

# 610 University Ave

LOS GATOS, CA

FOR SALE OR LEASE



**Bob Shepherd**

Kidder Mathews

+1 408 588 2350

bob.shepherd@kidder.com

CA Lic # 00690284



**Ben Damon**

Avison Young

+1 408 913 6940

ben.damon@avisonyoung.com

CA Lic # 02089280

**AVISON  
YOUNG**

## THE PROPERTY

# Property summary

Address:	610 University Ave, Los Gatos
Asking Price:	\$2,950,000
Parcel Number:	529-10-151
Zoning:	LM, Commercial Industrial
Building SF:	±1,719 square feet
Site Size:	±0.18 Acres (±7,868 square feet)
Improvements:	Converted Single-Family residence
Best Use:	Commercial Development
Internet:	High speed fiber internet available throughout the property



**Second Floor**



**Second Floor**

# Property overview

Located in northern section of downtown Los Gatos, within a few hundred yards of the Los Gatos Creek Trail's entrance to Vasona Park and a 5 minute walk to downtown Los Gatos is this beautifully restored  $\pm 1,719$  square foot office building and a  $\pm 900$  square foot detached showroom home in the backyard.

A wide wrap-around front deck greets you as you enter the building from the brick lined pathway. Walk through the front door and you enter an open office floor plan with extensive windows on all the walls to provide a natural well lit working environment. To the right side of the office building you will find two spacious, fully furnished private offices and a large handicap accessible bathroom with a full shower. This first floor office area can easily accommodate 6 to 8 office personnel. As you walk towards the back of the office building you will find a beautifully appointed conference room that easily seats 8 -10 people and is equipped with a motorized 150" home theater screen for immersive presentation purposes. To the right of the conference room is a newly renovated kitchen will a full size refrigerator, dishwasher, oven, and microwave. On the left side of the conference room you pass through a door that takes you to the second floor of the office building. This separately heated and air conditioned space can easily accommodate 5 to 6 additional office staff. The four operable skylights keep this upstairs area well lit and ventilated. In the front of this office area is a fully remodeled bathroom, complete with a spacious skylight lit, tiled shower.

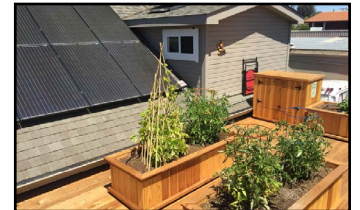
From the downstairs conference room you step out onto a large backyard redwood deck with a picnic table and chairs that easily accommodate 8 - 10 people. The deck includes a built in BBQ for any office dining events. As you step down from the deck you walk onto a long and wide paved driveway with well maintained landscaping on all sides. You can also enter the office building from the driveway and the motorized double gate at the front of the building. Enter a personal security code and the double gate opens to the expansive driveway and access to an area where there is room to securely park 4 to 5 vehicles.



# Property overview (continued)

Once you are in the backyard of the property you will see the detached two story experience center home with a garage, a lean-to for additional storage, and two more storage containers along the back fence. There is total of approximately ±600 square feet of garage and enclosed storage spaces.

Below the deck and passing through a “hurricane door” will lead you to a private wine cellar below the office building that holds up to 500 bottles of wine in a naturally cooled underground environment. You enter the front door of the experience center home from a pathway next to the driveway or from a private, gated sandstone pathway to the left of the office building’s front yard. Once inside this beautiful, award winning experience center home, designed by renowned local architect Gary Kohlsaas, you will enjoy and experience the latest advancements in smart home technology in a detached, modern, 1 Bedroom, 1.5 Bathroom, Los Gatos townhome.



This 5 star smart home living experience includes a kitchen with top of the line Bosch and Thermador appliances, a living area with a large on wall flat screen TV, surround sound system, skylights and a motorized ceiling fan controlled by the home’s smart touchscreen. Walk through the kitchen and enter a private backyard highlighted by a living plant wall, fountain, and outdoor TV and sound system.

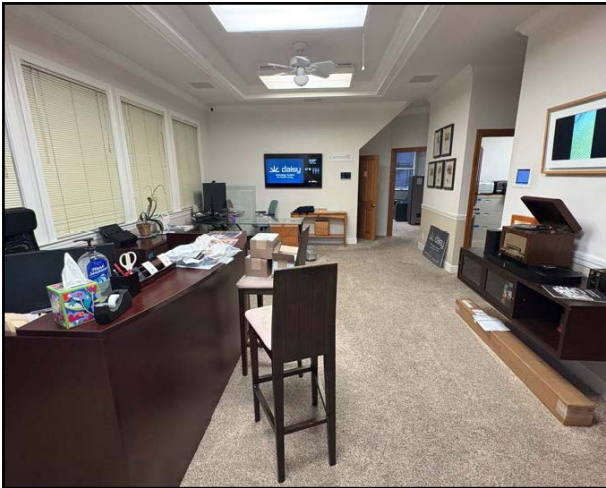


Upstairs in this experience center home you will find the master bedroom loft with a full size California King bed, a 90” home theater system with a motorized screen that retracts into the cedar lined ceiling, and an adjustable desk that overlooks the living room below. To the right of the bedroom is a full sized, dual sink master bathroom with a shower, self cleaning heated toilet seat, electric warm flooring system and a heated towel bar. There is even a hidden TV behind the mirror!

Lastly, as you walk through the master bathroom you enter the laundry area which includes a built in washer/dryer and sink - all well lit by another operable ceiling skylight. Additionally a roof top cactus garden next to the home contains five large planter boxes exposed to full sun for planting vegetables or grapes. The experience center home is powered by 12 solar panels and fully functional 10KWH battery. High speed fiber internet connection feeds both buildings and high bandwidth indoor and outdoor WiFi ensures that you are connected wherever you are on the property. 8 high definition exterior security cameras with a local camera recorder ensure that the property is always being monitored.

PHOTOS

# Front office building



PHOTOS

## Front office building (continued)



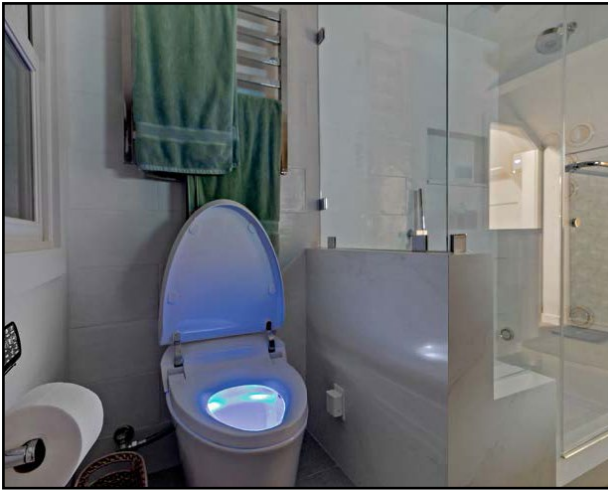
PHOTOS

# Detached experience center townhome



PHOTOS

## Detached experience center townhome (continued)

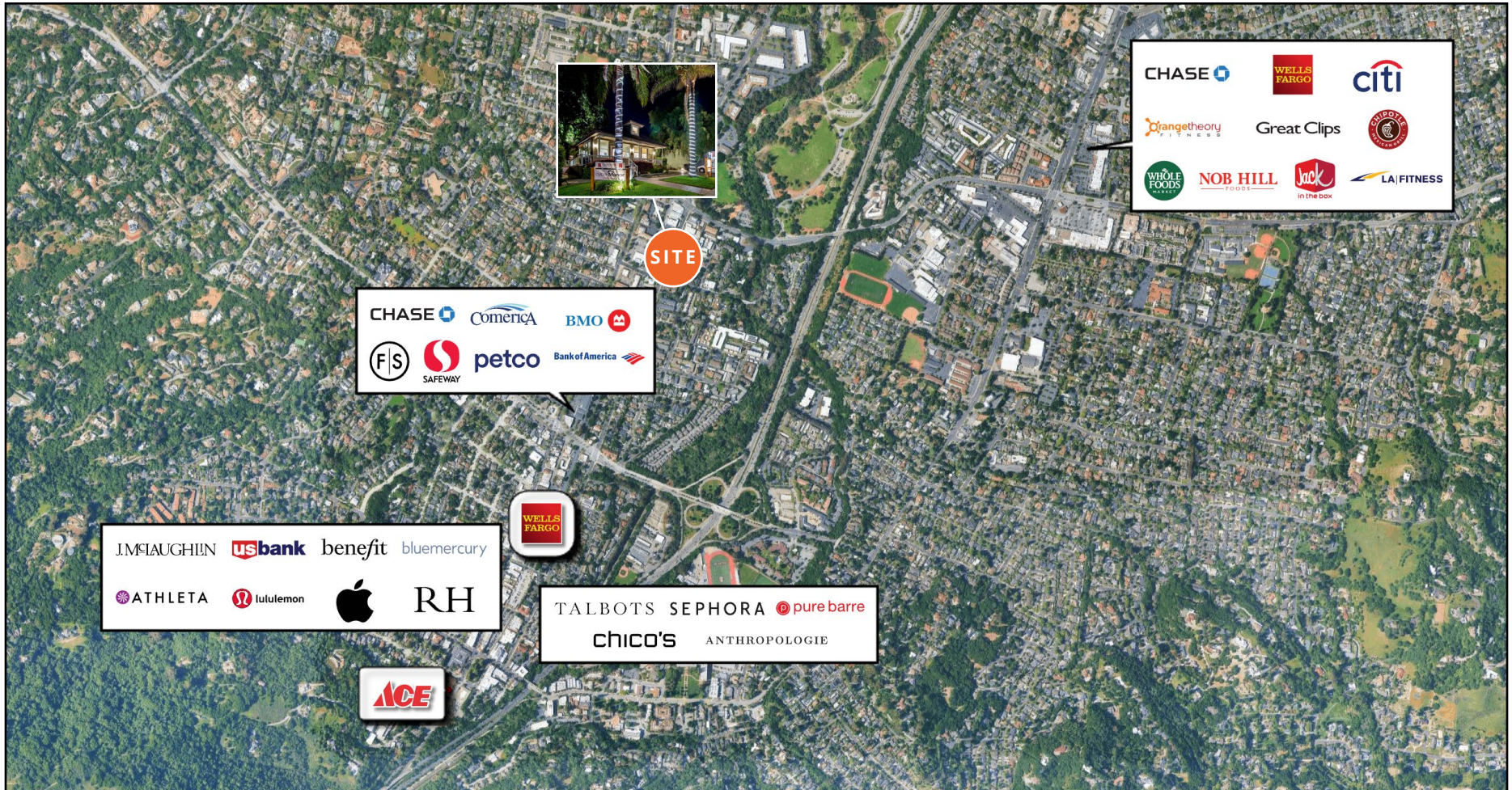


# Have you toured the property?



AERIAL

# Area amenities



## Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at 610 University Ave, Los Gatos, CA California (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on W Real Estate and Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

Avison Young, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. W Real Estate and Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

**AVISON  
YOUNG**



**For more information,  
please contact:**

**Bob Shepherd**

Kidder Mathews

+1 408 588 2350

[bob.shepherd@kidder.com](mailto:bob.shepherd@kidder.com)

CA Lic # 00690284



**Ben Damon**

Avison Young

+1 408 913 6940

[ben.damon@avisonyoung.com](mailto:ben.damon@avisonyoung.com)

CA Lic # 02089280

**AVISON  
YOUNG**