 La Para Ave

\$5.5M

Smaller-lot high \$/sf signal; 2,467 sf; approx. \$2,229/sf.

4158 Baker Ave is best understood as a rare Barron Park land canvas: a regular 7,696 sf lot with buyer-controlled design, ADU strategy, and long-term redevelopment upside.