

Los Gatos Village Square

15466 LOS GATOS BLVD LOS GATOS, CA 95032



Offering Summary

Lease Rate:	Please Inquire
Building Size:	59,372 SF
Available SF:	1,167 - 2,026 SF
Lot Size:	3.8 Acres
Price / SF:	Inquire with Broker
Year Built:	1983
Market:	San Francisco MSA
Submarket:	West Valley

Property Overview

Ground Floor:
Suite 111 is a restaurant space with infrastructure. The ability to create compelling outdoor seating environment. Signage available on the elevator tower.

Second Floor: Suite 215 is available and has in suite restroom.

Property Highlights

- Active Trader Joe's anchored Shopping Center.
- Easy access to Los Gatos Blvd In either direction at signalized Intersection.
- Landlord to improve patio area between Suites 110 & 111.

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FWR

First Washington Realty



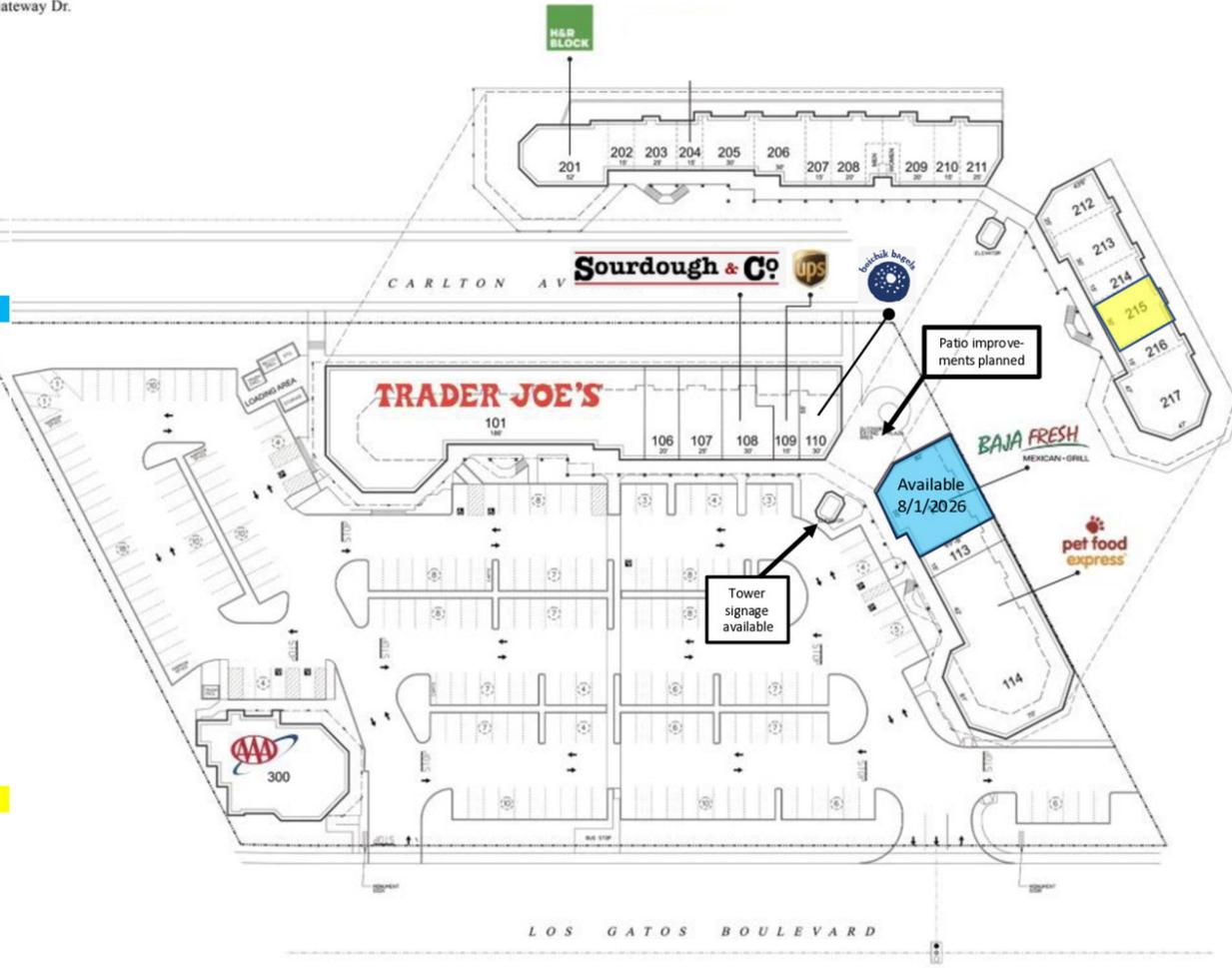
Bokman Rock
COMMERCIAL REAL ESTATE

Los Gatos Village Square

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LOS GATOS VILLAGE SQUARE
SEC of Los Gatos Blvd. & Gateway Dr.
Los Gatos, CA

Tenant Roster:	Sq. Ft.
101 TRADER JOE'S	10,117
106 TENNIS ANYWHERE	1,100
107 IBEAUTY SPA	1,385
108 SOURDOUGH & CO – OPENING FALL 2026	1,241
109 UPS STORE	1,199
110 BOICHIK BAGELS	1,203
111 BAJA FRESH. -- AVAILABLE 8/1/26	2,026
113 BATCH 22 COOKIES	745
114 PET FOOD EXPRESS	6,678
201 H & R BLOCK	1,771
202 PILATES WITH KENI	434
203 NEW MOM SCHOOL	736
204 EUROPEAN MUSIC ACADEMY	435
205 SUTTER HEALTH	984
206 SUTTER HEALTH	1,168
207 KNOTS BEAUTY LOUNGE	606
208 FAMILY DENTISTRY	1,180
209 NARAI THAI SPA	760
210 LOVELADY DIAMOND	558
211 SEV LASER AESTHETICS	851
212 SEV LASER AESTHETICS	997
213 KANE INVESTMENT MGMT	1,220
214 L-A ACUPUNCTURE	583
215 AVAILABLE	1,167
216 SONOBELLEZZA REJUVENATION	583
217 POWER4 PILATES	2,020
300 AAA AUTOMOBILE CLUB	4,500
Total SF	46,247



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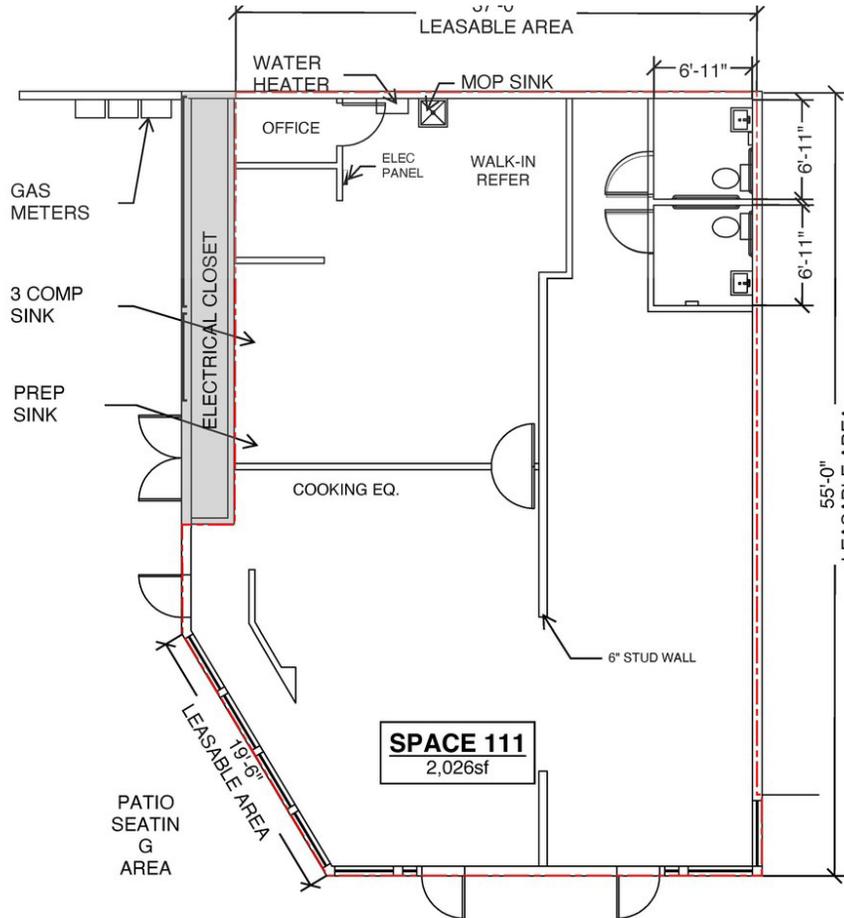
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Suite 111 Floor Plan



UTILITIES LEGEND

	DESCRIPTION:
HVAC:	TRANE WCC024F100BG 4 TON SN: 4204SXA2H MAY 2004
CONDENSING UNIT:	TRENTON TEHR015E6-HT3B-B SN: 130106921T AIR COOLED
ELEC:	400AMP PANEL INSIDE THE SPACE
GAS:	1 1/2" GAS LINE AT REAR OF BUILDING
WATER:	1" WATER LINE W/ TANKLESS WATER HEATER
SEWER:	4" ASSUMED

CLEVELAND
DENVER
GLENORA

LOS GATOS VILLAGE SQUARE - SUITE 111

FLOOR PLAN



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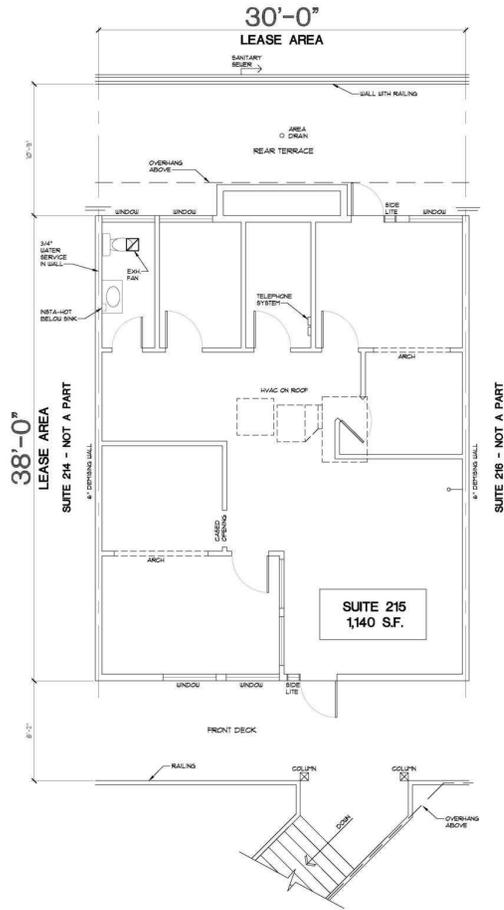
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LOS GATOS VILLAGE SQUARE



UTILITIES LEGEND	
DESCRIPTION	SYMBOL AND TEXT
HYAC UNITS	2-TON PACKAGED HEAT PUMP BOP COMPANY (GARBER) MODEL No 942EJ24 SERIAL No. 285022281 MANUF. 1989 CONDENSING UNIT INTERNATIONAL COMFORT PRODUCTS (GARBER) MODEL No 1644609480 SERIAL No. 01422122 MANUF. 2001 TONNAGE: 1.5 - 5 TON
ELECTRICAL	HOUSE PANEL 1 225 AMP (SHARED) 120/208V CIRCUIT 1 - AIR CONDITIONER CIRCUIT 28 - RECEPTACLES CIRCUIT 26 - MICROWAVE CIRCUIT 30 - COPPER HOUSE PANEL 2 225 AMP (SHARED) 120/208V CIRCUIT 22 - LIGHTS CIRCUIT 23 - LIGHTS CIRCUIT 25 - RECEPTACLES CIRCUIT 32 - INSTA-HOT WH.
GAS	NONE
WATER	3/4"
SEWER	4"



FLOOR PLAN

LOS GATOS VILLAGE SQUARE - SUITE 215
15466 LOS GATOS BLVD. LOS GATOS, CALIFORNIA

DATE: 09/17/2011

A-101
LEASING PLAN
Timothy Sheil, A.I.A.
ARCHITECT & ASSOCIATES

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Property Improvements



Elevator Tower to allow for Tenant signage for Stes 110 and 111.



Rendering of upcoming Patio renovations.

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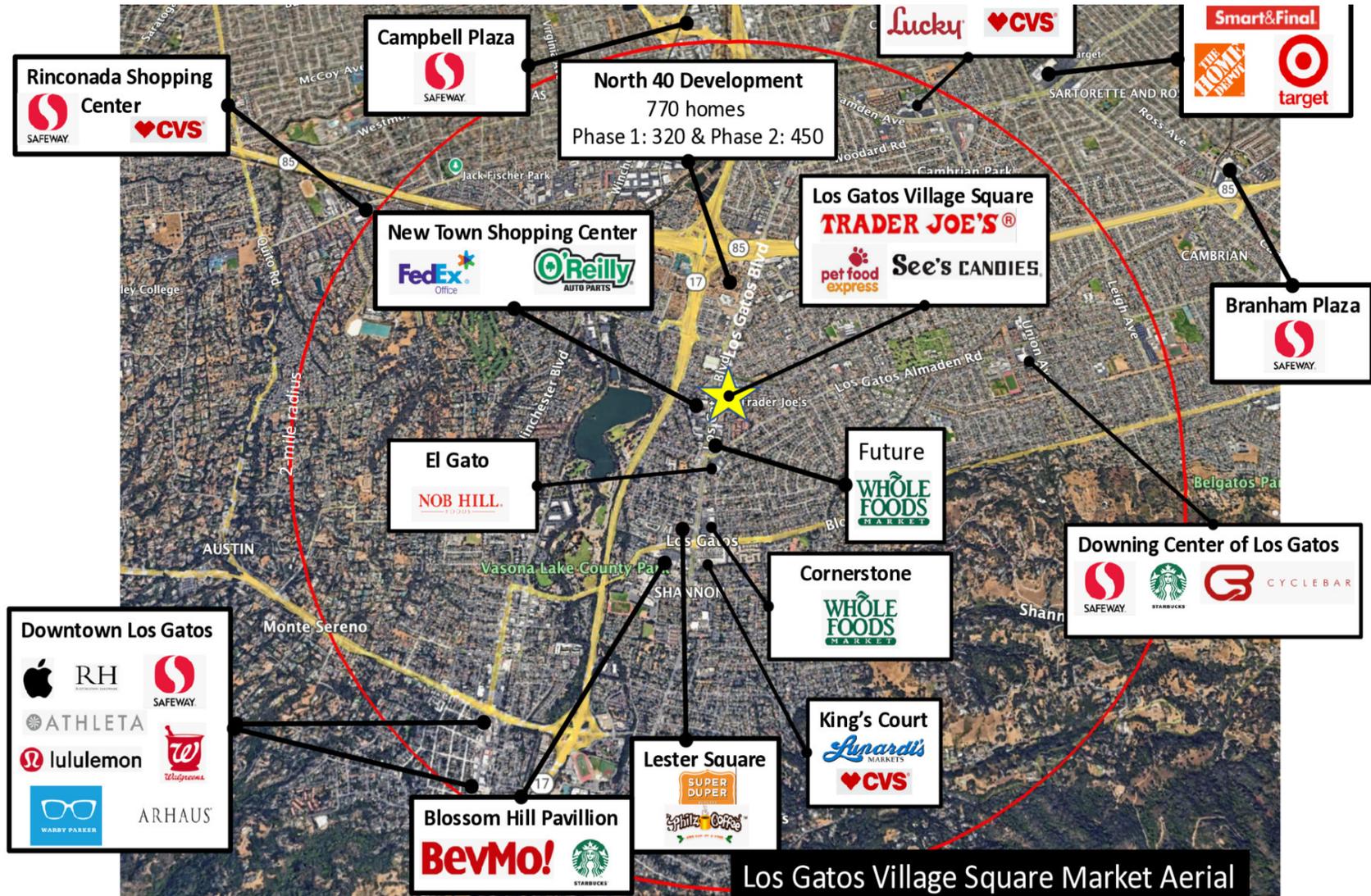
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Market Aerial



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Lease Information

Lease Type:	NNN; MG	Lease Term:	60 months
Total Space:	1,167 - 2,026 SF	Lease Rate:	Please Inquire

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 111	Available	2,026 SF	NNN	Negotiable	Elevator tower signage available. Expanded and improved patio area. Type 1 hood and full restaurant infrastructure in place.
Suite 215	Available	1,167 SF	Modified Gross	Negotiable	Very nice office space with a couple of private offices and restroom in suite. Outside deck area (not a part of the square footage) is a nice amenity.

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Demographics

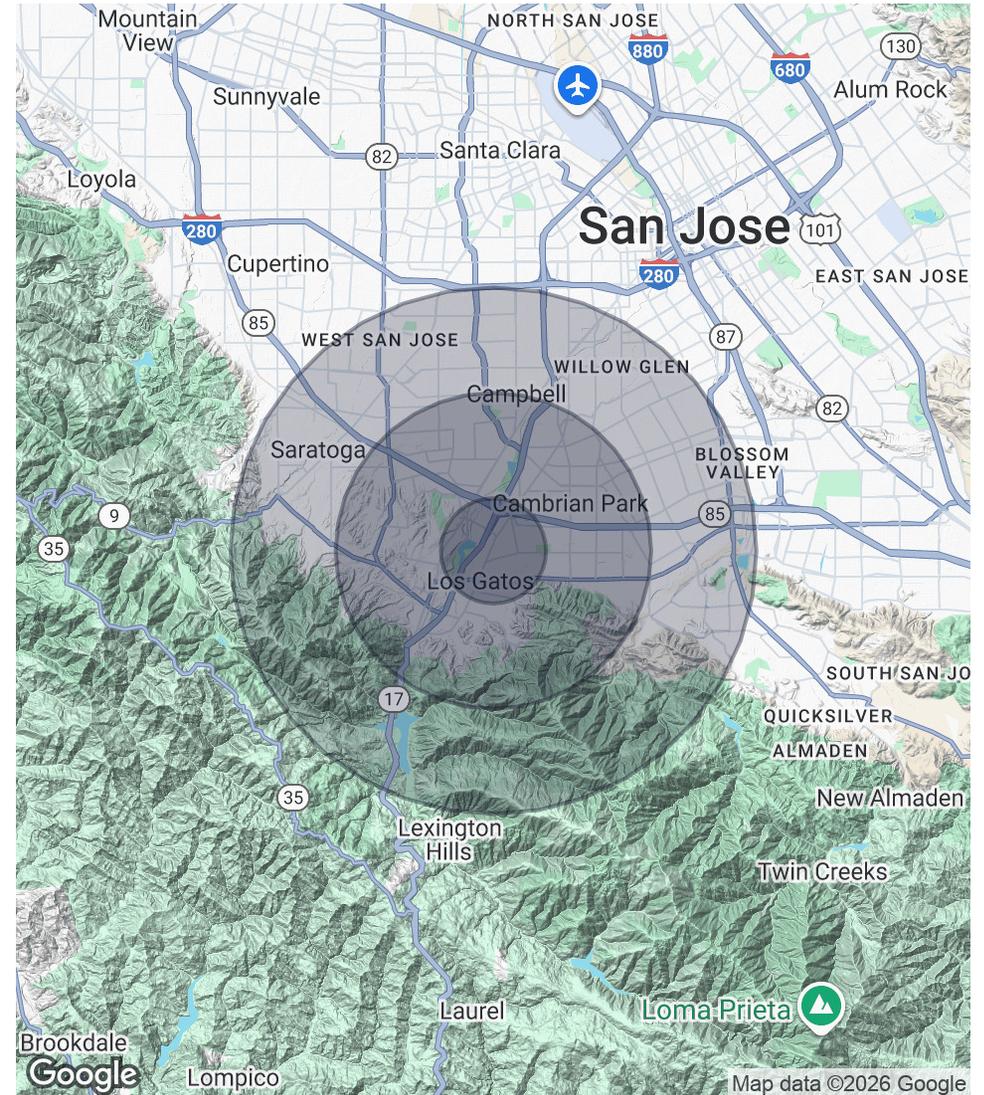
Population	1 Mile	3 Miles	5 Miles
Total Population	14,263	109,591	312,647
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,207	40,226	115,147
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$272,788	\$253,873	\$234,083
Average House Value	\$1,897,028	\$1,756,452	\$1,636,799

Race	1 Mile	3 Miles	5 Miles
Total Population - White	8,359	56,770	141,870
Total Population - Black	119	1,890	7,873
Total Population - Asian	3,704	30,600	91,528
Total Population - Hawaiian	10	214	992
Total Population - American Indian	38	679	2,653
Total Population - Other	348	6,190	28,600

Traffic Counts		
Los Gatos Blvd	30,433	/day

Demographics data derived from AlphaMap. Demographic data 2024.



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