

1664 TULANE AVE, EAST PALO ALTO, CA 94303

East Palo Alto

THE HOME

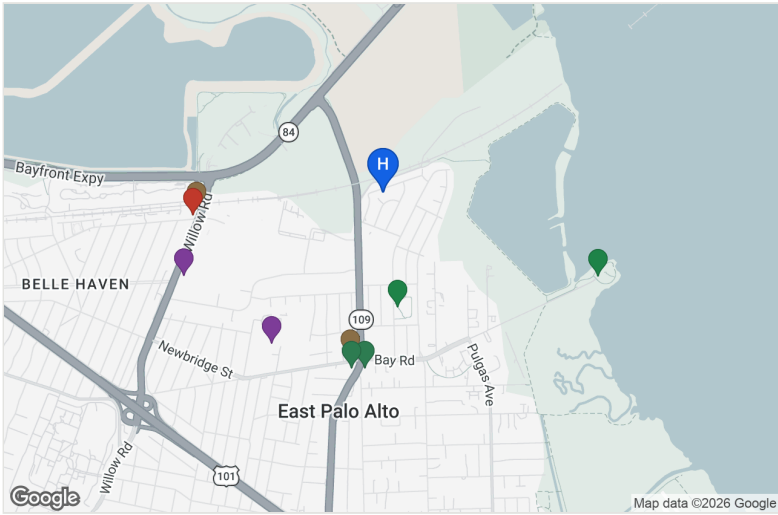
1664 Tulane Avenue sits on a residential street in East Palo Alto, a city positioned between the tech corridor and the Bay. The property is a four-bedroom, two-bathroom single-family home. Jack Farrell Park and Cooley Landing Park are within the immediate vicinity, offering open space along the waterfront. The address places residents within a short drive of Stanford University and major employment centers in both San Francisco and San Jose. Nearby schools include Costano Elementary, less than a quarter-mile away, and Cesar Chavez Ravenswood Middle School under a mile to the north.

THE NEIGHBORHOOD

East Palo Alto occupies a stretch of the Peninsula between the bayfront marshlands and the Dumbarton Bridge corridor. The area is car-dependent, with a walk score of 35, and daily errands typically require a vehicle. Starbucks, Jack in the Box, and Mi Taqueria are among the nearby dining options, while Pal Market and La Estrellita Market serve grocery needs. The drive to Stanford University takes seventeen minutes; San Francisco International Airport is twenty-three minutes by car. Cooley Landing Park and Ravenswood Open Space Preserve provide trails and water access. Transit connections require longer travel times, with Downtown San Francisco approximately two hours by public transportation.



THE NEIGHBORHOOD MAP



This home Cafés Dining Grocery Parks Schools

GETTING AROUND

Downtown San Francisco
52 min drive · 32.1 mi 2 hr 6 min transit

Stanford University
17 min drive · 3.6 mi 1 hr 5 min transit

Downtown San Jose
30 min drive · 19.3 mi 1 hr 30 min transit

San Francisco International Airport
23 min drive · 18.1 mi 1 hr 34 min transit

Drive times reflect typical traffic at generation; transit via public schedules. Source: Google Maps.

MARKET & HOME VALUES

\$1,000,000 MEDIAN SALE PRICE	\$1,050,000 AVERAGE SALE PRICE	\$990,000 LOWEST SALE PRICE	\$1,180,000 HIGHEST SALE PRICE			
\$678 AVERAGE \$/SQ FT (ALL COMPS)	\$696 AVERAGE \$/SQ FT (SOLD ONLY)	28 AVERAGE DAYS ON MARKET (ALL COMPS)	27 AVERAGE DAYS ON MARKET (SOLD ONLY)			
COMPARABLE SALE		PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
2719 Xavier Street, East Palo Alto, CA 94303 ACTIVE		—	4/2	1,710	\$585	—
2548 Hazelwood Way, East Palo Alto, CA 94303		\$990,000	4/2	1,720	\$576	Apr 08, 2026
2383 Menalto Avenue, East Palo Alto, CA 94303		\$1,180,000	4/2	1,460	\$808	Jun 18, 2026
2243 Cooley Avenue, East Palo Alto, CA 94303		\$1,000,000	4/2	1,490	\$671	Jan 21, 2026
1183 Saratoga Avenue, East Palo Alto, CA 94303		\$1,080,000	4/2	1,440	\$750	Feb 25, 2026

Source: agent-prepared CMA · sale data only · not an appraisal or guarantee of value.

WORTH KNOWING

- Cooley Landing Park offers bayfront trails, restored wetlands, and views across the water — a quiet counterpoint to the urban density just inland.
- Stanford University is a seventeen-minute drive, positioning the home within reach of one of the region's largest employers and research hubs.
- The walk score of 35 reflects the area's car-oriented layout; most shopping, dining, and commuting will require a vehicle.

NEARBY

CAFÉS	Starbucks Coffee Company, McDonald's, ExtraMile
DINING	Jack in the Box, Starbucks Coffee Company, McDonald's
GROCERY	Pal Market, La Estrellita Market & Deli, Soleska Market
PARKS	Jack Farrell Park, Cooley Landing Park, Ravenswood Open Space Preserve

35 WALK SCORE®
Car-Dependent

Walk Score® rates an address from 0–100 by how easily everyday errands — groceries, coffee, dining, school pickup — can be done on foot. 50+ means some errands can be walked, 70+ means most can, and 90+ is a rare walker's paradise. Transit and Bike scores read the same way for public transportation and cycling.

SCHOOLS

- 3 /10

Costano Elementary School
Public · Grades K-5 · 0.2 mi · Below average
- 4 /10

Ravenswood Comprehensive Middle
Public · Grades 6-8 · 0.7 mi · Below average
- 9 /10

Tide Academy
Public · Grades 9-12 · 2.0 mi · Above average

- 10 /10

Laurel Elementary School
Public · Grades K-5 · 2.1 mi · Above average
- 9 /10

Frank S. Greene Jr. Middle
Public · Grades 6-8 · 3.0 mi · Above average
- 10 /10

Palo Alto High School
Public · Grades 9-12 · 3.2 mi · Above average

Ratings are GreatSchools Summary Ratings on a 1–10 scale, based on test scores, student progress, and college readiness — 8–10 is above average, 5–7 average, 1–4 below average. Schools shown are the closest rated options within five miles. Attendance boundaries change; always verify enrollment eligibility directly with the school district.

ABOUT NICK



Nick Salvatore

REALTOR® | SAN FRANCISCO · DRE #02166519

Nick Salvatore grew up in Marin and has spent the last decade living throughout San Francisco, from the Richmond district and Russian Hill to Nob Hill, Soma, and now North Beach, where he and his wife are raising their family. He knows the city the way you do when you've actually lived in it. Nick is part of The Oldham Group at Compass, giving his clients access to resources most agents simply don't have including an in house real estate attorney, elite marketing support, and relationships that uncover off market opportunities. He's also detail oriented when it comes to the work itself. Disclosures, permit history, city planning/code rules, lender relationships, insurance questions, co op structures, and the nuances that can make or break a transaction in San Francisco.

When he's not working, he's spending time with his family, at a Warriors or Giants game, or trying whatever restaurant just opened down the street. He's a serious lover of the city's food scene, with a soft spot for the classics like Original Joe's in North Beach and Fior D'Italia, the oldest Italian restaurant in the country, along with staples like Kokkari for its incredible Greek cooking and Cotogna for rustic Italian done right.

THE OLDHAM GROUP AT COMPASS

The Oldham Group is one of the Bay Area's top-ranked real estate teams, with 50+ agents and over \$403 million in annual sales across San Francisco, Silicon Valley, the Peninsula, Marin, Monterey, and beyond. As part of Compass, the team combines deep local expertise with the resources of one of the nation's leading brokerages — powerful technology, innovative marketing, and a nationwide network — so every client benefits from the collective knowledge and support of an entire team working toward one goal: your success.



Nick Salvatore

REALTOR® | San Francisco
(415) 649-2330 · nick.salvadore@compass.com

DRE #02166519



Jennifer Siem-Oldham

Co-Founder & Team Principal
(415) 707-5498 · jennifer@oldhamgroup.com

DRE #01325650

The Oldham Group at Compass · Compass DRE #01527235

The Oldham Group is a team of real estate agents affiliated with Compass. Compass is a licensed real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.

Not an appraisal or opinion of value. Neighborhood data from Google Places. Walkability from Walk Score. Narratives by AI; reviewed for accuracy. © 2026 The Oldham Group at Compass. All rights reserved.



EQUAL HOUSING OPPORTUNITY

Generated July 16, 2026