



3D RENDERING

OFFERING MEMORANDUM | COMMERCIAL DEVELOPMENT FOR LEASE

CLASS-A RETAIL | OFFICE | MEDICAL

16212 LOS GATOS BLVD | LOS GATOS, CALIFORNIA



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COMPASS

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PLEASE CONSULT HANHAN COMMERCIAL GROUP FOR MORE DETAILS.

I. Investment Summary

II. Property Overview

III. Site Plan & Floor Plan

IV. Zoning

V. Location

16212 Los Gatos Boulevard | Los Gatos, California

3D RENDERING



FOR LEASE

Call For Pricing

GROSS BUILDING AREA

±13,420 SF

LAND AREA

±41,988 SF

YEAR BUILT

2027

ZONED USES

**Retail, Office,
Medical**

OCCUPANCY

±2,000-13,420sf

ZONING

**Mixed-Use
Commercial (CH-PD)**

±0.96 ACRES

Property Line

Extended Sidewalk



16212 LOS GATOS BOULEVARD

Investment Summary

LOS GATOS, CALIFORNIA

Executive Summary

16212 Los Gatos Boulevard presents a rare opportunity to acquire or lease a newly constructed $\pm 13,420$ square foot Class-A commercial building at the signalized intersection of Shannon Road and Los Gatos Boulevard—one of the most prominent corners in Los Gatos. Designed to accommodate retail, office, or medical uses, the Net Zero Energy property features modern construction, solar integration, EV infrastructure, and ample on-site parking, delivering both operational efficiency and long-term sustainability. Positioned within one of Silicon Valley's most affluent and supply-constrained submarkets, and in close proximity to Downtown Los Gatos, North 40 / The Junction development, leading healthcare institutions, and major technology employers, the asset offers an exceptional opportunity for owner-users or investors seeking a premier presence in a high-barrier-to-entry market.



Campbell

Los Gatos Creek
County Park

Houge P



LESTER SQUARE

SUPER DUPER **FedEx**

Spitz Coffee **Firenza**



NETFLIX

THE JUNCTION

- New ±44-Acre Mixed-Use Project
- 50,000+ SF Retail / Restaurant
- 300+ Residential Units



GOOD SAMARITAN HOSPITAL

LOS GATOS LUXURY CARS

ASTON MARTIN BENTLEY

LAMBORGHINI LOTUS ROLLS ROYCE

CHIPOTLE MEXICAN GRILL **CareNow Urgent Care**

jamba **Starbucks**



WHOLE FOODS MARKET

Brand New Location
40,039 SQ FT

Vasona Lake County Park

PORSCHE



16212 LOS GATOS BLVD

KING'S COURT

Lunardi's MARKETS **Peet's COFFEE**

TOGO'S TRUE TO SANDWICH **CVS pharmacy**

BANK OF AMERICA **WELLS FARGO** **Chevron**

CORNERSTONE

WHOLE FOODS MARKET

SHEPHERD & SIMS

DOWNTOWN LOS GATOS

telefèric **LOS GATOS SODA WORKS**

BARCELONA 1992

LOS GATOS parkside **Omega** **Apple**

SEPHORA **ANTHROPOLOGIE**

Helm Field

Worcester Park

16212 LOS GATOS BOULEVARD

Property Overview

LOS GATOS, CALIFORNIA

Property Highlights

- **High-Visibility Signalized Corner Location** – Prominent frontage along Los Gatos Boulevard with strong daily traffic counts, providing exceptional exposure and convenient access for customers and clients.
- **Ample On-Site Parking** – Generous parking field designed to accommodate retail, office, or medical users, enhancing overall accessibility and customer experience.
- **Net Zero Energy Building** – Designed for long-term efficiency and sustainability, offering reduced operating costs and strong appeal to environmentally conscious tenants and customers.
- **Solar Powered** – On-site solar infrastructure supporting clean energy generation and enhanced operational efficiency.
- **EV Charging Stations** – Dedicated electric vehicle parking spaces, aligning with modern user expectations and the community's sustainability initiatives.
- **Proximity to Premium Amenities** – Ideally positioned near upscale shopping, dining, and boutique retail in Downtown Los Gatos and along Los Gatos Boulevard.
- **Affluent Residential Surroundings** – Located within close proximity to highly desirable Los Gatos neighborhoods, providing a strong built-in customer base with significant purchasing power.

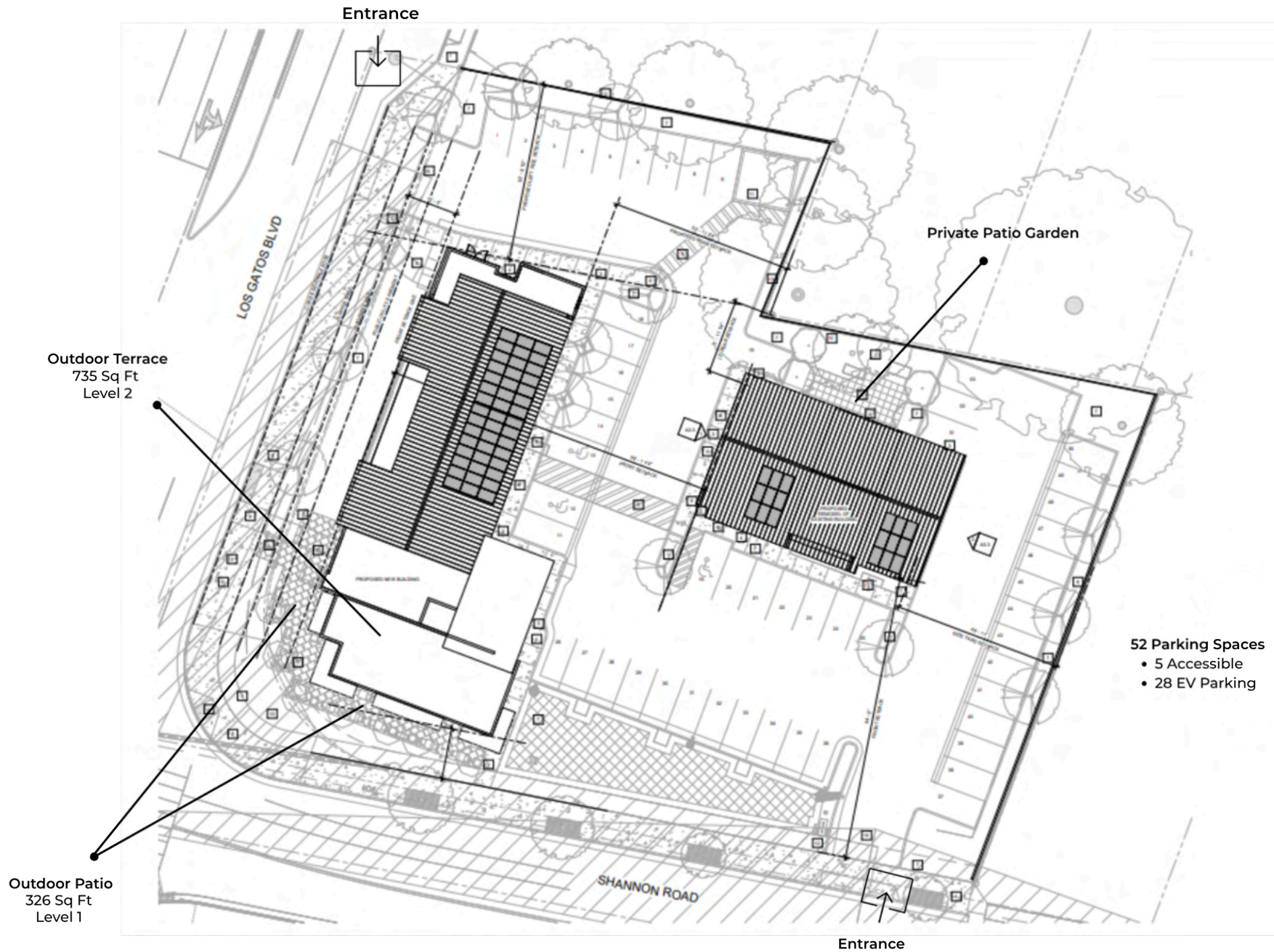


16212 LOS GATOS BOULEVARD

Site Plan & Floor Plan

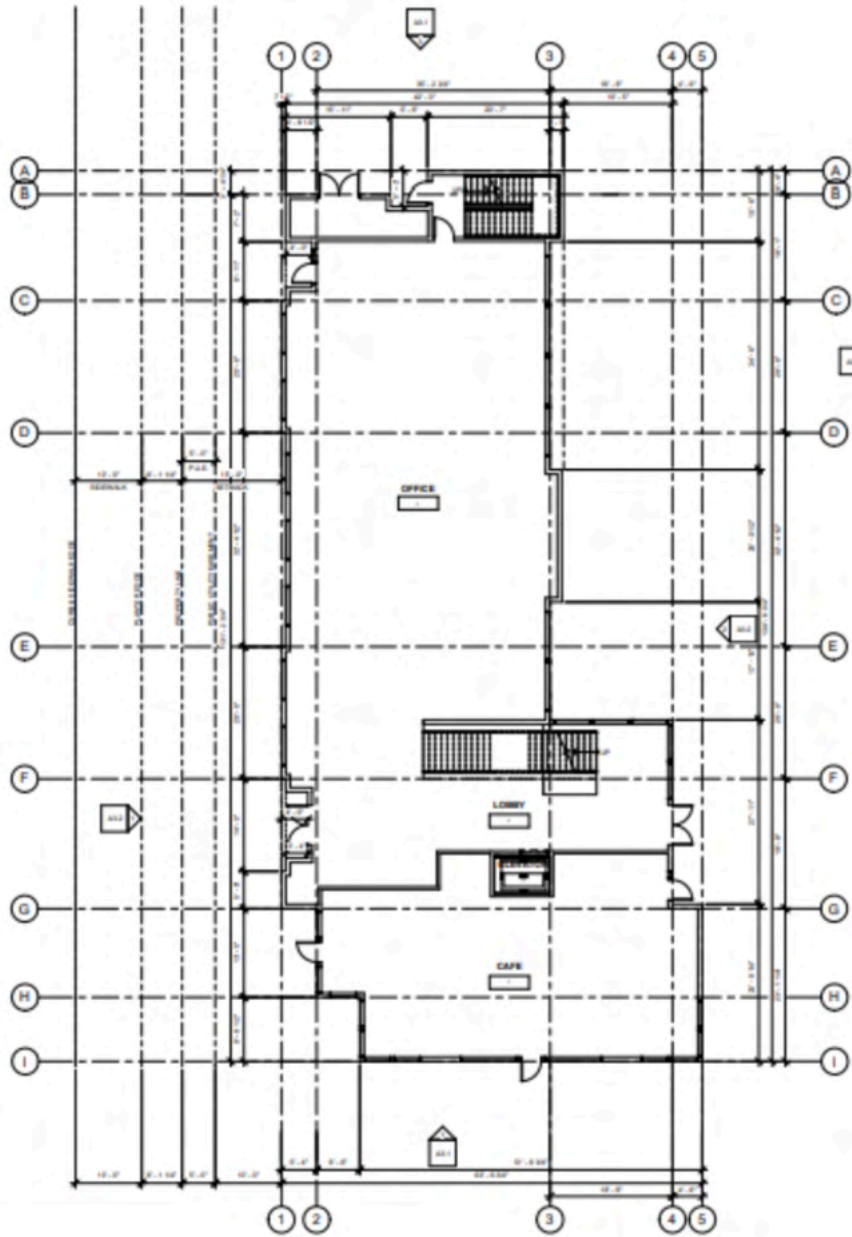
LOS GATOS, CALIFORNIA

Site Plan (Proposed)



Floor Plan - Level 1

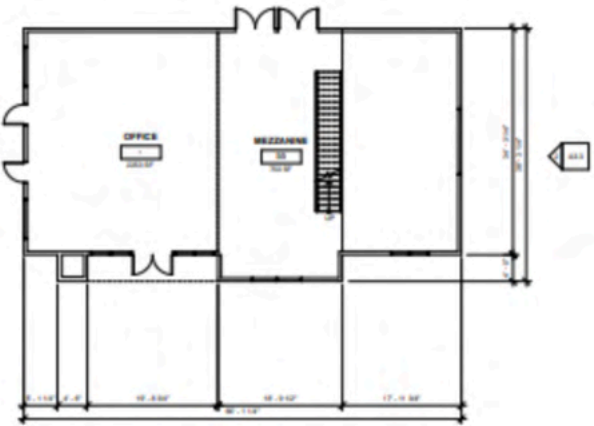
Front Building



Front Building
 Level 1: ±6095 SF + ±326 SF Patio
 Level 2: ±4214 SF + ±735 SF Roof Deck Patio

Rear Building
 Level 1: ±2360 SF + ±429 SF Patio
 Level 2: ±750 SF

Rear Building



Front Building Spaces Can Be Demised

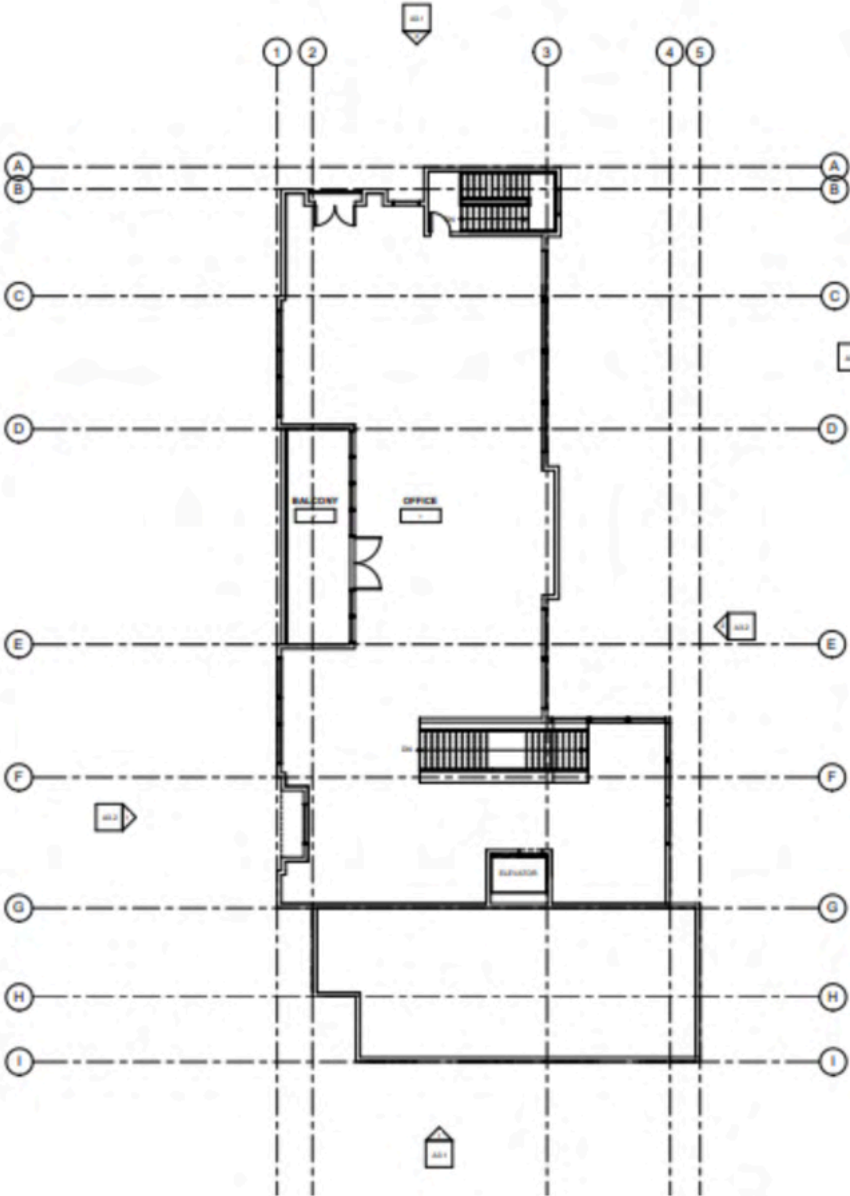
- 1/3 and 2/3 of Each Floor
- Cafe / Restaurant Area can be 1/3 on Floor 1 & 2

Floor Plan - Level 2

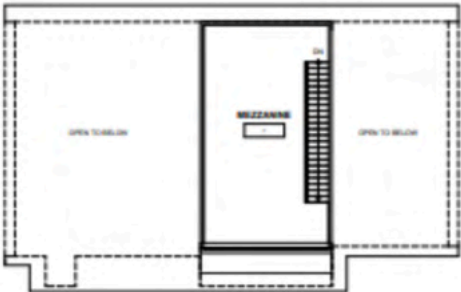
Front Building

Front Building
Level 1: ±6095 SF + ±326 SF Patio
Level 2: ±4214 SF + ±735 SF Roof Deck Patio

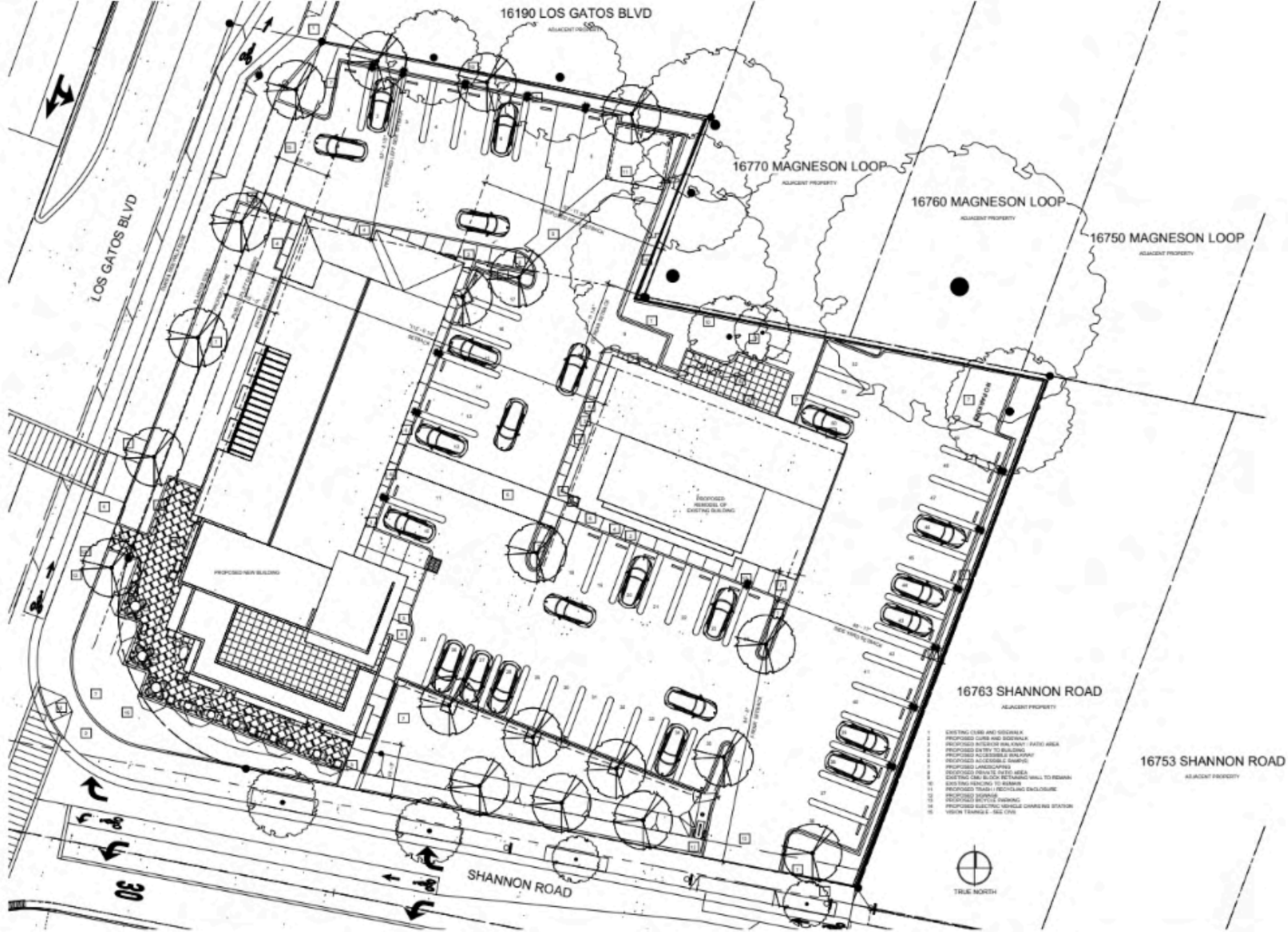
Rear Building
Level 1: ±2360 SF + ±429 SF Patio
Level 2: ±750 SF



Rear Building



Parking Plan



- EXISTING CURB AND SIDEWALK
- PROPOSED CURB AND SIDEWALK
- EXISTING INTERIOR WALKWAY - PAVED AREA
- PROPOSED INTERIOR WALKWAY
- PROPOSED ACCESSIBLE WALKWAY
- PROPOSED ACCESSIBLE DRIVEWAY
- PROPOSED LANDSCAPES
- EXISTING TREES TO REMAIN
- PROPOSED TREES TO BE PLANTED
- EXISTING CAR BLOCK RETAINING WALL TO REMAIN
- EXISTING PAVING TO REMAIN
- PROPOSED TRASH / RECYCLING ENCLOSURE
- PROPOSED ASPHALT PAVING
- PROPOSED ELECTRIC VEHICLE CHARGING STATION
- VEHICLE TRAILERS - SEE CIVIL

Elevation Plan



KEY NOTES

- 1 ROOF PEEK VENT
- 2 CEMENT PLASTER SYSTEM
- 3 ANCOURED DOOR AND WINDOW FRAMES
- 4 ANCOURED METAL TOP RAIL AND CLEAR GLAZING GABLE ENDING
- 5 STORMFRONT SYSTEM (METAL SPANDREL PANEL SHOWN SHADY)
- 6 ANCOURED METAL CROWN WITH CHAIR BRACING
- 7 SOLAR SHINGLES (OPTIONAL) ROOF
- 8 POSTS AND BEAM FOR SHADE STRUCTURE
- 9 PAINTED BOARD AND BATTEN SIDING
- 10 TRIM BOARD AT CORNER OF BOARD AND BATTEN SIDING
- 11 LINEAR WOOD BOARD SIDING WITH LIGHTING
- 12 METAL CORNICE, PAINTED ANCOURED BRONZE
- 13 METAL ROOF, PAINTED TO MATCH PROPOSED BUILDING COLOR ANCOURED
- 14 METAL GATE AND POST, PAINTED TO MATCH PROPOSED BUILDING COLOR ANCOURED
- 15 STONE CAP ON TOP OF TRASH ENCLOSURE WALL
- 16 FENCE - SEE LANDSCAPE ARCHITECTURE NOTES
- 17 GUTTER AND DOWNSPOUT
- 18 SPLASH BLOCK

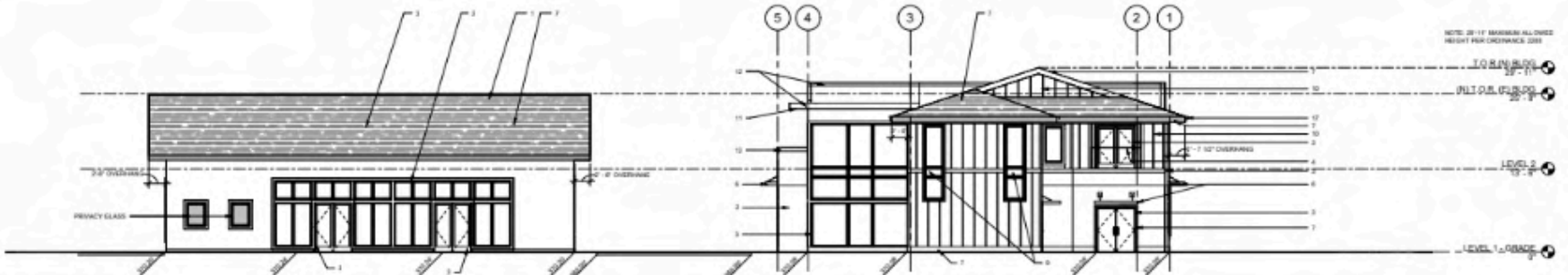
CAFE & EXISTING BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



KEY NOTES

- 1 SOLAR ROOF SHINGLES
- 2 CEMENT PLASTER SYSTEM
- 3 ANCOURED DOOR FRAME
- 4 ANCOURED METAL TOP RAIL AND CLEAR GLAZING GABLE ENDING
- 5 STORMFRONT SYSTEM
- 6 ANCOURED METAL CROWN WITH CHAIR BRACING
- 7 PAINTED TRIM BOARD
- 8 CUSTOM WALL SYSTEM
- 9 METAL SPANDREL PANEL
- 10 PAINTED BOARD AND BATTEN SIDING
- 11 LINEAR WOOD BOARD SIDING WITH LIGHTING
- 12 METAL CORNICE, PAINTED ANCOURED BRONZE
- 13 METAL ROOF, PAINTED TO MATCH PROPOSED BUILDING COLOR ANCOURED
- 14 METAL GATE AND POST, PAINTED TO MATCH PROPOSED BUILDING COLOR ANCOURED
- 15 STONE CAP ON TOP OF TRASH ENCLOSURE WALL
- 16 FENCE - SEE LANDSCAPE ARCHITECTURE NOTES
- 17 GUTTER AND DOWNSPOUT
- 18 SPLASH BLOCK

PROPOSED EXISTING BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



NOTE: 20'-11" MAXIMUM ALLOWED HEIGHT PER ORDINANCE 0211

DRIVE AISLE - NORTH ELEVATION
1/8" = 1'-0"

16212 LOS GATOS BOULEVARD

Zoning Overview

LOS GATOS, CALIFORNIA

Zoning

CH-PD (Highway Commercial - Planned Development)

Land Use: Mixed-Use Commercial

What is a CH Zone?

The Highway Commercial (CH) zone is intended for vehicular-oriented uses and sales along highway frontages, intermingled with compatible retail, service, and administrative activities.

How can I find out the zoning requirements for my property?

You may contact the Town of Los Gatos Community Development Department. Please supply the following information:

- Street address;
- Nearest cross street; and
- Assessor's Parcel Number (APN) if available.

What are the permitted uses in a CH zone?

The following uses are permitted in a CH zone:

- Retailing, including formula retail up to 10,000 square feet;
- Personal service businesses and service businesses necessary for the conduct of households;
- Office uses;
- Limited manufacturing uses when the majority of sales are made on-site to the ultimate consumer;
- Group classes; and
- Specialty food retail without alcoholic beverages.

Examples of proper CH uses:

Apparel stores, laundrettes and dry cleaning agencies, grocery stores, drugstores, barbershops, appliance repair shops, and offices.

Note: Uses that will unreasonably interfere with nearby residential uses are not allowed.

Example of improper CH uses:

Palmists, soothsayers, manufacturing, wholesaling, laundry or dry-cleaning plants.

Additional uses may be allowed if a Conditional Use Permit (CUP) is approved per the Table of Conditional Uses in Chapter 29 of the Los Gatos Town Code.

Is there a minimum lot size requirement?

No. There is no minimum lot area requirement in the CH zone.

What are the height requirements for buildings?

The maximum height of a principal building in the CH zone is 35 feet (measured from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point directly above that grade).

Note: Towers, spires, elevator and mechanical penthouses may be higher than the maximum height noted. Please consult the Community Development Department for further information.

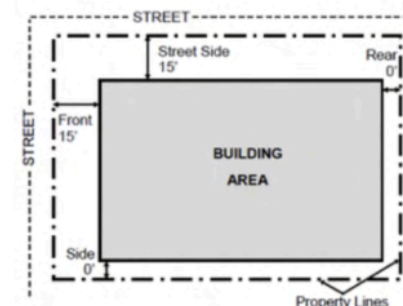
How much of my lot can I cover with building?

The maximum building coverage, including any type of accessory buildings, is 50 percent.

What are the minimum setback requirements?

Front 15 feet
Side None
Rear None
Street side 15 feet

Example illustration of setbacks for a CH zoned lot not abutting residential zones:



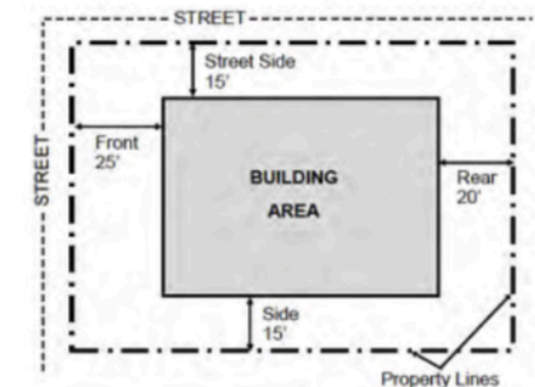
The following setback requirements apply along those property lines of a CH zoned lot which abut or are across the street from a lot in a residential zone:

*Front 25 feet
*Side 15 feet
*Rear 20 feet
*Street side 15 feet

*Plus one-foot for each foot a building exceeds 20 feet in height (i.e. A 25-foot building which abuts a residential zone in the side requires a 20-foot side yard setback).

A six-foot high masonry wall is also required along the property line adjacent to a residential zone (eight-foot high masonry wall is permitted if both parties agree).

Example illustration of setbacks for a CH zoned lot abutting (or across the street from) residential zones:



16212 LOS GATOS BOULEVARD

Location Overview

LOS GATOS, CALIFORNIA

Location Overview



NEIGHBORHOOD

Located at a prime signalized corner on Los Gatos Boulevard, the property offers outstanding visibility and accessibility in one of Silicon Valley's most desirable communities. With immediate access to Highways 17, 85, and 9, the site provides seamless connectivity throughout the South Bay and Peninsula. Just minutes from walkable Downtown Los Gatos, the location benefits from a vibrant mix of boutique retail, dining, and strong local demographics.

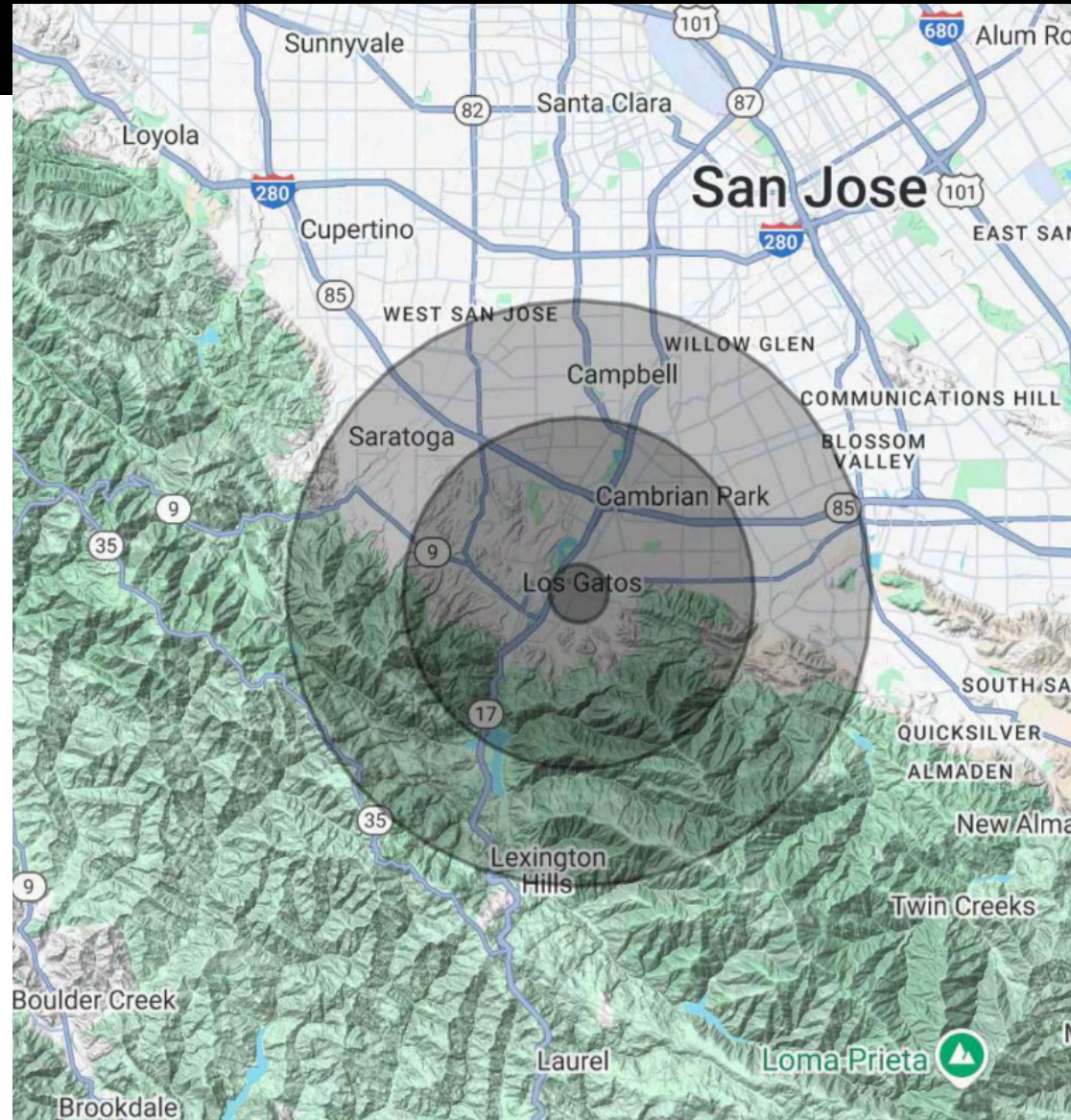
The property is strategically positioned near major demand drivers, including the future North 40 mixed-use development, Vasona Lake County Park and trails, Stanford and Good Samaritan Medical Centers, and Netflix's global headquarters. With limited new supply and a high barrier to entry, Los Gatos remains a premier market for retail, office, or medical users seeking long-term stability and strong fundamentals.

Demographics

Demographics Map & Report

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	13,600	253,265	512,454
Average age	46	42.9	41.2

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total households	5,606	94,663	190,382
# of persons per HH	2.41	2.65	2.67
Average HH income	\$176,932	\$152,817	\$141,759
Average house value	\$1,841,915	\$1,311,405	\$1,255,046



Los Gatos is widely recognized as one of the South Bay's most prestigious residential communities, characterized by high household incomes, executive-level employment, and a deeply rooted local consumer base. The town's affluent demographics, coupled with its strong daytime population driven by nearby technology and medical employers, create a balanced and resilient demand profile for retail, office, and healthcare users. With a limited commercial inventory and a strong preference for neighborhood-serving businesses, Los Gatos offers a rare combination of purchasing power, community loyalty, and long-term market stability within Silicon Valley.



LOS GATOS BLVD (20,300+ VPD)

SHANNON RD (5,800+ VPD)



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