



Industrial Property For Lease

17454 Shelburne Way

17454 SHELBOURNE WAY, LOS GATOS, CA 95030

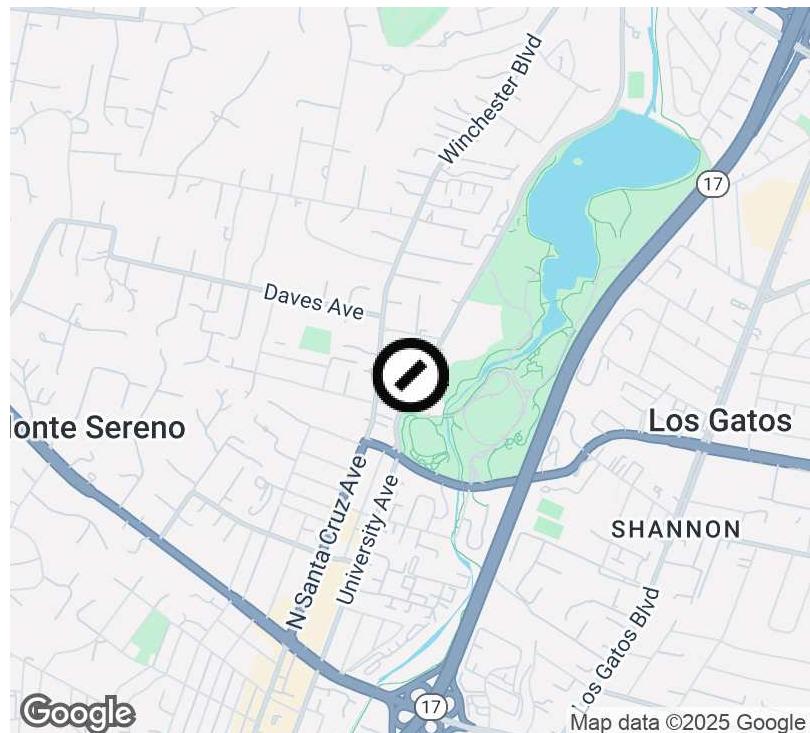
Just Renovated. 3,280 square feet of open warehouse space with two grade level doors.

COMPASS
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Get in touch

Tony Odom
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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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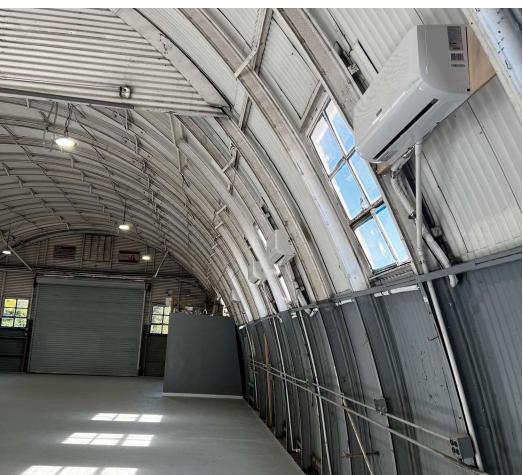
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17454 Shelburne Way (3,280 sf)

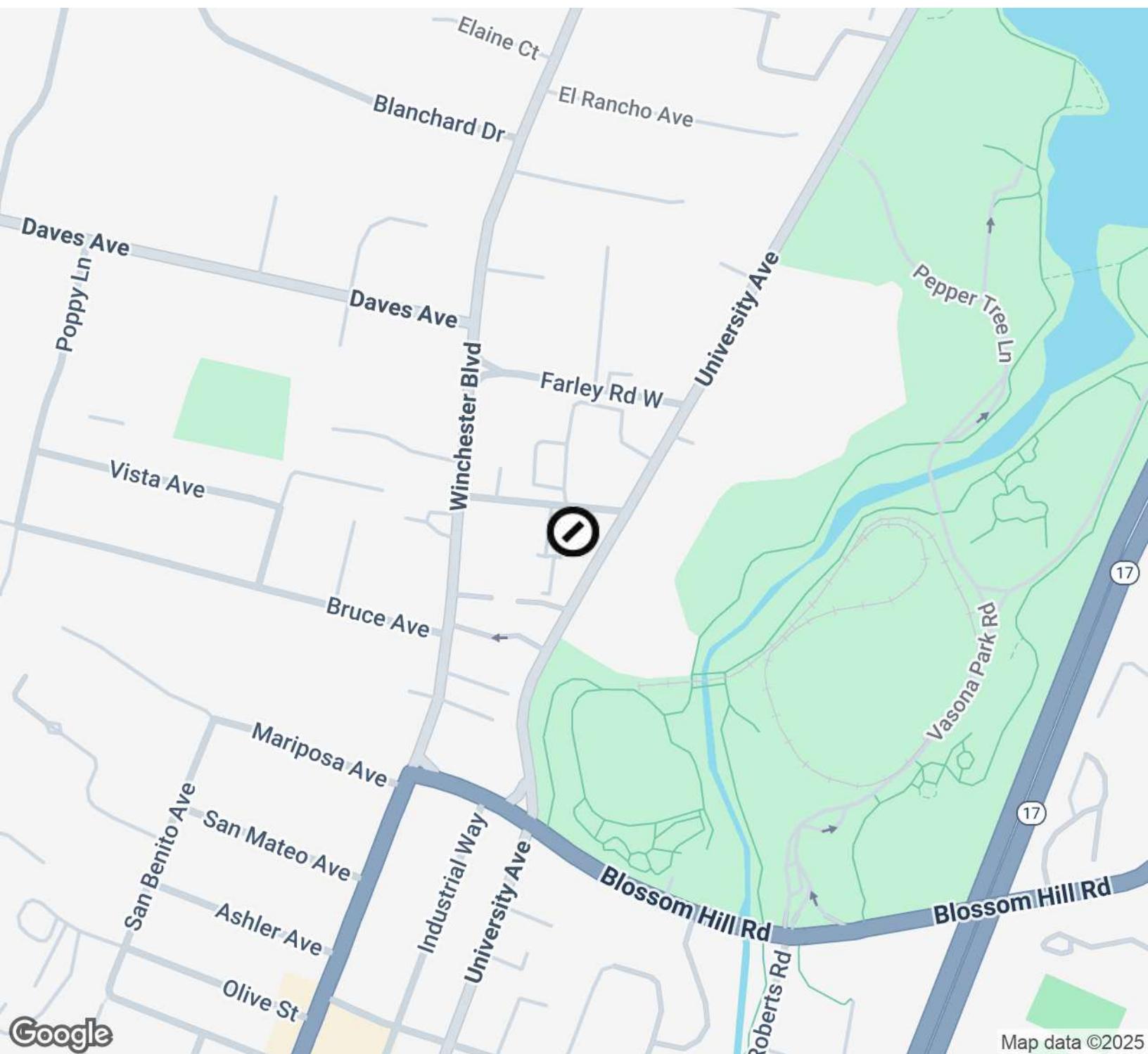


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Location Map

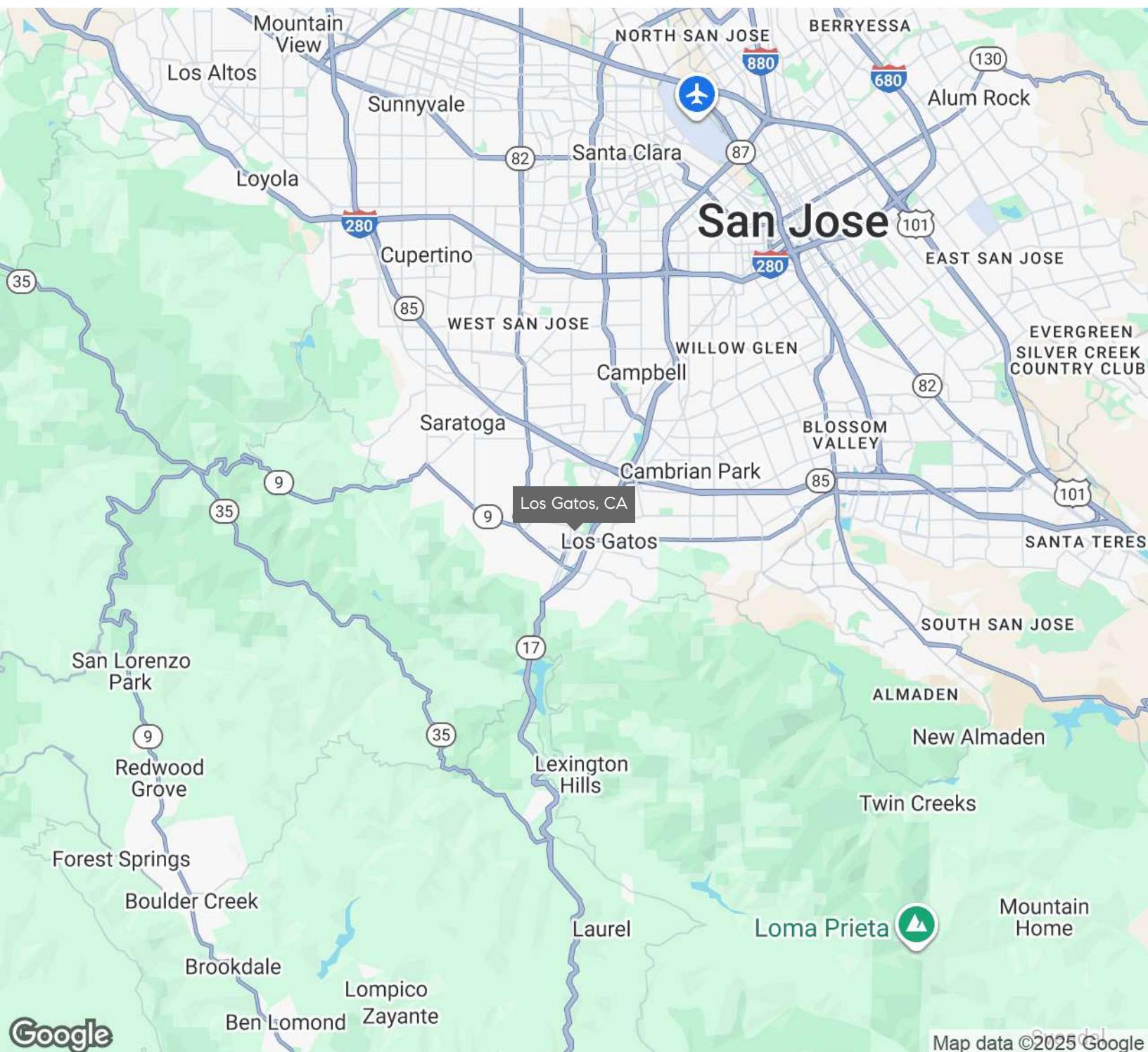


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Regional Map

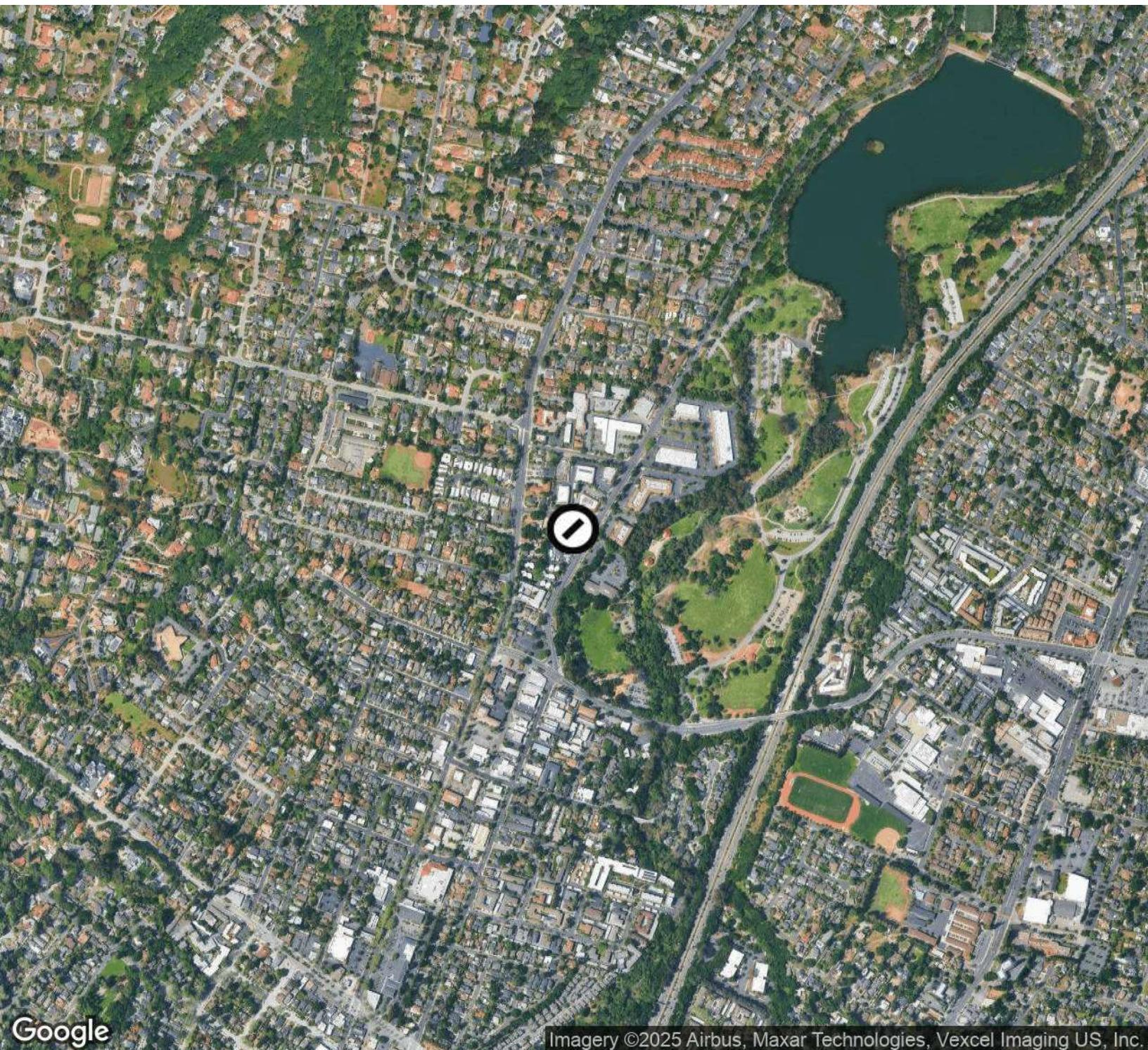


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Aerial Map



Google

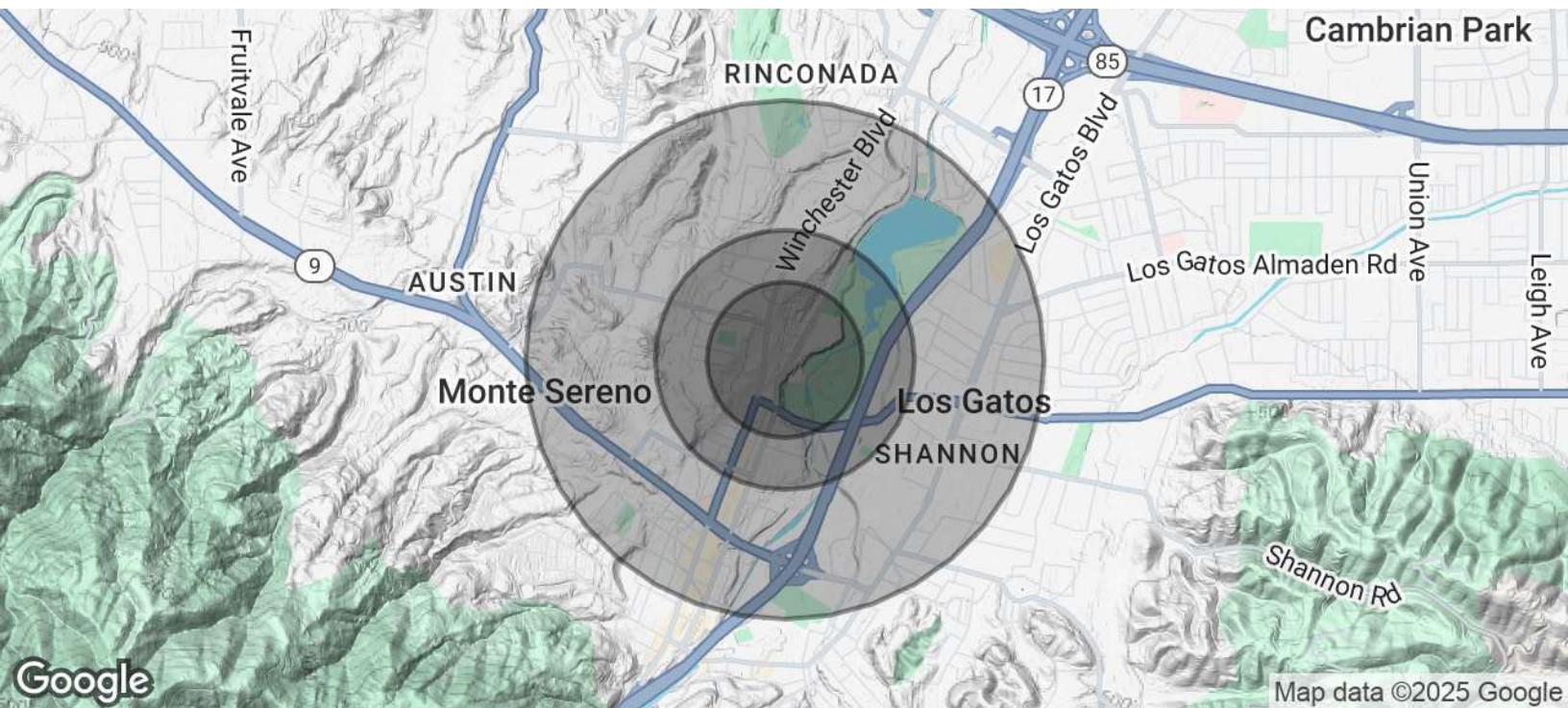
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Demographics Map & Report



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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