

# For Sale



FIRST-CLASS MIXED-USE  
INVESTMENT PROPERTY  
501 N SANTA CRUZ AVE  
LOS GATOS, CA



Call (408) 813-7490

- Approximately 4,000 SF mixed-use property.
- Highly visible at busy intersection of N Santa Cruz Ave and Andrews St.
- Rare on-site parking lot for customers or tenants' use.
- C-2 zoning provides for many flexible uses.
- Recent improvements include parking lot paving, exterior painting, signage, and various tenant improvements.

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- PURCHASE PRICE: \$3,450,000.00
- EXISTING CAP RATE: 4.65%
- PROJECTED STABALIZED CAP RATE: 4.95%
- 95% LEASED, RENT ROLL AND ADDITIONAL INFO ON REQUEST

# The Colonial Building



Presented By:  
Pennant Properties

501 N Santa Cruz Ave, Los Gatos, CA 95030



# The Colonial Building

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## Property Details

**Price:** \$3,450,000

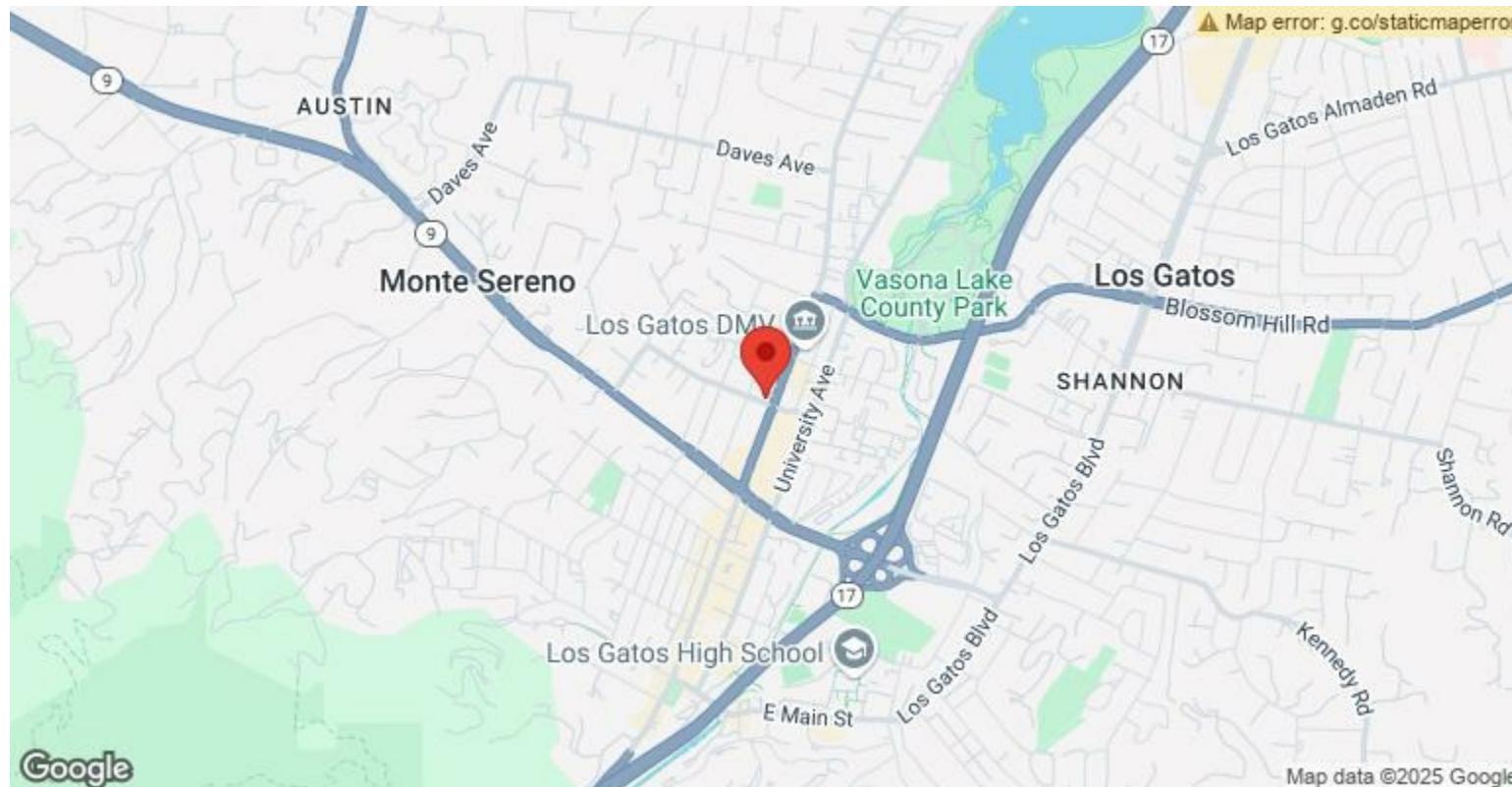
View the full listing here: <https://www.loopnet.com/Listing/501-N-Santa-Cruz-Ave-Los-Gatos-CA/33678139/>

<b>Price:</b>	\$3,450,000
<b>Property Type:</b>	Commercial
<b>Property Subtype:</b>	Storefront Retail/Office
<b>Building Class:</b>	C
<b>Sale Type:</b>	Investment
<b>Cap Rate:</b>	4.65%
<b>Lot Size:</b>	0.19 AC
<b>Gross Building Area:</b>	4,952 SF
<b>Sale Conditions:</b>	Investment Triple Net
<b>No. Stories:</b>	2
<b>Year Built:</b>	1964
<b>Tenancy:</b>	Multi
<b>Parking Ratio:</b>	2.21/1,000 SF
<b>Zoning Description:</b>	C-2
<b>APN / Parcel ID:</b>	410-15-064

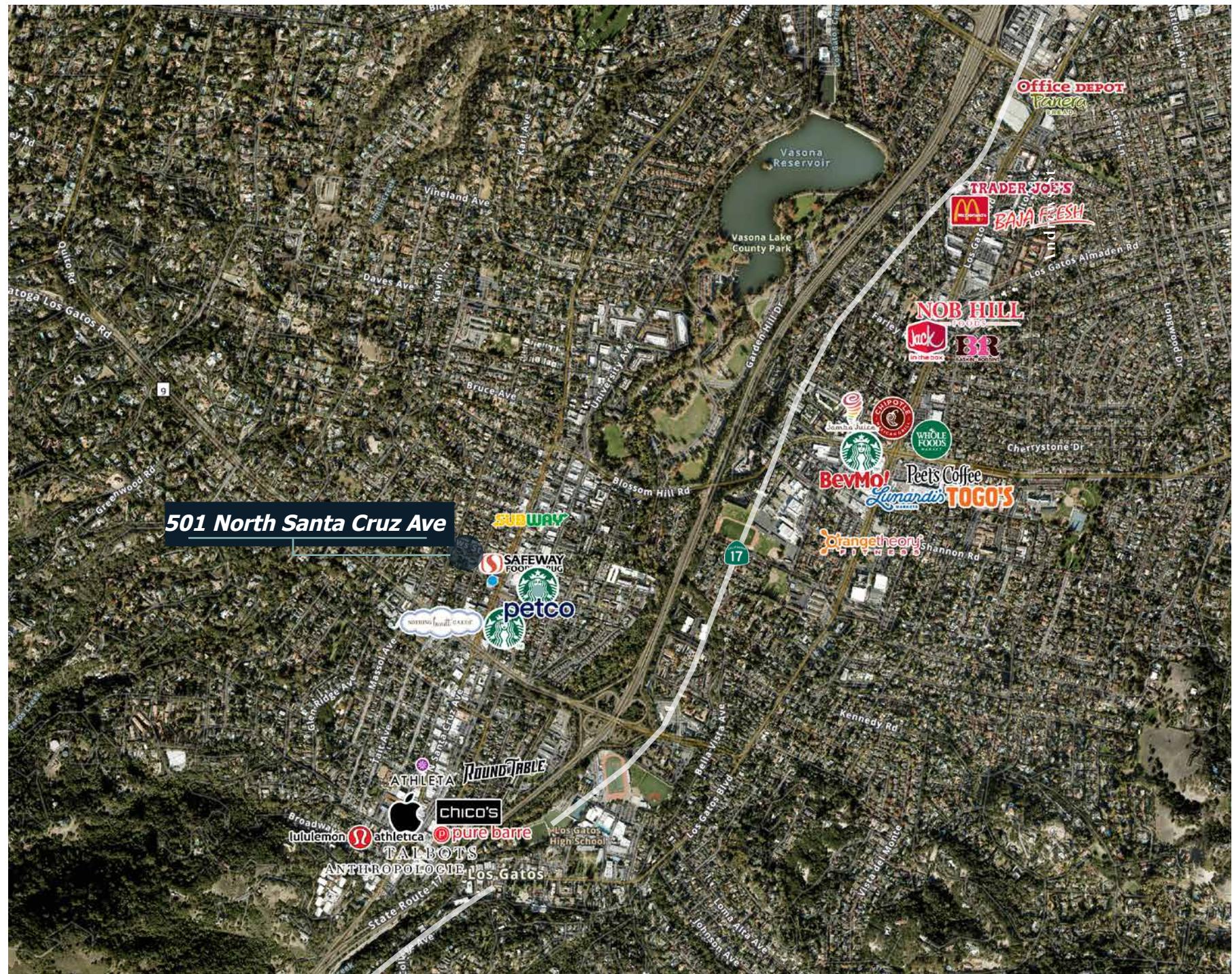
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## Location



# LOS GATOS TRADE AREA



#### 2024 Total Population

	1 mile	<b>12,708</b>
	3 mile	<b>61,703</b>
	5 mile	<b>213,706</b>

#### Average Household Income

	1 mile	<b>\$266,961</b>
	3 mile	<b>\$269,160</b>
	5 mile	<b>\$240,833</b>

#### Total Households

	1 mile	<b>5,275</b>
	3 mile	<b>23,074</b>
	5 mile	<b>77,554</b>

#### Total Daytime Population

	1 mile	<b>19,794</b>
	3 mile	<b>72,337</b>
	5 mile	<b>203,394</b>

#### Median Age

	1 mile	<b>46.6</b>
	3 mile	<b>45.6</b>
	5 mile	<b>42.9</b>

#### White Collar Employment

	1 mile	<b>90.4%</b>
	3 mile	<b>89.4%</b>
	5 mile	<b>83.3%</b>

Home to some of the top  
Silicon Valley Tech companies including:

**NETFLIX** **ROKU**



There are 330 average  
sunny days per year



Downtown Los Gatos has an  
average walk score of  
**89**

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## Property Photos



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## Property Photos



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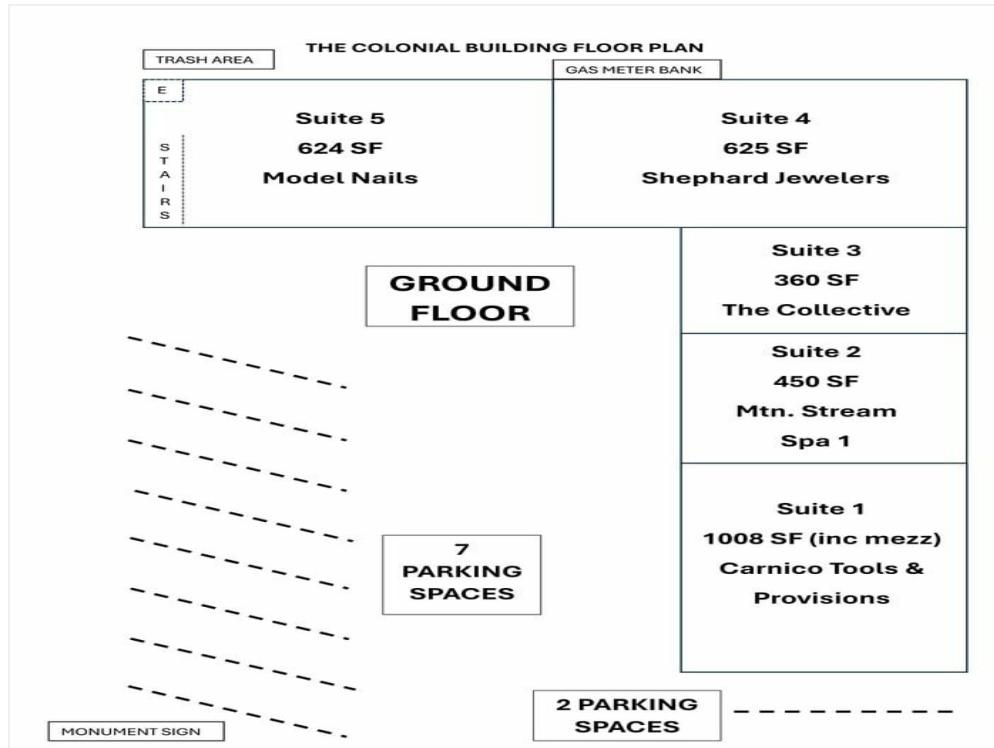


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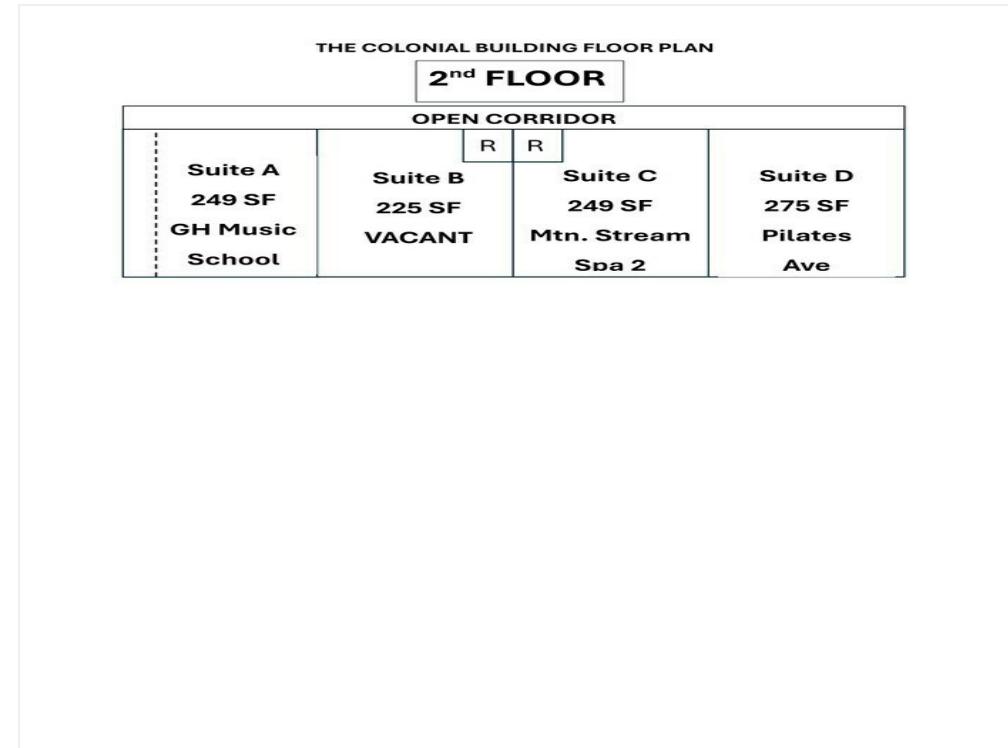
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## Property Photos



Ground Floor Plan



2nd Floor Plan

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## Property Photos



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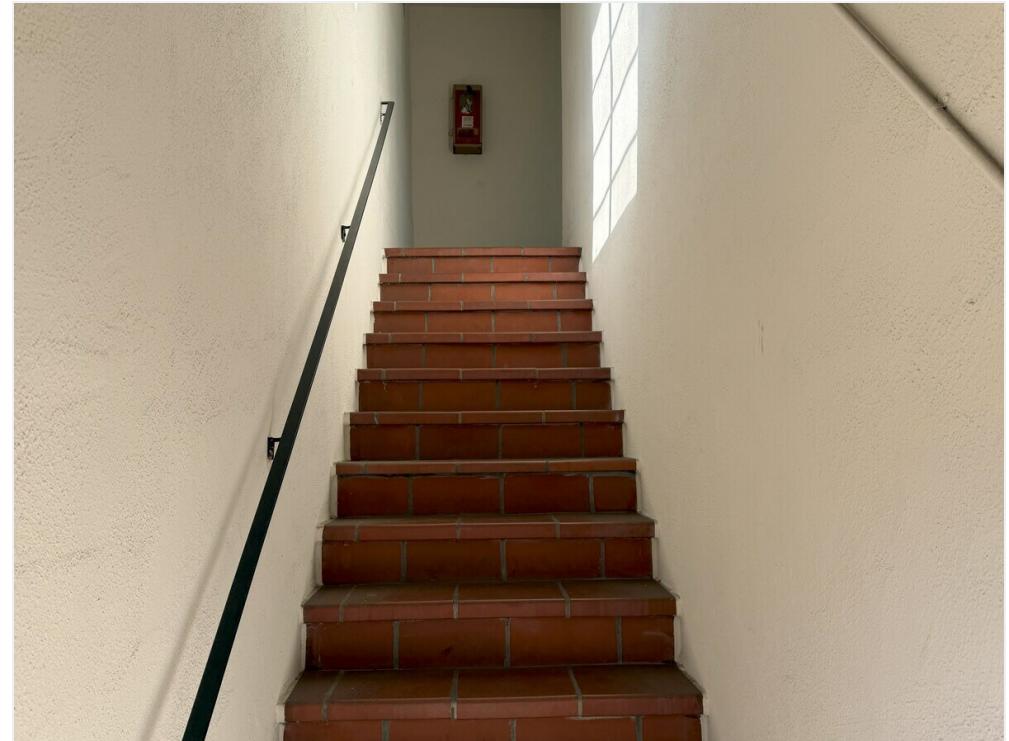
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## Property Photos



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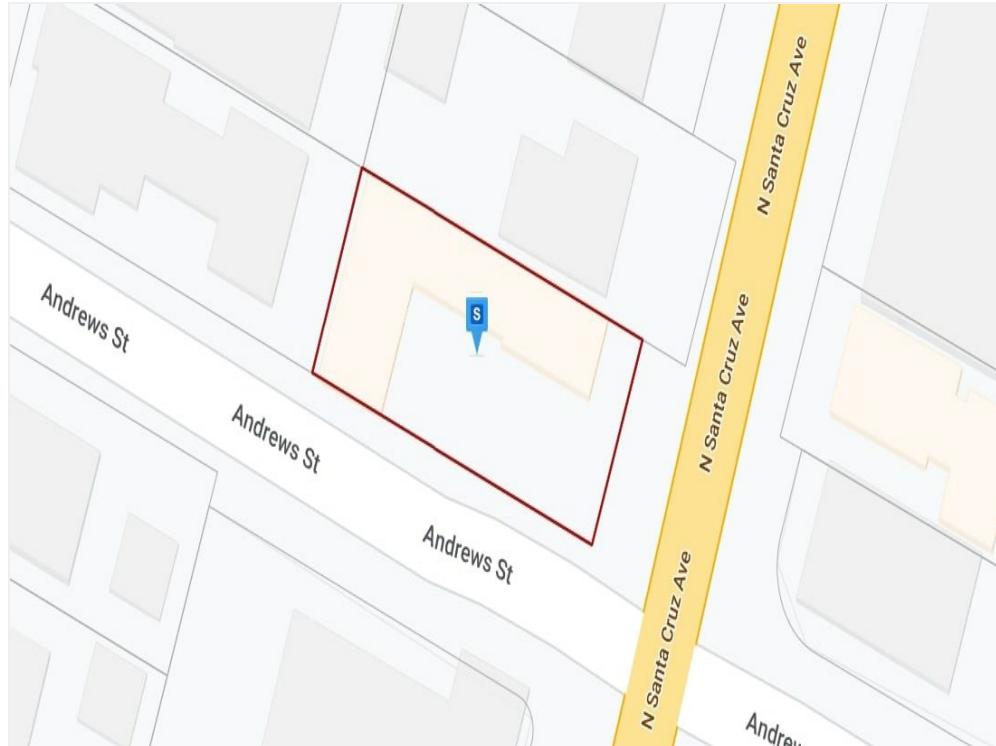


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## Property Photos



Plat Map



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## Property Photos



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## Property Photos



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Interior Photo

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One of a kind multi-tenant mixed use leased investment property in downtown Los Gatos. Current owners have invested in a recent facelift to the exterior as well as undergone a tenant re-leasing and stabilization effort. Limited vacancy provides for some investment upside and also owner-user opportunity. Please call for additional information.



**Jim Foley**  
[jimfoley@pennantproperties.com](mailto:jimfoley@pennantproperties.com)  
(408) 813-7490

**Pennant Properties**  
223 W Main St, Suite D2  
Los Gatos, CA 95030

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