

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 STABILIZED 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

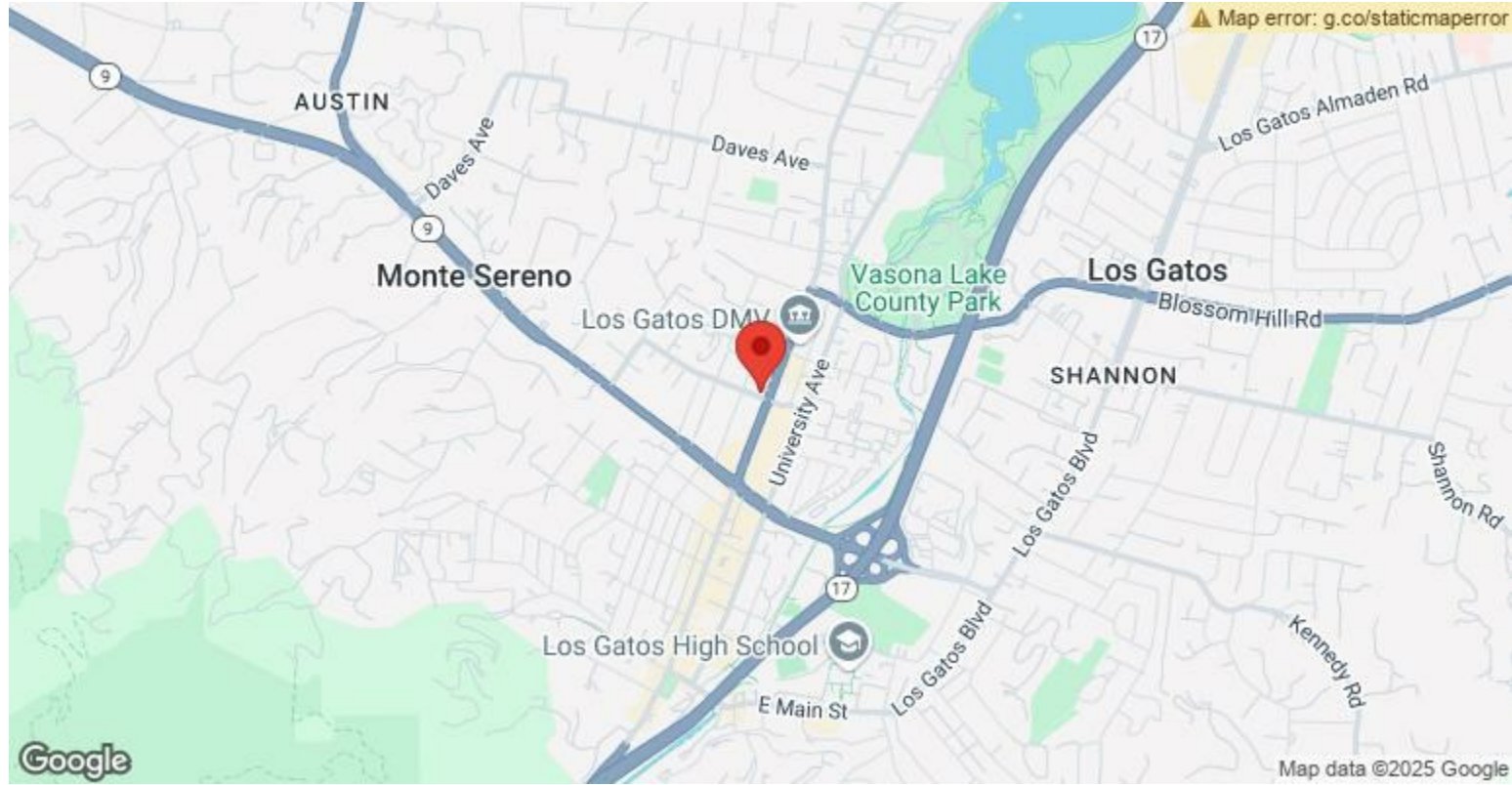
View the full listing here: <https://www.loopnet.com/Listing/501-N-Santa-Cruz-Ave-Los-Gatos-CA/33678139/>

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

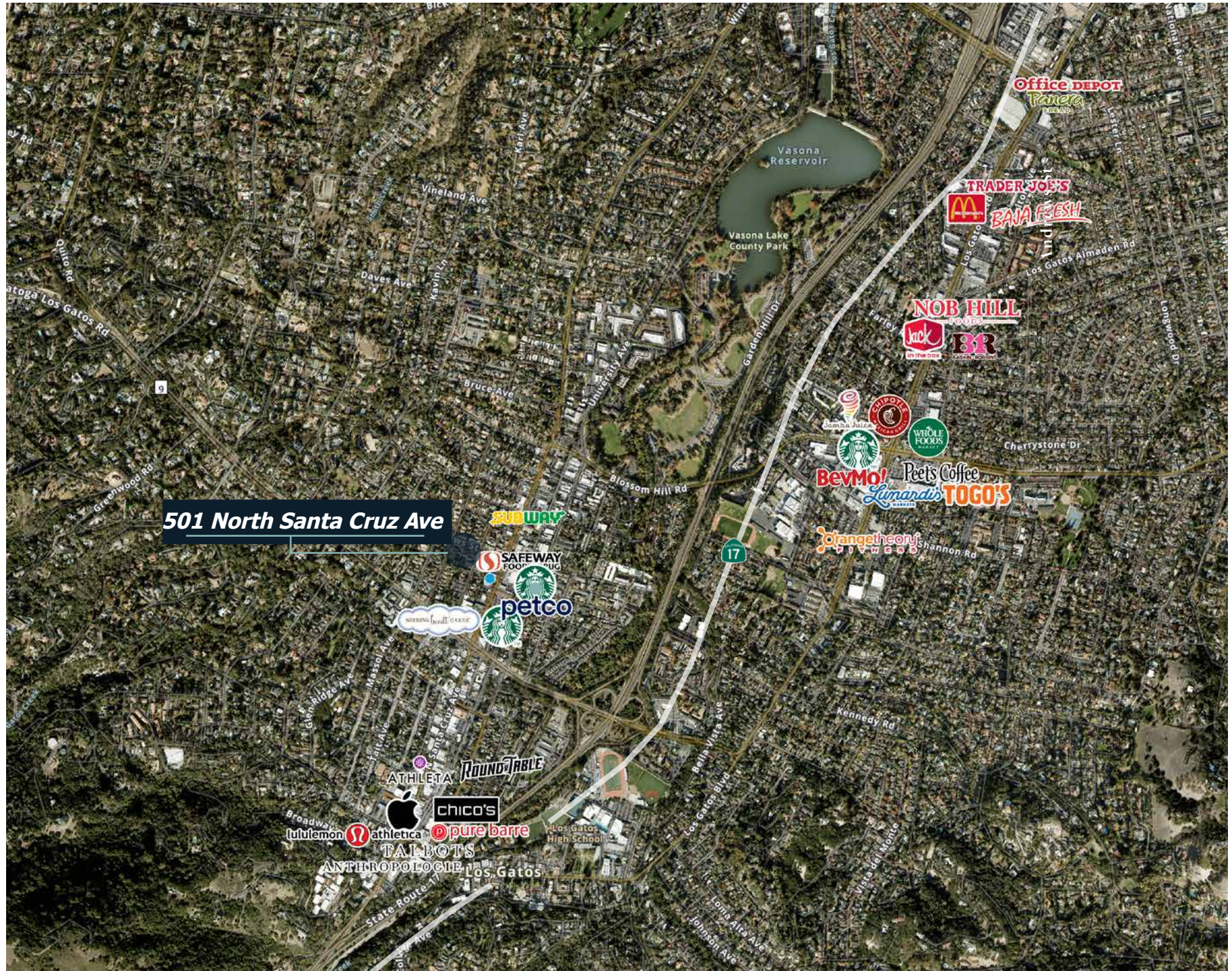
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Location




LOS GATOS TRADE AREA




2024 Total Population

	1 mile	12,708
	3 mile	61,703
	5 mile	213,706


Average Household Income

	1 mile	\$266,961
	3 mile	\$269,160
	5 mile	\$240,833


Total Households

	1 mile	5,275
	3 mile	23,074
	5 mile	77,554


Total Daytime Population

	1 mile	19,794
	3 mile	72,337
	5 mile	203,394

Median Age

	1 mile	46.6
	3 mile	45.6
	5 mile	42.9

White Collar Employment

	1 mile	90.4%
	3 mile	89.4%
	5 mile	83.3%

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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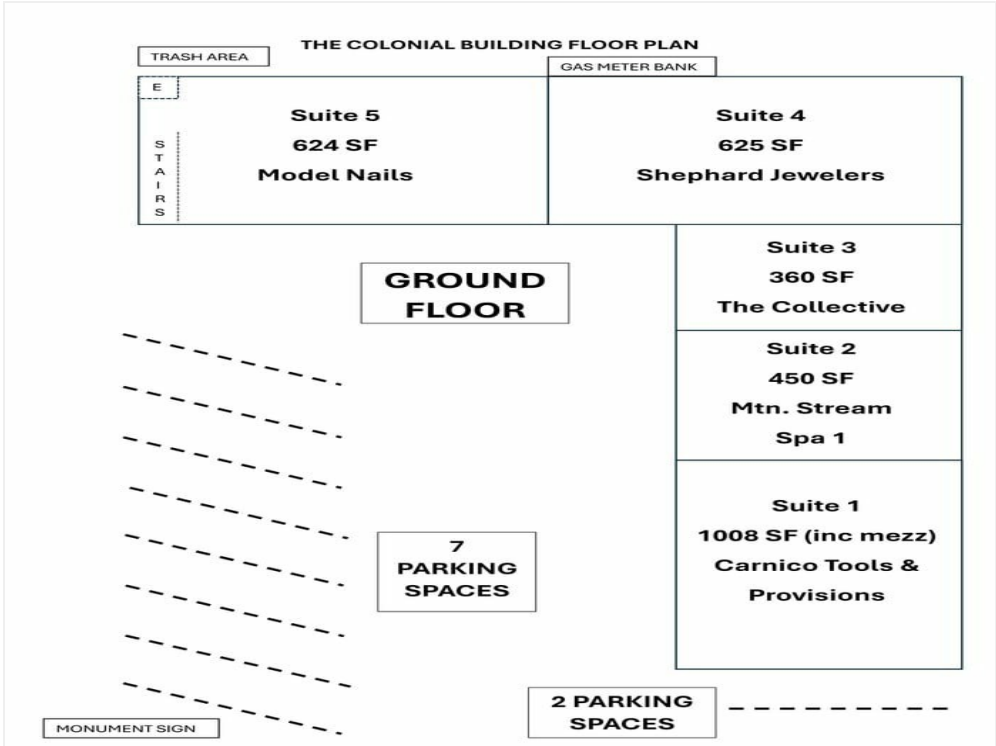


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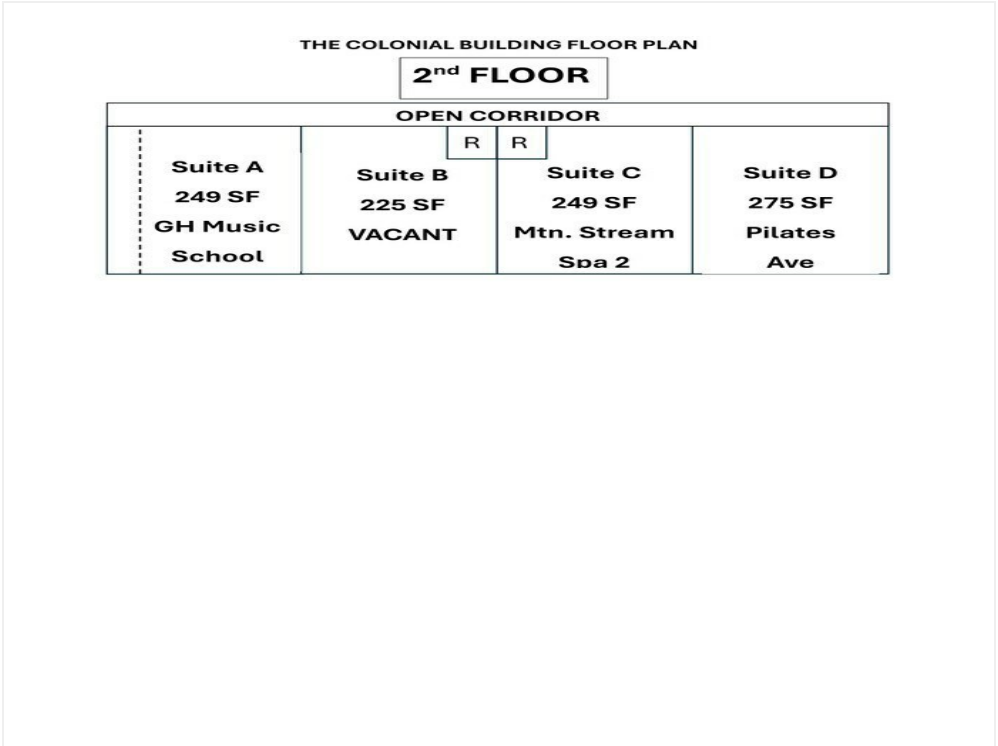
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Property Photos



Ground Floor Plan



2nd Floor Plan

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Property Photos



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Property Photos



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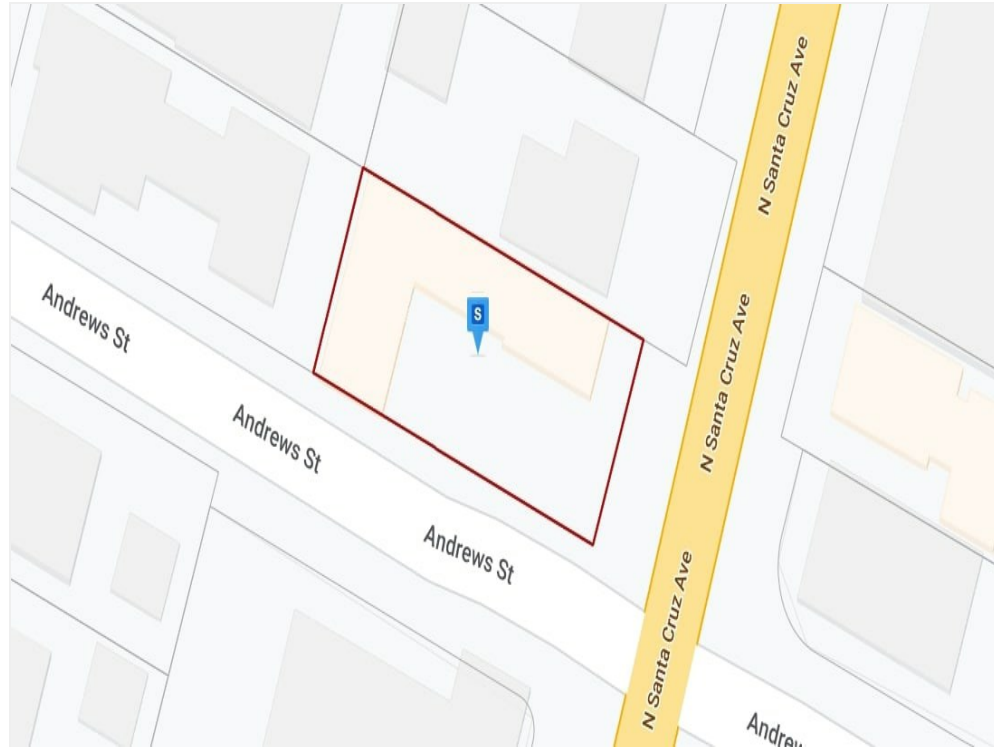


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Property Photos



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.



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