

THE JUNCTION

**±491 SF - 23,700 SF
FOR LEASE**



14975 Los Gatos Boulevard
Intersection of Los Gatos Boulevard and South Turner Street
Los Gatos, CA 95032



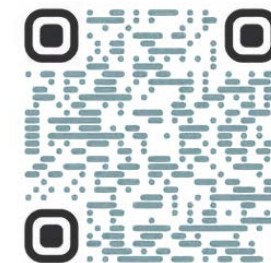
IMAGINE POSSIBILITY

After decades of planning, The Junction project has become reality. Located in the bucolic town of Los Gatos, California, the first phase of construction is now underway.

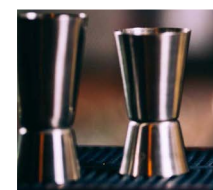
This new, authentically Los Gatos village features a mix of housing, retail, and restaurant opportunities. The residences are tied together with an open space plan that embraces the site's agricultural history through functioning community gardens and orchard treatments.

The heart of the project lies in the Station Building, with a focus on neighborhood-serving retail, cafes, restaurants, and bars. Neighbors, friends, and families can gather and celebrate the Los Gatos quality of life and slow down from the frenetic Silicon Valley pace.

We are seeking restaurant and retail partners who are passionate about their craft that can help us realize our vision. It is a once in a generation opportunity to be a part of this special place.



**TAKE THE
VIRTUAL
TOUR**





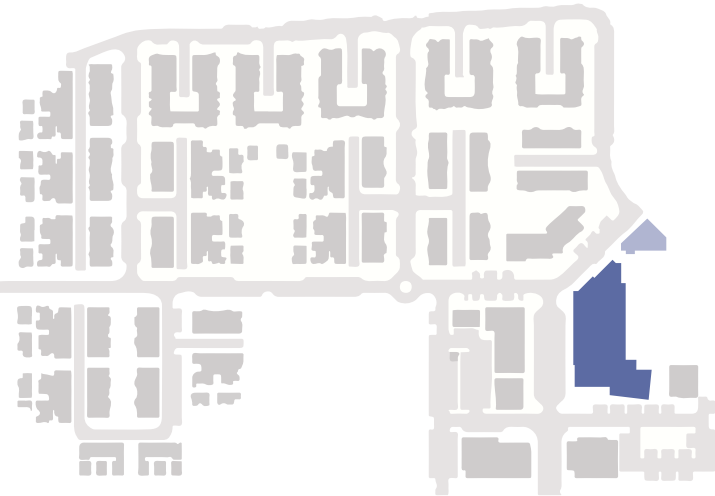
- ◆ **Station Building (B1)**
±23,700 square feet total w/ private loading area of ±1,519 SF, divisible
±17,912 ground floor
±4,200 with terrace second floor
- ◆ **Signal Building (B2)**
±5,185 square feet
- ◆ **Brakeman Building (A2)**
±7,673 square feet, divisible
- ◆ **Spur Building (C)**
±6,947 square feet, divisible
- ◆ **Boiler Building (A1 Major)**
±5,607 square feet, divisible
- ◆ **Highball Building (A1 Minor)**
±2,316 square feet (est)
- ◆ **Gianandrea House (Basement)**
±977 square feet retail
313 square feet entry court

RESIDENTIAL UNITS
320 total new homes approved with over 95% completed and occupied.

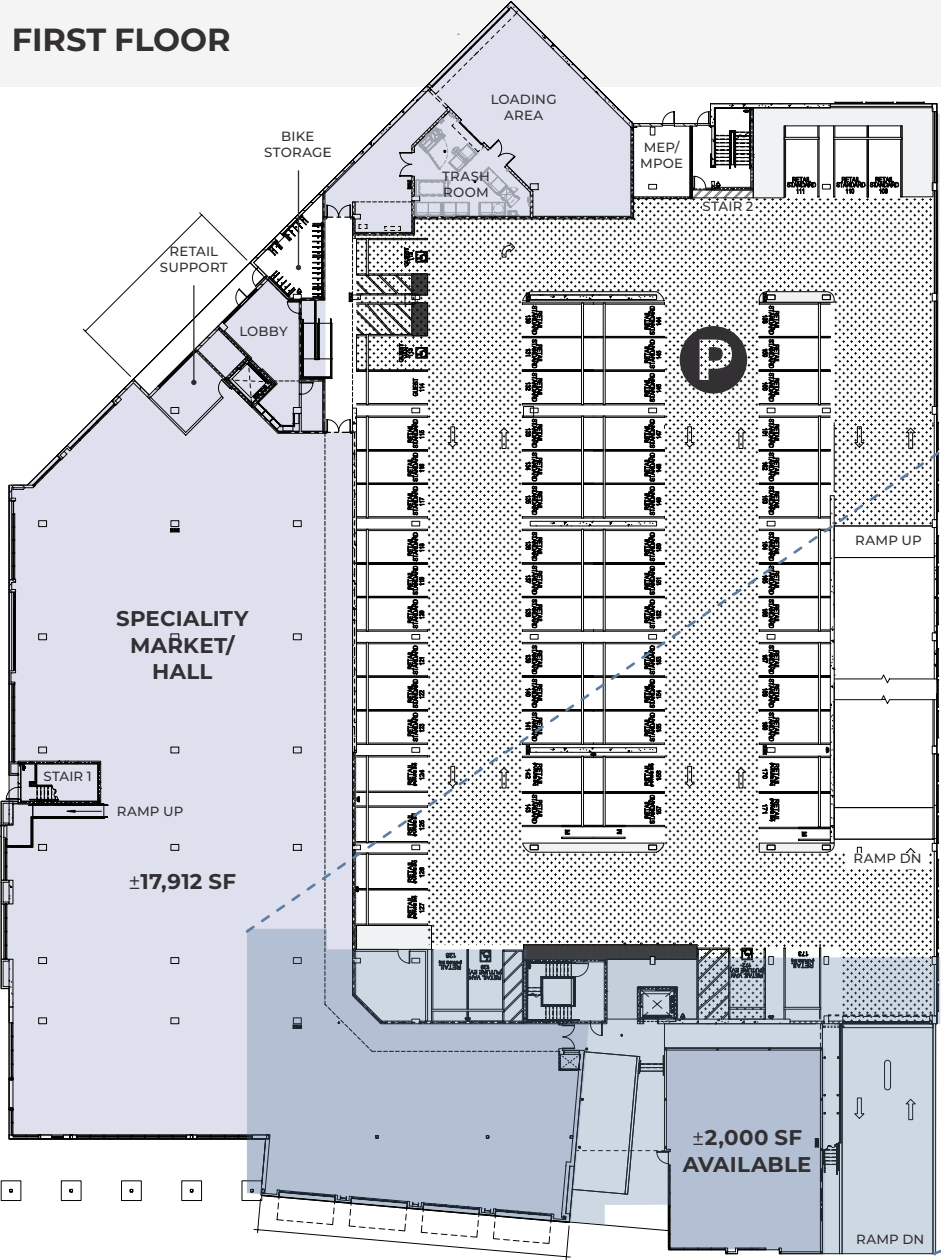
Disclaimer: These plans are not to scale and illustrative in nature, therefore the dimensions and square footages are approximate and subject to modifications.

STATION BUILDING

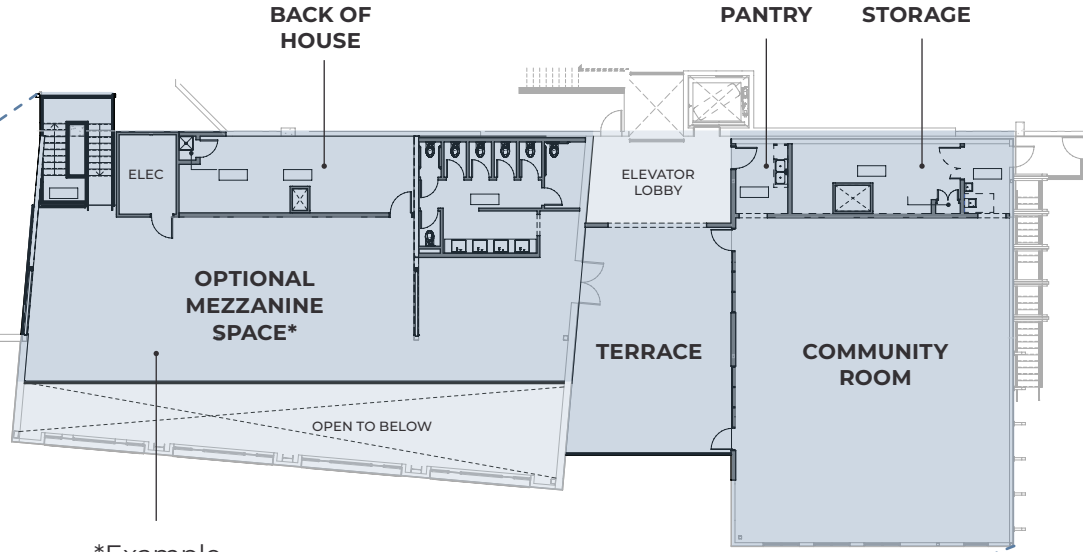
±17,912 SF Ground Floor Divisible With ±1,519 SF Loading
±4,200 SF 2nd Floor With ±700 SF Terrace
Available Now



FIRST FLOOR



SECOND FLOOR



BUILDING B1 (1ST FLOOR)

Ground Floor Market	±17,912 SF
Loading	±1,519 SF
Freestanding	±2,000 SF

BUILDING B1 (2ND FLOOR)

Optional Mezzanine Space*	±2,100 SF
Community Room	±2,100 SF
Terrace**	±700 SF
2nd Floor	±4,200 SF w/ Terrace

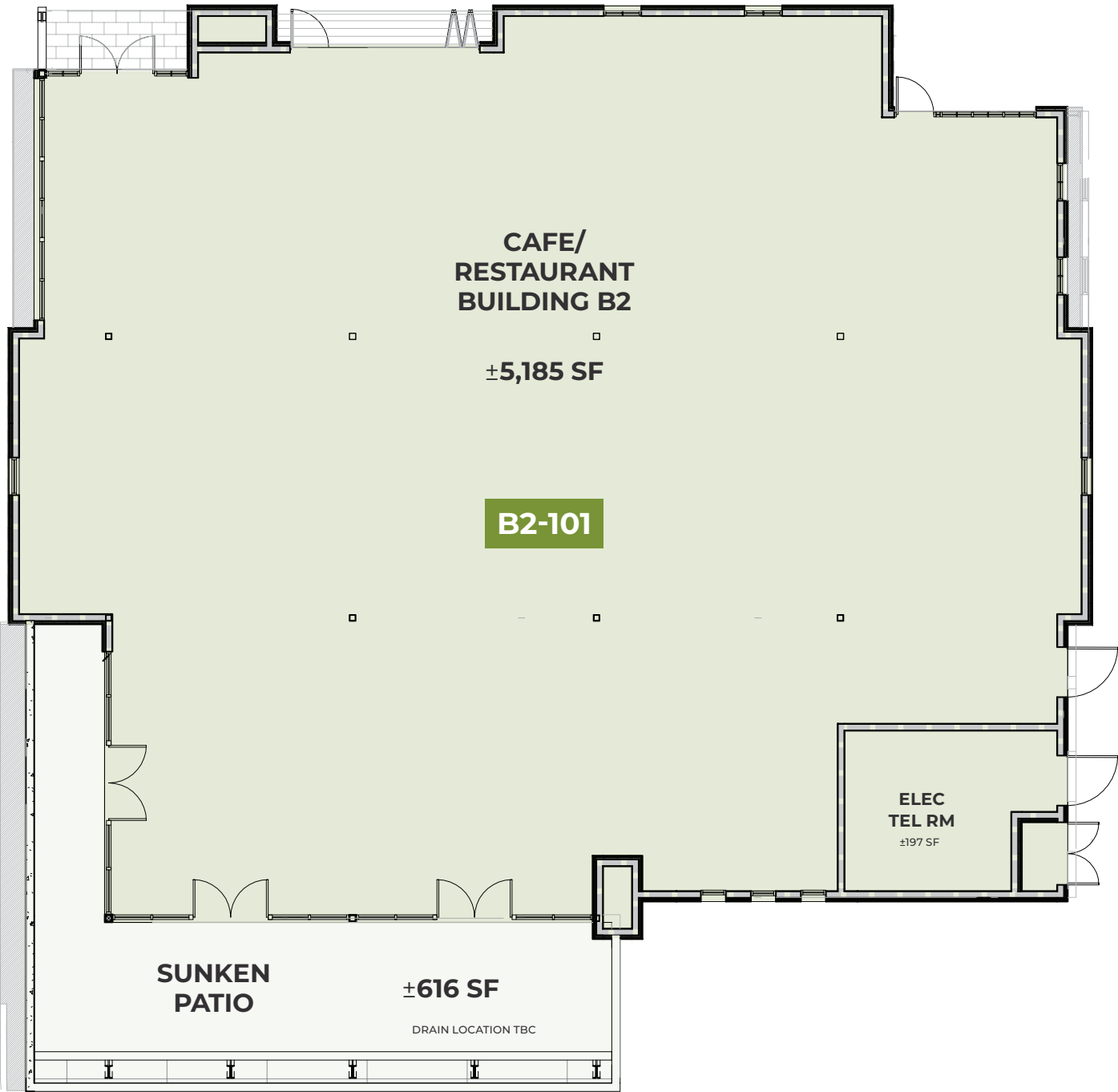
*Example of potential mezzanine.

**Terrace does not count towards total square footage.

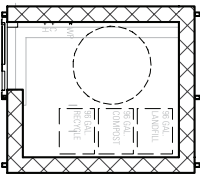


SIGNAL BUILDING

B2 | ±5,185 SF
Anticipated 2026



GAS METER(S)



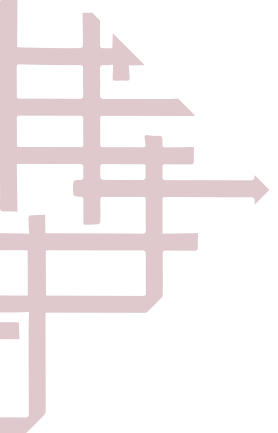
VINEYARD



SQUARE FOOTAGE

Cafe/Restaurant	±5,185 SF
Patio*	±616 SF

*Patio does not count towards total square footage.



BRAKEMAN BUILDING

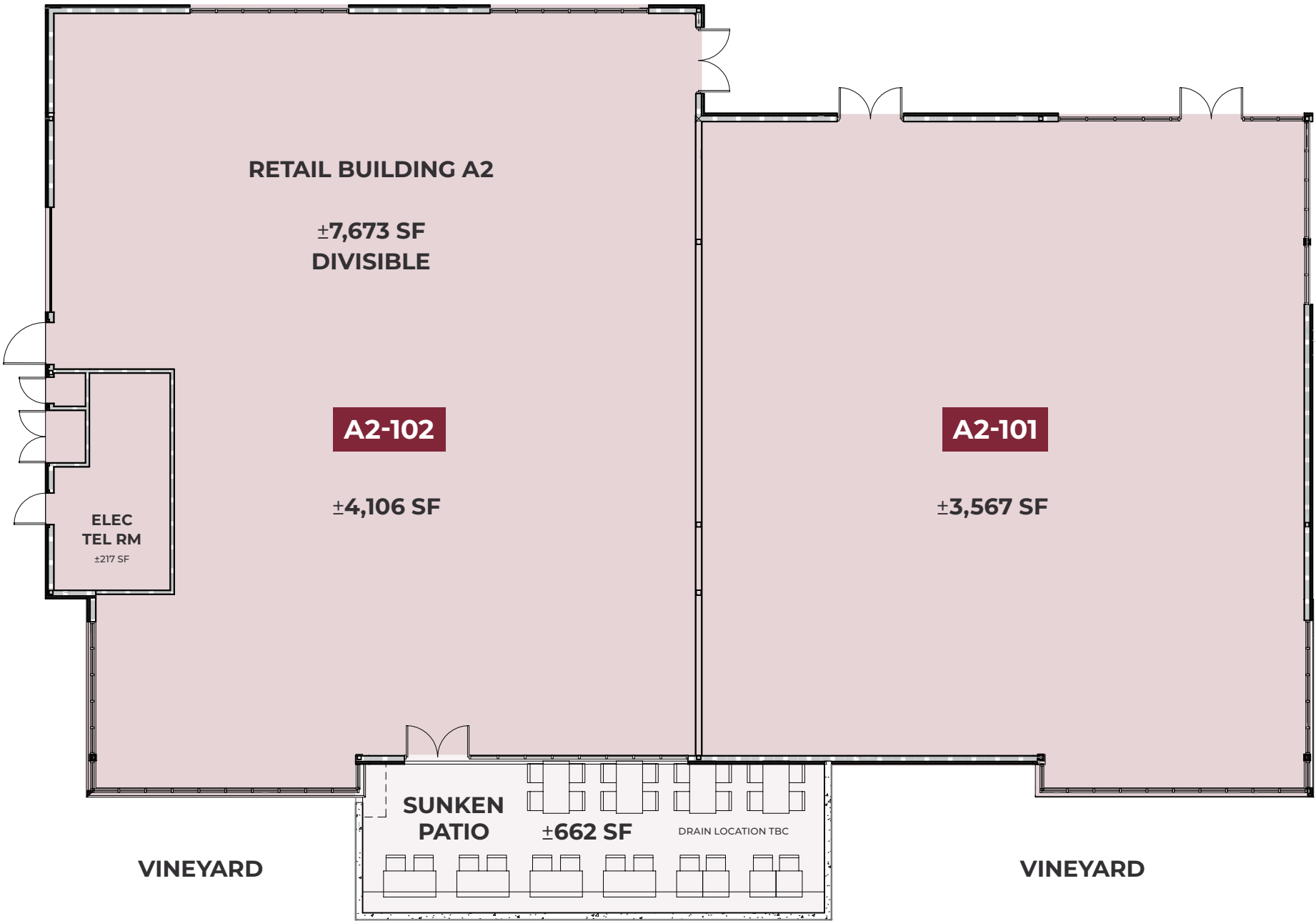
A2 | ±7,673 SF, Divisible
±3,000 SF Mezzanine Storage Available
Anticipated 2026



BUILDING A2	
Retail/Restaurant	±7,673 SF
Possible Patio*	±662 SF

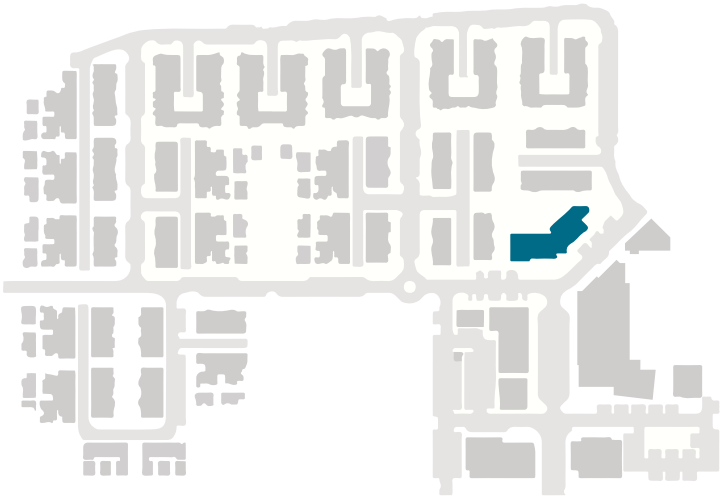
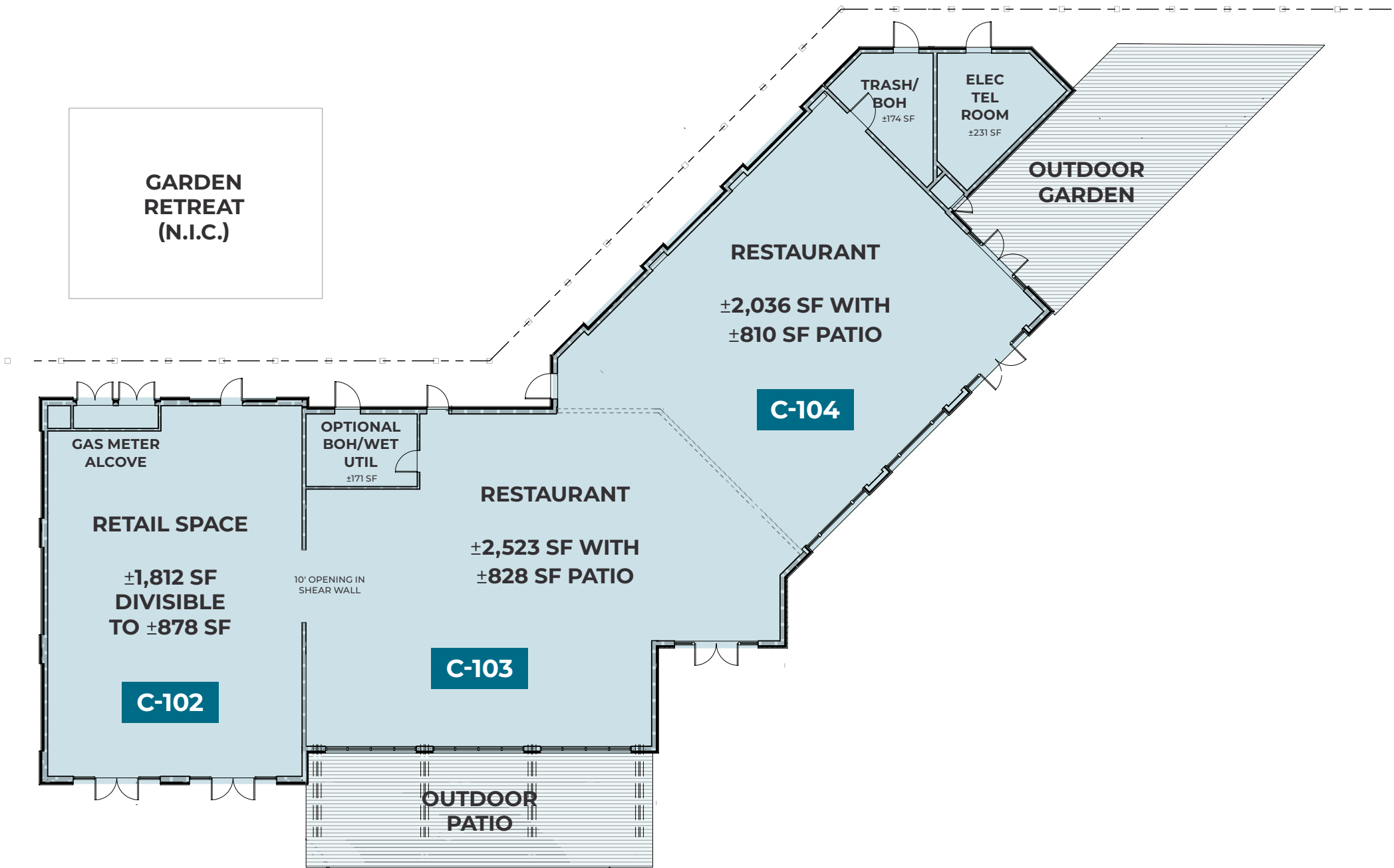
BUILDING B1 (2ND FLOOR)	
Storage**	±3,000 SF

*Patio does not count towards total square footage.
**Optional, additional cost.



SPUR BUILDING

C | ±6,947 SF, Divisible
Anticipated 2026



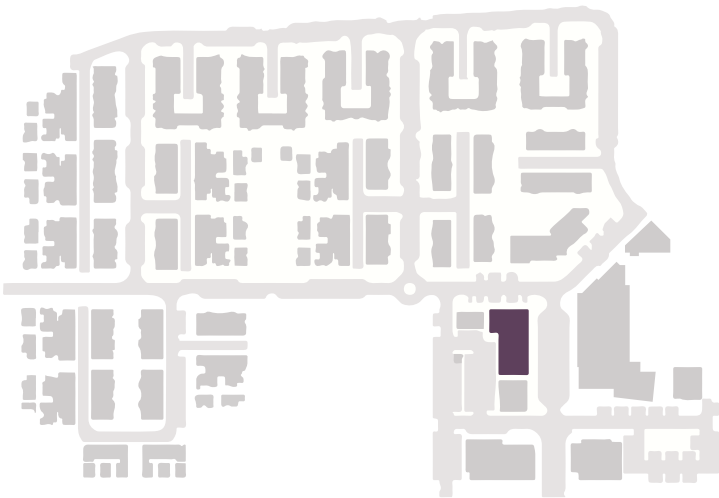
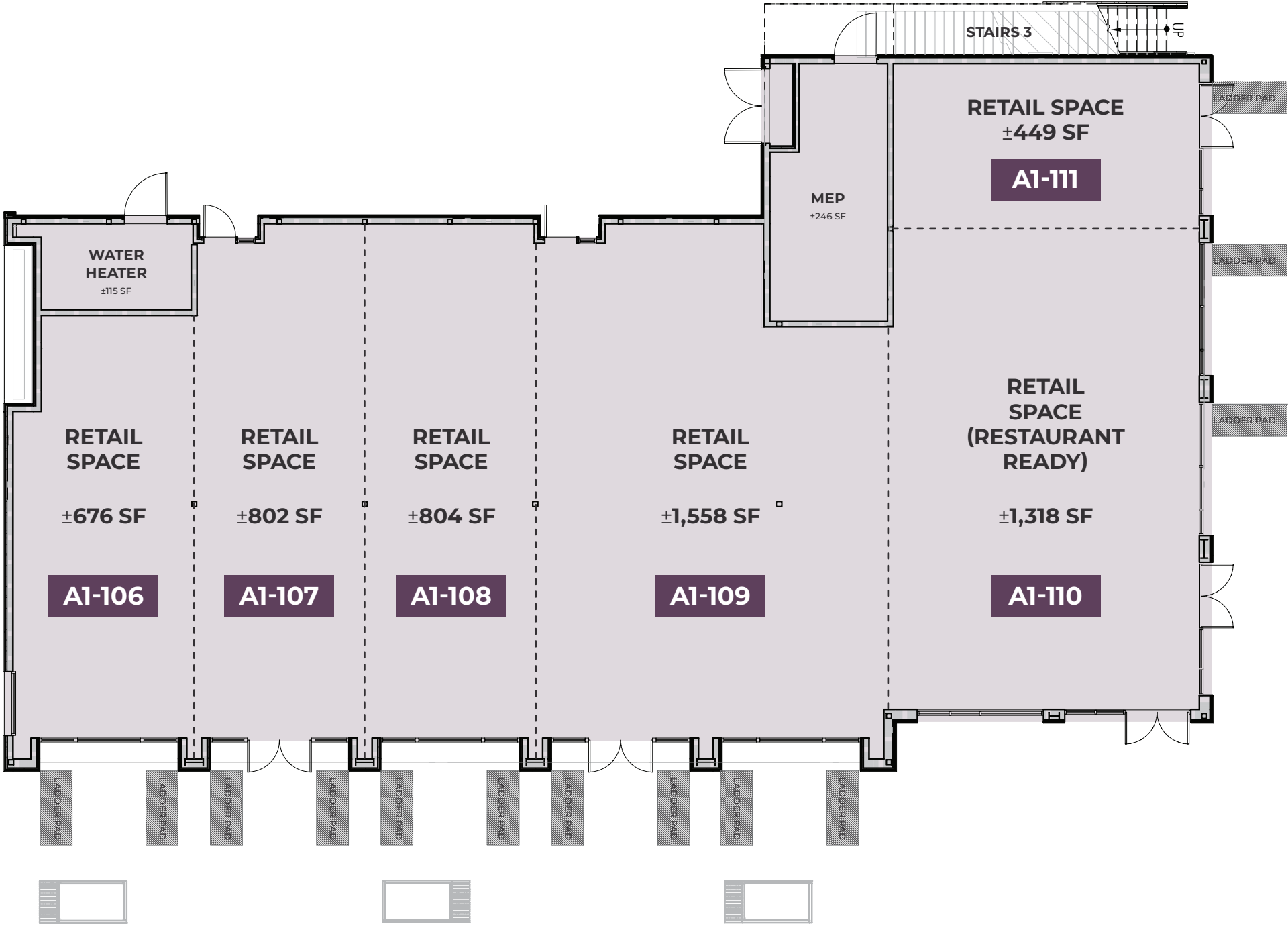
SQUARE FOOTAGE

C-102	Divisible to ±1,812 SF, or ±878 SF
C-103	±2,523 SF
C-103 Patio*	±828 SF
C-104	±2,036 SF
C-104 Patio*	±810 SF
C Entire Building	±6,947 SF

*Patos do not count towards total square footage.

BOILER BUILDING

C | ±5,607 SF, Divisible
Anticipated 2026



BUILDING A1 MAJOR

A1-106	±676 SF
A1-107	±802 SF
A1-108	±804 SF
A1-109	±1,558 SF
A1-110	±1,318 SF
A1-111	±449 SF

HIGHBALL BUILDING

A1 MINOR | ±2,316 SF
Anticipated 2026



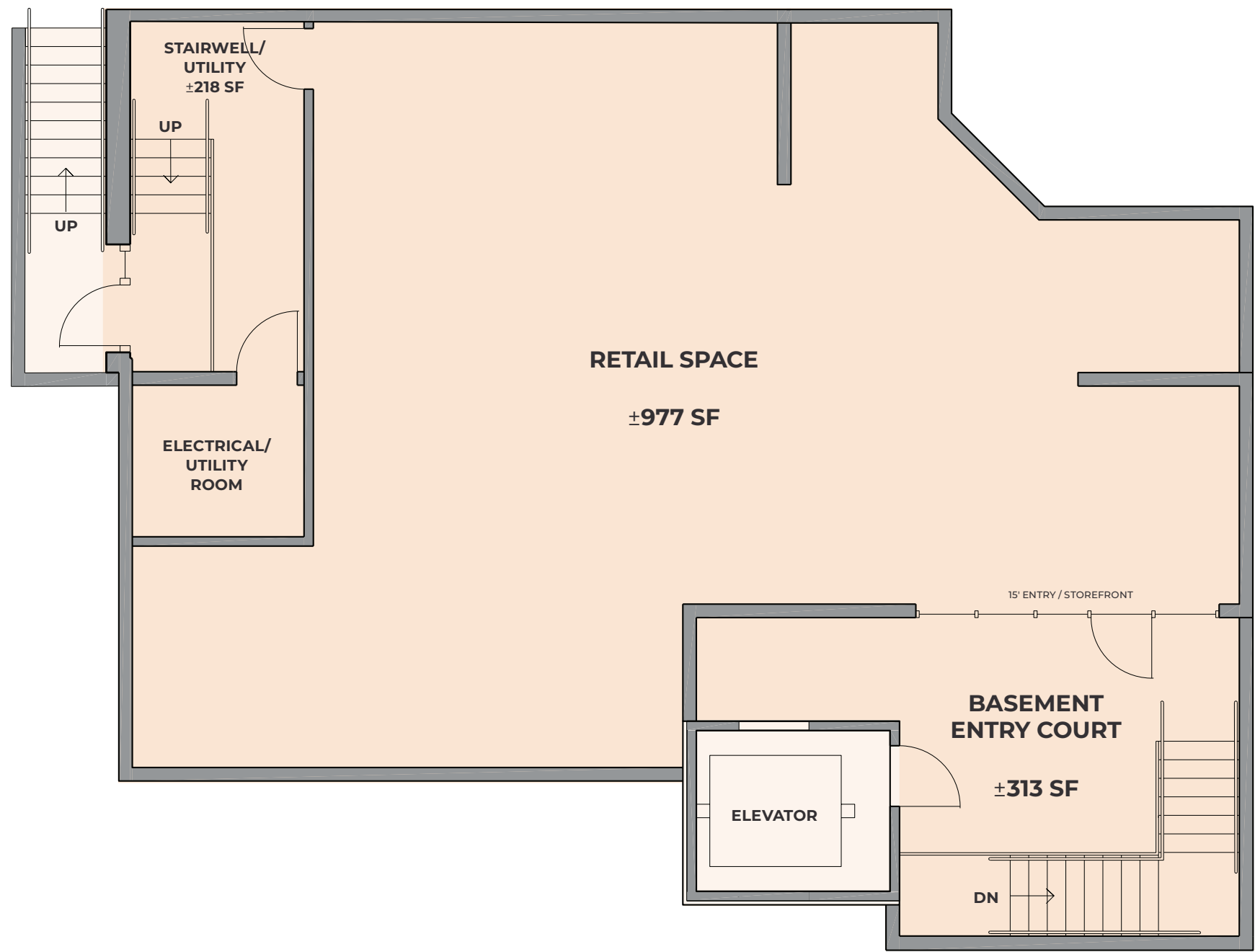
BUILDING A1 MINOR

A1-101	±1,266 SF
A1-102	±1,050 SF



GIANANDREA HOUSE

BASEMENT | $\pm 1,508$ SF
Available Now



GIANANDREA HOUSE BASEMENT

Retail Space	± 977 SF
Stairwell/Utility	± 281 SF
Basement Entry Court	± 313 SF



CUPERTINO

SAN JOSE

SAN TOMAS PLAZA

GROCERYOUTLET
bargain Market
DOLLAR TREE
AutoZone

Barracuda

Westfield
VALLEY FAIR

CAMPBELL

El Camino
Health

NETFLIX

17

85

GOOD
SAMARITAN
HOSPITAL
EXPANDING
BY 750,000 SF

3 MILE RADIUS

SARATOGA

THE JUNCTION

MONTE SERENO

Audible Magic

CORNERSTONE OF LOS GATOS
WHOLE FOODS MARKET
Hanna
NOAH'S NY BAGELS
SKIN & SPIRIT
Great Clips
SHEPHERD & SIMS

LOS GATOS

DOWNTOWN
LOS GATOS

LOS GATOS LUXURY CARS
Lamborghini
ROLLS ROYCE
BENTLEY

KINGS COURT SHOPPING CENTER
Lunardi's MARKETS
Peet's COFFEE
Bank of America
The Wooden Horse
WELLS FARGO
CVS pharmacy

SOUTH
SAN JOSE

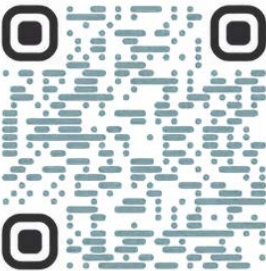
DEVELOPMENT

PHASE I

Nearly all of the 320 unit Residential portion of Lark District and portions of the Transition District (Phase I) have been completed by SummerHill Homes.

PHASE II

Entitlements in Process. Anticipated to contain a mix of multi-family and town Homes, totaling ±450 units.

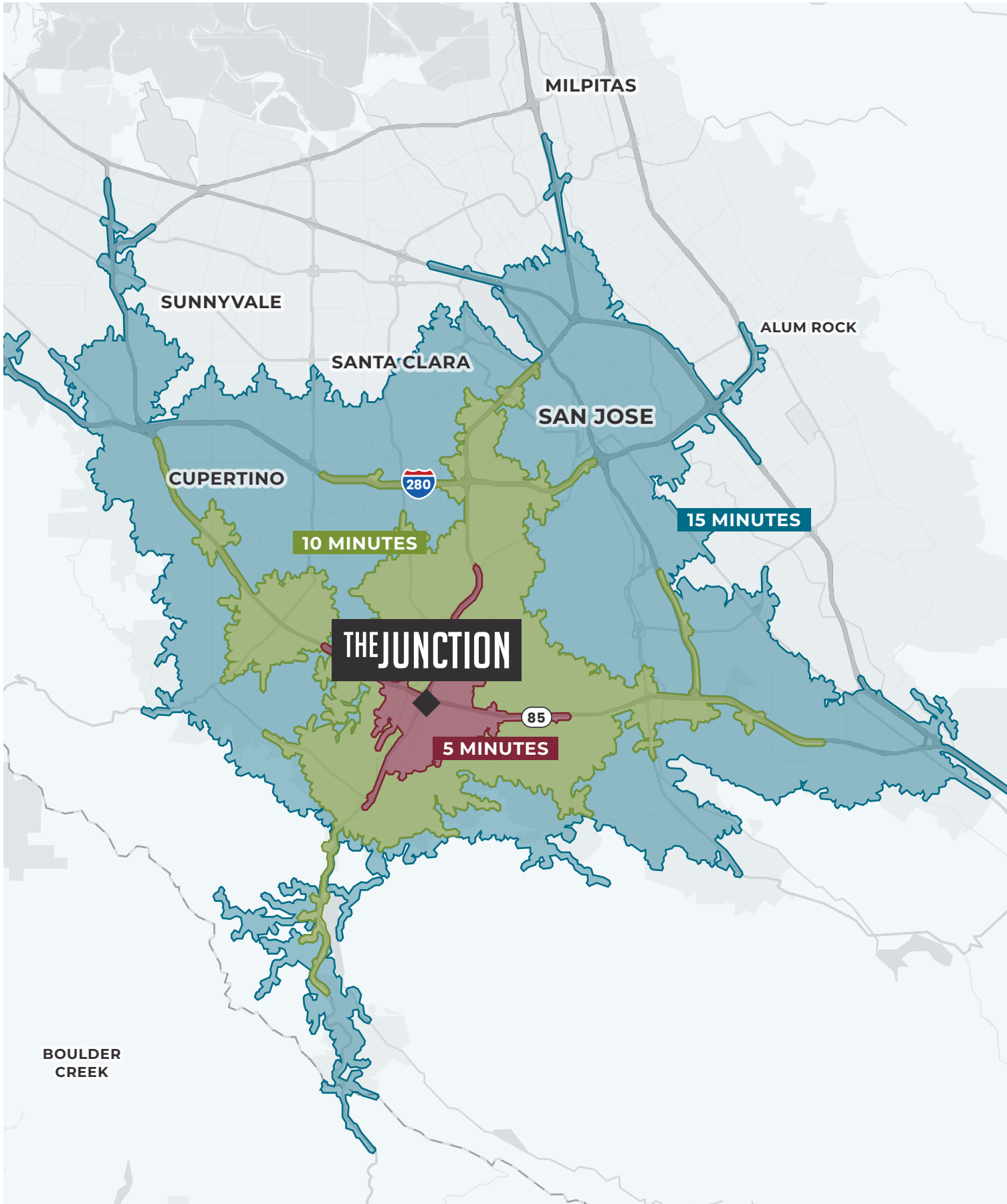


**TAKE THE
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DRIVE TIME RADIUS

DEMOGRAPHICS (2024)	5 MIN	10 MIN	15 MIN
Total Population	22,194	224,745	821,338
Total Households	8,029	83,587	295,963
Median Age	42.4	41.2	39.4
Total Occupied Housing Units	8,565	89,474	319,511
Total Owner Occupied Housing Units	61.2%	52.3%	48.3%
Total Renter Occupied Housing Units	32.6%	41.2%	44.3%
Average Household Income	\$250,146	\$216,291	\$210,414
Median Household Income	\$191,541	\$162,393	\$156,549
Per Capita Income	\$90,777	\$80,570	\$75,982
Population 25 yrs	15,423	160,633	583,687
% Population 25 yrs + Some College	12.2%	11.9%	12.1%
% White Collar Occupations	85.0%	78.2%	76.4%
% Blue Collar Occupations	6.7%	9.7%	10.6%



DEMOGRAPHIC RADIUS

DEMOGRAPHICS (2024)	1 MILE	5 MILES	10 MILES
Total Population	16,334	360,061	1,209,839
Total Households	6,067	132,628	418,123
Median Age	42.5	41.6	38.9
Total Occupied Housing Units	6,411	142,596	451,521
Total Owner Occupied Housing Units	61.5%	53.8%	48.1%
Total Renter Occupied Housing Units	33.2%	39.2%	44.5%
Average Household Income	\$245,908	\$223,802	\$208,136
Median Household Income	\$186,180	\$168,400	\$154,960
Per Capita Income	\$91,378	\$82,477	\$71,939
Population 25 yrs	11,325	257,430	861,660
% Population 25 yrs + Some College	12.8%	11.8%	12.1%
% White Collar Occupations	86.0%	79.2%	73.2%
% Blue Collar Occupations	5.7%	9.1%	12.5%



THE JUNCTION



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