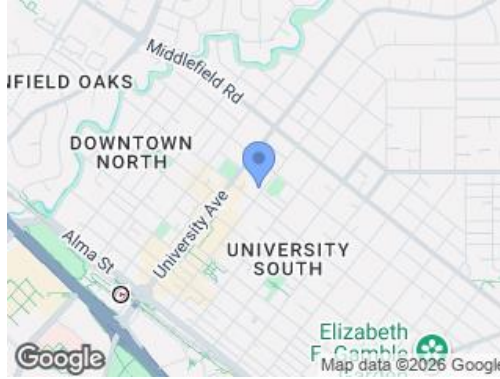


Agent Full

525 Hamilton Avenue, Palo Alto, California 94301

Listing



MLS #: **ML82045253**
Source: [MLSListings](#)
Apprx.Bldg: 2,728 SqFt (Realist*)
Apprx Lot: 5,775 SqFt (Realist*)
Apprx Acr: 0.133 Acres
Age/Yr Blt: 128/1898 (Realist*)
Stories:
Parcel#: 120-03-065
DOM: 5
LA: [Kelly Griggs](#)
LA Phone: (650) 464-1965
Walk Score: [96](#)
Recent:
04/30/2026 : NEW



525 Hamilton Avenue, Palo Alto 94301

County: Santa Clara
Area: 242 - Downtown Palo Alto
Class: Comm. Five or More Units
Land Use: Multi Family Dwelling

Status: **Active**
Orig Price: \$3,198,000
List Price: **\$3,198,000**
Sale Price:
\$/SqFt: \$1,172.29

[SYMBIUM ADU options](#)

Dates
Original: 04/30/2026
List: 04/30/2026
Sale:
COE:
Expires: 12/31/2026
Off Mrkt:

L.Type/Service: Exclusive Right to Sell,
Special Info: Not Applicable
Fin Terms:
Possession: Tenant Rights

Zoning: CDC
Incorp: Yes
City Limit: Yes

Public: A rare opportunity to acquire a charming, well-maintained six-unit multifamily property in the heart of Downtown Palo Alto. Assets of this character and caliber, in this location, simply do not come to market often. Situated in prime Downtown Palo Alto, 525 Hamilton Avenue offers investors the durable income of a fully leased building and long-term appreciation that define this irreplaceable market. This incredible six-plex provides a compelling investment in a market where land scarcity and exceptional tenant demand have historically driven consistently impressive values. Strong in-place rents with meaningful upside offer relative value that is increasingly difficult to find in this zip code. Steps from University Avenue, Stanford University, and the region's premier tech employers, this property has an unbeatable location. Don't miss!

Private: **Tenant Occupied. 24+ Hours Notice on business days. Do not disturb. Contact Kelly at 650-464-1965 or kelly@mcnairgroup.com for the OM, questions and disclosures.**

Showing & Location

Showing Information

Occupied By: Tenant
Occupant Nm:
Phone: (650) 464-1965
Instructions: 24-Hour Notice Required, Appointment Only, Call Listing Agent, Do Not Disturb Occupants
Add Instruct: Call Kelly at 650-464-1965, 24 hour notice required, Tenant Occupied

Show Contact: Listing Agent
Occupant Ph:
Gt.Code:

Map
X Street: Cowper and Webster
Directions: Between Cowper and Webster on Hamilton

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

Features

Accessibility: None
Communications:
Cooling: None
Flooring:
Heating: Electric
Amenities: Walk-in Closet, Other
Kitchen: Appliances - Vary by Unit, Cooktop - Gas, Countertop - Laminate, Countertop - Synthetic, Dishwasher
Laundry: Washer/Dryer - Some Units
Other Rooms: Laundry Room
Security: None
Pool: No,
Construct Type:

Energy Sav:
Ext. Amenities:
Foundation: Masonry Perimeter, Post & Pier
Roof: Composition
Style:
View:
Lot Desc:
Garage: 3
Carport: 2
Open Parking: 2
Features: Assigned, Detached Garage, On Street, Uncovered Parking
E.V. Hookup:

Unit Information

Type	SqFt	Beds	Baths (F/P)	Min Rent	Max Rent	# of units like this	Desc	# Buildings:
1	505	1	1/0	\$2,599	\$2,599	1		1
2	500	1	1/	\$2,436	\$3,100	3		#Leased Units 6
3	350	0	1/	\$2,100	\$2,500	2		# Total Units: 6

Complex/HOA

Com Name: # of Units: 6

C. Amenities

C. Restriction None
Multiple Family Financing

Expense (Yearly)

Current R.E. Tax: \$39,415
Insurance: \$8,037
Landscape: \$2,700
Maintenance: \$2,500
Management: \$12,396
Other: \$990
Trash: \$0
Utilities: \$4,188
Total: \$70,226

Income (Yearly)

Rental: \$187,020
Vacancy Allowance %: 0%
Other: \$3,102
Other Include: Parking, Rents, Other
Income Gross Schedule: 190,122
Income Annual Gross: **\$190,122**
Est Net Income: **\$119,896**

Other Financial Information

Data Source: Accountant, Owner, Property Manager,
Est GRM: 16.8200
Est Cap Rate: 3.7500

Listing Includes: Dishwasher - Some Units, Oven/Range - Some Units, Refrigerator - All Units, Updated Bath(s) - Some Units, Updated Kitchen -Some Units
Exp Tenant: All Expenses
Op Exp Include: Fee - Property Management, Fee - Property Tax, Insurance, Maintenance

Utilities

Sewer: Sewer - Public
Water: Public
Electricity: Public
Meters: Master Electric, Master Gas, Master Water
Distribution

Consumer Site: Yes VOW-AVM: No VOW-Comment: No Address Format: Show Full Address

Documents and Disclosures

Green Rated:
POS Ord.:
Hazard: Natural Hazard Disclosure
Other:
Exist Ls. Terms: 1 Year Lease, Lease(s), Month to Month, Res/Comm Rental
TIC Agree:
Trnsf Tx: Yes
Disclosures URL:

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

Click Arrow for Property History

MLS #	Change Date	Field Name	Old Value	New Value	Broker Code	List / Sell Office
ML82045253	04/30/2026	Status		A (\$3,198,000)	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

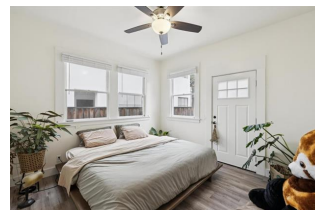
High School (Source: GreatSchools.org © 2025. All rights reserved, NOT the listing agent)

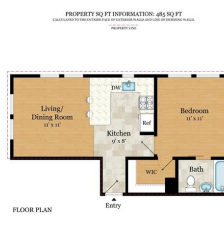
S. District: Palo Alto Unified School Rating: [10.00](#)
S. Name: [Palo Alto High](#) Student/Teacher: [16.50](#)
S. Address: 50 Embarcadero Rd., 94301-2321

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





Disclaimer: The above information is deemed to be accurate but not guaranteed. Source: MLSListings ; ©2026 MLSListings Inc. *Data provided by Realist®, compiled by CoreLogic® from public and private sources, and accuracy of the data is deemed reliable but not guaranteed.

Photos





Parcel Map

