



Industrial Property For Lease

17454 Shelburne Way

17454 SHELburne WAY, LOS GATOS, CA 95030

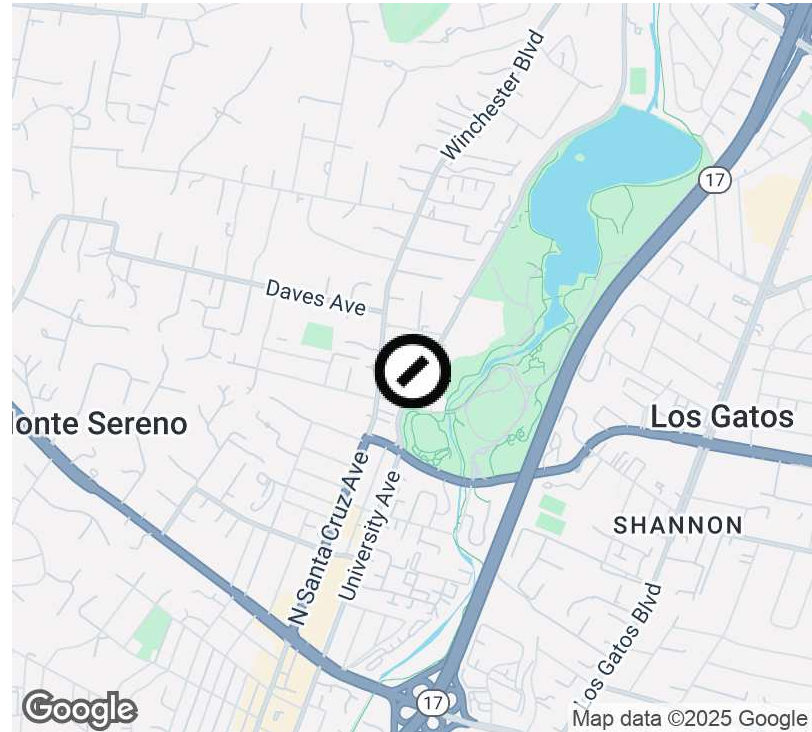
Just Renovated. 3,280 square feet of open warehouse space with two grade level doors.

COMPASS
COMMERCIAL

Get in touch

Tony Odom
Sr. Vice President / Managing Director
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CalDRE #01817881

Executive Summary



Offering Summary

Lease Rate:	\$2.15 per month (NNN)
Building Size:	5,130 SF
Available SF:	3,280 SF
Lot Size:	16,450 SF
Number of Units:	2
Year Built:	1947
Renovated:	2025
Zoning:	LM - Commercial Industrial
Market:	South Bay/San Jose
Submarket:	Los Gatos/Saratoga

Property Overview

Just Renovated. 3,280 square feet of open warehouse space with two grade level doors.

Property Highlights

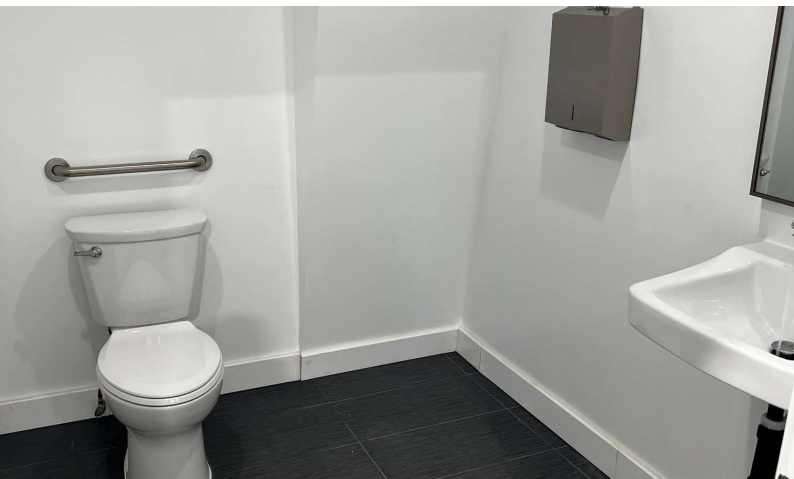
- 3,280 square feet
- Recently Renovated
- New A/C and Heater
- New Lighting
- Fresh Paint and Epoxy Flooring
- Stand Alone Building
- LM Zoning

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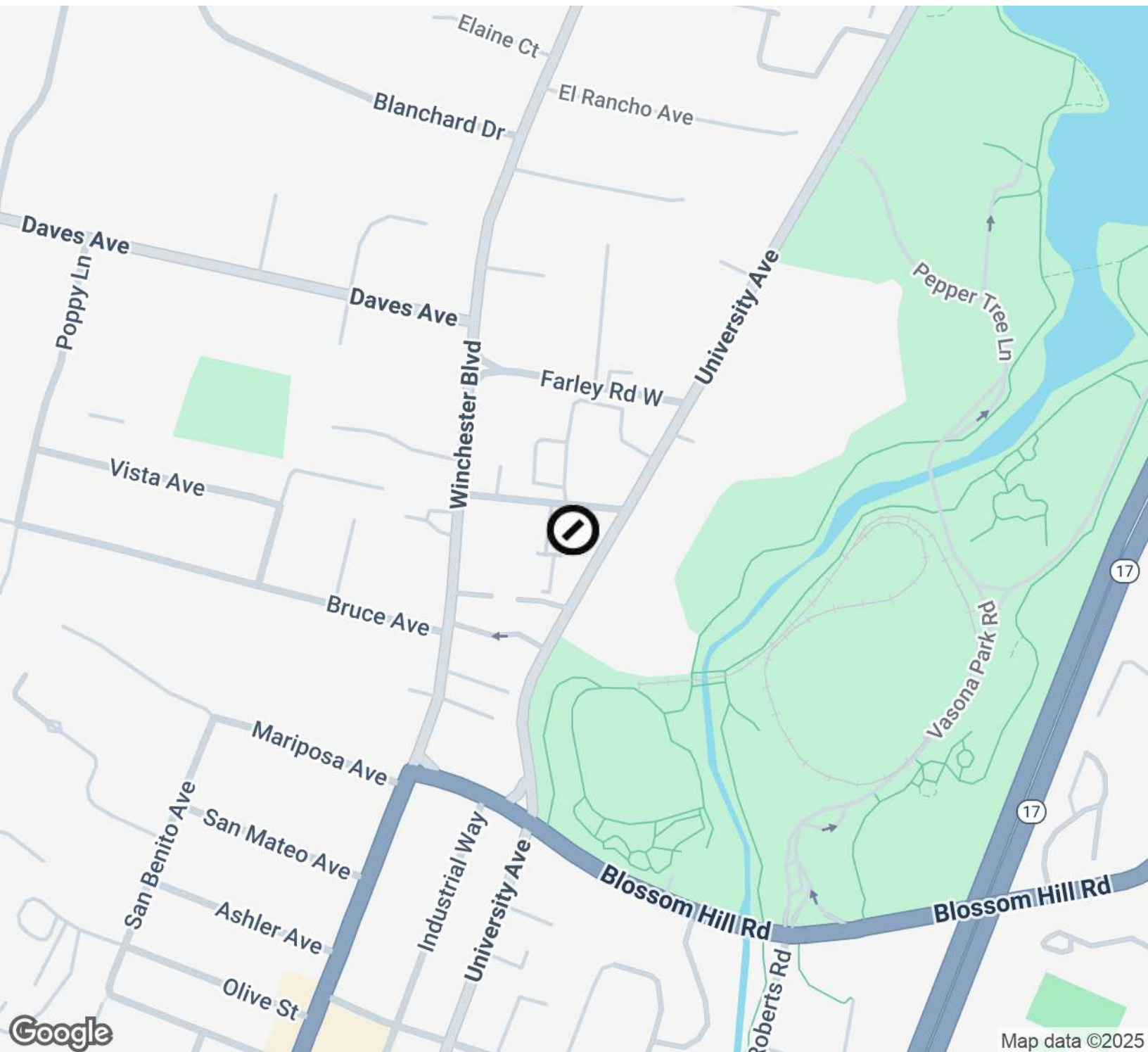
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17454 Shelburne Way (3,280 sf)



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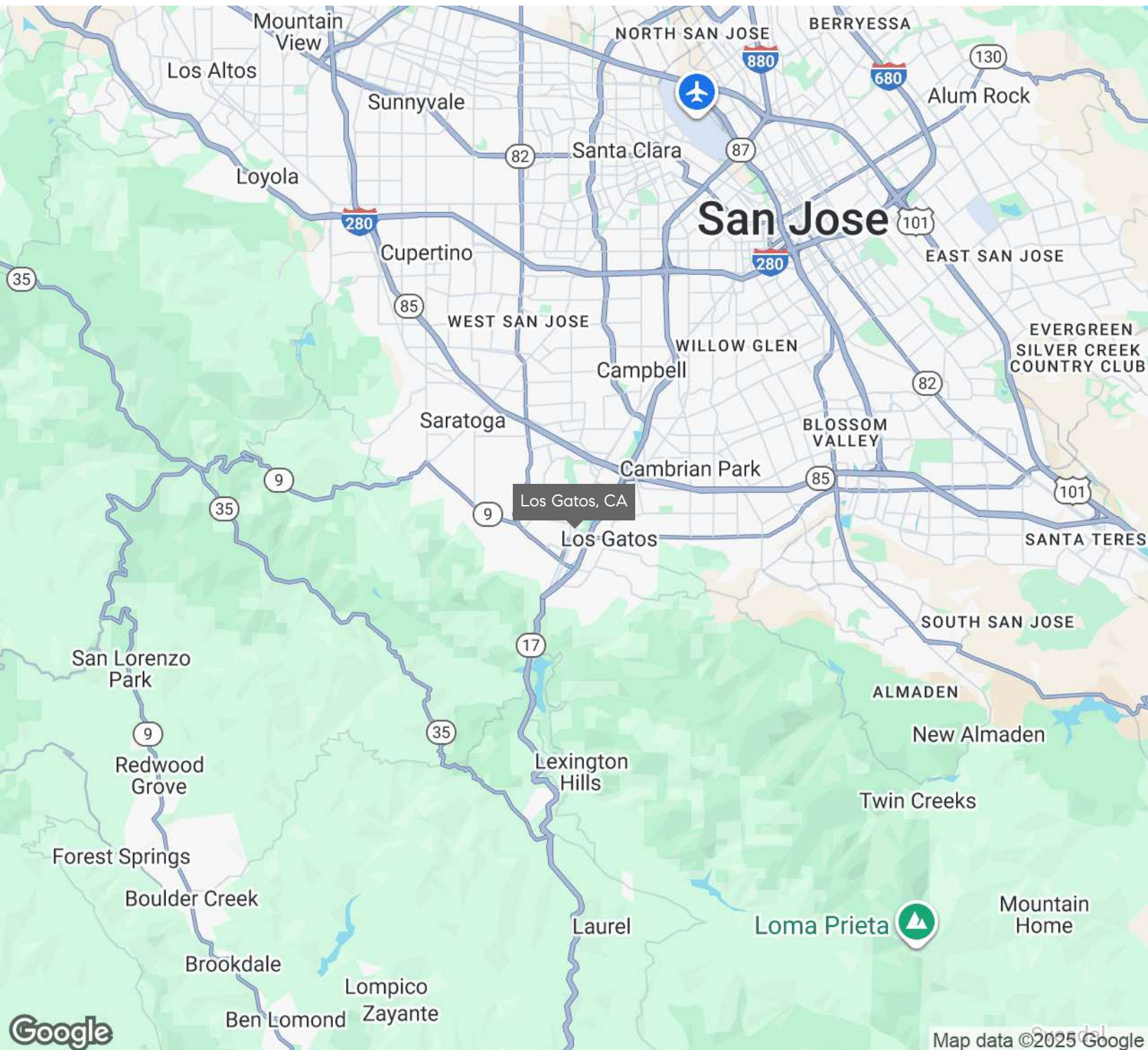
Location Map



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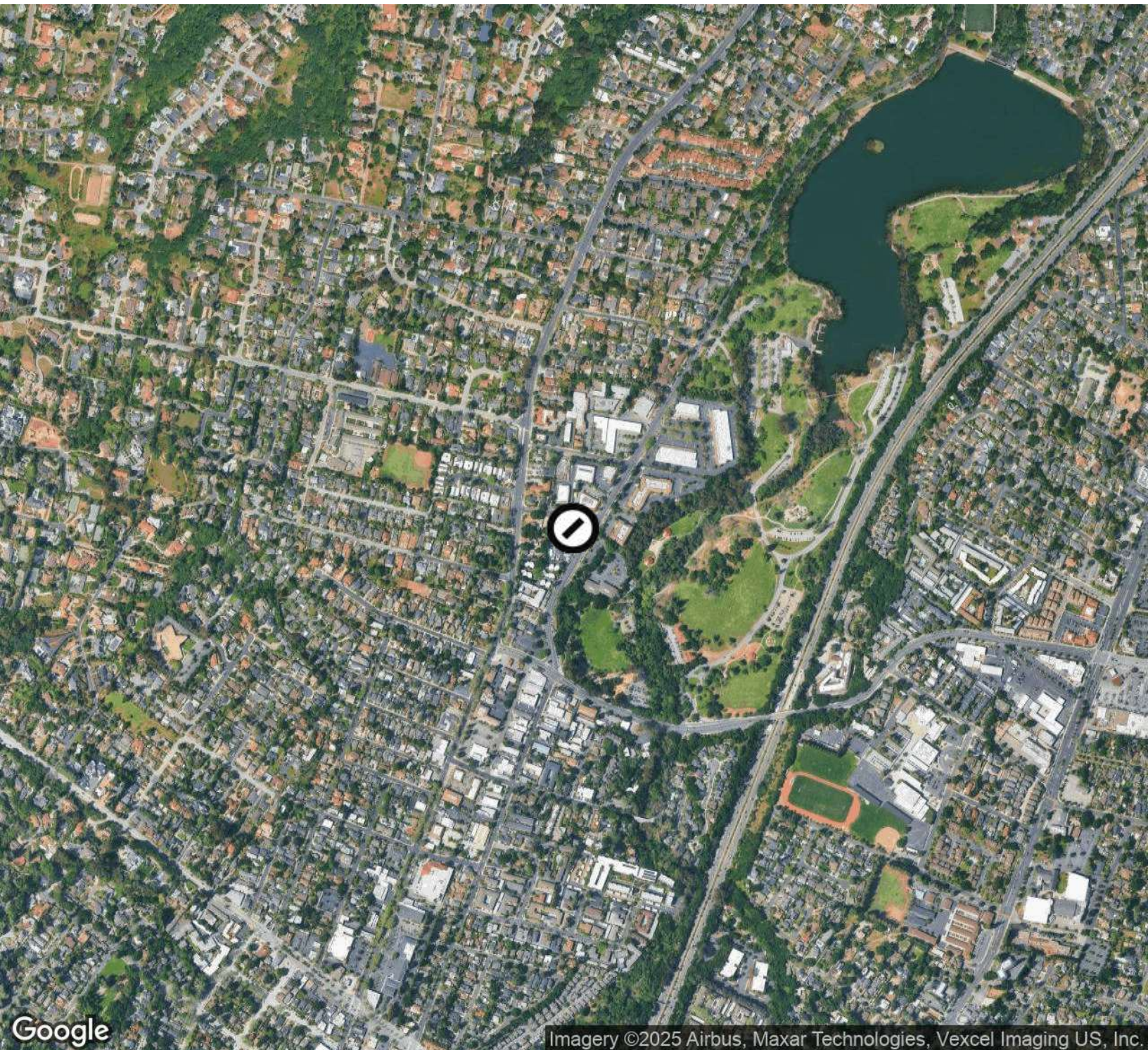
Regional Map



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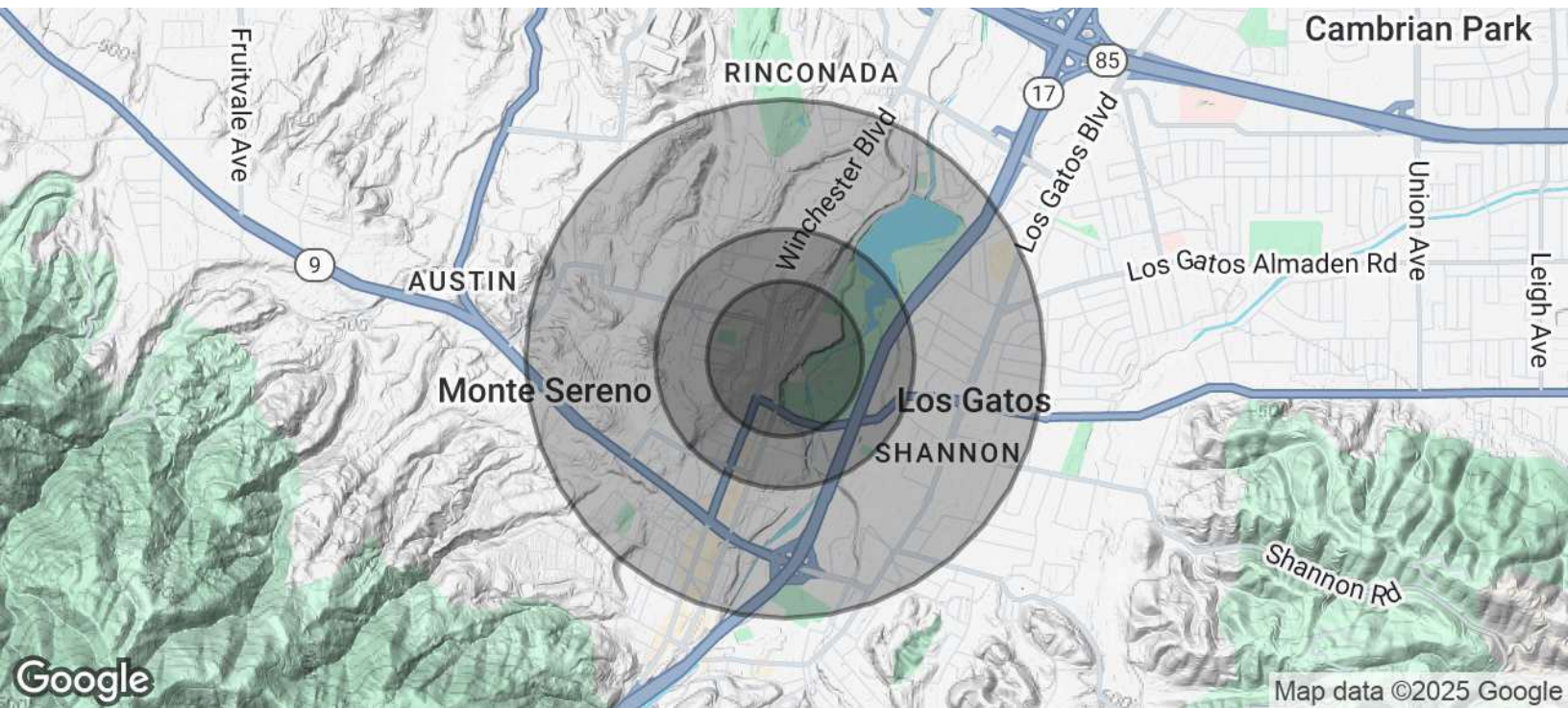
Aerial Map



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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	819	3,349	12,224
Average Age	44	43	44
Average Age (Male)	43	42	43
Average Age (Female)	44	43	45
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	298	1,304	4,814
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$314,383	\$284,644	\$282,265
Average House Value	\$2,117,456	\$2,041,364	\$2,043,342

Demographics data derived from AlphaMap

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