What You Need to Know When Moving to Silicon Valley



OUTLOOK Realty Group

BAY AREA HOUSING TRENDS

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What You Need to Know When Moving to Silicon Valley

My name is Margaret Barton and I've lived in Silicon Valley since 1978 and have been a full time real-estate agent since 1993. While I specialize mostly in helping my clients purchase and sell homes, there are so many people who have contacted me over the years asking for rental information that I've compiled my "cheat sheet." This is primarily for my own use but others have found it helpful too, so I'm sharing it with you.

Many moving to Silicon Valley also ask for information about the different cities on the Peninsula, here I've summarized some information about each city, this is by no means an exhaustive list but it will give you some idea of the areas whether you're thinking to rent or purchase.

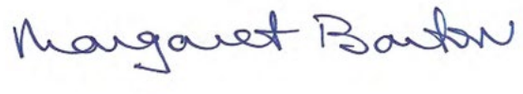
I have no financial stake in any of the apartments I list and don't receive payment of any kind for referring them; this information has been gathered over time to help my clients and their friends, families, and co-workers.

Here you'll find apartment complexes that I like for one reason or other (location, good management, cost, pet-friendly) or that someone has referred to me. With complexes south of Mountain View, I've attempted to choose locations that are close to either State Highway 101 or Interstate 280 so they're commuter friendly. I've looked for a range in facilities and price; some are lower priced and some are luxury apartments. On the whole, I've listed only complexes I consider to be reasonably well managed. You will notice that in some cities I list more apartments or places of interest than in others, this is because I get asked about rentals more in these cities (for example Mountain View, Sunnyvale, Palo Alto and Cupertino), so I've listed more for choice.

It's hard to move to an area and attempt to find a place to live; I trust this information will prove helpful to you, it's by no means complete and I don't guarantee anything about the complexes themselves, ownership and management can change. If you don't find something you like here, text or email me and I'll see what else I can forward you. If you want information about commutes, shopping, etc., text or email me and I'll gladly pass it on.

Real estate is my business; I've been doing this since 1993 and love what I do. When it comes time for you to purchase a home please contact me; I'd love to help you too!

All the best, and good luck in your property search!



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MEET A REAL REALTOR

MARGARET BARTON

BRE#01164338

Here's what you really want to consider when moving to Silicon Valley.

Is your signing bonus or pay increase enough to make up for the higher cost of housing?

Most of my clients who are buying their first home in Silicon Valley are tech professionals who are moving here to be closer to their work. Many have recently been hired by one of the Valley's tech companies, or believe that moving will improve their job options; they often don't understand the higher costs of living here. It's important to familiarize yourself with housing prices as they can easily offset a higher salary or signing bonus, and should be factored into your move. Many clients rent initially, then purchase a home when they are more familiar with the area.

Ask me any questions you have.

Call me at (650) 224-4747

It's a Good Life

Realtor Blog

bayareahousingtrends.com



What you should Expect to Pay

LET'S BE REAL HERE

City	1 Bedroom Apt	2 Bedroom Apt	House Lease
San Jose	$1,500+	$2,800+	$3,500+
Mountain View	$2,700 +	$3,800 +	$5,500 +
Palo Alto	$2,700 +	$4,000 +	$7,000 +





If you want to live in an optimal location to be near the major business areas so your commute is short, you can expect leases to start at $5,000 per month for a house or a luxury apartment with at least 2 bedrooms and 2 bathrooms.

Two-bedroom apartments start around $2,500 per month, depending on the city, size, and amenities. Finding a house to lease is tougher, and the competition will be fierce. A cheap lease will start at $3,500 per month and the commute will determine the price.



BAY AREA HOUSING TRENDS

What Do You Hope to Gain?



When planning your move, it's important to ask yourself why you're coming here. More often than not, money is not the primary factor, people come to Silicon Valley for the opportunities and the culture.

Margaret Barton,

BRE # 01164338

Do you want the adventure and excitement of living in one of the most innovative areas of the world?

And of course, let's not forget the wonderful weather!



Most companies will help with relocation in some way or another. Many of the larger companies will cover rental costs for a period of time. Some will even help you find a rental, or put you in touch with a relocation company that can. Be sure to ask your employer if they can assist you.



Does your company assist in relocation?

Commuting Concerns

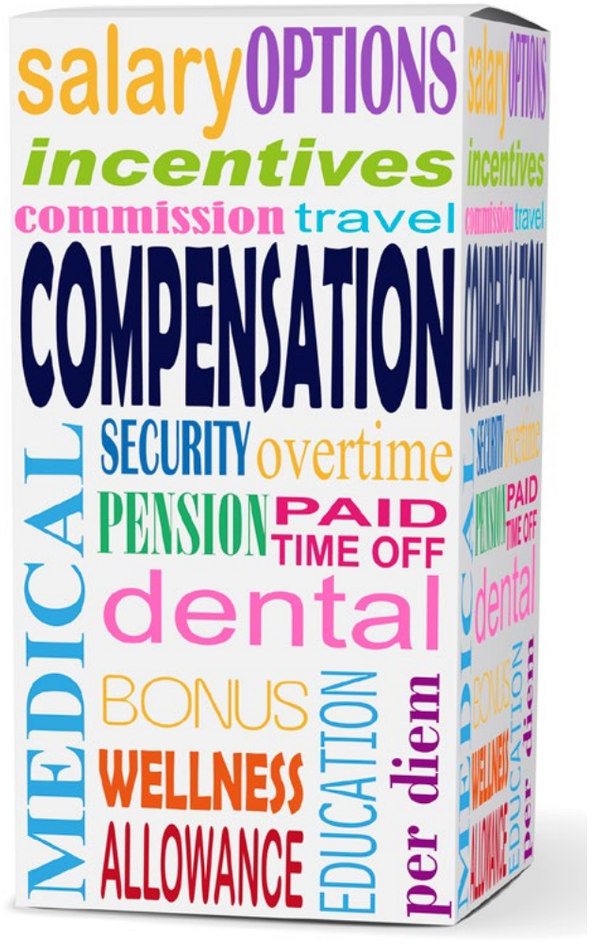


HAVE YOU CONSIDERED TRAFFIC?

Traffic is a big factor when considering where to rent or buy when moving to the Valley. Consider the major arteries, Highways 101, 280, 680, 880, 237, 92, 87, 17; these are the main connecting highways and the closer you can live to them, the better your commute will be! The cost of renting or buying will be governed by how long you spend every day on these roads!

COMPANY COMMUTER VEHICLES PUBLIC TRANSIT

Traffic being what it is, many of the larger companies have stepped in and solved the commute problem by providing company transportation; pretty much everyone living in the Bay area is familiar with the big buses provided by Google, Yahoo, and others, not only do these buses help cut down on traffic but they allow employees to work during the commute period. Companies that don't provide this service might offer help in other ways i.e., credit for public transportation or some sort of travel allowance.



Family/spousal considerations

FAMILY NEEDS

Needless to say moving is a huge upheaval, yes, it's hard to leave family and friends and start over, yet most people find those very same people are only too happy to come visit you in California! You may see more of them than you did back home! Sure there's a transition period but after a short while most folk are happy to make new friends and start new activities. There's many a family I've driven round to show where different things are and to get newcomers acclimatized, it's not long before those very same people are telling me about places they've discovered!

SCHOOLS

There's a huge variety of schools here; most of the public schools are good and many are excellent. For those looking for private schools, they are well represented and I'm happy to send you information upon request.

DAYCARE

This is often a tough one and really depends on the age of your child. There are several organization that provide help and some have quite the niche market with places like Town & Country Resources in Palo Alto offering unique services:

T+C TOWN+COUNTRY RESOURCES
Premium Home Staffing

TOWN + COUNTRY home staffing are experienced, highly skilled and they really care.

Click Here to Discover More



What you need prepared

1

A copy of a recent credit check. Most landlords will run their own credit report but it's good to have one available and invaluable to know what's on it. You're entitled to one free credit check a year. There are three nationwide consumer reporting companies:

Equifax: 1-800-685-1111 equifax.com

Experian: 1-888-397-3742 experian.com

TransUnion: 1-800-916-8800 transunion.com

Before ordering a credit report from the above sites, take a look at the Federal Trade Commission's Website for information on accessing your free credit check:

http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre34.shtm

2

Copy of a letter from your employer verifying employment and income with a name and number to contact at the company.

3

Copies of your last two months pay stubs.

4

If you're self employed, be prepared to show your last two years taxes.

5

If your credit is poor, have something to explain why. Attach a written explanation (bankruptcy, short sale, foreclosure or divorce, etc.)

6

Personal and professional references.

7

Bank name, account number (last four digits) and bank balance.

8

When applying for a high-end rental or for a single-family home, be prepared to show bank statements (black out any account numbers).

9

Letter giving personal information, preferably also attaching a photo of you and your family, if that applies.

10

Copy of driver's license or passport for identification.

PRIOR TO LOOKING FOR A RENTAL

Rental Websites

(BY NO MEANS A COMPLETE LIST, CONTACT ME IF YOU'D LIKE INFO ON MORE SITES)

1

Apartments.com™

APARTMENTS.COM

2

Bay Rentals

BAYRENTALS.COM

3

realtor.com®

REALTOR.COM

4

Zillow®

ZILLOW.COM

5

zumper

ZUMPER.COM

6

move

MOVE.COM

Sometimes there are rentals listed on the Multiple Listing System that are only available to real-estate agents.
If you contact me, I can check this out for you and let you know what's available in your city of choice and price range.

Average cost of housing

WHAT TO KNOW WHEN CONSIDERING BUYING

It's very common for people to move to the Bay area, rent for a few months, then start looking to purchase their own home. I'm often asked for some sort of comparison on what buyers might expect to pay when purchasing a home here. This is a tough question to answer because buyers have a choice: single family houses, townhomes, condominiums or mobile homes—and the price set is all over the map. Having said that, I'd like to give you some sort of idea, so I looked up average sale prices of single family homes in 2018 and here's a handy guide.

The first chart is for houses in cities in Santa Clara county, the following chart reflects houses in San Mateo county, below are links to maps showing boundaries for the two counties.

SANTA CLARA COUNTY:

City	*Sale Price, Average*
Los Altos Hills	$5,100,105
Palo Alto	$3,840,573
Los Altos	$3,700,435
Monte Sereno	$3,500,852
Saratoga	$3,127,894
Stanford	$2,600,833
Los Gatos	$2,233,620
Cupertino	$2,426,180
Mountain View	$2,417,118
Sunnyvale	$1,932,792
Campbell	$1,557,151
Santa Clara	$1,558,265
San Jose	$1,281,463
Milpitas	$1,237,385
Morgan Hill	$1,112,639
San Martin	$1,357,605
Gilroy	$868,523
Alviso	$1,235,000

SAN MATEO COUNTY:

City	*Sale Price, Average*
Atherton	$8,423,208
Woodside	$4,119,948
Hillsborough	$5,122,755
Portola Valley	$3,294,778
Menlo Park	$2,866,860
Burlingame	$2,537,711
San Gregorio	$1,275,750
San Carlos	$2,110,855
Redwood Shores	$2,224,727
Foster City	$1,952,267
Millbrae	$1,770,451
Belmont	$1,938,767
Redwood City	$1,825,260
San Mateo	$1,778,872
Pescadero	$889,222
Half Moon Bay	$1,471,672
Montara	$1,399,543
El Granada	$1,167,370
Moss Beach	$1,168,250
Brisbane	$1,310,824
San Bruno	$1,203,588
Pacifica	$1,164,574
S. San Francisco	$1,135,930
Colma	$1,133,750
Daly City	$1,070,717
East Palo Alto	$1,067,634
La Honda	$877,750
Loma Mar	$750,000

Santa Clara County: https://www.google.com/maps/place/Santa+Clara+County,+CA/@37.1890661,-121.9855172,10z/data=!3m1!4b1!4m5!3m4!1s0x80902f527934f677:0x102c754137830cb9!8m2!3d37.3336581!4d-121.8907041

San Mateo County: https://www.google.com/maps/place/San+Mateo+County,+CA/@37.380814,-122.6150151,10z/data=!3m1!4b1!4m5!3m4!1s0x808f7801e62d4689:0x57b3b828e617e4dc!8m2!3d37.4337342!4d-122.4014193

City apartments list





The list is in alphabetical order by city, with a few of my comments and my take on the cities themselves. One of the great things about the Bay area is the variety of places to live, everything from the flats to mountains, even the coastal areas if you're willing to drive a bit longer, the Bay area has it all. Each city reflects the following information:

MY TAKE ON THE CITY

WHY LIVE IN THAT CITY?

CITY INFORMATION

APARTMENTS

If I show no information in this category, it's because I haven't got a referral for you in that city; in that case I recommend you go to Yelp or check out the big apartment communities like Avalon or Prometheus

POINTS OF INTEREST

Atherton



Unless you happen to call Atherton home, you might never have reason to stop there! Atherton is a place you pass on your way to somewhere else, like Redwood City or Menlo Park. Everyone who has lived in the Bay Area for any length of time knows that Atherton is where the “rich” people live; now that’s saying something since there are a lot of wealthy people in Silicon Valley! Indeed, the Atherton zipcode was recently listed as the second most expensive in the country (the first being Sagaponack, New York!).

It all started a century ago, when wealthy San Franciscans bought country property on the then-undeveloped Peninsula. Over the course of the century, many of these families joined the national exodus to the suburbs, with the difference that they already owned property and houses they proceeded to develop. Since their business typically remained in the City, Atherton didn’t develop local amenities like malls and theaters—or even schools. The town shares districts with Menlo Park and Redwood City (where local shopping happens, too). These homeowners often prefer to send their children to private schools, of which there are several in the town itself.

Ironically, a town started by train magnates, among others, now has only weekend service.

Atherton properties are still known for their large lots—not typical of the flats; city ordinance establishes a minimum lot size of one acre. If you’re looking for a house on a large lot in the Bay Area, Atherton is one of the places you’ll want to check out. Expect that most houses will be ranch style, that is, low slung and rambling; if you want something modern, you’re going to have to buy an older home and remodel or build it. Of course, this is a town where many of the older, larger houses are unique.

People will choose to live in Atherton if they want a quiet, private, country feel. That feel comes partly from the fact that utilities are buried, and the names of the streets are written on unobtrusive, vertical signs. (Not so easy to read!) In close proximity to both 101 and 280, Atherton is easily accessible, and a lot of the commute will be on neighborhood streets.

APARTMENTS

I’ve never shown any apartments in Atherton; that’s because there aren’t any! When looking for rentals in Atherton prospective tenants usually use the services of a real-estate agent who accesses rentals through the Multiple Listing Service, or through networking with other real-estate professionals. Rentals are usually single-family homes though sometimes you might find a cottage or studio that comes available. Rentals of any type are very expensive, and leases are the norm.

CITY INFORMATION

http://www.ci.atherton.ca.us/

POINTS OF INTEREST

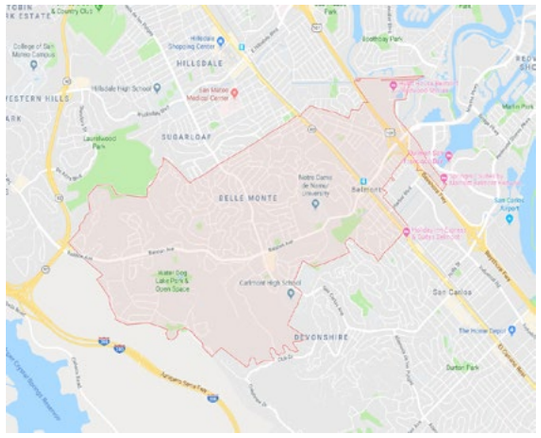
Caltrain service at station on weekends only

http://www.caltrain.com/

WHY LIVE IN ATHERTON

http://en.wikipedia.org/wiki/Atherton,_California

Belmont



Driving north on 101 I enjoy looking at the gently rounded Belmont hills studded with homes and looking slightly European. Belmont, aka Bella Monte or beautiful mountain offers the luxury of two worlds: hills for those who like a more private lifestyle and flat lands for those who abhor windy narrow roads and challenging parking! What's it to be, a view of the planes coming in to land at San Francisco airport, or one of the neighborhood with children riding their bikes? Belmont has both.

To say that Belmont has a formal downtown might be stretching it a bit, but it does offer a small shopping community around El Camino Real and Ralston and another charming shopping center around Ralston and Alameda de las Pulgas; this is the Carlmont Village Shopping Center that has a certain low-key charm reminiscent of bygone days. If friendly service is of value to you, this is the center to drop by and browse.

A few years ago Belmont was in the news as having passed one of the strictest anti-smoking ordinances in the country, banning smoking in city parks, all businesses and all multi-story apartments and condominiums. Other cities have since copied Belmont's lead.



APARTMENTS

Most of the apartments are along and close to El Camino Real and Alameda de las Pulgas, however, there are some really nice ones you can check out on Cipriani Drive off Ralston and not too far from 280.

Below is a picture of The Bella Monte, 2165 Carlmont Drive, Belmont. Small privately owned and managed complex. Spacious floor plans with generous closet space. Close to shops, grocery stores, bus, etc. Easy access to 101 and 280.



CITY INFORMATION

https://www.belmont.gov

POINTS OF INTEREST

Caltrain station

http://www.caltrain.com/

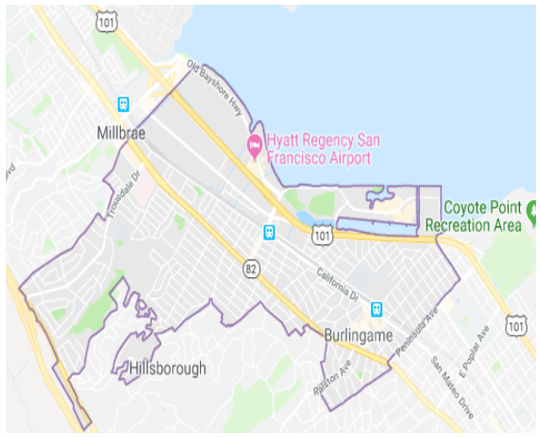
College of Notre Dame, located on Ralston Avenue, it's within easy access of 101

http://www.ndnu.edu

WHY LIVE IN BELMONT

https://en.wikipedia.org/wiki/Belmont,_California

Burlingame



One of the first things you'll notice about Burlingame is that it has so many trees, and a lot of trees equate to a lot of greenery and a certain softness around the architecture. It turns out that most of these trees are protected by city ordinance earning Burlingame the nickname of "City of Trees."

Burlingame has a strong Victorian influence in its homes and many are older craftsman-style buildings; these older properties have in many cases been lovingly restored and add a lot of character to the city; if you want to avoid cookie cutter houses, check out Burlingame.

Within close proximity of San Francisco Airport, Burlingame is home to many businesses that directly or indirectly support the airline industry; it also has a thriving "car row."

If you like to shop or browse, then Burlingame downtown is the place for you, my favorite is to go to Burlingame Avenue, walk around the many shops and have lunch at Il Fornaio (just love their cookies). Parking can be tough downtown so I allow time to find a space, and take your quarters! This is a fabulous place to spend a morning or afternoon; there are many eateries and places worth visiting, so browse and enjoy!

A lesser known fact is the Burlingame library is the repository for opera scores and other items of musical interest in the Peninsula library system.

APARTMENTS

Burlingame Towers, 1469 Bellevue Avenue, Burlingame. Spectacular views! Two bedroom units close to Down-town Burlingame and Hillsborough. Easy access to 101, 280 and bus route. Newly remodeled with granite counters and wood floors. Cats are OK

http://burlingame-towers.com



CITY INFORMATION

https://www.burlingame.org/

POINTS OF INTEREST

Caltrain station

http://www.caltrain.com/

Downtown Burlingame has so many wonderful shops and restaurants that it's hard to decide where to start, wherever you decide to visit, remember that parking meters reign downtown so don't forget to check the meter.

http://www.burlingamedowntown.org

WHY LIVE IN BURLINGAME

https://en.wikipedia.org/wiki/Burlingame,_California

Campbell



Campbell is a charming mixture of old, new and everything in between. For those seeking something more modern there's the Pruneyard Shopping Center fronting Bascom Avenue which offers a little bit of everything. How about old-town charm? That can be accommodated too! Campbell has a lively and well attended downtown with great little shops, restaurants and coffee houses.

For those looking for something with a great story, not far from downtown Campbell is the Campbell Historic Museum and Ainsley House. The Museum offers memorabilia from a time when Santa Clara County was less about high tech and more about agriculture. The Ainsley House was built in 1925 as the home of Campbell canning pioneer, J.C. Ainsley and his wife Alcinda; it was moved to its present location in 1990.

Single-family homes are the norm in Campbell though there are some multi-unit properties; most houses are older ranch style having been built from the 1950s to the 1970s, with pockets of new houses. Close to downtown Campbell are some older craftsman style homes; these are sought after as remodeling projects since they have so much charm. With that in mind, newer homes near downtown are often built with craftsman-style touches and appearance. One could say that nostalgia has a definite place in Campbell.

APARTMENTS

I haven't helped clients find an apartment in this city so don't have any particular complex to recommend.





CITY INFORMATION

https://www.ci.campbell.ca.us/

POINTS OF INTEREST

I love to go shopping either in Downtown Campbell, or at the Pruneyard, two very different shopping experiences:

https://www.downtowncampbell.com

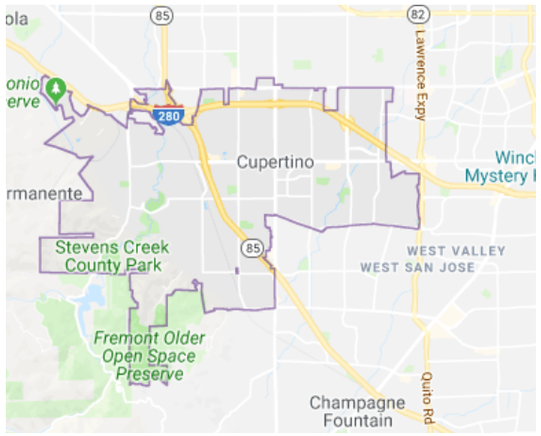
https://thepruneyard.com

WHY LIVE IN CAMPBELL

https://en.wikipedia.org/wiki/Campbell,_California

Cupertino

CUPERTINO



Who hasn't heard of Cupertino, home to Apple Computer! Before Apple took over as a major resident, Cupertino was known for other reasons. When I first visited Cupertino, driving out from the midwest to see friends in 1976, it was a beautiful city dotted with orchards, inviting restaurants and the fabulous Vallco Mall. Times have changed, the orchards have all gone, Vallco Mall has had severe competition from other shopping centers and is in the process of reinventing itself with an enormous remodel; however the inviting restaurants still remain!

Cupertino is home to many businesses; with its central location it provides easy access to the rest of the Bay Area via Highway 280, Lawrence Expressway, Foothill Expressway and Highway 85. Cupertino is known for its outstanding school district and, as a result, is a preferred destination for many house buyers and renters.

The city extends from Rancho Rinconada on the one side (near Stevens Creek and Lawrence Expressway) to what used to be known as Monta Vista on the other (Stevens Creek and Foothill Expressway). Both Rancho Rinconada and Monta Vista are areas that were ultimately incorporated into Cupertino proper.

Whether you're buying or renting a home in Cupertino you can expect to pay more because of the high-scoring school district. A point to bear in mind is that parts of Los Altos, Santa Clara, Sunnyvale and West San Jose also come under the Cupertino school district.

APARTMENTS

City Gate Cupertino, 5608 Stevens Creek Blvd;
Very convenient to 280 and Lawrence Expressway; pet friendly

https://www.equityapartments.com/san-francisco-bay/cupertino/city-gate-at-cupertino-apartments

Glenbrook Apartments, 10100 Mary Avenue;
Close to just about everything: 280, 85, Foothill College, The Oaks Shopping Center; easy access to 101 http://www.glenbrook-apartments.com

Village Green, 21230 Homestead Road;
Easy access to 280, Foothill Expressway and 85; no pets http://www.villagegreenapartments.net

City Center Apartments, 20350 Stevens Creek Blvd; Easy access to 280 and shopping
https://prometheusapartments.com/san-francis-co-bay-area-apartments/san-francisco-south-bay/cupertino-city-center

CITY INFORMATION

http://www.cupertino.org

POINTS OF INTEREST

De Anza College

Vallco Shopping Center (in process of being redeveloped)

Blackberry Farm

Rancho San Antonio for hiking, running + small animal farm

Stevens Creek Park

Flint Center (theatre located at De Anza College)

Planetarium (located at De Anza College)

WHY LIVE IN CUPERTINO

http://en.wikipedia.org/wiki/Cupertino,_California

East Palo Alto



Founded in Gold Rush days, the community of East Palo Alto remained unincorporated until 1983. The upshot of this meant that Menlo Park and Palo Alto had already annexed much of the land around the town's core, leaving it without a strong tax base. East Palo Alto has experienced many ups and downs over the years and is currently enjoying the attention of those who see it as undervalued real estate, ready to be developed with new housing or office space.

Renters and house buyers can find probably the Peninsula's cheapest housing here—a good place to start if Silicon Valley prices might otherwise prove insuperable, and a good place to start building equity. Less money can get you more house in E.P.A. As for the schools, Stanford University recently made Ravenswood a kind of test district, starting a charter school there (now part of Aspire) with programs designed by University faculty and, I believe, partly staffed by students from Stanford's school of education. The town is centrally located for the whole Peninsula, within decent commuting distance of both San Francisco and San Jose, and with easy access to the Peninsula's main artery, the Bayshore Freeway aka 101.

APARTMENTS

I don't have any apartments to recommend in this city; most of my clients asking about the city have been interested in buying, not renting here. East Palo Alto has some of the strictest Rent Control policies on the Peninsula.





CITY INFORMATION

http://www.ci.east-palo-alto.ca.us/welcome.html

POINTS OF INTEREST

The eastern part of East Palo Alto includes the open space of the Baylands and its many trails on the shore of San Francisco Bay, including access to the Dumbarton Bridge and its walkway to trails in Fremont and the East Bay.

WHY LIVE IN EAST PALO ALTO

http://en.wikipedia.org/wiki/East_Palo_Alto,_California

Foster City



As you head north on 101 towards San Francisco, you pass Foster City on your right, a little before San Mateo. Foster City was built relatively recently, in the 1960s, on landfill; as such the houses are more modern than a lot of housing in nearby cities. Since the city was a planned development more thought went into its layout and it's easier to navigate.

The city is the headquarters for Visa, one of the better-known major employers in the area. It's also in the flight-path for San Francisco International Airport. While double-paned windows can solve this for many, keep it in mind if you're sound sensitive.

Since so much of Foster City is water—back yards lead down to canals—and the city boasts some nineteen parks, the overall effect is one of beauty and serenity. According to a survey done by NeighborhoodScout, a web based platform, Foster City is safer than 62 per cent of cities in America to live in; for more information go to:

https://www.neighborhoodscout.com/blog/top100safest-faq

Weatherwise, the city's very pleasant, it rarely gets super hot since there's a cooling influence from the Bay, and it's below the summer fog line, which rarely reaches past San Mateo. (See the discussion on weather at the end of the book.)

APARTMENTS

Beach Park Apartments, 1999 Beach Park Boulevard

A Prometheus development near Foster City Boulevard and 92, not too far from 101

http://www.prometheusreg.com/?page_id=101&property=Beach+Park

Miramar Apartments, 1288 East Hillsdale Boulevard

A Prometheus development near Foster City Boulevard and 92, not too far from 101. Some units have water view

http://www.prometheusreg.com/?page_id=101&property=Miramar



CITY INFORMATION

http://www.fostercity.org/

POINTS OF INTEREST

Check out the lovely walking paths on the edge of the city and near the water; sit on a bench, enjoy the Bay views and watch the planes stack up on the flight path, it's quite the view! You can see this is a city with a plan, unique among Peninsula towns. It's fully eighty-percent water!

WHY LIVE IN FOSTER CITY

http://en.wikipedia.org/wiki/Foster_City,_California

Hillsborough



Hillsborough is located a little south of San Francisco, close to Burlingame and San Mateo. With its proximity to Highway 280, it is a perfect place to live if you work in San Francisco. Hillsborough is one of the wealthiest cities in America and its exclusiveness is upheld by houses having to be a minimum of 2,500 sq.ft. on lots of at least a half-acre; this makes sure that housing is very expensive. Like Los Altos Hills and Atherton to the south, Hillsborough has no apartments, condos or townhomes within its city limits.

One of the first things I noticed when showing property in Hillsborough for the first time is that it is very, very easy to get lost! Hillsborough residents almost take pride in the fact that there is no logical sequence to the way in which streets are laid out, that and the hilly terrain make it easy to take a wrong turn! Navigating Hillsborough takes some patience but once done, it's a lovely city to drive around if only to catch a glimpse of beautiful homes behind hedges or high walls, on extra large lots! Driving through Hillsborough reminds me a lot of driving through certain small towns in England, I think it's all the greenery, hedges, and walls!

APARTMENTS

There are no apartments in Hillsborough. Should you be looking for a rental in Hillsborough, it's rare that you'll drive through the city and see a for rent sign; more commonly houses will be leased using the services of a real-estate agent. As in Los Altos Hills and Atherton, expect to pay big bucks to rent anything here.





CITY INFORMATION

http://www.hillsborough.net/

POINTS OF INTEREST

Nearby Crystal Springs Golf Course and Reservoir

Burlingame Country Club (golf and tennis—horribly expensive and by invitation only)



WHY LIVE IN HILLSBOROUGH

http://en.wikipedia.org/wiki/Hillsborough,_California

Los Altos



Having lived in Los Altos for many years, and having worked in it for even longer, I have found many things to love about Los Altos: the quaint downtown, the many parks, the spacious feel to the neighborhoods, and the lovely view of nearby hills.

The minimum lot size in Los Altos is around ten thousand square feet, meaning the city has a spacious tree lined feel to it; properties aren't crowded and there is charm in the diversity of buildings. Los Altos has its commercial side restricted to certain areas: to mention just a few, visit Loyola Corners on the corner of Foothill Expressway and Loyola (home to a great breakfast restaurant), Rancho Shopping Center, on the corner of Magdalena and Springer, with its variety of small shops, Village Court shopping center located on the corner of El Camino Real and San Antonio Road, and the newly renovated and quaint downtown (take Main Street exit off Foothill Expressway), evocative of small-town America. Here you'll find boutiques offering just about everything. There are no large malls in Los Altos and tall buildings of any kind are discouraged by residents and planning department alike.

Los Altos has many lovely parks, both large and small; a couple of the more tucked away parks are Shoup Park and Redwood Grove, both located on University Avenue, within walking distance of downtown. And let's not forget that it also has the Los Altos Stage Company, formerly known as the Bus Barn Theatre, a wonderful destination!

For those who have visited the Winchester Mystery House in Campbell (near Winchester and 280, opposite Santana Row), you might be interested to know that Sarah Winchester originally lived in a house off University Avenue in Los Altos. This is a charming Victorian house which has quite a history and is reputed to be haunted!

Most of Los Altos is covered by the excellent Los Altos School District; however some of the most southern parts of Los Altos, close to Cupertino, have Cupertino schools. The high school is run jointly by Los Altos and the neighboring town of Mountain View.

APARTMENTS

I don't have any apartment buildings to recommend in Los Altos since all my rentals here have been single family homes. Having said that, there are apartments near downtown and close to El Camino Real.

CITY INFORMATION

http://www.ci.los-altos.ca.us/

POINTS OF INTEREST

Original Sarah Winchester house

Bus Barn Theatre

History House Museum

Pet Parade

Festival of Lights Parade

Los Altos Golf & Country Club (very expensive but excellent location—can get membership just for the pool and social)

WHY LIVE IN LOS ALTOS

http://en.wikipedia.org/wiki/Los_Altos,_California

Los Altos Hills



If you would like to live in one of the most affluent cities in the US, have beautiful Bay and mountain views, and yet be within easy driving distance of Highway 280 and nearby downtown Los Altos, then Los Altos Hills may very well be for you. With very few exceptions (notably close to Los Altos) the minimum lot size is one acre. Los Altos Hills is very strict about how properties are landscaped; as a result the “natural” look prevails and driving through the city is like driving through a country neighborhood.

Los Altos Hills is home to Hidden Villa, an organic farm and wilderness area covering over 1600 acres of open space. They host many programs and this is a popular destination.

Like Atherton, Los Altos Hills has no commercial, industrial, or business properties of any type; it’s purely residential. The city has its own elementary school; however, both middle and high school are covered by the excellent Los Altos school system, as are the library, post office, and other public services.

APARTMENTS

There are no apartments or multi-unit properties of any type in Los Altos Hills. Single family homes are available to rent and an occasional guest house. It’s best to work with a real estate agent in looking for a rental in this area.





CITY INFORMATION

http://www.losaltoshills.ca.gov/

POINTS OF INTEREST

Foothill Junior College operated by the Foothill-De Anza Community College District is located at the corner of Moody Road and Highway 280.

Ananda Marga Retreat Center (extremely welcoming—all levels of meditation)

St. Clare Center

Hidden Villa (organic farm, events and programs for people of all ages)

WHY LIVE IN LOS ALTOS HILLS

http://en.wikipedia.org/wiki/Los_Altos_Hills,_California

Los Gatos



Los Gatos (Spanish for “the cats,” referring to the cougars once indigenous there) is located near San Jose and at the base of the Santa Cruz mountains; with such a location you have housing on the flats and in the hills. Whether you choose a ranch-style house, or an older Victorian close to downtown, or an upscale mansion in the foothills, whatever your preference, you can find it in Los Gatos—and you can expect it to be pricey!

Los Gatos has a charming downtown, full of character with many specialty boutiques and lots and lots of yummy eateries! Like neighboring Saratoga, Los Gatos downtown is beautiful and would make a perfect picture postcard. In addition to its downtown, there is also the Old Town Shopping Center, which should not be missed.

There are many fine parks in Los Gatos but my favorite is Vasona Park; my two sons used to love this park when they were younger, especially the little train. I must confess that I loved the little train too!

The Los Gatos school district is excellent; parts of nearby San Jose also funnel into this school district.

APARTMENTS

I don’t have any apartments to recommend in this city, most of the rentals I’ve done here have been single family houses.





CITY INFORMATION

http://www.town.los-gatos.ca.us

POINTS OF INTEREST

Vasona Park and the little train https://www.sccgov.org/sites/parks/parkfinder/pages/vasona.aspx

Downtown



WHY LIVE IN LOS GATOS

http://en.wikipedia.org/wiki/Los_Gatos,_California

Menlo Park



If people hadn't heard of Menlo Park before, they certainly have now with Facebook moving its headquarters to the old Sun Microsystems office on Willow Road. Menlo Park is located next to Palo Alto, Atherton, and Redwood City with Stanford Shopping Center and Stanford Hospital close by.

Menlo Park has distinct neighborhoods; whether you're interested in living in Menlo Oaks, The Willows, Allied Arts, or in Sharon Heights, there's something for everyone. Like Palo Alto and Los Altos, Menlo Park is pricey and houses for lease are few and far between. Apartments are available near Middlefield Road, close to downtown, along El Camino Real, and on Sand Hill Road across from Stanford land.

Apart from Facebook, Menlo Park is known for its venture capital and legal firms, for being the home of SRI and for SLAC, the famous national accelerator laboratory (technically part of Stanford). I particularly like the following representation:

http://www6.slac.stanford.edu/AboutSLAC.aspx

A bit of trivia: Google was started in Menlo Park in 1998. Then it moved all the way to Mountain View!

Menlo Park is well known for several excellent private schools.

Menlo Park has a thriving downtown located around Santa Cruz Avenue; there are also many fine stores close to the historic Caltrain station, notably Café Boronne and Kepler's Books. A few years ago it looked like Kepler's was going to close down; however public support was so strong that the store survived the fate of other independent books stores and is thriving to this day. Menlo Park train station is one of the oldest operating stations in California.

Menlo Park is difficult to drive through at certain times since traffic is heavy and streets can become quite congested; having said that, it's fine outside of commute hours (as long as Stanford doesn't have a game or event going). Menlo Park has an ordinance that prohibits parking between two and five a.m. on all residential streets. I don't know how well this is enforced still and wouldn't like to put it to the test.

APARTMENTS

Oak Creek Apartments, 1600 Sand Hill Road. Between Alameda de las Pulgas/Santa Cruz and Highway 280. Close to Stanford Shopping Center and Palo Alto

http://www.oakcreekapts.com

Sharon Green Apartments, 350 Sharon Park Drive. Sand Hill between Alameda de las Pulgas/Santa Cruz and Highway 280. Close to Stanford Shopping Center and Palo Alto

650-854-3900

http://www.breproperties.com/community/?refid=www.bresharongreen.com&reqt=/

CITY INFORMATION

http://www.menlopark.org/

POINTS OF INTEREST

Sunset Magazine

Kepler's Books

Café Boronne

The Guild movie theatre (independent movies)

Allied Arts

Caltrain station

http://www.caltrain.com/

WHY LIVE IN MENLO PARK

http://en.wikipedia.org/wiki/Menlo_Park,_California

Mountain View



I remember when I first visited Mountain View in 1978! It was very different then. Mountain View used to be the place to live if you were looking for a rental, condo or townhome; it was uninspiring and not a permanent destination. How times have changed!!! Mountain View is now home to Google and many other high-tech companies. And this is the town where, in one sense, it all started, the home of the legendary Fairchild Semiconductor, grandaddy of just about every tech company in Silicon Valley. Mountain View's a city many are proud to call home, myself included.

The town has a thriving downtown centered on and around Castro Street; this is the place to visit if you're interested in dining of any sort, fine or casual—it can be found in downtown. Some years ago, the area was reno-vated—fortunately, a huge success—thank you City of Mountain View, all your hard work and forethought paid off! In addition to all the restaurants, coffee shops, book stores, and boutiques, the town also boasts a modern Performing Arts Center which supports many fine programs year round. A welcome addition to Mountain View has been the introduction of many start-ups in and near the downtown area.

Mountain View has a variety of parks the largest of which is Shoreline Park, also home to a golf course and Shoreline Amphitheatre, an open-air theatre under the world's largest tent, which has hosted everything from symphonies to the Grateful Dead (yes, I saw them there myself a couple of times—wonderful!). The park has an interesting history. Back in the sixties, someone had the brainwave to offer to handle San Francisco's overflowing trash, get paid to take it, and make a park out of it! Over thirteen patient years, they filled in five hundred acres of marshland, then began turning them into a park with a fifty-acre lake. A win-win situation for everybody.

For those who like to bike, hike, or jog, Stevens Creek Trail is the place to go. In the heart of Silicon Valley this trail is amazingly unfrequented: pick the trail up near downtown, run along Highway 85 for a while and then pass the Moffett Field wind tunnel; keep going and head to the left and you can find yourself running by the lake and heading towards Palo Alto. Go to the right and you will most likely find yourself to be the only person around except for the ducks! If you're a bird lover, this is the place to come.

(even more about Mountian View on the next page)



Mountain View

CONTINUED



There is a Caltrain and light rail stop in Mountain View. The light rail runs all the way to downtown San Jose. I've also enjoyed the Sunday morning Farmers Market, held next to the station. While the town's train station looks like the real thing, a la Menlo Park, peek inside and you'll see it's a magician's trick: torn down long ago, it was rebuilt to the original specifications in the boom years of the early aughts—complete with two chimneys outside and no fireplaces inside! And those strange silver looking structures—well, they are Olympic torches built, I hear, when it was hoped the Olympics would be held in San Francisco.

Mountain View is a great place to live, with a little of everything. Want old-world craftsman type homes? Look around Castro Street and you'll see all the old-world charm you could want. How about ranch-style houses? They abound in various pockets all over Mountain View. Not interested in a single-family home? Mountain View has a large variety of townhomes and condos to choose from and has three really nice mobile home parks and, you guessed it, they're pricey too!

Schools in Mountain View are good to excellent; parts of Mountain View have Los Altos schools. Mountain View and Los Altos have a joint high-school district.



APARTMENTS

(I give the largest number of apartments because Mountain View is the city I get asked about the most when it comes to rentals)

Americana, 707 Continental Circle

A Prometheus development close to 85 and El Camino Real; minutes away from 101

http://www.prometheusreg.com/?page_id=101&property=Americana

The Eves, 151 Calderon

Close to downtown Castro Street and Caltrain; 85 and Central Expressway are really close; 101 is easy access. Office closed on Sundays. The Eves is literally next to the Stevens Creek Trail, a biking and walking trail that goes to Shoreline Park (see History Sidebar under Mountain View).

https://www.avaloncommunities.com/california/mountain-view-apartments/eaves-creekside

(even more about Mountian View on the next page)

Mountain View

CONTINUED



The Eves, 555 W. Middlefield

Super close to everything Downtown, to Caltrain and to VTA, also easy access to Highways 101 and 85—I love the pool, spa, and grounds in this complex; very well run with friendly folk to help you.

https://www.avaloncommunities.com/california/mountain-view-apartments/eaves-mountain-view-at-middlefield

Avalon at Mountain View, 1600 Villa Street

Close to downtown Castro Street and Caltrain; easy access to 101. Office closed on Sundays

http://www.avaloncommunities.com/avaloncore/nfloor.asp?comm=106

Avalon Towers on the Peninsula, 2400 W. El Camino Real

Near El Camino Real and Ortega. Many of the units have views. Easy access to 101. Office closed on Sundays

http://www.avaloncommunities.com/avaloncore/nfloor.asp?comm=131

North Park, 111 North Rengstorff Avenue

A Prometheus development located at Central Expressway and Rengstorff; easy access to 101 and 85. Leasing office is closed on Sunday

http://www.prometheusreg.com/?page_id=101&property=North+Park

Park Place, 851 Church Street

A Prometheus development close to downtown Mountain View and Caltrain. Easy access to 101 and 85

http://www.prometheusreg.com/?page_id=101&property=Park+Place

Park Place South, 851 Church Street

A Prometheus development close to downtown Mountain View and Caltrain. Easy access to 101 and 85. Back to back with above complex but very different floorplan and ambiance

http://www.prometheusreg.com/?page_id=101&property=Park+Place+South

(even more about Mountian View on the next page)



Mountain View

CONTINUED



Park Place South, 851 Church Street, Mountain View

A Prometheus development close to downtown Mountain View and Caltrain. Easy access to 101 and 85. Back to back with above complex but very different floorplan and ambiance

http://www.prometheusreg.com/?page_id=101&property=Park+Place+South

The Shadows, Mountain View, near Shoreline and Middlefield.

http://www.rent.com/rentals/california/san-jose-south-bay-and-peninsula/mountain-view/the-shadows/468043/?linkname=myrent-9500-view-properties

Village Lake Apartments, Mountain View, between Shoreline and Moffett

http://www.rent.com/rentals/california/san-jose-south-bay-and-peninsula/mountain-view/village-lake-apartments/445193/?linkname=myrent-9500-view-properties



CITY INFORMATION

http://www.ci.mtnview.ca.us

POINTS OF INTEREST

Caltrain station

http://www.caltrain.com/

Light Rail runs between Mountain View and San Jose

Rengstorff House

East/West Book Store

Shoreline Trail and Park

Computer History Museum

Shoreline Amphitheatre

Mountain View Center of Performing Arts

Century Cinema 16



WHY LIVE IN MOUNTAIN VIEW

http://en.wikipedia.org/wiki/Mountain_View,_California

Palo Alto



Who wouldn't want to live in a town whose streets are named for poets? Whose citizens, even in an age of budget cuts, routinely pass parcel taxes to support school programs? Whose neighborhoods have names like Professorville and College Flats? And whose excellent high schools send a stream of students to Stanford—right across the street?

A city of well over fifty thousand on the border of San Mateo and Santa Clara counties, Palo Alto is a university town, and it shows. When Stanford opened its doors in 1891—co-ed from the start—the surrounding areas had a focus not found elsewhere on the Peninsula. And when technology (read, computers) began its rise after World War Two, Palo Alto was on the cutting edge (still is). This is where Bill Hewlett and Dave Packard started off in a garage (on Addison Street, recently restored by the company.) This is the town Steve Jobs chose to live in and raise his family.

Palo Alto has two distinct downtown areas; one located in and around University Avenue which is the main downtown, and a smaller though very charming downtown located around California Avenue (both these areas have Caltrain stops). One of the must see spots on University Avenue is the Stanford Theatre; sponsored by the Packard family, this wonderful old world theatre shows movies from a bygone era, including silent movies. On Friday and Saturday nights the theatre is graced with an organist who literally rises out of the floor amid much applause from the audience!

Special to Palo Alto is its large stock of Eichler homes, built in the years after the Second World War. They're very much lived in. I remember, years ago, in England, watching a television show on Eichlers, and falling in love with them and their openness. Totally different than what I grew up with, in India and in England. Then I got to come here and see them first hand—and even live in one for several years. Who knows where life leads us? For those interested, there's even an Eichler Swim and Tennis Club serving the community, check it out at http://eichlerclub.com

History Sidebar: Stanford University

In my opinion, one of the great stories; New York boy turned Sacramento shopkeeper helps build a railroad through the impossible mountains and deserts of the American West, miraculously (after eighteen years)

(even more about Palo Alto on the next page)



Palo Alto

CONTINUED



has a single son same year the railroads meet in dusty Utah. Raises son happily until they take Grand Tour together (by railroad, of course) across Europe preparatory to son leaving for college back East (where else? No colleges out West!). Son gets typhoid fever, dies in Florence. Body brought back across continent, ocean, continent (certainly a world record for travel after death) and buried in marble mausoleum still opened to public one day a year. And son's name attached to that highest piece of technology of Western civilization: a university. Boy hadn't died, no university. Jane and Leland Stanford leave everything to it—and everything means a fortune. American West gets the benefit of that death; a benefit pays off fifty years later as Stanford University claims world-class status . . . certainly the stuff of opera.

Footnote: Visit Florence, walk beside the Arno River, look up at high wall, see a plaque in English. There, thousands of miles from the Peninsula and San Francisco, a commemoration of Leland Junior's death, put on the walls of the hotel where he died by Stanford alumni some fifty years after his death.

APARTMENTS

The Marc, 501 Forest Avenue, Palo Alto

Near Forest and Cowper; in the middle of downtown Palo Alto; close to all restaurants, shopping, etc. Easy access to Alma (Central Expressway) and 101

Gym, laundry on each floor

http://www.themarc-pa.com/THEMARCPALOALTOCA/Index.aspx

Palo Alto Place, 565 Arastradero Road

Near Arastradero and El Camino Real; not too far from 280

http://www.srgliving.com/paloaltoplace/

Parksquare, Palo Alto, end of Wilkie near Whitclem

http://www.rent.com/rentals/california/san-jose-south-bay-and-peninsula/palo-alto/parksquare-apartments/436893/?linkname=myrent-9500-view-properties

(even more about Palo Alto on the next page)



Palo Alto

CONTINUED



Roble Vista, 220 Palo Alto Avenue

1br units close to University Avenue, parks, Caltrain, and shops; granite counters and cats are OK

http://www.roblevista.com

Tan Plaza Continental, 580 Arastradero Road, Palo Alto

A Prometheus development close to El Camino Real.

Easy access to 280 and 101

http://www.prometheusreg.com/?page_id=101&property=Tan+Plaza+Continental

CITY INFORMATION

http://www.cityofpaloalto.org/

POINTS OF INTEREST

Stanford Movie Theatre (old time movies with organ player most Fridays and Saturdays)

Palo Alto Baylands for hiking and bird watching

Two downtowns (main one on University Avenue and smaller one on California Avenue)

Stanford University

Nearby Stanford Shopping Center

Palo Alto Hills Golf and Country Club (private)

Palo Alto Municipal Golf Course

Town and Country Shopping Center

Several movie theatres (Aquarius in downtown and Palo Alto Square, both showing independent movies)

Caltrain station (2 stops)

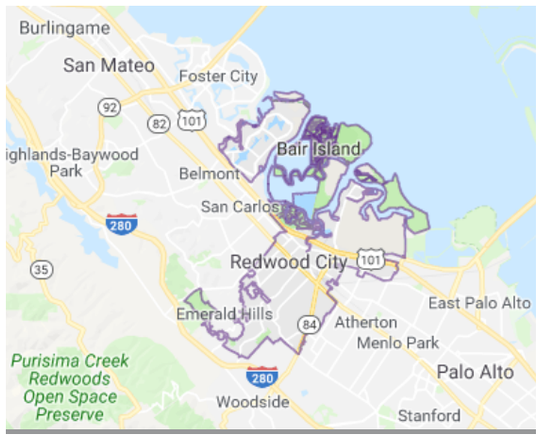
WHY LIVE IN PALO ALTO

http://en.wikipedia.org/wiki/Palo_Alto,_California





Redwood City & REDWOOD SHORES



"Climate Best by Government Test:" so reads the old neon sign nostalgically placed over Redwood City's Broadway decades after its removal from El Camino Real when El Camino was expanded to four lanes from two. And yes, it's true.

Incorporated in 1868, and the county seat of San Mateo County, Redwood City boasts the only deep-water port in the Bay south of San Francisco. As its name implies, the town started as a port for lumber in the days before the railroad came to the Peninsula in 1863. One of its oldest landmarks still bears a Civil War name: Union Cemetery, now squeezed in between El Camino and the Woodside Road overpass. I recently viewed a home for sale there that was built in the 1870s—way old for this part of the country. Redwood City makes efforts to preserve what's left of this history.

In its current incarnation, the town sports a mix of high- and low-end housing; being the county seat doesn't hurt, and the port helps, too. This is a bicycling town, as it's mostly on the flats. With its sister city, Redwood Shores, it's close to Oracle, the database maker, and Electronic Arts, the video-game maker.

APARTMENTS

Archstone, Redwood Shores, 850 Davit Lane, Redwood City

Easy access to 101; pet friendly

http://www.archstoneapartments.com/Apartments/California/Northern_California/Archstone_Redwood_Shores

Franklin Street Apartments, 1553 El Camino Real,

Right on El Camino Real, close to downtown Redwood City and all shopping; easy access to Woodside Road and 101; short drive to 280

http://www.rental-living.com/Communities/Franklin-Street

The Villas at Bair Island, 700 Bair Island Road, Redwood City

Near Whipple and 101. Excellent access to 101; pets OK

http://www.rental-living.com/Communities/The-Villas-at-Bair-Island

CITY INFORMATION

http://www.redwoodcity.org/

http://www.redwoodshores.com/

POINTS OF INTEREST

Downtown has wonderful shops and a large movie theatre

Little Fox Theatre

Caltrain station

http://www.caltrain.com/



WHY LIVE IN REDWOOD CITY

http://en.wikipedia.org/wiki/Redwood_City,_California

San Carlos



Warning: quite recently, this little town between Belmont and Redwood City beat out Manhattan as the most pricey real estate in the country! Housing on the Peninsula has its ups and downs: San Carlos is definitely one of the ups.

A town that kept its lovely stone train station—but turned it into a real-estate office. (I should complain!) A town half on the flats (around El Camino Real) and half in the hills (on the old ranchero road, the Alameda de las Pulgas—the Road of the Fleas—a name the Spanish took from the Ohlone Indians.)

San Carlos has a small cute downtown with some really nice restaurants, I just love its downtown area. It's also a wonderful destination to see Christmas lights and decorations over the holiday season. San Carlos has a little for everyone, properties on the flats and ones in the hills, there's also Edgewood Park near 280 which is a wonderful place to hike.

On another note, part of San Carlos comes under the Redwood City School District.

APARTMENTS

I don't have any apartments to recommend in this city.



CITY INFORMATION

http://www.cityofsancarlos.org/

POINTS OF INTEREST

Charming downtown

Caltrain station

http://www.caltrain.com/



WHY LIVE IN SAN CARLOS

http://en.wikipedia.org/wiki/San_Carlos,_California

San Jose



San Jose (Spanish: St. Joseph) is the third largest city in California, the tenth-largest in the U.S., and the county seat of Santa Clara County which is located at the southern end of San Francisco Bay. The San Jose/Silicon Valley area is a major component of the greater San Francisco Bay Area, a region of some eight million people and the sixth largest metropolitan area in the United States.

Old enough to still have streetcars, new enough to host the headquarters of numerous software and hardware companies, San Jose spent the last fifty years playing the "octopus," annexing towns and land to the south and east. Known for its exemplary city government (and its green approach to waste treatment), San Jose is now a "global city," a key player in globalization—and the heart of Silicon Valley. The little farm community founded by the Spaniards was their first civil settlement in Alta California, and the new state's first capital. But who's heard of Sacramento now?

This means people from around the world have come here to live. You can find Russian restaurants next to Chinese, Ethiopian next to Thai—and the communities to go with them. If you want to live a global life, this southern anchor of the Bay Area is the place to do it.

Who hasn't heard of Steve Jobs and Steve Wozniak; well, the "Woz" as he's nicknamed, is very popular in San Jose and the Children's Discovery Museum on Woz Way has him to thank for a lot of support!

For those interested, San Jose is made up of the following communities: Almaden Valley, Alum Rock, Alviso, Cambrian, Central San Jose (including Rose Garden and Naglee Park), Evergreen, North Valley, Santa Teresa, and Willow Glen.

San Jose is home to an international airport that has recently been expanded and renovated. I remember when the airport was a small strip and it is amazing to see how its grown. When driving on 87 look for the building with the hands waving—an ingenious design that is very eye catching!

APARTMENTS

I don't have any apartments to recommend in this city. Since San Jose is so large there's quite a lot of choice in apartments and houses for rent; finding a rental in San Jose is a lot easier than in some of the other Peninsula cities.

CITY INFORMATION

http://www.sanjoseca.gov/

POINTS OF INTEREST

Caltrain station

http://www.caltrain.com/

Woz Museum

Rose Garden

Rosacrucian Museum

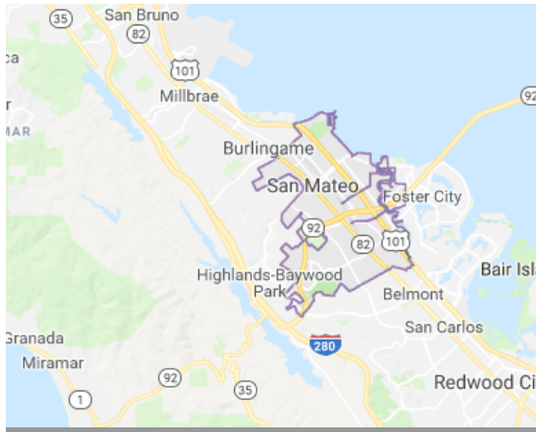
Discovery Museum

Happy Hollow

WHY LIVE IN SAN JOSE

http://en.wikipedia.org/wiki/San_Jose,_California

San Mateo



With a population just under one hundred thousand, San Mateo is one of the larger cities on the Peninsula. Its largest employers are the local community-college district and school districts.

Like its southern neighbor, Redwood City, San Mateo runs from the Bay shoreline up into the neighboring hills, affording opportunity to purchase homes on the flats or in the hills. San Mateo has a charming downtown centered around Third Street and parking is not as difficult as in neighboring downtown Burlingame.

At one point in time San Mateo had quite a large Italian population and the culture is reflected in older family style homes with many fruit trees and even, on occasion, a small barn!

APARTMENTS

Archstone San Mateo, 1101 Park Place, San Mateo

Super convenient to Hillsdale and 101; close to Hillsdale Shopping Center; Whole Foods and shops nearby; pet friendly

http://www.archstoneapartments.com/Apartments/California/Northern_California/Archstone_San_Mateo

Bridgepoint Apartments, 1987 Bridgepointe Circle, San Mateo, near Bridgepoint and Chess.

Prometheus development in central business area; restaurants and shopping close by

http://www.prometheusreg.com/?page_id=101&property=Bridgepointe

Metropolitan, 338 South Fremont Street, San Mateo

Prometheus development only a short distance from downtown San Mateo

http://www.prometheusreg.com/?page_id=101&property=Metropolitan

CITY INFORMATION

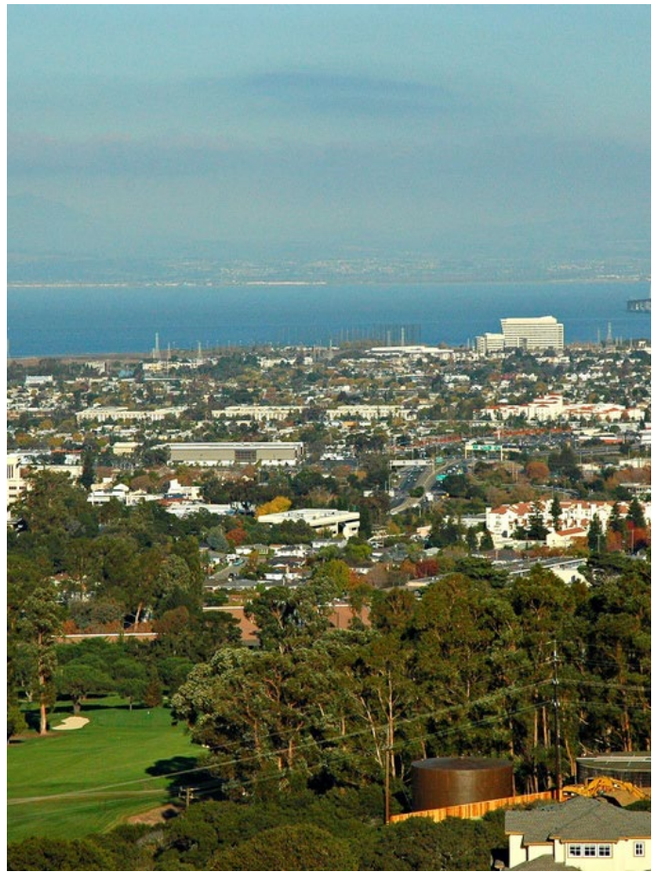
http://www.ci.sanmateo.ca.us/

POINTS OF INTEREST

Downtown

Caltrain station (3 stops)

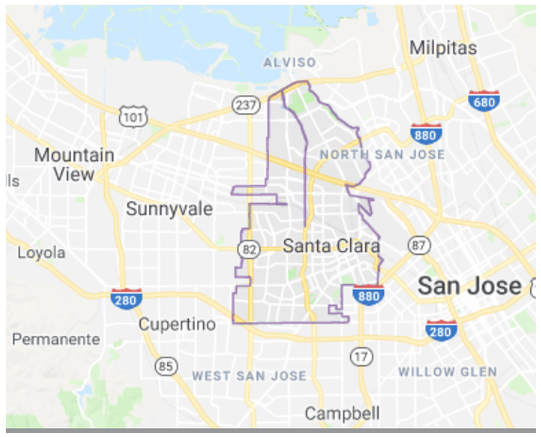
http://www.caltrain.com/



WHY LIVE IN SAN MATEO

https://es.wikipedia.org/wiki/San_Mateo_(California)

Santa Clara



Unlike most of the other missions, Mission Santa Clara never fell out of use, since it served as seed for Santa Clara University starting in 1851, but, like the other missions, is not original. The chapel was rebuilt in 1929 after a fire.

Santa Clara is located between Sunnyvale to its north and San Jose to its south. I haven't thought of Santa Clara as a destination spot and was pleasantly surprised to find it has a small historic downtown.

Santa Clara has expanded into loft living and there are quite a few loft conversions that are really interesting and add to the character of the city.

Santa Clara's house prices have shot up recently since its location is so convenient to the new Apple campus in Cupertino, plus it's easily accessed from 101 and Lawrence Expressway; as a result homes here have become quite desirable as more and more folk look to reduce their commutes.

APARTMENTS

Archstone Santa Clara, 1650 Hope Drive, Santa Clara

Close to 101 and Montague; Rivermark shopping center nearby; pet friendly

http://www.archstoneapartments.com/Apartments/California/Northern_California/Archstone_Santa_Clara

Domicilio, 431 El Camino Real, Santa Clara

A Prometheus development; close to San Jose Airport, and 87. It you take De La Cruz Blvd., it's not too far to 101. Closer to being a San Jose address

http://www.prometheusreg.com/?page_id=101&property=Domicilio

CITY INFORMATION

http://santaclaraca.gov/

POINTS OF INTEREST

Downtown

Caltrain station

http://www.caltrain.com/



WHY LIVE IN SANTA CLARA

http://en.wikipedia.org/wiki/Santa_Clara,_California

Saratoga



Saratoga is one of those towns would still probably be rural legally as well as aesthetically—that is, would have remained unincorporated—except for the Octopus: San Jose in its expansive mode after World War Two. In the 1950s, you incorporated or died. (See Woodside)

Those were the years my friend, Kate, spent summers there as a child, playing in the creek and orchard behind the vacation house her Dad came to on the weekends, getting off the train where today there aren't even the ruins of a station—her family's version of Fifties San Francisco life.

That tiny town kept much of its charm. Today, it has the distinction of being not only one of the country's wealthiest, but also one of its most educated! Along its main street, in what's called the Village, the boutiques bristle in a vibrant downtown, and at its edges, it slowly merges with the oaks and redwoods of the Santa Cruz Mountains. Imagine lots of wonderful restaurants and a charming downtown to walk around. Like Menlo Park, the name Saratoga was taken from the East Coast. At one time, the town was known for its hot springs, whose mineral content was similar to that of Saratoga Springs in New York State. Et voilà!

This is wine country, the home of Paul Masson wineries, and new developments have largely maintained that open feel, some with minimum lot sizes of one whole acre. Masson's chateau, on a knoll above the town, is listed on the National Registry of Historic places, and is home to weddings and other outdoor events. Also, let's not forget Hakone Gardens which I love to visit, the entry is quite steep; I remember years ago driving a Triumph GT6 sports car up the driveway, having to stop at one point, and being terrified of slipping backwards (shades of driving a stick shift on San Francisco's steep streets!).

APARTMENTS

I don't have any apartments to recommend in this city.



CITY INFORMATION

http //www.saratoga.ca.us/

POINTS OF INTEREST

Hakone Gardens

Downtown

Paul Masson Winery and music series

Villa Montalvo

WHY LIVE IN SARATOGA

http://en.wikipedia.org/wiki/Saratoga_California

Sunnyvale



Beginning as a Mexican ranchero and then Anglified as wheat farms, Sunnyvale spent most of a century as orchard land. World War Two brought Moffett Air Force Base and industrialization, with a quick transition into high-tech businesses. Lockheed came in the fifties, Yahoo in the nineties, Nokia in the oughts; and Apple in the teens. And let's not forget LinkedIn and Google and the enormous property trade between these two giant tech companies! This is definitely engineer country. They really should call it, Chipvale.

As its name implies, Sunnyvale partakes of the best of the best, with summers outside the fog line yet not so far inland as to roast like parts of San Jose.

Sunnyvale has a really well organized City Hall making it a pleasure to deal with them; if memory serves me right Larry Stone (present Santa Clara County Tax Assessor) had something to do with changes in the City that have made it so well run.

When I first came to live in Silicon Valley I lived in Cupertino; the area was full of orchards and Santa Clara County was known as The Valley of the Heart's Delight.



Sunnyvale had its fair share of orchards then too and traces of this history have been honored in places like Olson Cherries on the corner of Mathilda and El Camino Real. The family had a presence here since 1899. It was a sad day when the surrounding land was sold to make way for a shopping center and apartments and recently the cherry stand has closed down; I've been told there will be an online presence—the wonderful store will be missed by many, me included!



Sunnyvale

CONTINUED

Sunnyvale



APARTMENTS

The Arches, 1235 Wildwood Avenue, Sunnyvale

Super close to 101 and Lawrence Expressway

http://www.srgliving.com/page.cfm?pgid=13&prid=89

Avalon Silicon Valley, 1257 Lakeside Drive, Sunnyvale

Off Lawrence Expressway, easy access to 101; office closed on Sundays

http://www.avaloncommunities.com/avaloncore/nfloor.asp?comm=125

Brookside Oaks, 1651 Belleville Way, Sunnyvale

Really close to 85 and Homestead; good access to 280 and 101

http://www.essexapartmenthomes.com/apartment/brookside-oaks-sunnyvale-ca-60x20gt39051



CITY INFORMATION

http://sunnyvale.ca.gov/

POINTS OF INTEREST

Downtown

Sunnyvale Mall

Historic Murphy Street

Sunnyvale Golf Course

Sunken Gardens Golf Course

Sunken Gardens Driving Range

Caltrain station

http://www.caltrain.com/

WHY LIVE IN SUNNYVALE

http://en.wikipedia.org/wiki/Sunnyvale,_California



Woodside



Like its cousin city, Saratoga, Woodside incorporated in the fifties to resist urbanization. By any measure, it has succeeded. While Sunnyvale and Mountain View host tech giants during the day, Woodside's where many of their shining lights spend the night. The town is purposefully horse-rich and business-poor. Got an extra million? That'll buy you part of an empty lot, if you can find one. It's one of those towns where, to get the land, you buy the house and bulldoze it. And I don't mean a teardown.

It's definitely stretching it to say Woodside has a downtown but I'll stretch, and it does, albeit a small one. Here you can find commercial offices tastefully disguised as old town buildings with a City Hall so set back from the main street that it's easily overlooked! Situated on a crossroad you can visit wonderful Robert's Market and Bucks Restaurant (the home of many a venture capital deal) to name a few charming must visit places. If you're driving around feeling a bit lost, look for the large wood fish; yes, that's what I said! If you pass the large carved fish you've gone too far and missed the shopping center! Turn around and spend some time visiting this small but interesting shopping strip.

Snuggled up against the hills, with a hair-pin road leading up to the aptly named Skyline Drive, Woodside's the kind of town where you can't see the houses for the trees, redwood and oak. While the town's farther north, those hills protect it from the fog, so summer's warm but still graced with natural air conditioning. As we said about Atherton, prospective tenants usually use the services of a real-estate agent who accesses rentals through the Multiple Listing Service, or through networking with other real-estate professionals. And while I'm on the topic of Skyline Drive, as you take the scenic drive up La Honda Road to Skyline and beyond, remember to stop at Alice's Restaurant. If you're a motor bike fan, the crossroad of Skyline and La Honda Road is not to be missed on weekends.

APARTMENTS

I don't have any apartments to recommend in this city. Like Atherton, Los Altos Hills, and Hillsborough, if there are apartments here, I don't know of them. The only rentals I've shown in Woodside have been single family houses.

CITY INFORMATION

http://www.woodsidetown.org/

POINTS OF INTEREST

A local park includes a hardware store from the other eighties.



WHY LIVE IN WOODSIDE

http://en.wikipedia.org/wiki/Woodside,_California

Weather Sidebar:



The San Francisco Bay Area is blessed by being one of only a few regions around the world described as experiencing a Mediterranean climate. The weather is determined, in part, by the oceans, in California's case, by a high-pressure cell called the North Pacific High, with a secondary effect of desert creation, in our case, the Sonoran Desert surrounding Los Angeles. (And here we could have a lesson on California's aqueducts, no less an engineering feat than Rome's, and without which Los Angeles couldn't last what, a week?)

Closer to home, all this translates to cool, wet winters and hot, dry summers—a heat mitigated by what I call the Bay Area's natural air conditioning: fog drawn off the Pacific and pulled inland by the waters of the Bay—it comes in on those "little cat feet" right under the Golden Gate Bridge—famously cooling San Francisco and the Peninsula down to approximately San Mateo. Cooling, yes—and cutting off the sun! Towns below San Mateo are towns below the fog line: we get the cooling and the sun. Buy a house in Pacifica, just south of the City, and you spend months under fog. Buy in Redwood City, you can see the fog clinging to the ridge—while basking yourself in softened summer sun. Buy in south San Jose, you can watch the thermometer reach a hundred and higher—no natural air conditioning, too far from the fog.

Finally, a word about water. That ridge you see from Redwood City, running north, the ridge Interstate 280 runs so scenically through—that's the watershed for San Francisco. It's not urbanized because it found an urban use long before suburbs spread to the Peninsula. Water that falls on that ridge feeds Crystal Springs Lake, adding to water delivered from Hetch Hetchy, in the Sierras, and pouring out thunderously at Pulgas Temple,



just off 280 at the Edgewood Road exit in Redwood City. A place well worth visiting. Then when you go home, you can explain how folks on the Peninsula, by the simple good grace of being on the route from the Sierras to San Francisco, enjoy some of the purest water in the world. It's straight snow melt, untouched. The pipes—a good four feet in diameter—are in a few places visible from Edgewood Road.

